



Transmittal

Date: September 4, 2025

To: Bluebonnet Groundwater Conservation District
Attn: Zach Holland, General Manager
1903 Dove Crossing Suite A
P.O. Box 269
Navasota, Texas 77868

From: Ben Kolkmeier, PE

Reference: Waller County MUD 40 – Applications for Water Well Permit

Item No.	Number of Copies	Description
1.	1	Non-Exempt Well Registration Application Form
2.	1	Well Operating Permit Application
3.	1	Development Schematic and Plat of the water plant site
4.	1	Applicants declaration of compliance with BGCD's management plan
5.	1	Water Plant Site plan and Water Well Profile
6.	1	Pollution Hazard Survey
7.	1	Half Mile Radius Map of Nearby Wells
8.	1	Projected Effect of the Proposed Withdrawal
9.	1	Applicants declaration of compliance with well plugging guidelines and notification of applicable authorities, including the BGCD
10.	1	Letters of refusal from nearby water districts
11.	1	Check for application fees and report

Comments:

The check is to cover the \$75.00 Well Development Fee, \$375.00 Operating Permit Application Fee, and \$1,500.00 District Prepared Hydrogeologic Report.

Serving. Leading. Solving.™

BGE, Inc. • 10857 Kuykendahl Road, Suite 250 • The Woodlands, Texas 77382 • 281-210-5570 • www.bgeinc.com



September 4, 2025

Bluebonnet Groundwater Conservation District
1903 Dove Crossing, Suite A
P.O. Box 269
Navasota, Texas 77868

Re: Waller County Municipal Utility District No. 40
Water Plant No. 1 Phase 1
BGE, Inc. TBPE Firm Registration No. F-1046

Dear Mr. Holland:

Submitted for your review are documents in reference to a proposed onsite water well for a water plant serving a new development called Cameron Prairie, also known as Waller County MUD 40. The proposed first phase of the development will serve 650 equivalent single-family connections (ESFC), with an ultimate of 1,650 ESFC. The nearest neighboring developments within 0.5 miles are the City of Prairie View and the City of Waller. Both are unable to provide water service for this development. Letters of refusal are provided as attachment 10.

The proposed water plant facility will be built in two phases. Phase one includes one (1) 1,000 gallons per minute well one (1) ground storage tank of 143,000-gallon capacity, one (1) hydropneumatic tank of 15,000 gallon capacity, one (1) booster pump at 300 gallons per minute capacity, two (2) booster pumps at 1,000 gallons per minute capacity, and necessary disinfection equipment. A diesel generator will be installed to provide emergency power.

The Pollution Well Hazard Study, as prepared by BGE, Inc, is included as an attachment. The 150-foot sanitary control easements for the wells will be recorded prior to construction of the wells.

Investigation of existing or potential pollution hazards within the distances defined by Section 290.41 (c) (1) (A)-(E) of the rules was accomplished by a review of construction plans. After a review of the plans the following information has been determined:

- Section 290.41 (c) (1) (A) (50-foot separation between the water well and tile or concrete sanitary sewers, septic tanks, livestock in pastures, storm sewers, and 150-foot for septic tank perforated drain fields, absorption beds, evapotranspiration beds, privies, underground fuel storage tanks, cemetery, areas irrigated by low dosage, low angle spray on-site sewage facilities, underground petrochemical storage tanks or pipelines, and water wells that do not meet Public Drinking Water Standards): **In compliance.**
- Section 290.41 (c) (1) (B) (300-foot separation between the water well and sewage wet wells, sewage pump stations, and ditches containing sewage treatment waste or industrial waste, and 500-foot for sewage treatment plant): **In compliance.**
- Section 290.41 (c) (1) (C) (500-foot separation between the water well and lands on which sewage plant or septic tank sludge is applied, lands irrigated by sewage plant effluent, animal

feed lots, and solid waste disposal sites): **In compliance.**

- Section 290.41 (c) (1) (D) (50-foot separation between the water well and livestock in pastures): **In compliance.**
- Section 290.41 (c) (1) (E) (¼ mile zone containing abandoned or inoperative wells and existing or potential pollution hazards): A review of the existing reports and the Texas Water Development Board's Ground Water Data System File for Harris County found no abandoned or inoperative wells or existing or potential pollution hazards within ¼ mile): **In compliance.**

Enclosed are the following documents:

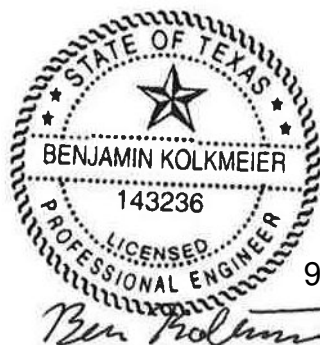
Attachment 1: Non-Exempt Well Registration Application Form
Attachment 2: Well Operating Permit Application
Attachment 3: Development Schematic and Plat of the water plant site
Attachment 4: Applicants declaration of compliance with BGCD's management plan
Attachment 5: Water Plant Site plan and Water Well Profile
Attachment 6: Pollution Hazard Survey
Attachment 7: Half Mile Radius Map of Nearby Wells
Attachment 8: Projected Effect of the Proposed Withdrawal
Attachment 9: Applicants declaration of compliance with well plugging guidelines and notification of applicable authorities, including the BGCD
Attachment 10: Letters of refusal from nearby water districts

Regarding the impact of the effect of the proposed withdrawal – BGE would like to engage BGCD on the preparation of the Phase 1-a Hydrogeologic Report. The \$1,500 fee has been included with this application.

If you have any questions or need additional information, please contact me at (281) 558-8700 or 713-488-8300, or by email at bkolkmeier@bgeinc.com.

Sincerely,

Ben Kolkmeier P.E.
Project Manager



9-4-2025

**Attachment 1: Non-Exempt Well Registration
Application Form**

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: ☒ 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 Waller County Municipal Utility District No. 40 Phone 281-500-6022

Address Attn: Muller Law Group: 202 Century Square Blvd, Sugar Land, TX 77478

Fax: _____ Email: contact@mullerlawgroup.com

Drilling Company To be determined Phone _____

Address Note: The project is to be publicly bid. When the driller is selected, BGCD will be notified.

Fax: _____ Email: _____

Driller _____ License# _____

Well Location: County Waller Well Site Address or Location: 2,350 ft north of the intersection of Cameron Rd and FM 362, south of Pure Beauty Farms

Latitude N30° 06' 28.68" Longitude W 95° 56' 33.87"

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

Hydraulic Fracturing: _____ Transport Outside of District: _____

Proposed depth: 1,250 ft. Aquifer Evangeline Date drilling is scheduled to begin TBD - Estimated Feb 2026

Proposed casing size: 16 in. Proposed casing depth: 755 ft. Pump depth: 600 ft. Pump size 300 hp.

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

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

Pump Bowls: Size 11 # of Stages: 11 Pump Column: Inside Diameter: 8 in. Length: 600 ft.

Pump discharge pipe: Size 10 in. Rated pump horsepower: 300 **Pump Discharge:** 1,000 gpm

Water bearing formation: Sand layers of the Evangeline to be determined during pilot hole testing.

Estimated Annual Water Production: _____ Acre-Feet or 160,000,000 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.

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: Ben Kolkmeier Date: 9/3/2025

Printed Name: Ben Kolkmeier Title: Project Manager

Attachment 2: Well Operating Permit Application

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 Waller County Municipal Utility District No. 40 Phone 281-500-6022Address Attn: Muller Law Group: 202 Century Square Blvd, Sugar Land, TX 77478Fax: _____ Email: contact@mullerlawgroup.comDrilling Company Note: The project is to be publicly bid. When the driller is selected, BGCD will be notified. Phone _____

Address _____

Fax: _____ Email: _____

Driller _____ License# _____

Well Location: County Waller 911 address of well site Not yet assignedLatitude N30° 06' 28.68" Longitude W 95° 56' 33.87"

Proposed 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: 160,000,000 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.**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: Ben Kolkmeier Date: 9/3/2025

Printed Name: Ben Kolkmeier Title: Project Manager

**Attachment 3: Development Schematic and Plat of the
water plant site**

LAND USE ANALYSIS

DEVELOPABLE ±1,081 LOTS ±230.9 Ac.

SF	TYP. 40'x120'	±315 LOTS	29.1%	±40.8 Ac.
SF	TYP. 45'x120'	±309 LOTS	30.8%	±78.9 Ac.
SF	TYP. 50'x120'	±333 LOTS	28.6%	±76.1 Ac.
SF	TYP. 60'x120'	±124 LOTS	11.5%	±35.1 Ac.

PARKS / RECREATION / OPEN SPACE ±108.5 Ac.

PARK	REC. CENTER & PARKS	(1.1%)	±4.0 Ac.
	DRAINAGE / DETENTION	(22.5%)	±84.8 Ac.
	CHANNEL / PRESERVE	(2.9%)	±11.0 Ac.
	LANDSCAPE / OPEN SPACE	(2.2%)	±8.7 Ac.

UTILITIES & EASEMENTS ±4.9 Ac.

	UTILITY SITES	±4.9 Ac.
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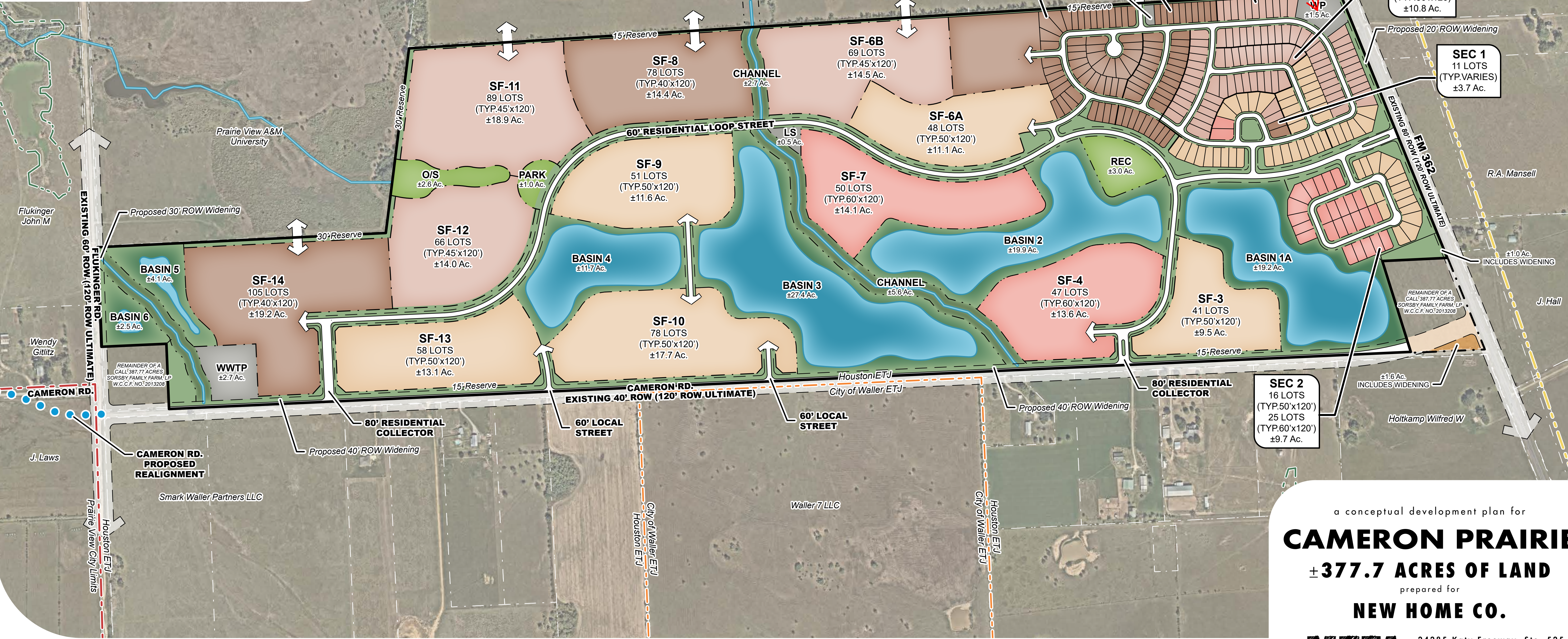
CONSTRAINTS ±33.4 Ac.

	MAJOR THOROUGHFARES	(2.3%)	±8.6 Ac.
	COLLECTOR / RESIDENTIAL STREETS	(6.6%)	±24.8 Ac.

PROJECT TOTAL ±377.7 Ac.

		40	45	50	60
Section 1	11	2	2	5	2
Section 2	41	0	0	16	25
Section 3	56	0	39	17	0
Section 4	41	41	0	0	0
Section 5	64	0	45	19	0
SF-3	41	0	0	41	0
SF-4	47	0	0	0	47
SF-5	89	89	0	0	0
SF-6A	48	0	0	48	0
SF-6B	69	0	69	0	0
SF-7	50	0	0	0	50
SF-8	78	78	0	0	0
SF-9	51	0	0	51	0
SF-10	78	0	0	78	0
SF-11	89	0	89	0	0
SF-12	66	0	66	0	0
SF-13	58	0	0	58	0
SF-14	105	105	0	0	0
SUM	1082	315	310	333	124
LAND USE #		315	309	333	124

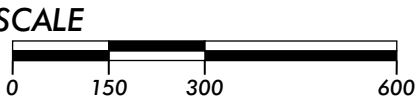
1082 Total



a conceptual development plan for
CAMERON PRAIRIE
±377.7 ACRES OF LAND
prepared for
NEW HOME CO.



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



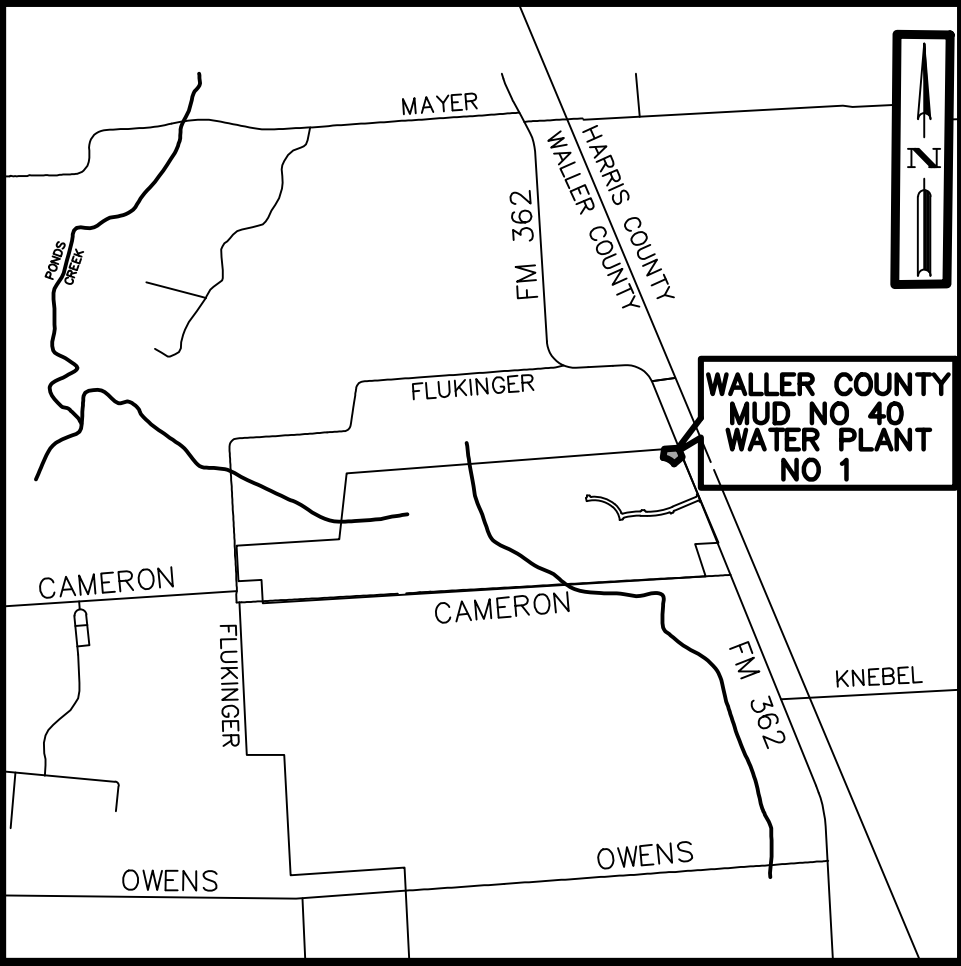
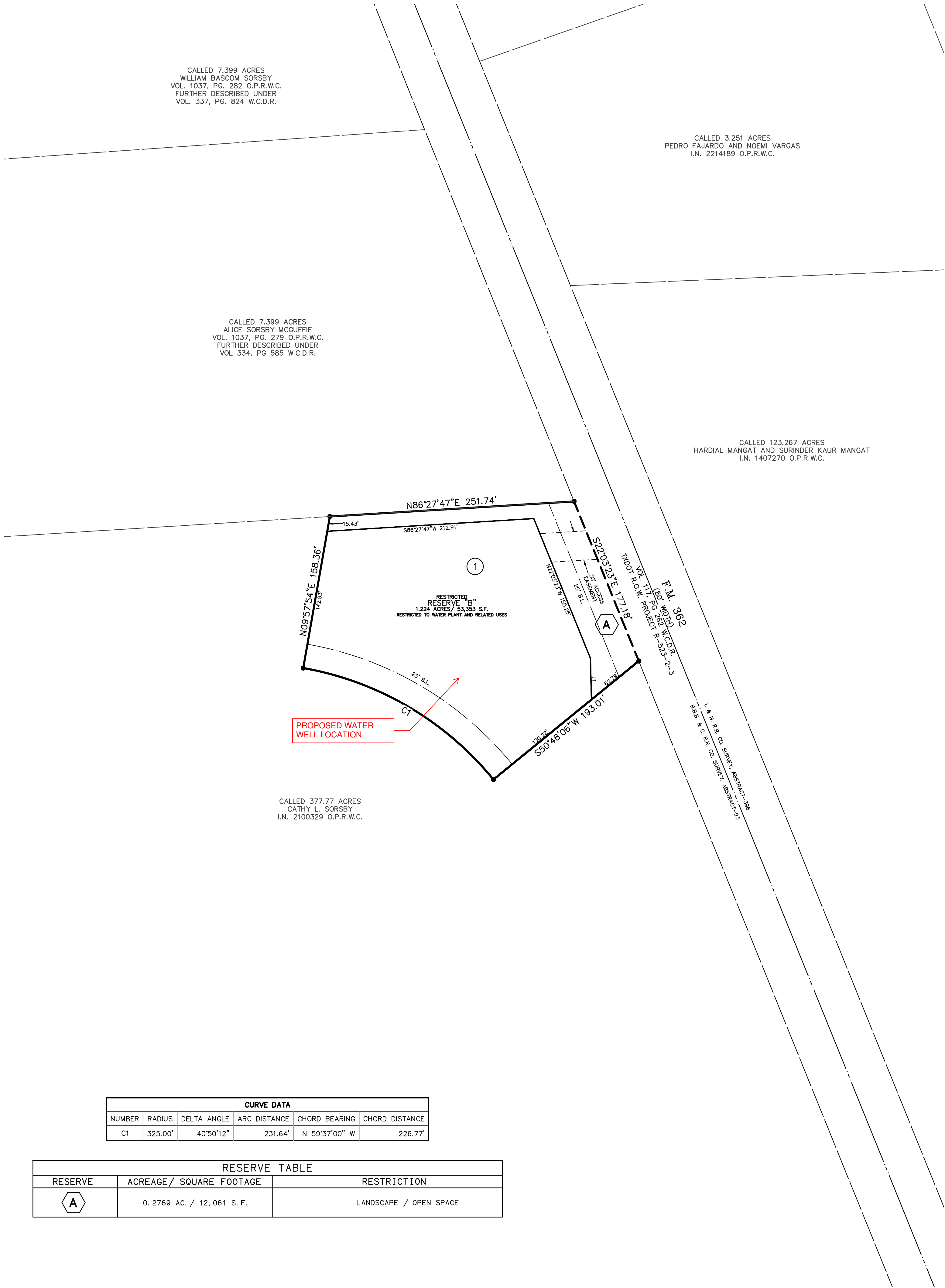
HOU-28001
MAY 06, 2025

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

\\bgsinc\delia\2025\4847-20\PL\01_CADD\03_Plan\WALLAS 40 WATER PLANT.dwg Rpsa2 6/7/2025 2:05 PM

GENERAL NOTES

1. "D.R.W.C.T." indicates Deed Records Waller County Texas.
2. "O.P.R.W.C.T." indicates Open Public Records Waller County Texas.
3. "O.R.W.C.T." indicates Open Records Waller County Texas.
4. "W.C.D.R." indicates Waller County Deed Records.
5. "W.C.C.F." indicates Waller County Clerk's File.
6. "F.N." indicates File Number.
7. "VOL." indicates Volume.
8. "PG." indicates Page.
9. "NO." indicates Number.
10. "COM." indicates Commercial.
11. "SF" indicates Single Family.
12. "DET." indicates Detention.
13. "REC." indicates Recreation.
14. "W.P." indicates Water Plant.
15. "W.W.T.P." indicates Waste Water Treatment Plant.
16. "DOC." indicates Document.
17. "R.O.W." indicates Right-of-Way.
18. "ESMT." indicates Easement.
19. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
20. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.9998970027.
21. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

WALLER COUNTY
MUD NO 40
WATER PLANT NO 1

A SUBDIVISION OF 1.501 ACRES OF LAND
LOCATED IN THE
IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93
WALLER COUNTY, TEXAS

RESERVE: 2
SCALE: 1"=60'

BLOCK: 1
DATE: JULY, 2025

OWNER:
MRP HNH,
A DELAWARE LIMITED LIABILITY COMPANY
501 OFFICE CENTER DRIVE, SUITE 350
FORT WASHINGTON, PA 19034

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
CONTACT IF REQUIRED

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	325.00'	40°50'12"	231.64'	N 59°37'00" W	226.77'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0. 2769 AC. / 12,061 S. F.	LANDSCAPE / OPEN SPACE

STATE OF TEXAS
COUNTY OF WALLER

1, _____, respectively, of MRP HNH&B, a Delaware limited liability company, owner of the property subdivided, in this plat of WALLER COUNTY MUD NO 40 WATER PLANT NO 1, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public use of the streets, alleys, parks and easements, and to the use of the lands, and to the use of the lands, and to the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easement and streets shown thereon.

Further, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backing up and shall be a minimum of one and one quarters (1-1/4) square feet (156 diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page Volume of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid MRP HNH-B, a Delaware limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

There is here by granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above and under lands within the boundaries of the subdivision as described below.

1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.
2. There is a fifteen feet (15') unobstructed utility easement along and adjacent to all property lines in this subdivision and reserve areas, being fifteen feet (15') on either side of the property lines for a total width of thirty feet (30').
3. There is a twenty feet (20') wide unobstructed utility easement for guys being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
4. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon or above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.
5. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down and leaning trees and brush outside the easement.
6. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstruction, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of clearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial device, helicopter, and other means.
7. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easement area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that could prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
8. All above descriptions are further be described and locations indicated on plat drawing.

In Testimony, hereto, the MRP HNHB, a Delaware limited liability company, has caused to be signed by _____, its _____, and its seal, this ____ day of _____, 2025.

MRP HNHB,
a Delaware limited liability company

By: _____
Name _____
Title _____

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the under signed authority, on this day personally appeared _____, of MRP HNH, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2025

Notary Public
In and for Waller County, Texas

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Judge Corbett "Trey" J. Duhon III
County Judge

John A. Amsler Commissioner, Precinct 1	Walter E. Smith P.E., RPLS Commissioner, Precinct 2
--	--

Kendric D. Jones Commissioner, Precinct 3	Justin Beckendorff Commissioner, Precinct 4
--	--

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within Instrument with the certificate of authentication was filed for registration in my office on the ____ day of ____ 2025 at ____ o'clock ____ M, in File # ____ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

This is to certify that I, _____, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the _____ ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

NO portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

NO portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel #48473C0200E, dated 2/18/2009.

NO portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel #48473C0200E, dated 2/18/2009.

TX Registration No. _____, R. P. L. S.

I, J. Ross McCall, County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date _____ J. Ross McCall, P.E.
County Engineer

DESCRIPTION OF A 1.501 ACRE TRACT OF LAND SITUATED
IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 93
WALLER COUNTY, TEXAS

BEING a 1,501 acre (65,370 square foot) tract of land situated in the B.B.E. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a called 377.77 acre tract of land as described in an instrument to Cathy L. Sorsby recorded under Instrument Number (I.N.) 2100329 of the Official Public Records of Waller County (O.P.R.W.C.), said 1,501 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), Central Zone 4204 and referenced to monuments found along a Southerly line of said 377.77 acre tract:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume (Vol.) 117, Page (Pg.) 262 of the Waller County Deed Records (W.C.D.R.) and in the TxDOT right-of-way Project R-523-2-3 for the most Easterly Southeast corner of said 377.77 acre tract, from which a 5/8-inch iron rod with cap stamped "JONES & CARTER" found for an interior corner of said 377.77 acre tract bears S 87°13'41" W, 416.63 feet;

THENCE, over and across said 377.77 acre tract, the following courses and distances:

N 28°35'05" W, a distance of 1,622.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and being the most Southerly corner of the herein described tract and the beginning of a curve to the left, from which its center bears S 50°48'06" W, 325.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 231.64 feet, having a radius of 325.00 feet, a central angle of 40°50'12" and chord which bears N 59°37'00" W, 226.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC set for the Southwest corner of the herein described tract;

N 09°57'54" E, a distance of 158.36 feet to a point on the North line of said 377.77 acre tract and the South line of a called 7.399 acre tract of land as described in an instrument to Alice Sorsby McGuffie recorded under Vol. 1037, Pg. 279 of the O.P.R.W.C. and Vol. 334, Pg. 585 of the W.C.D.R., to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

THENCE, N 86°27'47" E, a distance of 251.74 feet along and with the common line of said 377.77 acre tract and said 7.399 acre tract to a point lying on the West right-of-way line of said F.W. 362 and being the Northeast corner of said 377.77 acre tract and the herein described tract, same being the Southeast corner of said 7.399 acre tract, from which a 3/8-inch iron rod bears N 77°49'44" E, 0.96 feet;

THENCE, S 22°03'23" E, a distance of 177.18 feet along and with the West right-of-way line of said F.M. 362 and the East line of said 377.77 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

THENCE, S 50°48'06" W, a distance of 193.01 feet over and across said 377.77 acre tract to the POINT OF BEGINNING and containing 1.501 acres (65,370 square feet) of land.

WALLER COUNTY
MUD NO 40
WATER PLANT NO 1

A SUBDIVISION OF 1.501 ACRES OF LAND
LOCATED IN THE
IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93
WALLER COUNTY, TEXAS

RESERVE: 1 BLOCK: 1
SCALE: 1"=60' DATE: AUGUST, 2025

OWNER: MRP HNH, B, A DELAWARE LIMITED LIABILITY COMPANY 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034	LAND PLANNER: META PLANNING + DESIGN 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494 281-810-1422
---	--



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
CONTACT IF REQUIRED

**Attachment 4: Applicants declaration of compliance
with BGCD's management plan**



September 3, 2025

Bluebonnet Groundwater Conservation District
1903 Dove Crossing, Suite A
P.O. Box 269
Navasota, Texas 77868

Re: WCMUD No. 40 Water Conservation Plan and Drought Contingency Plan
Water Plant Regulatory Review Submittal
BGE Job No. 14847-00

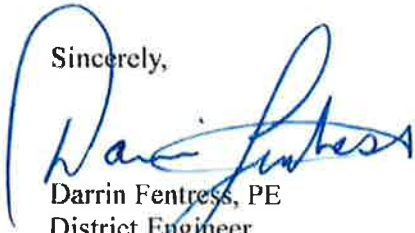
To whom it may concern:

Waller County Municipal Utility District No.40 (the "District") was created by the Texas Legislature during the 2023 session. The District is in the beginning stages of organization and has yet to adopt a Water Conservation Plan or Drought Contingency Plan.

The District will comply with Bluebonnet Groundwater Conservation District's "District Management Plan" and all rules, policies and Board actions when creating and adopting the District's Water Conservation and Drought Contingency Plans.

Should you have any questions or need additional information, please contact me at 832-592-2793 or by email at dfentress@bgeinc.com.

Sincerely,

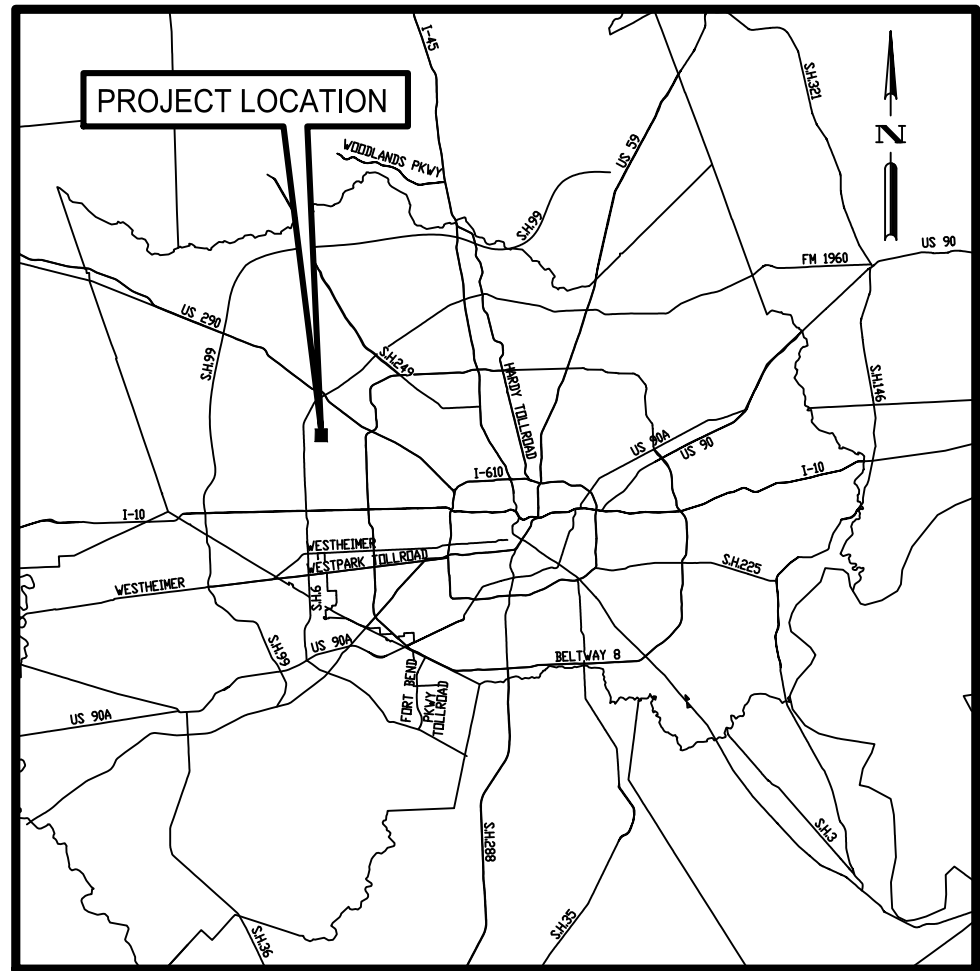


Darrin Fentress, PE
District Engineer
TBPE Registration No. F-1046

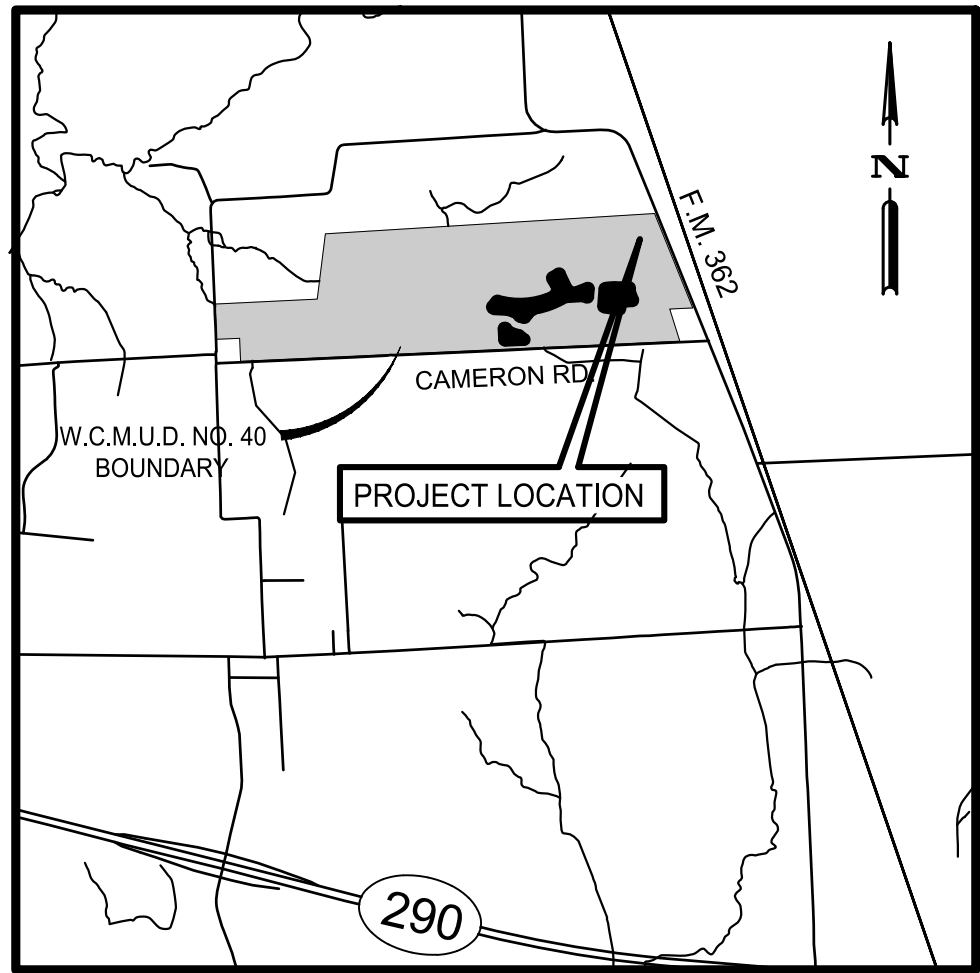
cc: Richard Muller, Jr. – Muller Law Group
Dan Whitton – New Home Co.
BGE, Inc.

**Attachment 5: Water Plant Site plan and Water Well
Profile**

WCMUD NO. 40
CONSTRUCTION PLANS FOR
CAMERON PRAIRIE WATER PLANT
PHASE 1



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.
WALLER COUNTY
KEY MAP 282A
ZIP CODE 77484

PRIOR TO THE CONSTRUCTION OF THESE FACILITIES WITHIN OR BY THE DISTRICT, THE DISTRICT OR ITS ENGINEER WILL GIVE WRITTEN NOTICE BY REGISTERED OR CERTIFIED MAIL TO THE DIRECTOR OF HOUSTON PUBLIC WORKS, CITY OF HOUSTON STATING THE DATE SUCH CONSTRUCTION WILL BE COMMENCED.

AUGUST 2025

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL CONSTRUCTION NOTES
3	SYSTEM FLOW SCHEMATIC (SHEET 1 OF 2)
4	SYSTEM FLOW SCHEMATIC (SHEET 2 OF 2)
5	PIPE, VALVE, AND INSTRUMENT SCHEDULES
6	SITE PLAN
7	PAVING AND DRAINAGE PLAN
8	YARD PIPING PLAN
9	WATER WELL NO. 1
10	WATER WELL NO. 1 DETAILS
11	GROUND STORAGE TANK NO. 1
12	GROUND STORAGE TANK PIPING DETAILS
13	GROUND STORAGE TANK DETAILS (1 OF 3)
14	GROUND STORAGE TANK DETAILS (2 OF 3)
15	GROUND STORAGE TANK DETAILS (3 OF 3)
16	HYDROPNEUMATIC TANK
17	BOOSTER PUMP
18	BOOSTER PUMP SECTIONS
19	CHEMICAL BUILDING PLAN
20	MCC PAD
21	GROUND STORAGE TANK MECHANICAL DETAILS
22	GROUND STORAGE TANK PIPE SUPPORT DETAILS
23	MISCELLANEOUS DETAILS (SHEET 1 OF 3)
24	STORM WATER POLLUTION PREVENTION PLAN
25	STORM WATER POLLUTION PREVENTION DETAILS

THIS PROJECT WILL NOT ADVERSELY
AFFECT ADJOINING PROPERTIES

CONTACT WALLER COUNTY ENGINEERING
AT LEAST 48 HOURS PRIOR TO START OF
CONSTRUCTION AT (979)-826-7670 OR
ENGINEERINGINSPECTION@WALLERCOUNTY.US

OWNER/DEVELOPER:
MRP HNH, LLC
C/O KENNEDY LEWIS LAND AND RESIDENTIAL ADVISORS
501 OFFICE CENTER DRIVE, SUITE 350
FORT WASHINGTON, PA 19034

ONE- CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
48 HOURS NOTICE BEFORE YOU DIG,
DRILL, OR BLAST - STOP CALL
811 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1 (800) 344 - 8377

NOTE:
CONTRACTOR SHALL NOTIFY BROOKSHIRE-KATY DRAINAGE DISTRICT AT
LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
△			
△			
△			



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046

FOR INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE:
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES

BENJAMIN KOLMEIER, P.E.
TEXAS REGISTRATION NO.
143236

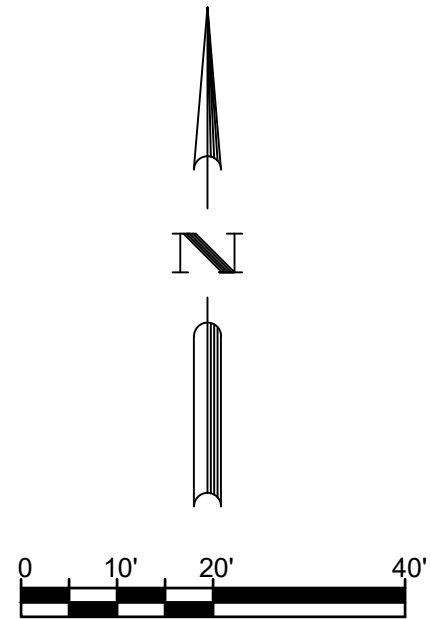
8/19/2025

WALLER COUNTY APPROVAL

J. ROSS MCCALL, P.E.
COUNTY ENGINEER

DATE

SHEET
NO: 1 OF 25



LEGEND

-
- PROPOSED CRUSHED CONCRETE PVM'T.
(SEE DETAIL SHEET ##)
-
- PROPOSED CHAINLINK FENCE
(SEE DETAIL SHEET ##)

POINT TABLE		
POINT #	NORTHING	EASTING
1	13963954.7901	2935290.7183
2	13963940.8264	2935235.5520
3	13963913.9578	2935315.4007
4	13963986.2427	2935311.9066
5	13963982.8895	2935353.2923
6	13964008.8891	2935278.5875
7	13964033.3656	2935351.5509
8	13963868.2176	2935273.5596
9	13963967.7402	2935181.3977
10	13963914.3262	2935269.4949
11	13963870.7442	2935281.6600
12	13963888.4558	2935290.9498
13	13963910.9299	2935248.1014
14	13963929.9953	2935168.6939
15	13963930.5832	2935238.4999
16	13963988.9272	2935279.8214
17	13963994.3382	2935367.3637
18	13963970.2510	2935250.9853
19	13963979.5408	2935233.2738
20	13964015.7774	2935390.0311
21	13963997.2621	2935414.6684
22	13963890.3098	2935409.5130
23	13963848.5659	2935410.4933
24	13963782.3763	2935329.3321
25	13963947.7069	2935177.9837
26	13963904.9393	2935120.2775
27	13964020.3237	2935140.5500
28	13963943.4442	2935186.1109
29	13963953.9714	2935219.8626

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
△			
△			
△			



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046

FOR INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE:
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES

BENJAMIN KOLMEIER, P.E.
TEXAS REGISTRATION NO.
143236

8/19/2025

WCMUD NO. 40

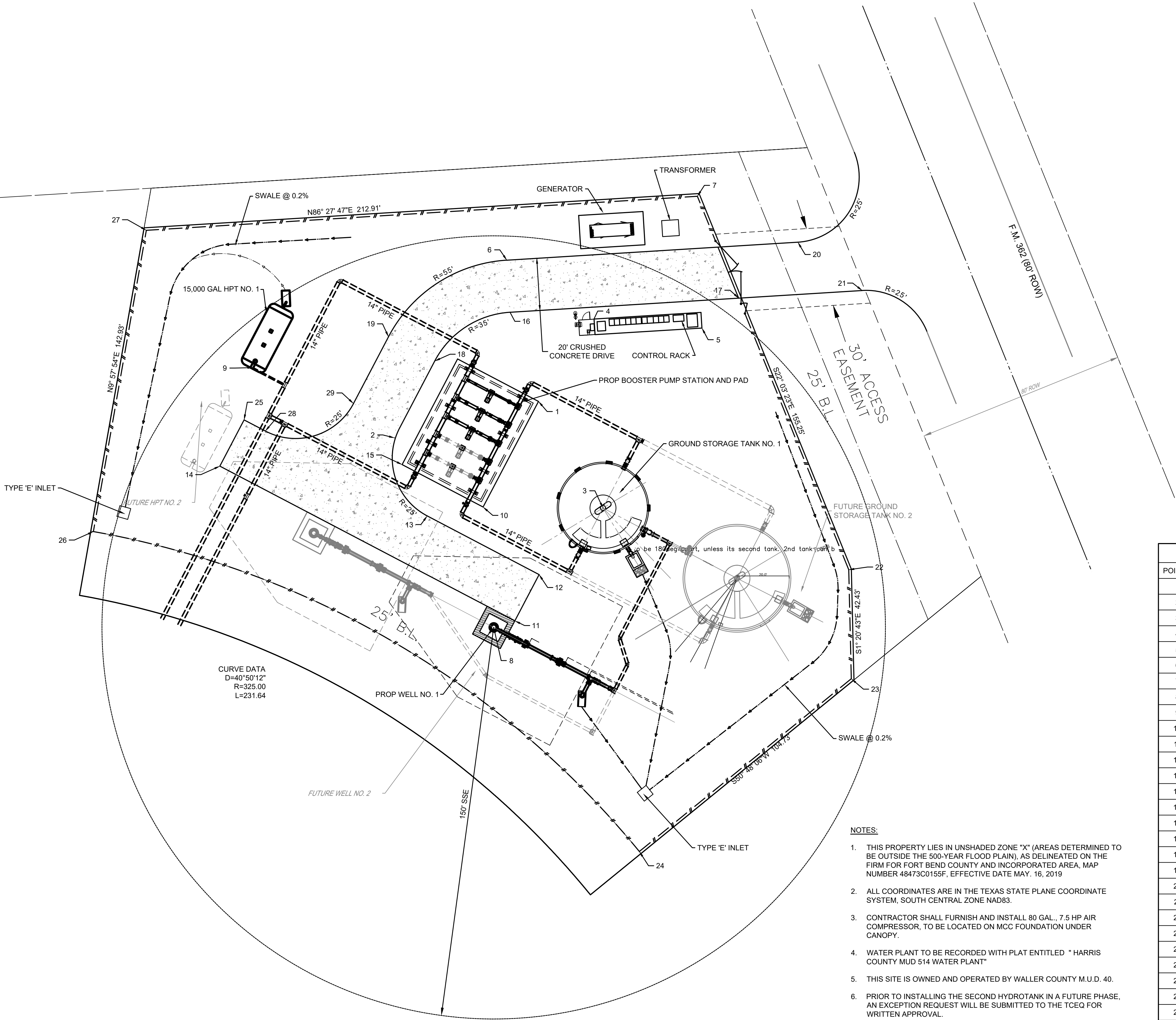
CAMERON PRAIRIE
WATER PLANT
PHASE 1

SITE PLAN

JOB NUMBER: 15194-00

SUBMITTED: BGE, INC.
SCALE: 1"=20'
DATE: AUGUST 2025
SURVEY BY: BGE, INC.

DESIGNED BY: J.T.S.
DRAWN BY: J.T.S.
SHEET NO: 6 OF 25 SHEETS
F B NO:



NOTES:

- THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), AS DELINEATED ON THE FIRM FOR FORT BEND COUNTY AND INCORPORATED AREA, MAP NUMBER 48473C0155F, EFFECTIVE DATE MAY. 16, 2019
- ALL COORDINATES ARE IN THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD83.
- CONTRACTOR SHALL FURNISH AND INSTALL 80 GAL., 7.5 HP AIR COMPRESSOR, TO BE LOCATED ON MCC FOUNDATION UNDER CANOPY.
- WATER PLANT TO BE RECORDED WITH PLAT ENTITLED " HARRIS COUNTY MUD 514 WATER PLANT"
- THIS SITE IS OWNED AND OPERATED BY WALLER COUNTY M.U.D. 40.
- PRIOR TO INSTALLING THE SECOND HYDROTANK IN A FUTURE PHASE, AN EXCEPTION REQUEST WILL BE SUBMITTED TO THE TCEQ FOR WRITTEN APPROVAL.
- ALL ABOVE GROUND PIPING COATING COLOR SHALL BE COLOR MATCHED TO GROUND STORAGE TANKS.
- MAX PERMISSIBLE SOUND LEVEL FOR THE GENERATOR IS 58dBA FOR THE NEAREST RESIDENT PROPERTY.



Attachment 6: Pollution Hazard Survey

Well Pollution Hazard Survey Checklist

PWS Name Waller County MUD 40 PWS ID _____ Well Well No. 1

Any of the following within 50 feet of the well:	Yes or No
• Sanitary sewer ¹	No
• Septic tank other tanks used to hold or treat sewage or sewerage appurtenance	No
• Storm Sewer ¹	No
• Cemetery	No
• Livestock in pastures	Yes

Proposed well location is currently within pasture land with livestock. Livestock will be removed when well is constructed and proper fencing will be installed to TCEQ Rules when well is completed.

¹ Sanitary or storm sewers constructed of ductile iron or PVC pipe with a working pressure of at least 150 pounds per square inch and meeting American Water Works Association standards, and with pressure type joints may be located at a distance of less than 50-feet, but no closer than 10-feet to the well.

Any of the following within 150 feet of the well:	
• Septic tank perforated drainfield	No
• Areas irrigated by low dosage, low angle spray on-site sewage facilities	No
• Absorption and/or evapotranspiration bed	No
• Improperly constructed water well ²	No
• Underground petroleum and chemical storage tank	No
• Liquid petroleum or chemical transmission pipeline	No

² An improperly constructed well includes all wells not constructed to public water well standards (e.g. residential wells, industrial wells, agricultural wells).

Any of the following within 300 feet of the well:	
• Sewage wet well	No
• Sewage pumping station	No
• Drainage ditch which contains industrial waste discharges or wastes from sewage treatment systems	No

Any of the following within 500 feet of the well:	
• Sewage treatment plant	No
• Animal feed lots	No
• Solid waste disposal sites	No
• Lands on which sewage plant or septic tank sludge is applied	No
• Lands irrigated by sewage plant effluent	No

Any of the following within 0.25-miles of the well including but not limited to: known abandoned or inoperative wells, landfills, dumpsites, animal feed lots, military facilities, industrial facilities, wood-treatment facilities, liquid petroleum and petrochemical production, storage and transmission facilities, Class 1, 2, 3, 4 or 5 injection wells, and pesticide storage and mixing facilities.	No
---	----

All found well pollution hazards have been shown on attached map or site drawing	
--	--

Eric Seeger

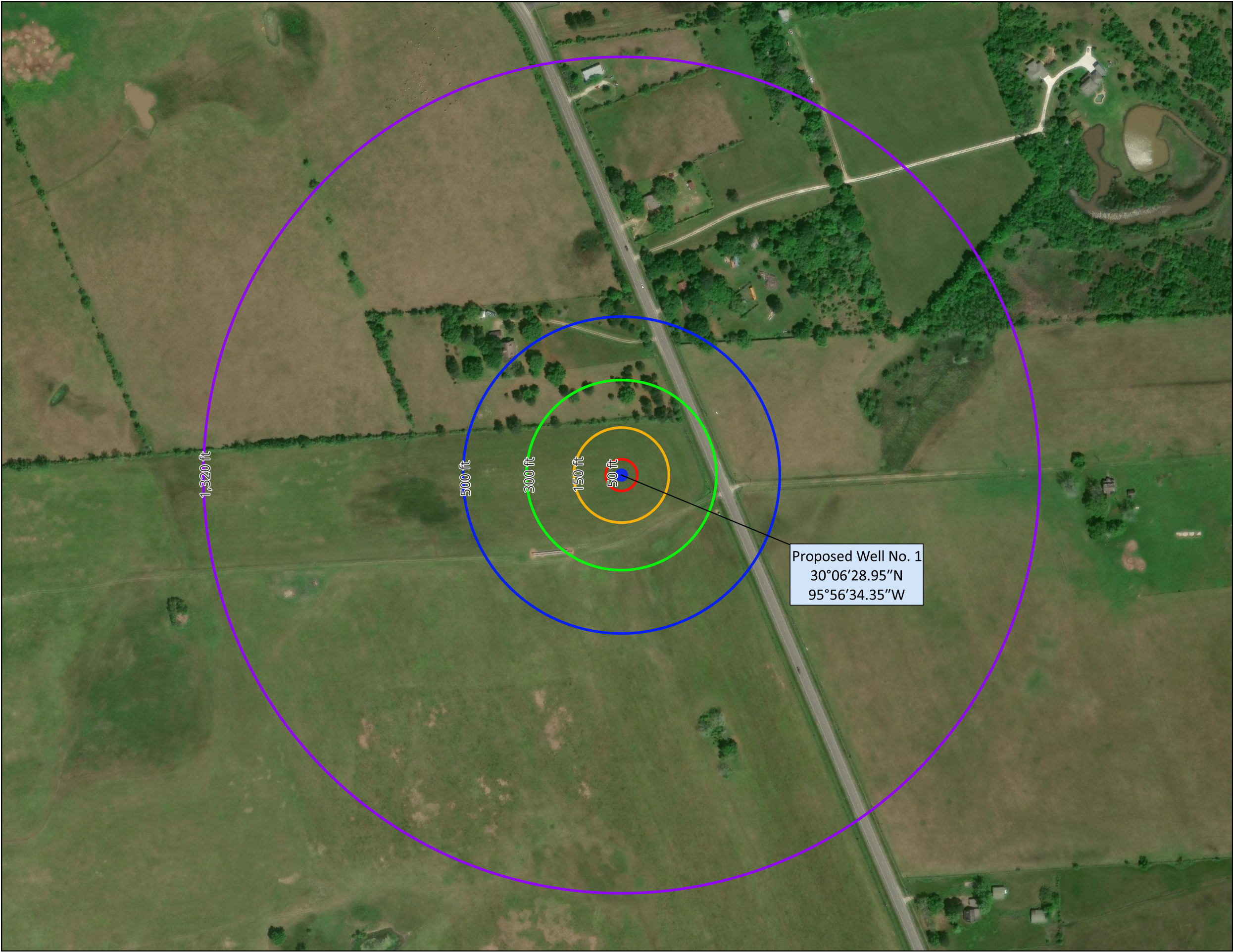
 Printed Name of Person
 Responsible for Hazard Survey



 Signature

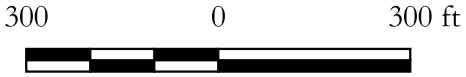
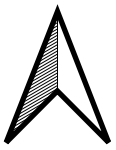
8/20/2025

 Date



Explanation

- Proposed Well No 1
- 50 ft Buffer
- 150 ft Buffer
- 300 ft Buffer
- 500 ft Buffer
- Well-1320ftBuffer



Waller County
MUD 40

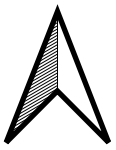
Pollution Hazard Survey
Location Map





Explanation

- Proposed Well No 1
- 50 ft Buffer
- 150 ft Buffer
- 300 ft Buffer
- 500 ft Buffer
- Well-1320ftBuffer



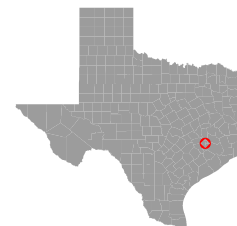
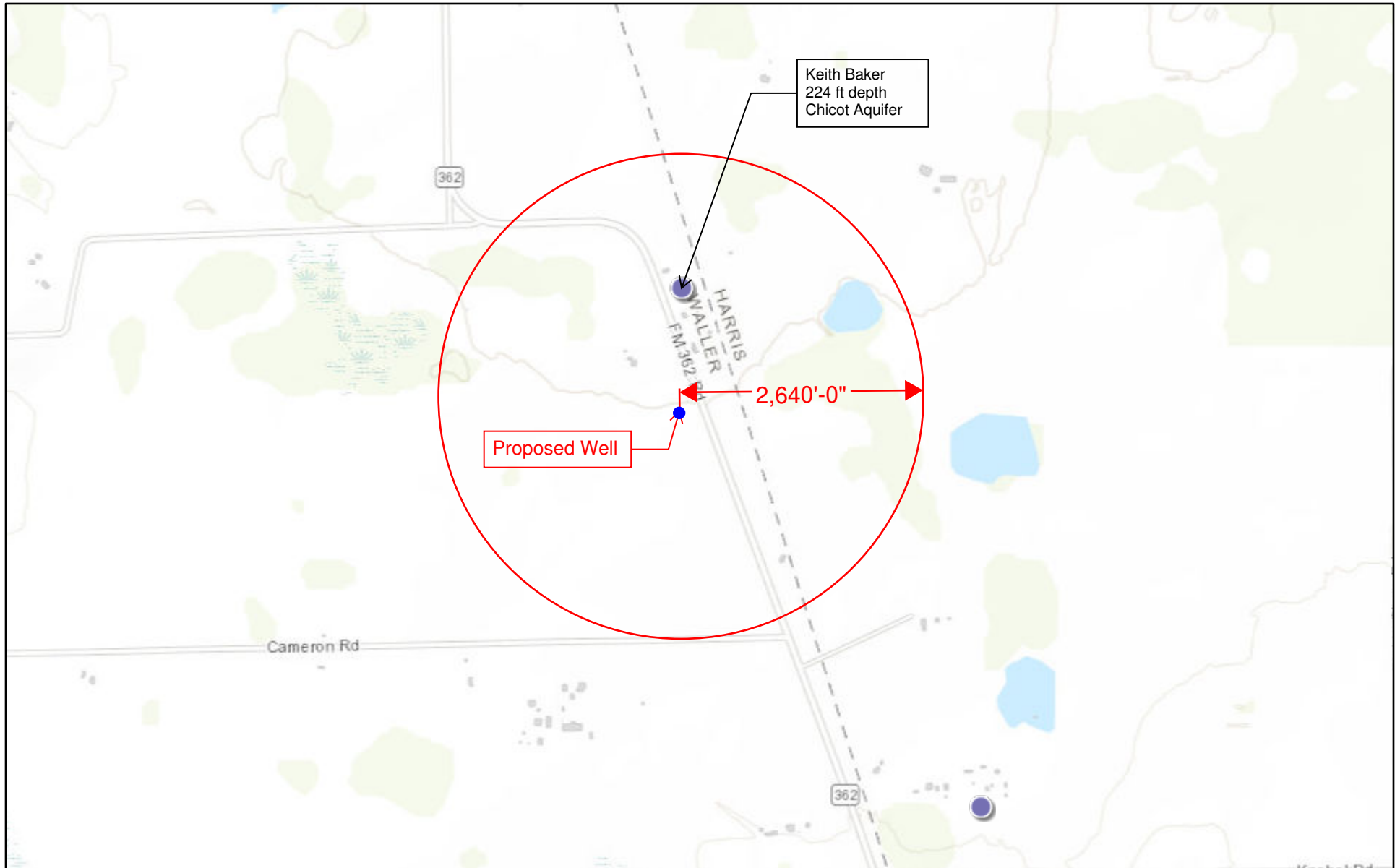
Waller County
MUD 40

Pollution Hazard Survey
50 foot Radius



Attachment 7: Half Mile Radius Map of Nearby Wells

WCMUD 40 Water Well



**Attachment 8: Projected Effect of the Proposed
Withdrawal**



September 4, 2025

Bluebonnet Groundwater Conservation District
1903 Dove Crossing, Suite A
P.O. Box 269
Navasota, Texas 77868

Re: Waller County Municipal Utility District No. 40
Water Plant No. 1 Phase 1
BGE, Inc. TBPE Firm Registration No. F-1046

Dear Mr. Holland:

This statement is in regards the impact of the proposed well on aquifer conditions, depletion subsidence, or the effects on the existing permit holders or other groundwater users in the District.

BGE and Waller County MUD 40 would like to engage the Bluebonnet Groundwater Conservation District to prepare the Phase I-a Hydrogeologic Report, and enclosed the fee with this application. As for impacts of the proposed well on other water users, there is one private water well within 0.5 miles of the proposed well (Attachment 7). As the private well is withdrawing from the much shallower Chicot aquifer, and the proposed well is targeting layers of the Evangeline aquifer approximately 500 to 600 feet deeper (Attachment 5), there should be no impacts to the private water well water use.

Sincerely,

A handwritten signature in black ink that reads "Ben Kolkmeier".

Ben Kolkmeier P.E.
Project Manager

**Attachment 9: Applicants declaration of compliance
with well plugging guidelines and notification of
applicable authorities, including the BGCD**



September 4, 2025

Bluebonnet Groundwater Conservation District
1903 Dove Crossing, Suite A
P.O. Box 269
Navasota, Texas 77868

Re: Declaration of Compliance with Well Plugging Guidelines
Waller County Municipal Utility District No. 40
Water Plant No. 1 Phase 1
BGE, Inc. TBPE Firm Registration No. F-1046

Dear Mr. Holland:

The proposed water well of this application will be designed with all AWWA standards and TCEQ 290.41 rules. The driller selected will be required to have current Texas Water Well Drillers licenses from the Texas Department of Licensing and Regulation (TDLR) for the type of drilling specified. Construction of the water well will be monitored by BGE, inc.

In the event of abandonment of the proposed well or any test well drilled in these efforts, the well will be closed and plugged with cement according to 16 TAC Chapter 76, all other TCEQ requirements, and the requirements of BGCD. A plugging report would then be submitted to BGCD, TCEQ, and TLDR.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Kolkmeier", written in a cursive style.

Ben Kolkmeier P.E.
Project Manager

Attachment 10: Letters of refusal from nearby water districts

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 40

WATER TREATMENT PLANT

WATER UTILITIES WITHIN HALF A MILE OF SERVICE AREA

The following two (2) Cities or Municipal Utility Districts (MUDs) are the only districts whose corporate boundary or certificate service area boundary are within half a mile of the proposed service area boundary:

1. City of Prairie View ETJ
2. City of Waller ETJ



July 29, 2025

City of Prairie View

44500 Business Highway 290
P.O. Box 817
Prairie View, TX 77446

Re: Request for Service for Waller County MUD 40 (WCMUD 40)
Located west of FM 362 and north of Cameron Rd

Dear Representative of the City of Prairie View:

BGE, Inc. is in the process of preparing a submittal package to obtain approval from the TCEQ to construct a new water system to serve future single family residential in WCMUD 40.

TCEQ rules require that we contact all existing water supply utilities within a half mile radius to determine if an existing utility is willing to provide retail water service to the proposed development. It is anticipated that WCMUD 40's ultimate permanent water capacity requirement will be approximately 1,082 ESFCs.

In accordance with the TCEQ requirements we are hereby requesting your response regarding the possibility of providing water service to the proposed development. Please indicate whether your District is willing to provide service and return a copy of this letter indicating if capacity is available. If so, please indicate what is required to consider an application for service, including line extension charges, tap fees, etc. In addition, please include a copy of your rate order.

Your response to this request is greatly appreciated. Responses can be sent by email to kkane@bgeinc.com, or by regular mail, to my attention. If you have any questions, please call me at (713) 488-8327.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle Kane", written over a light blue horizontal line.

Kyle Kane
Engineer III

Serving. Leading. Solving.™

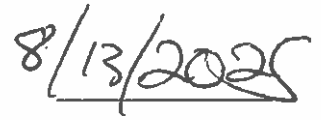
BGE, Inc. · 10777 Westheimer Road, Suite 400 · Houston, Texas 77042 · 281-558-8700 · www.bgeinc.com

☐ YES, there is capacity available to serve the proposed District

☒ NO, there is not enough capacity available to serve the proposed District.


Signature

City of Prairie View


Date



July 29, 2025

Director of Public Works
c/o Daniel Wilson

City of Waller

Waller City Hall
1218 Farr St.
Waller, TX 77484

Re: Request for Service for Waller County MUD 40 (WCMUD 40)
Located west of FM 362 and north of Cameron Rd

Dear Mr. Daniel Wilson:

BGE, Inc. is in the process of preparing a submittal package to obtain approval from the TCEQ to construct a new water system to serve future single family residential in WCMUD 40.

TCEQ rules require that we contact all existing water supply utilities within a half mile radius to determine if an existing utility is willing to provide retail water service to the proposed development. It is anticipated that WCMUD 40's ultimate permanent water capacity requirement will be approximately 1,082 ESFCs.

In accordance with the TCEQ requirements we are hereby requesting your response regarding the possibility of providing water service to the proposed development. Please indicate whether your District is willing to provide service and return a copy of this letter indicating if capacity is available. If so, please indicate what is required to consider an application for service, including line extension charges, tap fees, etc. In addition, please include a copy of your rate order.

Your response to this request is greatly appreciated. Responses can be sent by email to kkane@bgeinc.com, or by regular mail, to my attention. If you have any questions, please call me at (713) 488-8327.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle Kane", written over a horizontal line.

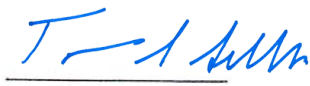
Kyle Kane
Engineer III

Serving. Leading. Solving.™

BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com

YES, there is capacity available to serve the proposed District

 X NO, there is not enough capacity available to serve the proposed District.



Signature

City of Waller – City Engineer

7-31-2025

Date

William R. Hutchison, Ph.D., P.E., P.G.
Independent Groundwater Consultant
909 Davy St.
Brenham, TX 77833
512-745-0599
billhutch@texasgw.com
www.texasgw.com

September 8, 2025

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

RE: Phase I-a Report: Waller County MUD 40

Dear Mr. Holland,

This letter represents the Phase I-a report for the Waller County MUD 40 well permit application that I received from you on September 5, 2025.

“Estimated Annual Water Production” is 160 million gallons per year, 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 the well is in HAGM row 34, column 87. However, this cell is mostly in Harris County and is not included in the BGCD database for HAGM parameters.

Figure 1 presents the location of the well, the model grid, and the county line. Please note that, for purposes of this Phase I-a report, the data from the nearby row 34, column 86 (which is classified as a Waller County cell) are used.

The applications noted well depth of 1,250 feet, which would place the bottom of the well below the bottom of the Evangeline Aquifer (HAGM layer 2). The bottom of the Evangeline Aquifer at this location is estimated to be 1,041 feet below ground surface. As noted in the application, the geophysical log of the pilot hole should be useful in finalizing the well depth.

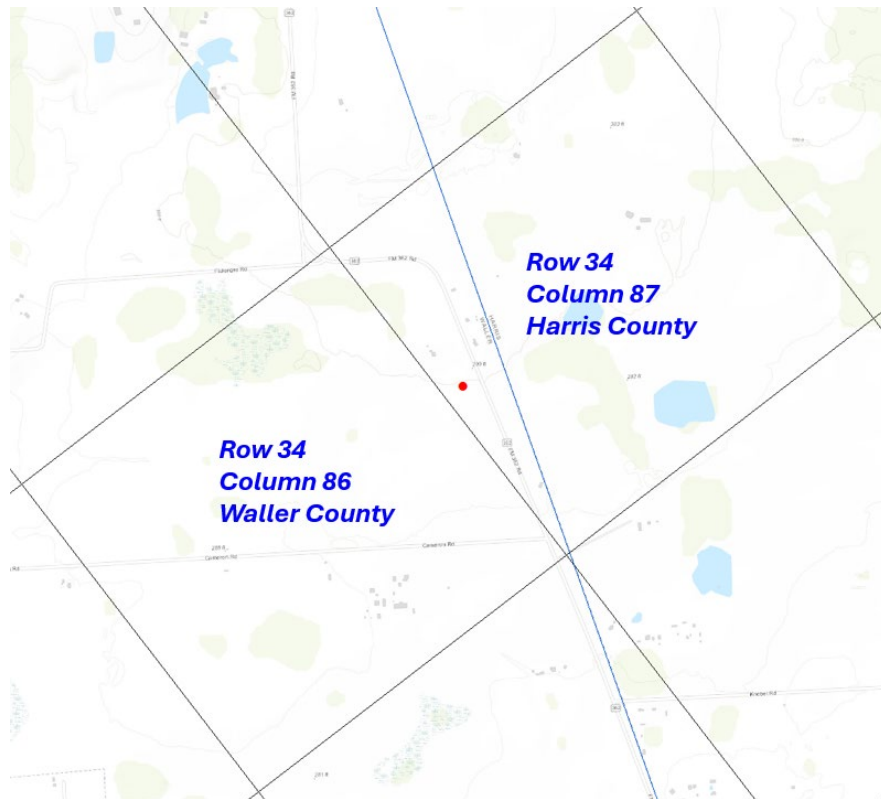


Figure 1. WCMUD 40 Well Location, Model Grid, and County Line

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 34, column 86 were copied and transposed into the spreadsheet *WCMUD 40 Phase I-a Tables.xlsx*. Results from the Chicot and Evangeline layers (except for the Theis Results) are summarized into four tables as follows:

- Table 1: Grid Parameters
- Table 2: HAGM Parameters
- Table 3: HAGM Results
- Table 4: Theis Parameters

Table 1. Grid Parameters for Waller County MUD 40

County Name	Waller	Waller
County Code	237	237
Outcrop Layer	1	1
Layer	1	2
Row	34	34
Column	86	86
x-coordinate (GAM-ft)	6199157	6199157
y-coordinate (GAM-ft)	19290408	19290408
Surface Elevation (ft MSL)	287	287
Cell Top Elevation (ft MSL)	287	143
Cell Bottom Elevation (ft MSL)	143	-754
Cell Thickness (ft)	144	897
Clay Thickness (ft)	99	333
Clay Thickness (% of Cell Thickness)	68.75	37.12

Table 2. HAGM Parameters for Waller County MUD 40

County Name	Waller	Waller
County Code	237	237
Outcrop Layer	1	1
Layer	1	2
Row	34	34
Column	86	86
Hydraulic Conductivity (ft/day)	5.85	2.00
Transmissivity (gpd/ft)	6,303	13,419
Leakage (1/day)	2.20E-05	9.10E-06
Storativity (dimensionless)	1.00E-01	3.60E-04
Elastic Storativity (dimensionless)	2.48E-05	8.40E-05
Inelastic Storativity (dimensionless)	2.48E-03	8.40E-03

Table 3. HAGM Results for Waller County MUD 40

County Name	Waller	Waller
County Code	237	237
Outcrop Layer	1	1
Layer	1	2
Row	34	34
Column	86	86
Groundwater Elevation in 2009 (ft MSL)	189	178
Groundwater Elevation in 2080 (ft MSL)	144	123
DFC Drawdown (ft)	45	56
Artesian Head (ft)	-98	35
Subsidence in 2009 (ft)	0.23	0.23
Subsidence in 2080 (ft)	0.9	0.9
Subsidence from 2009 to 2080 (ft)	0.67	0.67
Cell Pumping in 2009 (AF/yr)	0	50.69
Cell Pumping in 2080 (AF/yr)	0	35.37

Table 4. Theis Parameters for Waller County MUD 40

County Name	Waller
County Code	237
Outcrop Layer	1
Layer	2
Row	34
Column	86
Drawdown in Production Well at 100 gpm for 36 hours	15.39
Drawdown 1/2 mile from Production Well at 100 gpm for 36 hours	0.94
Drawdown 1/2 miles from Production Well at 100 gpm for 1 year	5.44
Drawdown-Pumping Ratio for Production Well for 36 hours	0.15391
Drawdown-Pumping Ratio for 1/2 mile from Production Well for 36 hours	0.00944
Drawdown-Pumping Ratio for 1/2 mile from Production Well for 1 yr	0.05444

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 Waller County MUD 40

Production Summary	Value
Annual Permit Production Limit (gallons)	160,000,000
Annual Permit Production Limit (acre-feet)	491
Average Pumping Rate (gpm)	304
Average Pumping Rate (cfd)	58,604
3X Average Pumping Rate (gpm)	913
Permit Capacity Rate (gpm)	1,000

Evangeline		
Drawdown Calculations	Drawdown-Pumping Ratios	Calculated Drawdown (ft)
Production Well - 36 hours (3X avg pumping)	0.15391	140.56
1/2 mile from Production Well - 36 hours (3X avg pumping)	0.00944	8.62
1/2 mile from Production Well - one year (avg pumping)	0.05444	16.57

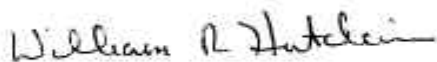
These data represent the best integrated data of the area from a regional perspective. The local-scale data will be developed as part of the Phase II investigation. This will include more site-specific information and data on aquifer depth, clay content, and aquifer parameters calculated from the 36-hour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