

Walker County Municipal Utility District 1 (WCMUD 1)

Well No. 1 and No. 2:

Non-Exempt Aggregate Well Permit Application

for

Forestar (USA) Real Estate Group

3355 W Alabama St. Suite 210

Houston, TX 77098

(PWS #: Pending)

Walker County, Texas

October 2024



Prepared By:

Wet Rock Groundwater Services, L.L.C.

Groundwater Specialists

317 Ranch Road 620 South, Suite 303

Austin, Texas 78734

Phone: 512-773-3226 • www.wetrockgs.com

TBPG Firm No: 50038

Walker County MUD 1 – Well No. 1 and Well No. 2

Rule 8.5 Requirements:

- a. The name and mailing address of the applicant and the owner of the land on which the well will be located:
 - i. **Well Site Address: N/A – Walker County Appraisal District Parcel ID: 12323; Hwy 150, New Waverly, TX, 77358**
 - ii. **Mailing Address: Forestar (USA) Real Estate Group, Inc. 3355 W Alabama St. Suite 210, Houston, TX 77098**
- b. If the applicant is other than the owner of the property, documentation establishing the applicable authority to construct and operate a well for the proposed use;
 - i. **Property Deed and Easement attached showing Forestar (USA) Real Estate Group, Inc. has the authority for well construction and operation.**
- c. A statement of the nature, purpose, and location of the proposed use and the amount of water to be used for each purpose;
 - i. **The wells will be located at property ID 12323, a 216.78-acre parcel of land just south of State Highway 150 in southeastern Walker County.**
 - ii. **The purpose of the wells is for public supply and to establish a new municipal utility district, Walker County MUD 1.**
- d. Availability of feasible and practicable alternative supplies to the applicant;
 - i. **There are no cost-effective alternatives.**
- e. A statement of the projected effect of the proposed withdrawal on the aquifer or aquifer conditions, depletion, subsidence, and effects on existing permit holders or other groundwater users in the District;
 - i. **Phase 1-a hydrogeological report pending. WCMUD 1 requests that the Bluebonnet Groundwater Conservation District prepare the Phase 1-a report.**
- f. The applicant's water conservation plan and, if any subsequent user of the water is a municipality or entity providing retail public water services, the water conservation plan of that municipality or entity shall also be provided. In lieu of a water conservation plan, a declaration that the applicant and/or a subsequent user if any subsequent user is a municipality or entity providing retail public water services will comply with the District's management plan;
 - i. **WCMUD 1 will comply with the Bluebonnet Groundwater Conservation District's management plan.**
- g. Applicant must provide;
 - i. **Coordinates of proposed wells**
 - 1. **Well No. 1: 30° 31' 30.14" N, 95° 21' 37.40" W**



2. Well No. 2: 30° 31' 30.52" N, 95° 21' 35.75" W
 - ii. Proposed well construction diagram (see attached)
 - iii. Map with existing wells within half (1/2) mile radius (see attached)
 - iv. Proposed production of the wells
 1. Proposed annual volume: 115,000,000 gallons
 - v. Proposed production rate for the wells
 1. Well No. 1: 500 gallons per minute
 2. Well No. 2: 500 gallons per minute
- h. A well closure plan or a declaration that the applicant will comply with well plugging guidelines and report closure to the applicable authorities, including the District;
 - i. **WCMUD 1 will comply with TCEQ and the Bluebonnet Groundwater Conservation District's well plugging guidelines.**
- i. The identity of the well driller, including the well driller's license number;
 - i. **Driller Name/Company: TBD – will be provided upon award of drilling contract**
 - ii. **Driller License No.: TBD – will be provided upon award of drilling contract**
- j. The names and addresses of the property owners, and the location of water wells within a half-mile radius of the location of the well(s) from which water is to be produced;
 - i. **See attached table.**
- k. To the extent required under Rule 8.5D, proof of notification of the application to all property owners and well owners within a half (1/2) mile radius of the well subject that is subject of the application and political subdivisions within a half (1/2) mile radius of any of the property where the well or wells are located, along with the publisher's affidavit and tear sheet showing publication of the notice;
 - i. **See attached.**
- l. For wells requiring hydrogeological reports under Rule 8.5F, an analysis explaining how the groundwater production proposed in the application will impact the desired future conditions applicable to the District;
 - i. **Phase 1-a hydrogeological report pending. WCMUD 1 requests that the Bluebonnet Groundwater Conservation District prepare the Phase 1-a report.**



Application Forms



Bluebonnet Groundwater Conservation District
1903 Dove Crossing Lane Suite A, P.O. Box 269
Navasota, TX 77868
Phone: 936-825-7303 Fax: 936-825-7331
Email: BGCD@bluebonnetgroundwater.org

BGCD Well ID #: _____

NON-EXEMPT WATER WELL REGISTRATION APPLICATION

Please complete all questions. Please print or type information, or place an "x" in the appropriate space.

Drill New Well: X Register an Existing Well: _____ Replace Existing Well: _____ Increase Size of Existing Well: _____
Increase Pump Size of Existing Well: _____ Abandon/Cap/Plug Existing Well: _____ Perform Dye Trace: _____

Well Owner Forestar (USA) Real Estate Group Phone 832-282-9707

Address 3355 West Alabama St. Suite 210, Houston, Texas 77098

Fax: _____ Email: aubreyhepler@forestar.com

Drilling Company To Be Determined – Project Not Yet Bid Phone _____

Address _____

Fax: _____ Email: _____

Driller _____ License# _____

Well Location: County Walker Well Site Address or Location: _____

Latitude 30° 31' 30.14" N Longitude 95° 21' 37.40" W

Proposed Water Use: Public Water Supply: X Industrial: _____ Recreational: _____ Commercial: _____

Hydraulic Fracturing: _____ Transport Outside of District: _____

Proposed depth: 870 ft. Aquifer Jasper Date drilling is scheduled to begin est. 02/2025

Proposed casing size: 10 in. Proposed casing depth: 710 ft. Pump depth: 565 ft. Pump size 100 hp.

Type Pump: Turbine: _____ Submersible: X Windmill: _____ Other (specify): _____

Pump fuel or power source: Electricity: X Natural Gas: _____ Wind: _____ Other (specify): _____

Pump Bowls: Size 6" # of Stages: _____ Pump Column: Inside Diameter: 6 in. Length: _____ ft.

Pump discharge pipe: Size 6 in. Rated pump horsepower: 100 **Pump Discharge: 500** gpm

Water bearing formation: Jasper

Estimated Annual Water Production: 176.461 Acre-Feet or 57,500,000 Gallons

If the water produced from this well will be used in whole or in part on property other than the property where the well is located, **describe the location where the water will be used.** Transportation of water produced and moved to another location may require a District Transportation Permit. See District Rules, Section 10 or contact the District office for information.

The water will be used for public supply to serve the newly formed Walker County Municipal Utility District No. 1

BLUEBONNET GROUNDWATER CONSERVATION DISTRICT

Permit form approved on: _____

By: _____ Zach Holland, General Manger

(Continued) NON-EXEMPT WATER WELL DRILLING PERMIT FORM (Continued)

The following documentation, attachments and fee payments must accompany this form when it is submitted for consideration by the District.

- a. Plat or map showing location of the property and location on property of well for which form is submitted.
- b. If owner and/or operator of a well is different from property owner, provide written documentation from property owner authorizing construction and operation of this well.
- c. All the information and documentation required for the type and class of well for which authorization is requested by Section 8 of the District Rules and that information and documentation required by Rule 8.5.
- d. Forms for non-exempt well authorizations must be accompanied by the information required by Rule 8.5A1:
 - a. 8.5A1(e) – a statement of the projected effect of the proposed withdrawal on the aquifer or aquifer conditions, depletion, subsidence, or effects on existing permit holders or other groundwater users in the District;
 - b. 8.5A1(f) – the applicant’s water conservation plan or a declaration the applicant and subsequent user will comply with the District’s management plan;
 - c. 8.5A1(g)(2) – well construction diagram;
 - d. 8.5A1(g)(3) – a map showing the location of the proposed well or wells, all existing well, hydrologic features, and geologic features located within half (1/2) mile radius of the proposed well or wells site;
 - e. 8.5A1(h) – the applicant’s well closure plan or a declaration the applicant will comply with well plugging guidelines and report closure to the applicable authorities, including the District.
- e. Payment for applicable fees must accompany the form. Additional fees may apply as documented in the District’s adopted Fee Schedule.

Well Development Fee	\$75.00	
Operating Permit Application Fee	\$375.00	
Hydrogeologic Report Fee – applicable if well completed with eight (8) inches or greater inside casing diameter		
	Phase I-a Report (less than 200MG/yr)	Phase I-b Report (> 200MG/yr)
District Prepared Report	\$1,500.00	\$7,500.00
Applicant Prepared/District Review	\$500.00	\$1,500.00

- f. Forms for new non-exempt wells must be accompanied by an Operating Permit Application and, if appropriate, a Transport Permit Application.

I, the undersigned applicant, hereby agree and certify that:

- a. this well will be drilled within 30 feet of the location specified and not elsewhere;
- b. I will furnish the District with a copy of the completed driller’s log, any electric log, the well completion report, and any water quality test report within 60 days of completion of this well and prior to production of water there from (other than such production as may be necessary to the drilling and testing of such well);
- c. in using this well, I will avoid waste, achieve water conservation, protect groundwater quality and the water produced from this well will be for a beneficial use;
- d. I will comply with all District and State well plugging and capping guidelines in effect at the time of well closure;
- e. I agree to abide by the terms of the District Rules, the District Management Plan, and orders of the District Board of Directors currently in effect and as they may be modified, changed, and amended from time to time;
- f. I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: Aubrey Hepler Date: 10-24-2024

Printed Name: Aubrey Hepler Title: Entitlements Manager

Bluebonnet Groundwater Conservation District

303 E. Washington Ave., P.O. Box 269

Navasota, TX 77868

Phone: 936-825-7303 Fax: 936-825-7331

Email: BGCD@bluebonnetgroundwater.org

BGCD Well ID #: _____

WELL OPERATING PERMIT APPLICATION

Please complete all questions. Please print or type information or place an "x" in the appropriate space.

Drill New Well: ☒ Register an Existing Well: _____ Replace Existing Well: _____ Increase Size of Existing Well: _____

Increase Pump Size of Existing Well: _____ Abandon/Cap/Plug Existing Well: _____ Perform Dye Trace: _____

Well Owner Forestar (USA) Real Estate Group Phone 832-282-9707Address 3355 West Alabama St. Suite 210, Houston, Texas 77098Fax: _____ Email: aubreyhepler@forestar.comDrilling Company To Be Determined – Project Not Yet Bid Phone _____

Address _____

Fax: _____ Email: _____

Driller _____ License# _____

Well Location: County Walker Well Site Address or Location: _____Latitude 30° 31' 30.14" N Longitude 95° 21' 37.40" WProposed Water Use: Public Water Supply: ☒ Industrial: _____ Recreational: _____ Commercial: _____

Hydraulic Fracturing: _____ Transport Outside of District: _____

Status of well as of application date:

☐ Operating Well (Date drilled _____)☐ Well Completed but not operating (Date Drilled _____)☒ Well Development permit attached or awaiting approvalAuthorization to produce the following quantity of water annually from this well is: 57,500,000 Gallons

A well operating permit is normally issued for a period of one year (12 months). If a permit for a longer period of time is requested, attach a statement detailing the reasons for a longer permit period and the period of time requested.

If the water produced from this well will be used in whole or in part on property other than the property where the well is located, **describe the location where the water will be used.** Transportation of water produced and moved to another location may require a District Transportation Permit. See District Rules, Section 10 or contact the District office for information.

The water will be used for public supply to serve the newly formed Walker County Municipal Utility District No. 1

BLUEBONNET GROUNDWATER CONSERVATION DISTRICT

Permit application approved on: _____

By: _____ Zach Holland, General Manger

(Continued) WELL OPERATING PERMIT APPLICATION (Continued)

The following documentation, attachments and fee payments must accompany this application when it is submitted for consideration by the District.

- a. Plat or map showing location of the property and location on property of well for which application is submitted.
- b. If the owner and/or the operator of well is different from the property owner, provide written documentation from the property owner authorizing construction and operation of this well.
- c. All the information and documentation required for the type and class of well for which authorization is requested by Section 8 of the District Rules and in particular that information and documentation required by Rule 8.5.
- d. If this permit application is for a well completed with an inside casing diameter of eight (8) inches or greater, or for any of the conditions enumerated in District Rule 8.5 F, a current hydrogeological report (a report completed within 18 months of the date of this application is considered current) shall be submitted with this application.
- e. Payment for applicable fees must accompany application. For a non-exempt well the appropriate Operating Permit Application Fee (\$375.00 + \$750.00 if inside casing diameter is eight (8) inches or greater) must be included.
- f. The applicant's water conservation plan and if any subsequent user of the water is a municipality or entity providing retail water services, the water conservation plan of that municipality or entity shall also be provided. In lieu of a water conservation plan, a declaration that the applicant and/or a subsequent user if any subsequent user is a municipality or entity providing retail water services will comply with the District Management Plan.
- g. The applicant's Drought Contingency Plan and a copy of any subsequent user's Drought Contingency Plan or a declaration that the applicant or a subsequent user will comply with District rules, policies and Board actions in drought conditions.

I, the undersigned applicant, hereby agree and certify that:

- a. in using this well, I will avoid waste, achieve water conservation, protect groundwater quality and the water produced from this well will be for a beneficial use;
- b. I will comply with all District and State well plugging and capping guidelines in effect at the time of well closure;
- c. I agree to abide by the terms of the District Rules, the District Management Plan and orders of the District Board of Directors currently in effect and as they may be modified, changed and amended from time to time;
- d. I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: Aubrey Hepler Date: 10-24-2024

Printed Name: Aubrey Hepler Title: Entitlements Manager

Bluebonnet Groundwater Conservation District
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Address 3355 West Alabama St. Suite 210, Houston, Texas 77098

Fax: _____ Email: aubreyhepler@forestar.com

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Address _____

Fax: _____ Email: _____

Driller _____ License# _____

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Pump fuel or power source: Electricity: X Natural Gas: _____ Wind: _____ Other (specify): _____

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Pump discharge pipe: Size 6 in. Rated pump horsepower: 100 **Pump Discharge: 500** gpm

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BLUEBONNET GROUNDWATER CONSERVATION DISTRICT

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(Continued) NON-EXEMPT WATER WELL DRILLING PERMIT FORM (Continued)

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- e. Payment for applicable fees must accompany the form. Additional fees may apply as documented in the District’s adopted Fee Schedule.

Well Development Fee	\$75.00	
Operating Permit Application Fee	\$375.00	
Hydrogeologic Report Fee – applicable if well completed with eight (8) inches or greater inside casing diameter		
	Phase I-a Report (less than 200MG/yr)	Phase I-b Report (> 200MG/yr)
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- a. this well will be drilled within 30 feet of the location specified and not elsewhere;
- b. I will furnish the District with a copy of the completed driller’s log, any electric log, the well completion report, and any water quality test report within 60 days of completion of this well and prior to production of water there from (other than such production as may be necessary to the drilling and testing of such well);
- c. in using this well, I will avoid waste, achieve water conservation, protect groundwater quality and the water produced from this well will be for a beneficial use;
- d. I will comply with all District and State well plugging and capping guidelines in effect at the time of well closure;
- e. I agree to abide by the terms of the District Rules, the District Management Plan, and orders of the District Board of Directors currently in effect and as they may be modified, changed, and amended from time to time;
- f. I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: Aubrey Hepler Date: 10-24-2024

Printed Name: Aubrey Hepler Title: Entitlements Manager

Bluebonnet Groundwater Conservation District

303 E. Washington Ave., P.O. Box 269

Navasota, TX 77868

Phone: 936-825-7303 Fax: 936-825-7331

Email: BGCD@bluebonnetgroundwater.org

BGCD Well ID #: _____

WELL OPERATING PERMIT APPLICATION

Please complete all questions. Please print or type information or place an "x" in the appropriate space.

Drill New Well: ☒ Register an Existing Well: _____ Replace Existing Well: _____ Increase Size of Existing Well: _____

Increase Pump Size of Existing Well: _____ Abandon/Cap/Plug Existing Well: _____ Perform Dye Trace: _____

Well Owner Forestar (USA) Real Estate Group Phone 832-282-9707Address 3355 West Alabama St. Suite 210, Houston, Texas 77098Fax: _____ Email: aubreyhepler@forestar.comDrilling Company To Be Determined – Project Not Yet Bid Phone _____

Address _____

Fax: _____ Email: _____

Driller _____ License# _____

Well Location: County Walker Well Site Address or Location: _____Latitude 30° 31' 30.52" N Longitude 95° 21' 35.75" WProposed Water Use: Public Water Supply: ☒ Industrial: _____ Recreational: _____ Commercial: _____

Hydraulic Fracturing: _____ Transport Outside of District: _____

Status of well as of application date:

☐ Operating Well (Date drilled _____)☐ Well Completed but not operating (Date Drilled _____)☒ Well Development permit attached or awaiting approvalAuthorization to produce the following quantity of water annually from this well is: 57,500,000 Gallons

A well operating permit is normally issued for a period of one year (12 months). If a permit for a longer period of time is requested, attach a statement detailing the reasons for a longer permit period and the period of time requested.

If the water produced from this well will be used in whole or in part on property other than the property where the well is located, **describe the location where the water will be used.** Transportation of water produced and moved to another location may require a District Transportation Permit. See District Rules, Section 10 or contact the District office for information.

The water will be used for public supply to serve the newly formed Walker County Municipal Utility District No. 1**BLUEBONNET GROUNDWATER CONSERVATION DISTRICT**

Permit application approved on: _____

By: _____ Zach Holland, General Manger

(Continued) WELL OPERATING PERMIT APPLICATION (Continued)

The following documentation, attachments and fee payments must accompany this application when it is submitted for consideration by the District.

- a. Plat or map showing location of the property and location on property of well for which application is submitted.
- b. If the owner and/or the operator of well is different from the property owner, provide written documentation from the property owner authorizing construction and operation of this well.
- c. All the information and documentation required for the type and class of well for which authorization is requested by Section 8 of the District Rules and in particular that information and documentation required by Rule 8.5.
- d. If this permit application is for a well completed with an inside casing diameter of eight (8) inches or greater, or for any of the conditions enumerated in District Rule 8.5 F, a current hydrogeological report (a report completed within 18 months of the date of this application is considered current) shall be submitted with this application.
- e. Payment for applicable fees must accompany application. For a non-exempt well the appropriate Operating Permit Application Fee (\$375.00 + \$750.00 if inside casing diameter is eight (8) inches or greater) must be included.
- f. The applicant's water conservation plan and if any subsequent user of the water is a municipality or entity providing retail water services, the water conservation plan of that municipality or entity shall also be provided. In lieu of a water conservation plan, a declaration that the applicant and/or a subsequent user if any subsequent user is a municipality or entity providing retail water services will comply with the District Management Plan.
- g. The applicant's Drought Contingency Plan and a copy of any subsequent user's Drought Contingency Plan or a declaration that the applicant or a subsequent user will comply with District rules, policies and Board actions in drought conditions.

I, the undersigned applicant, hereby agree and certify that:

- a. in using this well, I will avoid waste, achieve water conservation, protect groundwater quality and the water produced from this well will be for a beneficial use;
- b. I will comply with all District and State well plugging and capping guidelines in effect at the time of well closure;
- c. I agree to abide by the terms of the District Rules, the District Management Plan and orders of the District Board of Directors currently in effect and as they may be modified, changed and amended from time to time;
- d. I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: Aubrey Hepler Date: 10-24-2024

Printed Name: Aubrey Hepler Title: Entitlements Manager

Bluebonnet Groundwater Conservation District
303 E. Washington Ave., P.O. Box 269
Navasota, TX 77868
Phone: 936-825-7303 Fax: 936-825-7331
Email: BGCD@bluebonnetgroundwater.org

BGCD Well ID #: _____

WELL AGGREGATION PERMIT APPLICATION

Please complete all questions. Please print or type information or place an "x" in the appropriate space.

Well Owner Forestar (USA) Real Estate Group Phone 832-282-9707

Address 3355 West Alabama St. Suite 210, Houston, Texas 77098

Fax: _____ Email: aubreyhepler@forestar.com

Well Information:

Number of permitted wells to be aggregated: 2

A separate Well Identification Information Sheet must be completed and attached to this application for each well to be aggregated.

Authorization to produce the following quantity of water annually from these wells is: 115,000,000 Gallons

The total quantity of water produced under an aggregation permit may not exceed the total of the individual production of the wells aggregated.

The permit period for an aggregation permit is the same period as the individual well operating permits for the wells aggregated and the aggregation permit period and the individual well operating permit periods will be adjusted by the District so that all permit periods are identical.

The following documentation, attachments and fee payments must accompany this application when it is submitted for consideration by the District.

- a. Plat or map showing location of the wells for which this application is submitted.
- b. All the information and documentation required by Section 8 of the District Rules must be on file at the District Offices, or submitted as part of separate Operating Permit Applications, for each well to be included in the requested Aggregation Permit. This application must be in strict compliance with Section 8, Rule 8.14 of the District Rules.
- c. Payment of the Well Aggregation Fee for each well to be aggregated must accompany the application.

I, the undersigned applicant, hereby agree and certify that:

- a. in producing and using water under this permit, I will avoid waste, achieve water conservation, protect groundwater quality and the water produced from this well will be for a beneficial use;
- b. I agree to abide by the terms of the District Rules, the District Management Plan and orders of the District Board of Directors currently in effect and as they may be modified, changed and amended from time to time;
- c. I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: Aubrey Hepler Date: 10-24-2024

Printed Name: Aubrey Hepler Title: Entitlements Manager

Well Identification Information

Production from the following well is requested to be aggregated with the other wells identified in this application. A separate Well Identification Log must be completed for each well to be considered for aggregation. The log can be found on page 2 of this application.

BLUEBONNET GROUNDWATER CONSERVATION DISTRICT

Permit application approved on: _____

By: _____ Zach Holland, General Manager

(continued) WELL AGGREGATION PERMIT APPLICATION (continued)
WELL IDENTIFICATION LOG

BGCD Well Identification Number: TBD **BGCD Operating Permit Number:** TBD

911 address of well site N/A – Walker County Appraisal District Parcel ID: 12323; Hwy 150, New Waverly, TX, 77358

Permitted annual production from this well: Requested 57,500,000 Gallons
(If operating permit has not been issued, enter annual production requested in Operating Permit Application on this line.)

BGCD Well Identification Number: TBD **BGCD Operating Permit Number:** TBD

911 address of well site N/A – Walker County Appraisal District Parcel ID: 12323; Hwy 150, New Waverly, TX, 77358

Permitted annual production from this well: Requested 57,500,000 Gallons
(If operating permit has not been issued, enter annual production requested in Operating Permit Application on this line.)

BGCD Well Identification Number: _____ **BGCD Operating Permit Number:** _____

911 address of well site _____

Permitted annual production from this well: _____ Gallons
(If operating permit has not been issued, enter annual production requested in Operating Permit Application on this line.)

BGCD Well Identification Number: _____ **BGCD Operating Permit Number:** _____

911 address of well site _____

Permitted annual production from this well: _____ Gallons
(If operating permit has not been issued, enter annual production requested in Operating Permit Application on this line.)

BGCD Well Identification Number: _____ **BGCD Operating Permit Number:** _____

911 address of well site _____

Permitted annual production from this well: _____ Gallons
(If operating permit has not been issued, enter annual production requested in Operating Permit Application on this line.)

BGCD Well Identification Number: _____ **BGCD Operating Permit Number:** _____

911 address of well site _____

Permitted annual production from this well: _____ Gallons
(If operating permit has not been issued, enter annual production requested in Operating Permit Application on this line.)

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 97727

ERecordings-RP

SPECIAL WARRANTY DEED

Recorded On: April 11, 2024 03:06 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 97727
Receipt Number: 20240411000044
Recorded Date/Time: April 11, 2024 03:06 PM
User: Gerald B
Station: Recording01

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

COT GF # 23-754897-FC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
 COUNTY OF WALKER §

THAT, **PEACH CREEK TX, LLC**, a Texas limited liability company (hereinafter called "**Grantor**"), the duly authorized owner of the Land (defined below), for and in consideration of the TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the tract or parcel of land (the "**Land**"), together with all fixtures and improvements thereon, lying and being situated in the County of Walker, State of Texas described on Exhibit "A" attached hereto and hereby made a part hereof for all purposed (hereinafter collectively referred to as the "**Property**"), together with all rights and appurtenances thereunto belonging or appertaining, and all rights, title and interests of Grantor, if any, in and to, all water, known or unknown, in, on or under and that may be discovered, produced and/or recovered from the Property including, without limitation, ground water, surface water, water rights and riparian rights appurtenant to the surface estate or otherwise with respect to the Property including water running or lying in streams or rivers, water contained in near surface aquifers and water in lakes, sloughs, ponds or playa lakes, and in and to any and all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances to the Property, including, without limitation, any right, title and interest of Grantor in and to any roads, strips or gores, if any, between the Property and abutting properties, whether owned or claimed by deed, limitations or otherwise and whether or not they are located inside or outside the Property, and lying in or under the bed of any highways, avenues, easements, alleys, streets, and rights-of-way, in, on, across, abutting, adjacent to, in front of, adjoining or bounding the Property, whether existing, vacated or proposed, and all rights, title and interests of Grantor in and to any awards made or to be made in lieu thereof for damages by reason of any change in grade of any highway, avenue, road, alley, street or right-of-way benefiting the Property.

Grantor, for itself, its successors, and assigns, reserves all of the oil, gas, and other minerals that are in and under the Property and that may be produced from it; provided however, Grantor waives the right of ingress and egress for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the Property.

This conveyance is subject to the valid and subsisting easements, restrictions, covenants, conditions of record and currently affecting the Property listed on Exhibit "B" attached hereto and hereby made a part hereof for all purposes (the "**Permitted Exceptions**").

Grantor hereby assigns and transfers to Grantee all claims and causes of action arising from or related to any injury, damage or loss in value to the Property or other injury to the Property that may have occurred or originated prior to the date of this instrument, including any and all injuries to the

Land. Grantor makes no representations or warranties of any nature to Grantee as to the existence or viability of any such claims or causes of action.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto the said Grantee, its heirs, executors, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, above, by, through or under Grantor, but not otherwise.

Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.


Grantee's address is: Forestar (USA) Real estate Group Inc., Attn: Carrie Cappel, 2221 E. Lamar Blvd., Suite 790, Arlington, Texas 76006.

EXECUTED to be effective as of the 11th day of April, 2024.

[Signature Page Follows]

GRANTOR:

PEACH CREEK TX, LLC,
a Texas limited liability company

By: 
Name: Chris Wren
Title: Manager

THE STATE OF TEXAS §

§
COUNTY OF Montgomery §

This foregoing instrument was acknowledged before me this 10th day of April, 2024 by Chris Wren, Manager of PEACH CREEK TX, LLC, a Texas limited liability company, for and on behalf of said entity.




Notary Public in and for the State of Texas

EXHIBIT "A" TO SPECIAL WARRANTY DEED**[ATTACH DESCRIPTION OF PROPERTY]**

A **METES & BOUNDS** description of a certain 207.0 acre (9,018,453 square feet) tract of land situated in the Jose Maria De La Garza Survey, Abstract No. 22, in Walker County, Texas, being a portion of the remainder of a called 216.78 acre tract conveyed to Peach Creek TX, LLC by deed recorded in Clerk's File No. 2022-75472, Walker County Official Public Records; said 207.0 acre (9,018,453 square feet) tract of land being more particularly described as follows, with all bearings being based on the Texas Coordinate System, Central Zone, NAD 83:

BEGINNING at a 5/8-inch iron rod found, being the southwest corner of said called 216.78 acre tract and being the southeast corner of Lot 42, being the northeast corner of Lot 43, and being the northwest corner of Unrestricted Detention Reserve D, Block 4, of Deer Forest Subdivision according to the plat thereof recorded in Volume 7, Pages 74-A and 75-B, Walker County Map Records;

THENCE, North 06°56'25" East, along the west line of said called 216.78 acre tract and along the east line of said Deer Forest Subdivision, 2,797.24 feet to a point, being the northwest corner of said called 216.78 acre tract and being on the south right-of-way line of State Highway 150 (right-of-way width varies) by deeds recorded in Volume 71, Page 584, and Volume 315, Page 677, Walker County Deed Records, and Volume 160, Page 47, San Jacinto County Deed Records, from which a 1/2-inch iron rod (with cap) found bears South 06°56'25" West, 0.7 feet;

THENCE, along the north line of said called 216.78 acre tract and along the south right-of-way line of said State Highway 150, the following five (5) courses and distances:

1. North 72°28'28" East, 926.72 feet to a concrete monument found;
2. North 78°29'01" East, 93.55 feet to a point, from which a 5/8-inch iron rod (with cap) found bears South 69°36' West, 0.4 feet;
3. North 72°35'01" East, 1,327.70 feet to a 5/8-inch iron rod found, being the beginning of a curve to the right;
4. Along said curve to the right in an easterly direction, with a radius of 2,810.90 feet, a central angle of 04°26'39", an arc length of 218.02 feet, and a chord bearing North 74°48'20" East, 217.97 feet to a point, from which a 5/8-inch iron rod (with cap) found bears North 73°54'51" West, 1.1 feet;
5. South 73°54'51" East, 70.81 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northwest corner of a called 10.00 acre tract (Director Lot), one-fifth (1/5th) undivided interest conveyed to Cameron McElhany by deed recorded in Clerk's File No. 2023-89151, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Justin Wagner by deed recorded in Clerk's File No. 2023-89152, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Jennifer Denkler by deed recorded in Clerk's File No. 2023-89153, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Kolby Beich by deed recorded in Clerk's File No. 2023-89154, Walker County Official Public Records, and one-fifth (1/5th) undivided interest conveyed to Ainsley Otto by deed recorded in Clerk's File No. 2023-89155, Walker County Official Public Records, from which a concrete monument found bears South 73°54'51" East, 38.34 feet;

THENCE, along the west and south lines of said called 10.00 acre tract, the following seven (7) courses and distances:

1. South 20°56'45" West, 162.44 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. South 05°05'21" West, 120.61 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 16°11'08" West, 126.27 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
4. South 20°55'52" West, 748.26 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. South 12°51'07" West, 523.98 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
6. South 15°24'31" West, 55.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of said called 10.00 acre tract;
7. South 86°26'48" East, 447.40 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southeast corner of said called 10.00 acre tract and being on the east line of said called 216.78 acre tract;

THENCE, along the east line of said called 216.78 acre tract, the following nine (9) courses and distances:

1. South 03°31'56" West, 162.14 feet to a point, from which a 5/8-inch iron rod (with cap) found bears South 31°41' East, 1.0 feet;
2. South 86°35'47" West, 381.19 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northwest corner of a called 26.828 acre tract conveyed to Kathy Epps and Earl Epps, a married couple, by deed recorded in Clerk's File No. 20231197, San Jacinto County Official Public Records;
3. South 02°59'19" East, 1,253.82 feet to a 1/2-inch iron rod found, being the southwest corner of said called 26.828 acre tract and being the northwest corner of a called 5.68 acre tract (Tract One) conveyed to Malaguías Cardenas and Alisia Cardenas by deeds recorded in Clerk's File Nos. 20204046 and 20207853, San Jacinto County Official Public Records;
4. South 03°28'55" East, 365.23 feet to a 1/2-inch iron rod found, being the southwest corner of said called 5.68 acre tract and being the northwest corner of a called 16.039 acre tract conveyed to Jerry Clyde McDonald and wife, Mary Louise McDonald, by deed recorded in Clerk's File No. 19801681, San Jacinto County Official Public Records;
5. South 03°21'42" East, 433.59 feet to a 1/2-inch iron rod (bent) found, being the southwest corner of said called 16.039 acre tract and being the northwest corner of a called 24.978 acre tract conveyed to Conor Cash Solutions, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 20235642, San Jacinto County Official Public Records;
6. South 03°26'32" East, 1,076.96 feet to a concrete monument found, being the southwest corner of said called 24.978 acre tract and being the northwest corner of a called 38.9394 acre tract conveyed to James Lucher and wife, Gloria Lucher, by deed recorded in Clerk's File No. 19951767, San Jacinto County Official Public Records;

7. South 02°27'55" East, 82.24 feet to a point, from which a 5/8-inch iron rod (with cap) found bears South 03°31'56" West, 1.6 feet;
8. South 03°31'56" West, 714.89 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
9. South 21°03'26" West, 62.85 feet to a concrete monument found, being the southeast corner of said called 216.78 acre tract, being the north corner of a called 45.7380 acre tract conveyed to Rufus W. Peckham by deeds recorded in Clerk's File Nos. 1963-1514 and 1993-4910, Walker County Official Public Records, Volume 90, Page 315, San Jacinto County Deed Records, and Clerk's File No. 19934944, San Jacinto County Official Public Records, and being the east corner of a called 10.000 acre tract conveyed to Christopher W. Peckham by deed recorded in Clerk's File No. 2021-64187, Walker County Official Public Records;

THENCE, along the south line of said called 216.78 acre tract, the following twelve (12) courses and distances:

1. North 38°09'01" West, 286.76 feet to a concrete monument found, being the north corner of said called 10.000 acre tract and being the east corner of a called 17.583 acre tract conveyed to Johnny Price Hadley and spouse, Pamela K. Hadley, by deed recorded in Clerk's File No. 2014-4457, Walker County Official Public Records;
2. North 38°29'18" West, 98.42 feet to a concrete monument found, being on the northeast line of said called 17.583 acre tract;
3. North 38°54'30" West, 314.03 feet to a concrete monument found, being the north corner of said called 17.583 acre tract and being the east corner of a called 5 acre tract (Tract One) conveyed to Thomas Glynn Godfrey by deeds recorded in Clerk's File Nos. 2015-10573 and 2015-10980, Walker County Official Public Records;
4. North 37°58'53" West, 126.96 feet to a concrete monument found, being the north corner of said called 5 acre tract, being the east corner of a called 16.094 acre tract (Tract Two) conveyed to Thomas Glynn Godfrey by deeds recorded in Clerk's File Nos. 2015-10573 and 2015-10980, Walker County Official Public Records;
5. North 36°58'54" West, 413.86 feet to a concrete monument found, being the north corner of said called 16.094 acre tract and being the east corner of a called 15.930 acre tract conveyed to Greg Hargrave by deeds recorded in Clerk's File Nos. 2012-805 and 2012-806, Walker County Official Public Records;
6. North 38°10'37" West, 412.08 feet to a concrete monument found, being the north corner of said called 15.930 acre tract;
7. South 51°28'58" West, 362.01 feet to a point, from which a 5/8-inch iron rod (with cap) found bears South 38°31' East, 0.5 feet;
8. North 08°26'13" East, 1,478.09 feet to a point, being in the centerline of Peach Creek, a tributary of the East Fork of the San Jacinto River, and being on the east line of a called 34 acre tract (Tract J10b) conveyed to the United States of America by deed recorded in Volume 92, Page 578, Walker County Deed Records;

9. North 07°17'30" East, along the east line of said called 34 acre tract and along the centerline of said Peach Creek, 39.88 feet to a point, being the northeast corner of said called 34 acre tract;
10. North 78°56'15" West, 710.58 feet to an aluminum cap found, being a northerly corner of said called 34 acre tract;
11. South 53°13'01" West, 650.29 feet to an aluminum cap found, being the northwest corner of said called 34 acre tract and being the northeast corner of said Unrestricted Detention Reserve D, Block 4, of said Deer Forest Subdivision;
12. North 86°47'09" West, 230.14 feet to the **POINT OF BEGINNING, CONTAINING** 207.0 acres (9,018,453 square feet) of land in Walker County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

A survey drawing of even date of this tract is available in the offices of Elevation Land Solutions in The Woodlands, Texas.

Elevation Land Solutions
9709 Lakeside Blvd, Suite #200
The Woodlands, Texas 77381
(832) 823-2200
*Texas Board of Professional Engineers &
Land Surveyors Firm Reg. No. 10194692*

J. Augustine Ladwig

Acting By/Through J. Augustine Ladwig
Registered Professional Land Surveyor
No. 6835
gladwig@elevationlandsolutions.com
02/14/2024



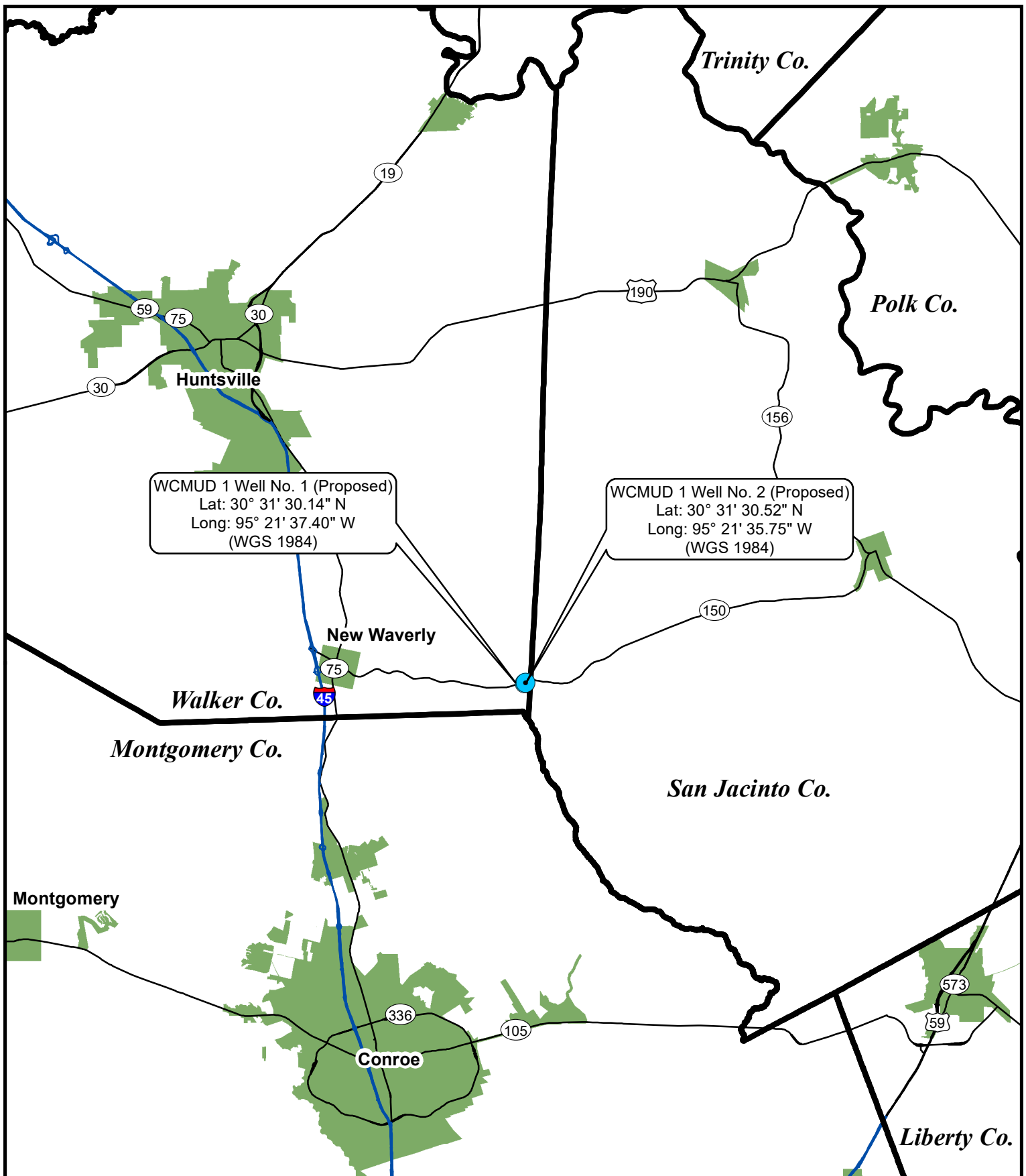
EXHIBIT "B" TO SPECIAL WARRANTY DEED

[PERMITTED EXCEPTIONS]

1. Subject to that certain grant of 60' easement for access found in deed dated July 12, 1994 from Charles Eugene Campbell to Neil Foster Campbell, Trustee of the Letitia Foster Campbell Trust recorded in Volume 228, Page 458, Official Records of Walker County Texas.
2. Mineral Deed from Charles Eugene Campbell to William F. Heins, III, et al dated July 13, 1994 and recorded in Volume 228, Page 685 of the Official Records of Walker County, Texas.
3. Royalty Deed from Charles Eugene Campbell to William F. Heins, III, et al dated July 13, 1994 and recorded in Volume 228. Page 669 of the Official Records of Walker County, Texas.
4. Mineral and/or royalty reservations as found in Partition Deed dated July 12, 1994 by and between Neil Foster Campbell, Trustee of Letitia Foster Campbell Trust and Charles Eugene Campbell recorded in Volume 228, Page 458, Official Records of Walker County Texas.
5. All reservations, exceptions and conditions that are set out in an Exchange Deed from the United States of America to Charles Eugene Campbell, et al dated June 16, 1994 and recorded in Volume 228, Page 440 of the Official Records of Walker County, Texas.
6. All reservations, exceptions and conditions that are set out in Deed dated February 17, 1994 executed by William F. Heins, III, et al to Charles Eugene Campbell recorded in Volume 215, Page 321 Official Records of Walker County, Texas.
7. Subject property lies within the boundaries of Walker County Municipal Utility District No. 1.

Site Maps





Scale: 0 2.5 5 Miles

Drawn By: JP Date: 9-12-24

Quad Name and No:
Maynard, TX 30095-E3

Projection: UTM NAD 83 Z 14



WCMUD 1 Well No. 1 and No. 2: General Location Map

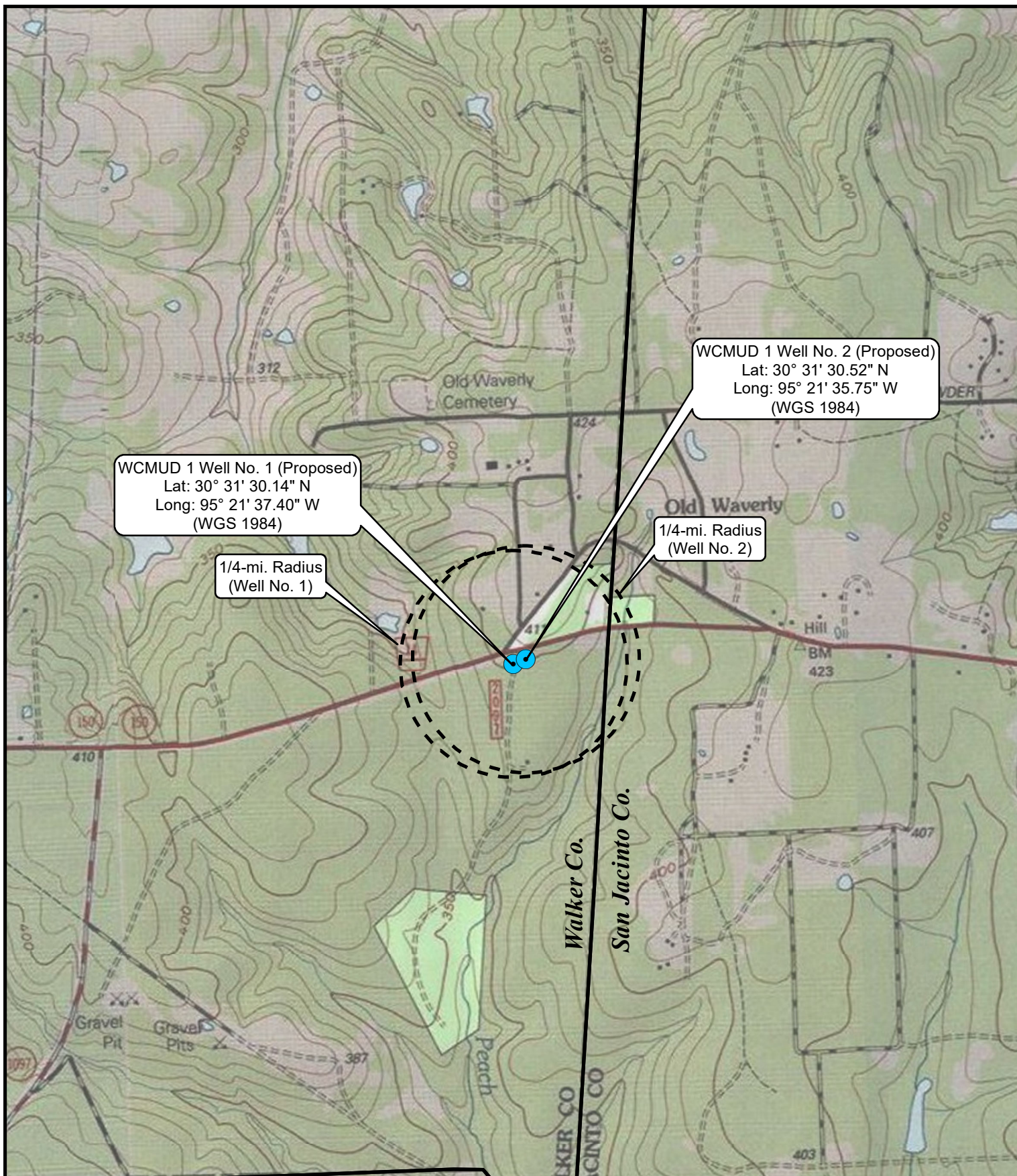
**Walker County
MUD 1**

PWS # Pending
Walker County, Texas



Wet Rock Groundwater Services, L.L.C.
Groundwater Specialists

TBPG Firm No: 50038
317 Ranch Road 620 South, Ste. 303
Austin, Texas 78734 Ph: 512.773.3226
www.wetrockgs.com



Scale: 0 750 1,500 Feet

Drawn By: JP Date: 9-12-24

Quad Name and No:
 Maynard, TX 30095-E3

Projection: UTM NAD 83 Z 14



WCMUD 1 Well No. 1 and No. 2: Well Location Map

**Walker County
 MUD 1**

PWS # Pending
 Walker County, Texas

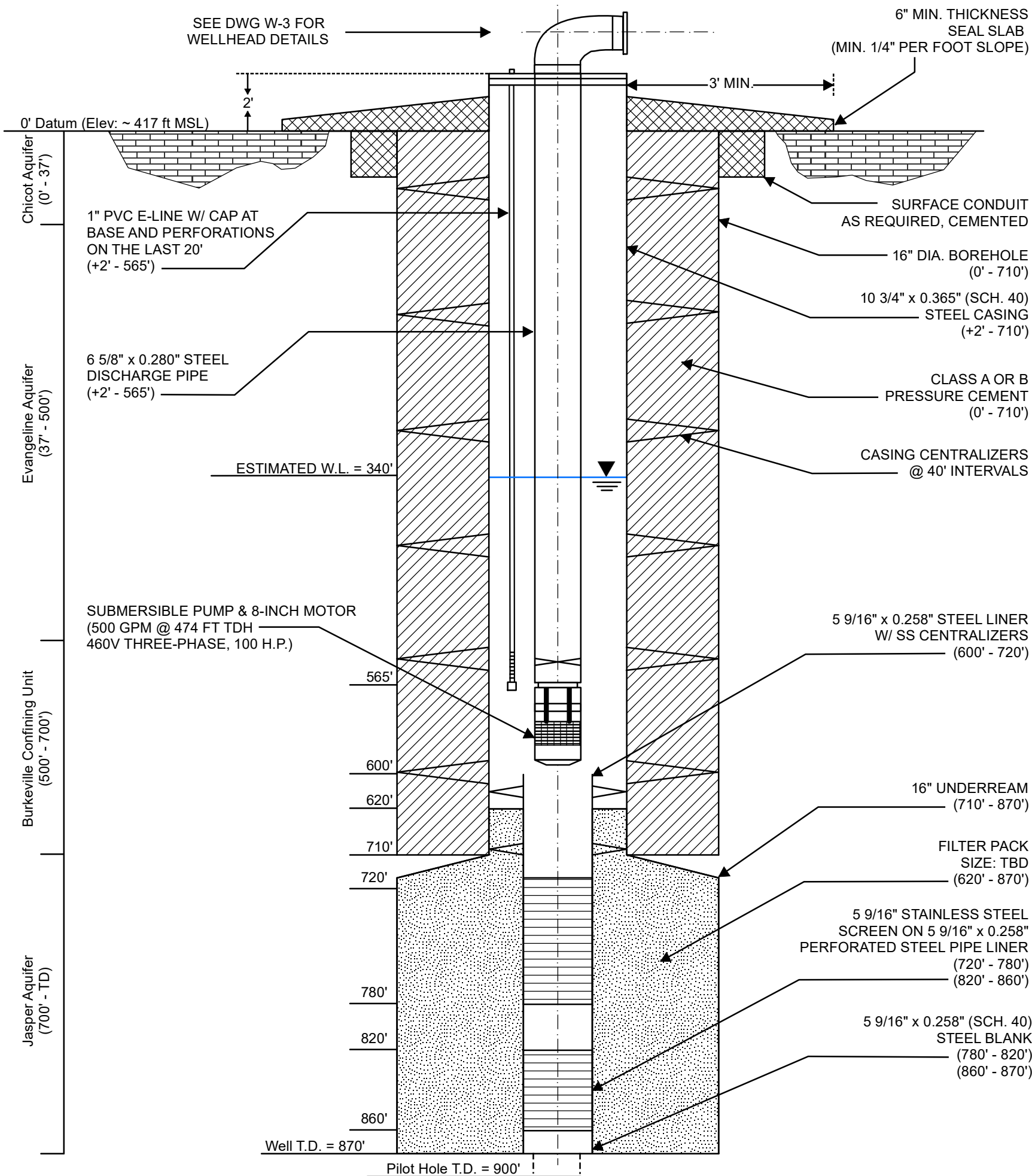


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Well Construction Diagrams



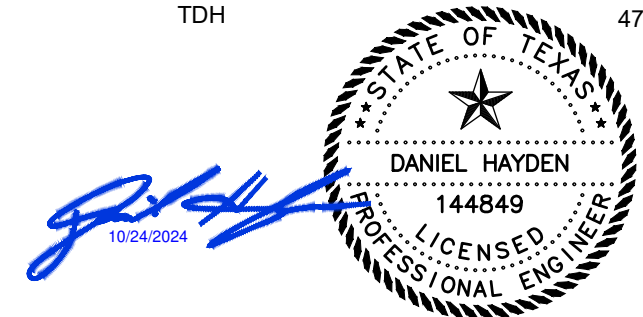


Notes:

- Projects constructed on or after January 1, 2014 must comply with the Reduction in Lead in Drinking Water Act that reduces the maximum allowable lead content of pipes, pipe fittings, plumbing fixtures and fixtures to 0.25 percent.
- Wellheads and pump bases shall be sealed by a gasket or sealing compound and properly vented to prevent the possibility of contaminating the well water. A well casing vent shall be provided with an opening that is covered with 16-mesh or finer corrosion-resistant screen, facing downward, elevated and located so as to minimize the drawing of contaminants into the well. Wellheads and well vents shall be at least two feet above the highest known watermark or 100-year flood elevation, if available, or adequately protected from possible flood damage by levees.
- Formation depths are general and for illustrative purposes only.
- Pump head calculations are estimated and are subject to change.

Pump Head Calculations

Static	340'
Drawdown	100'
Frictional Loss (Column Pipe)	9.3'
Frictional Loss (Line)	0.38'
GST	24'
TDH	473.68'



The seal appearing on this document was authorized by Daniel J. Hayden, P.E. (Texas Serial # 144849) on the date indicated. Alteration of this sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

Well Profile: WCMUD 1 Well No. 1

Walker County MUD 1

PWS No. Pending

Walker County, Texas



TBPE REGISTRATION NO. F-22671

Wet Rock Groundwater Services, LLC

Groundwater Specialists

TBPG Firm No: 50038

317 Ranch Road 620 South, Suite 303

Austin, Texas 78734 Ph: 512.773.3226

www.wetrockgs.com



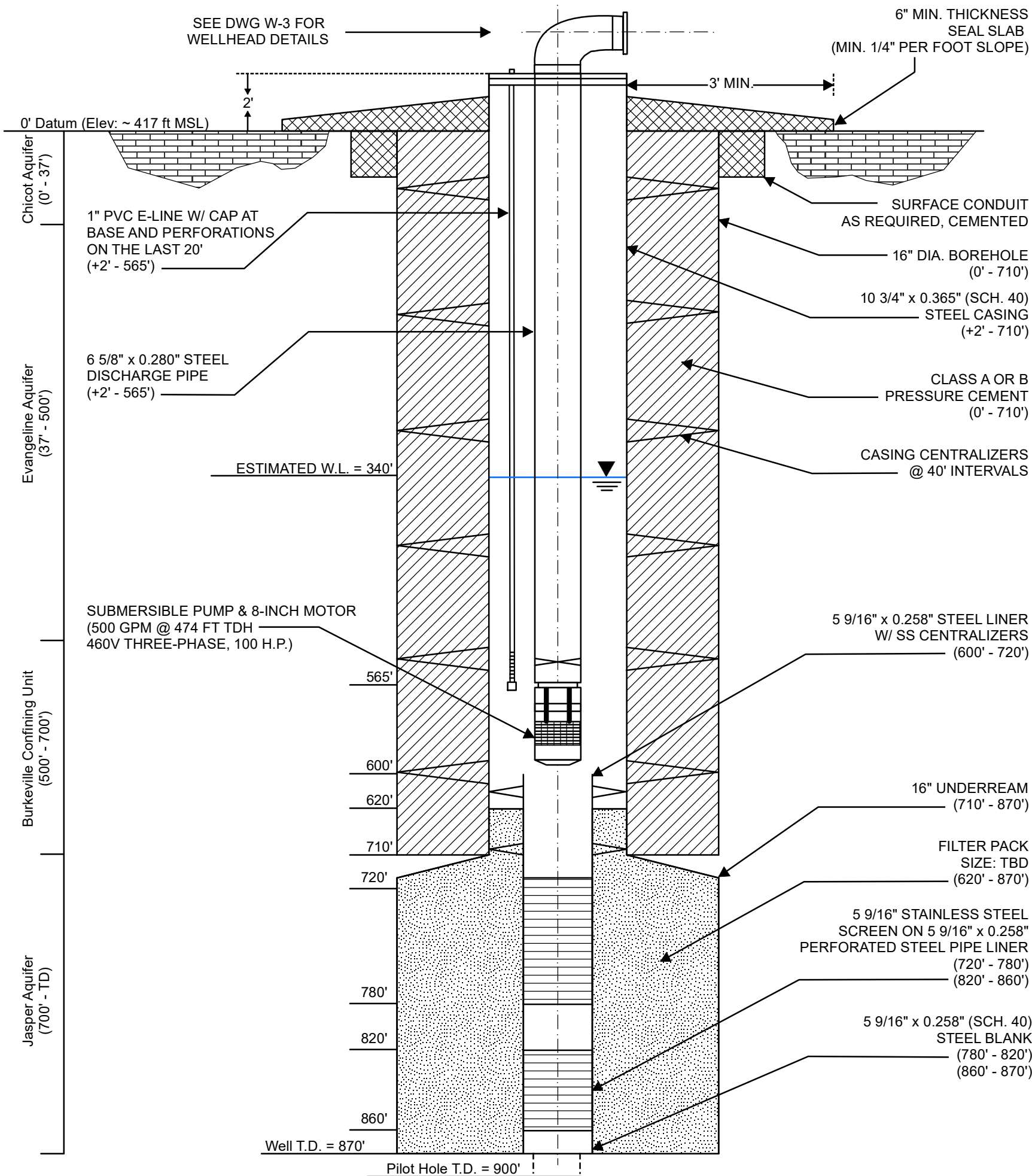
SCALE: NONE

DRAWN BY: JP DATE: 9-19-24

CHECKED BY: DATE:

DRAWING NO: W-1

SHEET: 2 OF 4

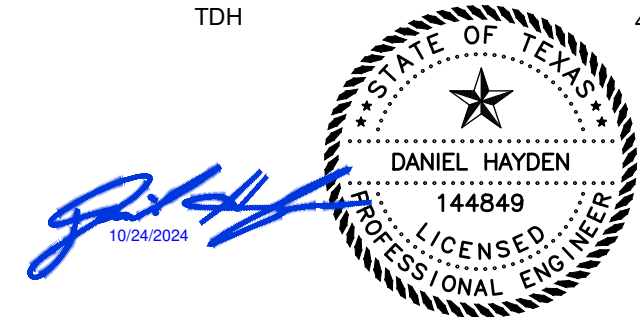


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Well Profile: WCMUD 1 Well No. 2

Walker County MUD 1

PWS No. Pending

Walker County, Texas



TBPE REGISTRATION NO. F-22671

Wet Rock Groundwater Services, LLC

Groundwater Specialists

TBPG Firm No: 50038

317 Ranch Road 620 South, Suite 303

Austin, Texas 78734 Ph: 512.773.3226

www.wetrockgs.com

SCALE: NONE

DRAWN BY: JP DATE: 9-19-24

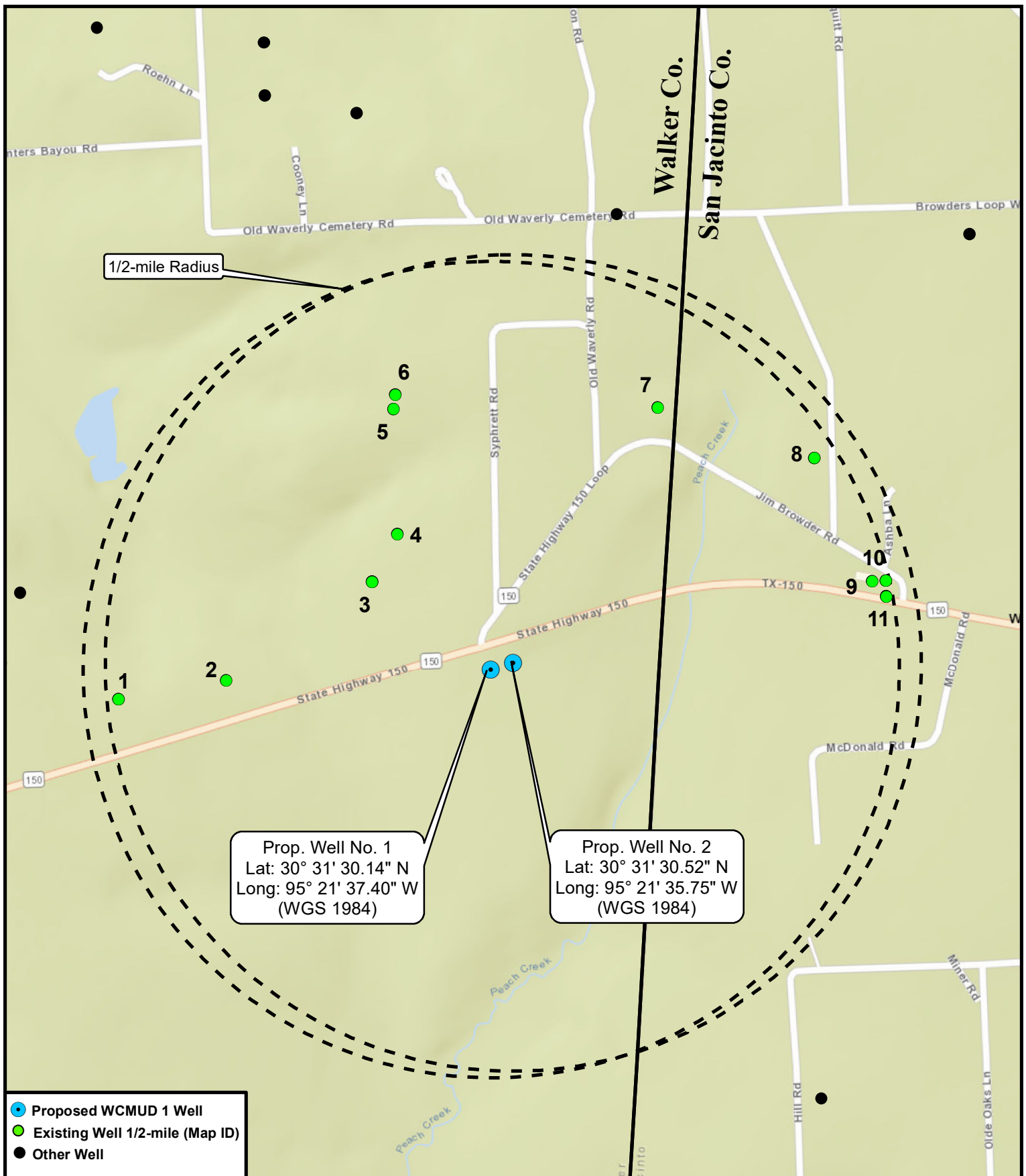
CHECKED BY: DATE:

DRAWING NO: W-2

SHEET: 3 OF 4

Map of Existing Wells Within 1/2-Mile of Proposed Well





***Walker County Appraisal District Map and List of Property Owners Within 1/2-Mile of
Proposed Well***



List of property owners within half (1/2) mile of proposed wells:

Well Map ID	State Well ID	Property Owner	Property ID	Property Street Name	Property ZIP	Owner Address	Owner City	Owner State	Owner ZIP	Well Latitude	Well Longitude
1	27577	Ronald Myers	44967	1025 SH150	77358	1025 SH150	New Waverly	TX	77358	30.524722	-95.368055
2	398405	Joe Sherwin	44966	1051 SH150	77358	1051 SH150	New Waverly	TX	77358	30.525	-95.365834
3	249308	Jeremy Kutchev	12313	31B Syphrett Rd	77358	31B Syphrett Rd	Willis	TX	77358	30.526667	-95.362778
4	51763	Jeremy Kutchev	12313	31B Syphrett Rd	77358	31B Syphrett Rd	Willis	TX	77358	30.5275	-95.362223
5	270347	Eldon Andrus	49548	31A Syphrett Rd	77358	31A Syphrett Rd	Willis	TX	77358	30.529722	-95.362223
6	636565	Eldon Andrus	49548	31A Syphrett Rd	77358	31A Syphrett Rd	New Waverly	TX	77358	30.529975	-95.362176
7	662130	Frank Oliver	43545	12 Old Waverly Rd	77378	12 Old Waverly Rd	New Waverly	TX	77378	30.529599	-95.356791
8	6030702	Greg Swartz	40937	61 Browders Loop W	77358	61 Browders Loop W	New Waverly	TX	77358	30.528611	-95.353612
9	199246	Kadiwal Investments, L.P.	41025	201 SH150	77358	4411 Eastpark Dr.	Houston	TX	77028	30.526389	-95.352501
10	199235	Kadiwal Investments, L.P.	41025	201 SH150	77358	4411 Eastpark Dr.	Houston	TX	77028	30.526389	-95.352223
11	199239	Kadiwal Investments, L.P.	41025	201 SH150	77358	4411 Eastpark Dr.	Houston	TX	77028	30.526111	-95.352223
N/A	N/A	Anthony Corcoran	44968	1023 SH150	77358	PO Box 705	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Joe Adams Jr.	12315	SH150	77358	PO Box 1186	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Larry Wells	44125	1053 SH150	77358	1053 SH150	New Waverly	TX	77358	N/A	N/A



Well Map ID	State Well ID	Property Owner	Property ID	Property Street Name	Property ZIP	Owner Address	Owner City	Owner State	Owner ZIP	Well Latitude	Well Longitude
N/A	N/A	Carol Lauhoff	12304	Old Waverly Cemetery Rd	77358	15302 Glamorgan Dr	Houston	TX	77040	N/A	N/A
N/A	N/A	Larry Cooper	12314	21 Syphrett Rd	77358	21 Syphrett Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Victorino Castillo	12311	1101 SH150	77378	1101 SH150	Willis	TX	77378	N/A	N/A
N/A	N/A	Carol Lauhoff	12305	Old Waverly Cemetery Rd	77358	15302 Glamorgan Dr	Houston	TX	77040	N/A	N/A
N/A	N/A	Troy Yard	12306	57 Syphrett Rd	77378	57 Syphrett Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Joann Olsommer	12309	25 Old Waverly Rd	77358	25 Old Waverly Rd	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Yvonne Bielamowicz	12308	9 Old Waverly Rd	77358	9 Old Waverly Rd	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Kyle Bielamowicz	12310	5 Old Waverly Rd	77358	5 Old Waverly Rd	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Robert Portie	12301	10 Jim Browder Loop	77358	10 Jim Browder Loop	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Gerald Barosh	73457	24 Old Waverly Rd	77358	24 Old Waverly Rd	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Molly Browder	12307	30 Old Waverly Rd	77378	30 Old Waverly Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Cheri Gauthier	57988	38 Old Waverly Rd	77358	70 D Jones View Dr	Huntsville	TX	77320	N/A	N/A
N/A	N/A	Tadeo Cantu	57970	82 Old Waverly Cemetery Rd	77358	82 Old Waverly Cemetery Rd	New Waverly	TX	77358	N/A	N/A



Well Map ID	State Well ID	Property Owner	Property ID	Property Street Name	Property ZIP	Owner Address	Owner City	Owner State	Owner ZIP	Well Latitude	Well Longitude
N/A	N/A	Adedotun Ademola	71180	387 Iron Horse Rd	77358	18811 Fulvetta Haven Way	Richmond	TX	77407	N/A	N/A
N/A	N/A	Adedotun Ademola	71181	389 Iron Horse Rd	77358	18811 Fulvetta Haven Way	Richmond	TX	77407	N/A	N/A
N/A	N/A	Rohit Khara	71173	353 Iron Horse Rd	77358	18110 Dockside Landing Dr	Cypress	TX	77433	N/A	N/A
N/A	N/A	Michael Givens	71174	357 Iron Horse Rd	77358	8534 Willow Loch Dr	Spring	TX	77379	N/A	N/A
N/A	N/A	Michael Lynn Luster	71175	369 Iron Horse Rd	77358	3653 S Pacific HW SPC 41	Medford	TX	97501	N/A	N/A
N/A	N/A	Victoria Asiyambi	71176	373 Iron Horse Rd	77358	24635 Queensfield Ct	Katy	TX	77494	N/A	N/A
N/A	N/A	Tuan Anh Bui	71178	379 Iron Horse Rd	77358	8118 Allston village Trl	Spring	TX	77389	N/A	N/A
N/A	N/A	Tuan Anh Bui	71179	385 Iron Horse Rd	77358	8118 Allston village Trl	Spring	TX	77389	N/A	N/A
N/A	N/A	Sean Michael Peterson	71182	388 Iron Horse Rd	77358	2918 Katy Town Ln	Katy	TX	77493	N/A	N/A
N/A	N/A	Sedonia Marie Grant	71183	386 Iron Horse Rd	77358	2403 Tucker Creek Dr	Fresno	TX	77545	N/A	N/A
N/A	N/A	Matthew Jacob	71184	380 Iron Horse Rd	77358	24080 Hwy 59 N STE 100	Kingwood	TX	77339	N/A	N/A
N/A	N/A	Joeffrey Villegas	71185	420 Exploration Rd	77358	552 Douglas Dr	Brentwood	CA	94513	N/A	N/A



Well Map ID	State Well ID	Property Owner	Property ID	Property Street Name	Property ZIP	Owner Address	Owner City	Owner State	Owner ZIP	Well Latitude	Well Longitude
N/A	N/A	Republic Grand Ranch LLC	71299	402 Exploration Rd	77358	183 Water St	Williamstown	MA	01267	N/A	N/A
N/A	N/A	Kenneth Ray Sanders	71188	376 Exploration Rd	77358	5823 Fair Forest Dr	Houston	TX	77088	N/A	N/A
N/A	N/A	Mercedes Garcia	71187	382 Exploration Rd	77358	320 Andes Dr	Montgomery	TX	77316	N/A	N/A
N/A	N/A	Jaime Garcia	71186	388 Exploration Rd	77358	320 Andes Dr	Montgomery	TX	77316	N/A	N/A
N/A	N/A	Kenneth Kilgore	71133	397 Exploration Rd	77358	PO Box 662	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Jose Manuel Silva Pelayo	71134	114 Signal Rd	77358	5422 Thistle Leaf Ln	Richmond	TX	77407	N/A	N/A
N/A	N/A	Todd Randall Burka	71132	411 Exploration Rd	77358	2427 Hannover Way	Spring	TX	77388	N/A	N/A
N/A	N/A	Uriel Infante	71131	419 Exploration Rd	77358	11529 Bilnoski Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Javier Rosario Miranda	71130	362 Iron Horse Rd	77358	806 Mesquite Dr	Magnolia	TX	77354	N/A	N/A
N/A	N/A	ESCORP Rentals LLC	71129	350 Iron Horse Rd	77358	3400 Montrose Blvd 3005	Houston	TX	77006	N/A	N/A
N/A	N/A	Daniel Brietzke	121191	410 Browder Loop W	77358	410 Browder Loop W	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Daniel Brietzke	133490	410 Browder Loop W	77358	410 Browder Loop W	New Waverly	TX	77358	N/A	N/A



Well Map ID	State Well ID	Property Owner	Property ID	Property Street Name	Property ZIP	Owner Address	Owner City	Owner State	Owner ZIP	Well Latitude	Well Longitude
N/A	N/A	Bryant Dockray	41134	185 Browder Loop W	77358	185 Browder Loop W	New Waverly	TX	77358	N/A	N/A
N/A	N/A	William Cosek	41133	125 Browder Loop W	77358	125 Browder Loop W	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Molly Browder	41224	85 Browder Loop W	77358	30 Old Waverly Rd	Willis	TX	77318	N/A	N/A
N/A	N/A	Frederick Ruesewald	40938	190 Jim Browder Rd	77358	190 Jim Browder Rd	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Dorothy Ramirez	41076	Browder Loop	77358	5102 Boyce Springs Dr	Houston	TX	77066	N/A	N/A
N/A	N/A	Juana Hernandez Arevalo	136900	Browder Loop	77358	8236 Pineloch Dr	Willis	TX	77378	N/A	N/A
N/A	N/A	Columba Lopez	41024	Browder Loop	77358	1405 Shadowdale Dr, Apt 55	Houston	TX	77043	N/A	N/A
N/A	N/A	Cody McKinley	41163	100 Browder Loop W	77358	100 Browder Loop W	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Alton Eugene Wright	41207	80 Browder Loop W	77358	7678 Recreational Rd 255	Colmesneil	TX	75938	N/A	N/A
N/A	N/A	Mayra Lizeth Obregon	301504	20 Browder Loop W	77358	20 Browder Loop W	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Dolores Ashba	41005	10 Ashba Ln	77378	10 Ashba Ln	Willis	TX	77378	N/A	N/A
N/A	N/A	Weaver Family Living Trust	41023	SH150	77358	2473 S Bramlet Dr	Conroe	TX	77304	N/A	N/A
N/A	N/A	Joseph E Adams III	104772	SH150	77358	9353 Hwy 75 S	New Waverly	TX	77358	N/A	N/A
N/A	N/A	Ricardo Garcia	41094	135 McDonald Rd	77378	135 McDonald Rd	Willis	TX	77378	N/A	N/A



Well Map ID	State Well ID	Property Owner	Property ID	Property Street Name	Property ZIP	Owner Address	Owner City	Owner State	Owner ZIP	Well Latitude	Well Longitude
N/A	N/A	Kenneth Ray Armstrong	41095	255 McDonald Rd	77378	255 McDonald Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Sam Houston Nat'l Forest	41470	McDonald Rd	77378	2221 North Raguet St	Lufkin	TX	75904	N/A	N/A
N/A	N/A	Robert Douglas Becraft	41096	760 Hill Rd	77378	760 Hill Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Ronnie Keith McDonald	41093	780 Hill Rd	77378	780 Hill Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Ronnie Keith McDonald	103636	780 Hill Rd	77378	780 Hill Rd	Willis	TX	77378	N/A	N/A
N/A	N/A	Earl Epps	41128	920 Hill Rd	77378	900 Hill Rd	Willis	TX	77378	N/A	N/A



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October 29, 2024

Mr. Zach Holland
General Manager
Bluebonnet Groundwater Conservation District
PO Box 269
Navasota, TX 77868-0269

RE: Phase I-a Report: WCMUD Forestar Wells 1 and 2

Dear Mr. Holland,

This letter represents the Phase I-a report for the Walker County Municipal Utility District 1 (WCMUD) Well No. 1 and No. 2 for Forestar (USA) Real Estate Group permit application that I received from Arantza Cabrera via email on October 25, 2024.

“Estimated Annual Water Production” is 115 million gallons per year (57.5 million gallons per year for each well), which is below the 200 million gallon per year threshold for Phase I of the permit application process. Therefore, the application requires the preparation of a Phase I-a analysis of potential drawdown.

Well Locations on HAGM Grid

The latitude and longitude data on the application were used to convert the location data to x- and y-coordinates in the GAM coordinate system using Surfer, a commercial gridding program. The FORTRAN program *PointRC.exe* was used to find the HAGM cell for those x- and y-coordinates. The results of this effort yielded that both wells are in HAGM row 31, column 132, which is classified as a San Jacinto County cell. The portion of the cell where the wells are located are in Walker County. Data from HAGM row 31, column 131 (a Walker County cell) are used in this report.

The applications noted well depths of 870 feet, which would place the bottom of the well within the Jasper Aquifer (HAGM layer 4).

Grid Parameters, HAGM Parameters, HAGM Results, Theis Parameters

The Excel spreadsheet named *BGCD Parameters.xlsx* contains the data needed for the review and Phase I-a calculations for cells designated in the four counties of the Bluebonnet Groundwater Conservation District. The data for row 30, column 96 were copied and transposed into the spreadsheet *WCMUD Forestar Phase I-a Tables.xlsx*. Results for all layers are summarized into four tables as follows:

- Table 1: Grid Parameters
- Table 2: HAGM Parameters
- Table 3: HAGM Results
- Table 4: Theis Parameters (modified from standard Phase I-a Tables as discussed below)

Table 1. Grid Parameters for WCMUD Forestar Wells

County Name	Walker	Walker	Walker	Walker
County Code	236	236	236	236
Outcrop Layer	1	1	1	1
Layer	1	2	3	4
Row	31	31	31	31
Column	131	131	131	131
x-coordinate (GAM-ft)	6377729.5	6377729.5	6377730	6377730
y-coordinate (GAM-ft)	19447942	19447942	1.9E+07	1.9E+07
Surface Elevation (ft MSL)	355	355	355	355
Cell Top Elevation (ft MSL)	355	352	19	-141
Cell Bottom Elevation (ft MSL)	352	19	-141	-1093
Cell Thickness (ft)	3	333	160	952
Clay Thickness (ft)	2	98	78	518
Clay Thickness (% of Cell Thickness)	66.67	29.43	48.50	54.41

Table 2. HAGM Parameters for WCMUD Forestar Wells

County Name	Walker	Walker	Walker	Walker
County Code	236	236	236	236
Outcrop Layer	1	1	1	1
Layer	1	2	3	4
Row	31	31	31	31
Column	131	131	131	131
Hydraulic Conductivity (ft/day)	1.25	1.20	0.01	2.90
Transmissivity (gpd/ft)	28	2,989	14	20,637
Leakage (1/day)	1.10E-07	8.26E-06	4.49E-10	0.00E+00
Storativity (dimensionless)	1.50E-01	9.00E-03	1.50E-04	3.92E-04
Elastic Storativity (dimensionless)	1.88E-06	7.62E-06	7.50E-07	1.40E-06
Inelastic Storativity (dimensionless)	1.88E-04	7.62E-04	7.50E-05	1.40E-04

Table 3. HAGM Results for WCMUD Forestar Wells

County Name	Walker	Walker	Walker	Walker
County Code	236	236	236	236
Outcrop Layer	1	1	1	1
Layer	1	2	3	4
Row	31	31	31	31
Column	131	131	131	131
Groundwater Elevation in 2009 (ft MSL)	354	279	279	119
Groundwater Elevation in 2080 (ft MSL)	353	239	239	-140
DFC Drawdown (ft)	1	40	40	259
Artesian Head (ft)	-1	-73	260	260
Subsidence in 2009 (ft)	0.02	0.02	0.02	0.02
Subsidence in 2080 (ft)	0.07	0.07	0.07	0.07
Subsidence from 2009 to 2080 (ft)	0.05	0.05	0.05	0.05
Cell Pumping in 2009 (AF/yr)	0	0	0	0
Cell Pumping in 2080 (AF/yr)	0	0	0	0

Table 4. Theis Parameters for WCMUD Forestar Wells

County Name	Walker
County Code	236
Outcrop Layer	1
Layer	4
Row	31
Column	131
Drawdown in Production Well at 100 gpm for 36 hours	10.20
Drawdown 1/2 mile from Production Well at 100 gpm for 36 hours	0.77
Drawdown 1/2 miles from Production Well at 100 gpm for 1 year	3.73
Drawdown-Pumping Ratio for Production Well for 36 hours	0.10199
Drawdown-Pumping Ratio for 1/2 mile from Production Well for 36 hours	0.00769
Drawdown-Pumping Ratio for 1/2 mile from Production Well for 1 yr	0.03731

Theis Equation Calculations

Groundwater production data from the permit applications were used along with the drawdown-pumping ratios contained in Table 4 to develop three estimates of drawdown for each well:

- Scenario 1: drawdown in the production well after 36-hours of pumping at three times the average annual pumping rate
- Scenario 2: drawdown in a well ½ mile from the production well after 36 hours of pumping at three times the annual pumping rate

- Scenario 3: drawdown in a well ½ mile from the production well after one year at the average pumping rate.

Results of these calculations are presented in Table 5.

Table 5. Theis Results for WCMUD Forestar Wells

Production Summary	Value
Annual Permit Production Limit (gallons)	115,000,000
Annual Permit Production Limit (acre-feet)	353
Average Pumping Rate (gpm)	219
3X Average Pumping Rate (gpm)	656
Permit Capacity (gpm)	1000

Evangeline		
Drawdown Calculations	Drawdown- Pumping Ratios	Calculated Drawdown (ft)
Production Well - 36 hours (3X avg pumping)	0.10199	66.95
1/2 mile from Production Well - 36 hours (3X avg pumping)	0.00769	5.05
1/2 mile from Production Well - one year (avg pumping)	0.03731	8.16

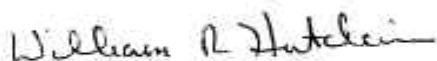
These data represent the best integrated data of the area from a regional perspective. The local-scale data will be developed as part of the Phase II investigation. This will include more site-specific information and data on aquifer depth, clay content, and aquifer parameters calculated from the 36-hour pumping test.

Recommendation

Based on the results of the Phase I-a report, the application should be approved, and the Phase II investigation should proceed to verify the Phase I-a estimates related to the aquifer (e.g. depth to bottom of Jasper Aquifer and clay content) and related to aquifer performance (e.g. drawdown at the end of the 36-hour pumping test and aquifer transmissivity).

I appreciate the opportunity to work with you on this effort. Please call me at 512-745-0599 or email me at billhutch@texasgw.com if you have any questions.

Sincerely,



William R. Hutchison, Ph.D., P.E., P.G.