



Blanco-Pedernales Groundwater Conservation District

601 West Main Street, Johnson City, TX 78636 | 830) 868-9196 | office@blancogroundwatertx.gov

BOARD ORDER NO. 20260416-2

STATE OF TEXAS

COUNTY OF BLANCO

ORDER GRANTING COMMERCIAL PERMIT TO THE WOODS at FLAT ROCK CREEK

WHEREAS:

- The Blanco-Pedernales Groundwater Conservation District ("District") is a political subdivision of the State of Texas, created and operating under the authority of Chapter 36 of the Texas Water Code;
- The District has adopted rules governing the permitting and regulation of groundwater wells within its jurisdiction;
- On April 16, 2026, the District held a public hearing at 601 West Main St., Johnson City, TX, to consider the application of The Woods at Flat Rock Creek, for a permit to withdraw groundwater for Public Water Supply use from a well located near the intersection of Old Marble Falls Rd and Lincoln Smith Rd, Round Mountain, TX, 78663 (Latitude 30.454167° N, Longitude 98.319167° W);
- Notice of the public hearing was published in the *Johnson City Record-Courier* newspaper, generally circulated in Blanco County, on March 25, 2026, accompanied by a notarized affidavit of publication, in accordance with the district rules and Texas Water Code Chapter 36;
- The applicant requested authorization to withdraw groundwater for a public water supply to service 76 lots of single-family residential homes;

- From the Report of Findings (§IV.4. Groundwater Availability), an Aquifer Test was performed on BPGCD Well #20240093 on October 29, 2024, and the Report of Findings was sealed on December 2, 2024;
- Said Report determined the total water demand at full build-out to be 29.80 acre-feet annually (9,710,360 gallons per year), based on the assumption that the water system will utilize a single well with a capacity of 46 GPM to serve 76 connections;
- The Board has reviewed the application, considered public comment, and finds that the application complies with District Rules and the requirements of Chapter 36 of the Texas Water Code;
- The permit application was administratively complete on April 2, 2026;
- A monitoring well has been installed approximately 174 ft east of the permitted well. The monitoring well is registered under Well Registration No. 20240094 and is located at Latitude 30.454167° N, Longitude 98.318611° W;
- An Entrance/Property Owners Association (POA) well has been installed approximately 2,163 ft southwest of the permitted well. The POA well is registered under Well Registration No. 20250082 and is located at Latitude 30.448333° N, Longitude 98.320556° W;
- The water withdrawn under this permit is intended to serve the public water supply within the applicant's Certificate of Convenience and Necessity (CCN), and the permit should be conditioned accordingly;
- Based upon the analyses of the aquifer testing, drawdown estimates were calculated after 10 years and 30 years of continuous production. The pumping volume represents the total water demand at full build out of the subdivision (29.80 acre-feet/year), with a pumping capacity of 46 gpm for 76 connections.

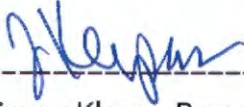
NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS THAT:

1. The application of The Woods at Flat Rock Creek for groundwater withdrawal permit is hereby GRANTED, subject to the following conditions:
 - **Point of Use:** The permitted well is located at Latitude 30.454167° N, Longitude 98.319167° W, near the intersection of Old Marble Falls Rd and Lincoln Smith Rd, Round Mountain, TX, 78663.
 - **Place of Use:** Water withdrawn under this permit shall be used solely within the current boundaries of the permittee's Certificate of Convenience and Necessity (CCN).
 - **Purpose:** The permitted well shall be used solely for Municipal/Residential Water Supply to serve the single-family residential subdivision known as "The Woods at Flat Rock Creek."
 - **Pumping Rate:** The maximum pumping rate shall not exceed 46 gallons per minute (gpm), operated for approximately 9.64 hours per day.
 - **Annual Use:** The maximum annual withdrawal shall not exceed 9,710,360 gallons per year (29.80 acre-feet per year).
 - **Daily Use:** The maximum daily withdrawal shall not exceed 26,600 gallons per day.
 - **Metering Requirement:** The permittee shall install and maintain certified meters on **all wells** authorized under this permit (including the permitted well, the monitoring well, and the POA well). Meters must be calibrated and maintained in good working order at all times. All meter readings shall be reported to the District on a quarterly basis in accordance with District Rules.
 - This permit shall be designated as Permit No. P-20240093 and applies to Well Registration No. 20240093.
 - **Monitoring Requirement:** The permittee shall maintain the monitoring well (Well Registration No. 20240094) located 174 ft east of the permitted well at Latitude

30.454167° N, Longitude 98.318611° W and submit quarterly water level and water quality reports for both wells to the District. The monitor well may not be used for any other purpose.

- **POA Well Requirement:** The permittee shall maintain the Property Owners Association (POA) well (Well Registration No. 20250082) located 2,163 ft southwest of the permitted well at Latitude 30.448333° N, Longitude 98.320556° W. This well may only be used for Irrigation of the Property Owners Association common grounds and Fire Suppression. The well shall not be used outside of the current boundaries of the CCN.
 - **Property Size Reference:** The permit pertains to the 305 acres of The Woods at Flat Rock Creek, Abstract A0160, mailing address 704 2nd Street, Marble Falls, TX, 78654.
 - The permittee shall comply with all applicable District Rules, including but not limited to reporting, metering, conservation, and well construction standards.
 - The permittee shall comply with all requirements of the District Rules and Chapter 36 of the Texas Water Code, including any future amendments thereto.
 - The permit is subject to amendment, revocation, or cancellation if the Board determines that continued operation would be contrary to District Rules, the Texas Water Code, or the public welfare.
2. The District staff is directed to issue the permit and monitor compliance in accordance with District procedures.
 3. This Order shall be effective immediately upon adoption.
 4. This written order fulfills District Rule 8.2.i, which requires the Board to issue a written order or resolution reflecting its decision. The proposal that the Board has approved shall be attached to this written order or resolution.

PASSED AND APPROVED this 16th day of APRIL 2026, by the Board of Directors of the Blanco-Pedernales Groundwater Conservation District.



Jimmy Klepac, Board President

Date: April 16, 2026



Greg Stevens, Board Secretary

Date: April 16, 2026