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Preston Kolb
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

NOTICE OF HEARINGS AND MEETINGS OF THE BOARD OF DIRECTORS OF THE *LONE STAR GROUNDWATER CONSERVATION DISTRICT*

To be held on Tueday, August 11, 2026
Lone Star GCD – James B. "Jim" Wesley Board Room
655 Conroe Park North Drive
Conroe, Texas 77303

NOTICE OF SHOW CAUSE HEARING ON ENFORCEMENT MATTERS

TUESDAY, AUGUST 11, 2026 AT 4:00 P.M.

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Videoconference
(The videoconference opens at 3:45 P.M.)

1. Call to Order and Declare Hearing Open to the Public
2. Roll Call
3. Prayer and Pledges of Allegiance
4. Show Cause Hearing directing the below listed, ("Respondent(s)"), pursuant to District Rule 12.5, **for failure to submit 2025 production report and/or penalties per District Rules 10.6 and 12.3**, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

    1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2025 annual water production report and/or fines associated with timely submission;

    2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

    3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

1.	**Amerigas**	**OP-13101501-CHEV**
2.	**Ameritex Pipe & Products, LLC (Conroe Precast)**	**OP-21051201-CHEV**
3.	**Ancestral Supplements HQ**	**OP-22020701-JSPER**
4.	**Arif (Montessori Villa), Naushaba**	**OP-05110201A-CHEV**
5.	**Binder Science, LLC**	**OP-15012301-CHEV**
6.	**BMG 28 Unit LLC**	**OP-07041701B-CHEV**
7.	**Carlson (All Star Supply), Tom**	**OP-09062901-CHEV**
8.	**City of Magnolia (CHEV)**	**OP-04041601H-CHEV**
9.	**Conroe 1485, LLC (James Construction Group)**	**OP-24072402-CHEV**
10.	**Corinthian Point MUD No.2 (AWS Well)**	**AWS-13070803-CAT**
11.	**Destin Drywall and Paint Inc**	**OP-21041401-CHEV**

12.	Forword, Ross	OP-23060201-CHEV
13.	Fuentes, Flor	OP-14051902-CHEV
14.	Glory WPC1 LP CHEV	OP-12102902A-
15.	Grangerland Rentals, LLC	OP-08051901C-CHEV
16.	Gregurek , Jerry	OP-12051601A-CHEV
17.	GSL Partners Sub Three L.P.	OP02-0010-CHEV
18.	GT Bar, LLC	OP-10111702A-JSPR
19.	Hindu Temple of The Woodlands	OP-17082301A-CHEV
20.	Iglesia De Dios Pentecostes "Palabra Viva"	OP-19042301A-CHEV
21.	In , Ramy	OP-14062302B-CHEV
22.	Kingwood Football League(paid but contest)	OP03-0037A-CHEV
23.	Klintworth, Scott	OP-14091501A
24.	Lake Creek Ranch Ltd	HUPAG1500003B
25.	Larson (Allestec), Leslie	OP-07072401B-CHEV
26.	Mayoral Trucking LLC/Otoniel Mayoral	OP-14072101A-CHEV
27.	McCants Forest Land Limited Partnership	OPAG-05113001A-CHEV
28.	Mendoza, David Valdos	OP-22041801-CHEV
29.	Montgomery County E.S.D. #7	OP-17082501-CHEV
30.	Montgomery County MUD #150	OP-19012903A-JSPR
31.	Outpost Cove POA	OP-05072701-CHEV
32.	P & S Properties, LLC (Sapphire lessee)	OP-19102801-CHEV
33.	Paradise Cove Water System	OP-10050301C-CHEV
34.	Perge Properties, LLC	OP-13091001B-CHEV
35.	Popular Investments, LLC	OP-20100101-CHEV
36.	Premier Shell Investments, LLC	OP-16051801B-CHEV
37.	Project 1488 West Partners, LLC	OP-07121705B-CHEV
38.	Ray's Nursery	HUPAG1500017-CHEV
39.	REBTX Properties	OP-14050701C-CHEV
40.	Remberto and Carol Sanchez	OP-07031401A-JSPR
41.	Roberts, Jimmy	OP-22101101-CHEV
42.	RS Investments, LLC (Maximum Athletics)	OP-16011402B-CHEV
43.	Ruiz, Carlos	OP-09122301C-CHEV
44.	S. M. S. Machining, LLC	OP-07100203-CHEV
45.	Sandefer, Regina	OP-22062303-CHEV
46.	Southwind Freight	OP-13091601-JSPR
47.	SP Utility Co., Inc (Cypresswood Subdivision)	OP-21100601-CHEV
48.	SS Magnolia FM Road, LLC	OP-06012001B-CHEV
49.	TMT Holdings, LLC	OP-21052802-CHEV
50.	Tranquility Ranch Sand & Gravel	OP-18032101C-CHEV
51.	Villanueva, Ninfa	OP-23012401-CHEV
52.	WMC Steel, LLC	OP-19072404B-CHEV
53.	Woodhaven Forest Property Owners Association	OP-16032302-CHEV

A. Consider, discuss, and take action on matters raised in the above listed for show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 4.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 4.A.2. and taking all other enforcement action described in Agenda Item No. 4.A.3.

5. Show Cause Hearing directing the below listed, ("Respondent(s)"), pursuant to District Rule 12.5, **related to Water Use Fee, Late Fee and Notice of Violations (Outstanding) per District Rules 8.1, 8.6, 8.7, 8.8, and/or 12.3**, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

    1) issue a cease-and-desist order pursuant to District Rule 12.6(c) failure to submit 2026 annual Water Use Fees and/or fines associated with timely submission;

2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

Water Use Fee, Late Fee, & Notice of Violation Outstanding 8.1, 8.6, 8.7, 8.8, 12.3:

1.)	Alejandra & Jose Garcia	OP-21032202
2.)	Angel Texaco	OP-08102701D
3.)	Arissa Properties Office/Warehouse Water System	OP-23062001
4.)	Binder Science, LLC	OP-15012301
5.)	Bridgewood Farms	OP-09050501B
6.)	Carlos Ruiz	OP-09122301C
7.)	Conroe 1485, LLC (James Construction Group)	OP-24072402
8.)	David Valdos Mendoza	OP-22041801
9.)	Destin Drywall and Paint Inc	OP-21041401
10.)	E.F. Early's Bar B Que	OP-21082401A
11.)	Glory WPC1 LP	OP-12102902A
12.)	J. Beard Commercial V, LP	OP-09042702D
13.)	Jerry Gregurek	OP-12051601A
14.)	Jim (Wanda) Fox	OP-07120501A
15.)	Kingland-West 1	OP-19041601A
16.)	Lake Conroe Forest HOA	OP-11081001
17.)	Loving Care Personal Care Home & Services	OP-22102001
18.)	McCants Forest Land Limited Partnership	OPAG-05113001A
19.)	Montgomery County MUD #150	OP-19012903A
20.)	Montgomery County MUD #164	OP-19012902D
21.)	Nolley Lake Properties, LLC	OP-07121301C
22.)	Popular Investments, LLC	OP-20100101
23.)	Premier Shell Investments, LLC	OP-16051801B
24.)	Project 1488 West Partners, LLC	OP-07121705B
25.)	Remberto and Carol Sanchez	OP-07031401A
26.)	Ross Forword	OP-23060201
27.)	RS Investments, LLC (Maximum Athletics)	OP-16011402B
28.)	Southwind Freight	OP-13091601
29.)	SS Magnolia FM Road, LLC (+ 2024, 2025 violations)	OP-06012001B
30.)	Texcon Ready Mix	OP-18090902A
31.)	TMT Holdings, LLC	OP-21052802
32.)	Tranquility Ranch Sand & Gravel	OP-18032101C
33.)	VNR Brock, Inc. (The Pallet Guys Lessee)	OP-07061801B
34.)	Waters Edge RV, LLC	OP-10060901C

Water Use Fee & Notice of Violation Outstanding 8.1, 8.6, 8.7, 8.8,12.3:

35.)	CSWR-Texas Utility Operating Company, LLC (Goode City)	OP-04082001F
36.)	Hindu Temple of The Woodlands	OP-17082301A
37.)	Israel Reyes	OP-23102601
38.)	Joseph Scirone	OP-06030301C
39.)	Ray's Nursery	HUPAG1500017

Water Use Fee and Late Fee 8.1, 8.6, 8.7, 8.8, 12.3:

40.) Flor Fuentes OP-14051902

41.) Texas Water Utilities, L.P. (Woodhayvn) (fka Shea Homes Houston, LLC (Woodhavyn) OP-23020301

Water Use Fee 8.1, 8.6, 8.7, 8.8, 12.3:

42.) Lennar Homes of Texas Land and Const., Ltd (JSPR) (Montgomery County MUD #219) OP-25012401A

43.) Montgomery 1097, Inc. OP-22102501A

Late Fee and Notice of Violation 8.1, 8.6, 8.7, 8.8,12.3:

44.)	Lake Conroe Hills MUD	OP-21121401A

Late Fee Outstanding (No NOV Issued) 8.1, 8.6, 8.7, 8.8,12.3:

45.)	5 Pines Enterprises	OP-12111601
46.)	Florencio & Martha Hernandez	OP-09031601
47.)	Regina Sandefer	OP-22062303

Notice of Violation Outstanding 8.1, 8.6, 8.7, 8.8, 12.3:

48.)	Ancestral Supplements HQ	OP-22020701
49.)	Mam Blossom RV LLC	OP-22102001
50.)	Naushaba Arif (Montessori Villa)	OP-21070701C
51.)	Water Users Assoc. of White Sands, Inc.	OP-24022002

A. Consider, discuss, and take action on matters raised in the above listed for show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 5.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 5.A.2. and taking all other enforcement action described in Agenda Item No. 5.A.3.

6. Show Cause Hearing directing the below listed ("Respondent(s)"), pursuant to District Rule 12.5, **for overproduction of 2025 annual allocation and/or penalties per District Rules 2.1, 4.1, 8.1, and 12.3**, to appear before the Lone Star GCD Board of Directors and show cause why the District should not:

    1) issue a cease-and-desist order pursuant to District Rule 12.6(c) for failure to remit the overproduction fees and fines associated with the 2025 withdrawal of groundwater in an amount which exceeded the specific amount authorized for withdrawal of the authorized amount;

    2) file a civil suit against Respondent in State District Court seeking enforcement of District rules and the collection of all due and owing penalties, other civil penalties, and attorney's fees and court costs incurred by the District in the prosecution of claims against Respondent for its violations of District Rules; and

    3) take all other enforcement action that is necessary and appropriate under the laws of the State of Texas.

1.) Ameritex Pipe & Products LLC	**OP-15062501A-CHEV**
2.) Angel Texaco	**OP-08102701D-CHEV**
3.) Claude Guillemette	**OP-12083001-CHEV**
4.) DMJM Enterprises LLC	**OP-16021501B-CHEV**
5.) Eddie Chen	**HUP182A-JSPR**
6.) EOG Resources, Inc (7187 Old Hwy 105)	**OP-07121401B-CHEV**
7.) Resco Electric Ltd	**OP-14040901A-CHEV**
8.) The Woodlands United Methodist Church	**OP-13112202-CHEV**

A. Consider, discuss, and take action on matters raised in the above listed for show cause hearing, including, but not limited to, issuing a cease-and-desist order described in Agenda Item No. 6.A.1., authorizing filing of a civil suit against Respondent in State District Court as described in Agenda Item No. 6.A.2. and taking all other enforcement action described in Agenda Item No. 6.A.3.

7. Adjourn or continue permit hearing in whole or in part.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

These public hearings and meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting or hearing, please contact the Lone Star GCD at 936/494-3436 at least 24 hours in advance of the meeting.

At any time during one the above meetings or hearings and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Lone Star Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on August 5, 2026 at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 3 days preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551.

/s/ Sarah Kouba

Sarah Kouba, General Manager

Lone Star Groundwater Conservation District