



Blanco-Pedernales Groundwater Conservation District

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BOARD ORDER NO. 20260820-1

FINAL ORDER GRANTING COMMERCIAL PERMIT TO LAGOM RANCH, LLC

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 **February 19, 2026, the District held a public hearing** at 601 West Main St., Johnson City, TX, to consider the application of Lagom Ranch, LLC for a permit to withdraw groundwater for commercial use from a well located at 2501 Old Red Ranch Road, Dripping Springs, TX, 78620 (Latitude 30.230361 N, Longitude 98.222586 W) (the “Application”).
- **Notice of the public hearing** was published in the *Johnson City Record Courier* and the Blanco News newspapers that are generally circulated in Blanco County on January 28, 2026, February 4, 2026, and February 11, 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 up to 977,553 gallons per year (3.0 acre-feet per year)** for a public water supply to service 20 cabins used for commercial lodging.
- Several persons filed protest against the Application, and those protests were referred to a Hearing Examiner who held a preliminary hearing on July 20, 2026 to determine if any of the parties had standing to protest the application and had raised justiciable issues. The Hearing Examiner issued a **Proposal for Decision on July 24, 2026**. The **Proposal for Decision included Findings of Fact and Conclusions of Law**, and **recommended the Board**

deny the requests for contested case hearing because the protestants failed to establish a personal justiciable interest under Texas Water Code §36.415 and applicable District Rules.

- The Board has reviewed the findings of fact and conclusions of law presented in the Proposal for Decision issued by the Hearing Examiner, and hereby adopts the Proposal for Decision as a Final Order.
- The Board has reviewed the Application and considered public comment, and hereby finds that the Application complies with District Rules and the requirements of Chapter 36 of the Texas Water Code.
- The **Application was administratively complete on January 14, 2026**, which predates the temporary suspension of new non-exempt drilling, operating, and transport permit applications that became effective on January 15, 2026 (see “Temporary Suspension Resolution 2026-001”). Because the Application was administratively complete before the suspension took effect, it remains eligible for approval under the “Exceptions” provision of the suspension resolution.
- **The permitted well is an existing well that will be converted into a Public Water Supply (PWS) well.**
- A **monitoring well** has been installed approximately 554 ft southwest of the permitted well. The monitoring well is registered under Well Registration No. 20250126 and is located at Latitude 30.228889 N, Longitude 98.223056 W.
- Survey comments (Lagom Ranch Resort – Plat Review Comments, 7.60 acres, Blanco County, TX) include:
- Drainage is required by Local Rule 6.1.D; all wells must be completed with a proper drainage system and a watertight sanitary seal to prevent pollutants from entering the wellhead;
- The current easement design around the wellheads is insufficient; the overall drainage system must be adequate to protect groundwater quality around each wellhead; and
- Both the existing well (registered as Well 20250112) and the new well (registered as Well 20250112) lie inside the easement; therefore, each well’s drainage plan must either coordinate with the easement’s planned ditches to ensure water moves away from the

wellhead with sufficient capacity to keep pollutants from reaching the well, the nearby aquifer, and the surrounding area, or to allow the use of elevated pads.

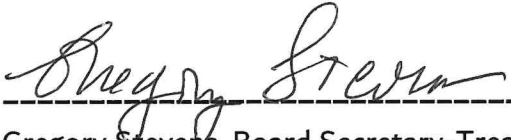
- **TCEQ conditionally approved the PWS under PWS CG_Hays_CO_20250926_Exception** dated September 26, 2025, to address well casing material and pressure cementing requirements. Applicant has until September 26, 2028, to respond to TCEQ conditions.

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

1. The application of Lagom Ranch, LLC for groundwater withdrawal permit is hereby **GRANTED**, subject to the following conditions:
 - a) Maximum annual withdrawal shall not exceed **977,553 gallons per year (3.0 acre-feet per year)** from the permitted well.
 - b) The permitted well is located at 2501 Old Red Ranch Road, Dripping Springs, TX, 78620 (Latitude 30.230361, Longitude -98.2225586).
 - c) This permit shall be designated as **Permit No. P-20250112** and applies to **Well Registration No. 20250112**.
 - d) **Use Restrictions:** The permitted well shall be used solely for the public water supply of a commercial lodging consisting of 20 cabins.
 - e) **Monitoring Requirement:** The permittee shall maintain the monitoring well (Well Registration No. 20250126) located 554 ft southwest of the permitted well at Latitude 30.228889 N, Longitude 98.223056 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. The District may install, program, operate, and maintain telemetry equipment or other monitoring devices to measure and record water levels throughout the year of the Monitor Well. The Permittee shall provide reasonable access necessary to install, operate, maintain, and inspect such equipment.
 - f) **Public Water System Conversion:** The permitted well, being an existing well, shall be converted to a Public Water Supply well in accordance with Texas Commission on Environmental Quality (TCEQ) regulations. The Permittee must complete all necessary notifications, certifications, and compliance measures before commencing commercial withdrawals.
 - g) **TCEQ:** The Permit is issued conditioned upon receipt by the District of all water sampling information submitted to TCEQ in support of the pressure cementing exception for the Public Water Supply identified in TCEQ letter PWS_CG_Hays_CO_20250926 Exception dated September 26, 2025, and a copy of TCEQ's final approval upon receipt. This permit will expire on December 31, 2028, if the District has not received a copy of the final approval from the TCEQ by September 26, 2028.

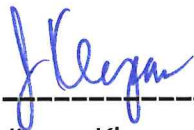
- h) **Drainage:** The well's drainage plan must either be coordinated with the easement's planned drainage ditches to ensure adequate removal of surface water and protection of groundwater quality or allow for wellhead elevated pads.
 - i) **Property Size Reference:** The permit pertains to the 7.60 acres of Lagom Ranch Resort, Abstract 1043, physical address: 2501 Old Red Ranch Road, Dripping Springs, TX, 78620, in Blanco County, Texas.
 - j) **Rule Compliance:** The permittee shall comply with all requirements of the District Rules and Chapter 36 of the Texas Water Code, including any future amendments thereto, including, but not limited to, reporting, metering, conservation, and well construction standards.
 - k) **Permit Review:** The General Manager is authorized to review the permit every five (5) years and, upon determining that revisions are necessary to protect District resources or ensure compliance with applicable rules and regulations, the Board, following notice and hearing, may amend permit conditions, monitoring requirements, reporting obligations, or other provisions as deemed appropriate. 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 20th day of **AUGUST 2026**, by the **Board of Directors of the Blanco-Pedernales Groundwater Conservation District.**



Gregory Stevens, Board Secretary-Treasurer

Date signed: August 20, 2026



Jimmy Klepac, Board President, At-large

Date signed: August 20, 2026

