



# Blanco-Pedernales Groundwater Conservation District

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

## Operating Permit Application

**Instructions:** This form is used for well operating permit applications only and shall be filled out as completely as possible. In accordance with the Texas Water Code, Chapter 36.113 and District Rules, a non-exempt well requires an operating permit issued by the District.

**Check One:** ( ) This is a well drilled before February 11, 2002 and equipped with a pump capable of producing more than 25,000 gallons per day (17.36 gallons per minute). This application does not require payment of an application fee.  
( X ) This is a well drilled after February 11, 2002 and equipped with a pump capable of producing more than 25,000 gallons per day (17.36 gallons per minute). This application requires payment per the published **Fee Schedule** (available on [blancogroundwatertx.gov](http://blancogroundwatertx.gov)).

**Well Inspection:** District staff shall inspect each well permitted by the District. Property access for inspections is authorized by Texas Water Code, Chapter 36.123 and shall be scheduled with the well owner and conducted in accordance with District Rules. Inspections may include confirming well location, measuring water level, confirming pumping capability, water sampling, geophysical well logging, or any other well-related inspection activity deemed necessary by the District.

### Well Owner

Well Owner: Brighton Ranches, LLC  
Mailing Address: 6401 Glenhollow Dr. Plano, TX 75093  
(Street or P.O. Box) (City) (ZIP)

Daytime Phone: 214-616-0303 Alternate Phone: 214-616-0303

Contact Person (if other than owner): \_\_\_\_\_ Phone: \_\_\_\_\_

### Permit Information for Existing or Proposed Wells

**District Well Registration #:** \_\_\_\_\_ **State or Temporary Well #:** \_\_\_\_\_

Lot or Tract Size: 20.53 acres. Well Used For: ( X ) Domestic (and if so, indicate number of households served by well 1 )

( ) Public Water Supply ( ) Irrigation ( ) Testing ( ) Monitor ( ) Industrial ( ) Livestock ( ) Pond

( X ) Other (please specify in detail) Fire department water tank (5,000 gallons)

( X ) Single Non-Exempt Well: Requested Annual Production: 125,000 Gal. per Year

( ) Multi-Well Systems: Requested Annual Aggregate Production: \_\_\_\_\_ Gal. per Year

( ) If tract of land has more than one well, or if applicant is applying for a multi-well system, provide the State Well Number or

District Well Registration Number for other wells: \_\_\_\_\_


### Required Attachments:

- ( X ) Copy of District Well Registration Form
- ( X ) Well Location Map or Property Plat. Must be drawn to a scale that adequately details the well site, well site access route, property lines, location of other existing or proposed wells on the tract, existing wells on adjoining tracts which may lie within the spacing required for the proposed well, location of surface storage, location of existing water uses if any, location of existing or proposed on-site wastewater systems, and the location of any other potential source of pollution.
- ( X ) Documents Required by District Rules 3.4.A and 3.4.B.
- ( X ) Annual Groundwater Production Calculations. Annual groundwater production requests shall be based, if possible, on historical records, current metered usage, or other accurate measurement methods. If such documentation is not available, the applicant shall provide production calculations based on type of use, pumping capabilities, pumping times, pumping frequency, and other pertinent data to substantiate approximate groundwater production. Well owners may wish to contact the District for consultation and assistance when calculating or estimating annual groundwater production needs.

By signing this application, applicant agrees to avoid waste of groundwater, use reasonable diligence to protect groundwater quality, employ appropriate water conservation practices, and to follow District Rules if and when the well may need to be plugged or abandoned.

**Owner's or Applicant's Sworn Statement**

I hereby swear and affirm that the information given herein is true and accurate to the best of my knowledge and belief.

  
\_\_\_\_\_  
Owner's Signature

4/1/2026  
\_\_\_\_\_  
Date

**To Be Completed by District Personnel Only** Registration #: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
State or Temp. Well #: \_\_\_\_\_

Is well equipped to pump more than 25,000 gallons per day? ( ) No ( ) Yes

Application Fee: \_\_\_\_\_ Paid By: \_\_\_\_\_

Well Uses: ( ) Domestic (number of households served by the well \_\_\_\_\_) ( ) Livestock ( ) Testing  
( ) Monitor ( ) Public Water Supply ( ) Irrigation ( ) Commercial ( ) Industrial ( ) Pond  
( ) Other \_\_\_\_\_

Is well located in CGDA ( ) No ( ) Yes Name of CGDA \_\_\_\_\_

**Permit Action and Specifications**

Date Application Administratively Complete: \_\_\_\_\_ Gen. Mgr. Initials \_\_\_\_\_

Date Application was Ref. to Board: \_\_\_\_\_ Public Hearing Date (if held): \_\_\_\_\_

Board Action: Date: \_\_\_\_\_ Order #: \_\_\_\_\_

( ) Approved as Filed ( ) Modified or with Special Conditions (see below) ( ) Denied: (see below)

( ) Subject to a Contested Case Hearing (see below)

Operating Permit Maximum Annual Production: \_\_\_\_\_ Gallons or Rate of: \_\_\_\_\_ GPM

Special Permit Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application Denied for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subject to a Contested Case Hearing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspection Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appeals or Other Action: \_\_\_\_\_

Signed by: \_\_\_\_\_

Date: \_\_\_\_\_

# Memorandum

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To: Blanco County Groundwater District  
From: Applicant  
Re: Estimated Annual Groundwater Production  
Date: April 20, 2026

## Purpose

This memo provides an estimated annual groundwater production amount for the subject well, consistent with the District's requirement to base estimates on type of use, pumping characteristics, and other relevant data where historical records are not available.

The proposed well will serve:

1. One single-family residence; and
2. One 5,000-gallon fire suppression tank for emergency use.

## Basis of Estimate

Because historical metered data is not available, the estimate is based on standard residential usage assumptions.

For the residential component, the Texas Water Development Board (TWDB) provides a reasonable planning benchmark of approximately 246 gallons per day per single-family residential connection, which is commonly used for estimating annual demand.

## Estimated Groundwater Production

Residential Use:

$246 \text{ gallons/day} \times 365 \text{ days/year} = 89,790 \text{ gallons/year}$ . For worst case scenario usage we will assume a 20% margin and add 17,958 gallons/year on this well. Brining the total house old use to 107,748 gallons/year.

Fire Suppression Tank (Conservative Assumption):

To account for a worst-case scenario, it is assumed the tank is fully utilized once per year due to a fire event and refilled annually:

Annual refill: 5,000 gallons/year

## Total Estimated Annual Production

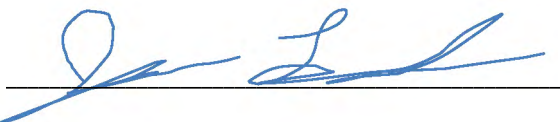
Residential use: 107,748 gallons/year

Fire suppression tank: 5,000 gallons/year

Total Annual Estimate:

112,748 gallons/year.

Sincerely,



Jack Leonard  
Brighton Ranches, LLC



# Blanco-Pedernales Groundwater Conservation District

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

## Groundwater Conservation and Drought Plan

### For the Fire Suppression Well:

Brighton Ranches, LLC

(Name of Well Owner)

Existing and proposed strategies to be utilized by the above named well owner for conserving groundwater shall include:

1. Locating and repairing all leaking pipes, connections, valves, and plumbing fixtures which are served by groundwater produced from the well.
2. Using low-flow or ultra low-flow toilets, shower heads, faucets, and other plumbing fixtures during new construction or when replacing fixtures in existing buildings.
3. Using native or drought-tolerant plants, grass, and trees wherever practical when installing or replacing landscaping.
4. Voluntarily complying with a summertime watering schedule between May 1 and October 1 of each year. Watering during those months shall be approximately once every five to seven days for established plants, grass, and trees, if local rainfall does not provide sufficient natural watering. Watering may be done on a rotational basis for separate yard areas or individual trees.
5. Voluntarily complying with all applicable requests or requirements of the Blanco-Pedernales Groundwater Conservation District that are designed to reduce usage of groundwater during times of drought. The drought conditions may be declared by the Blanco-Pedernales Groundwater Conservation District or other state or local authority.

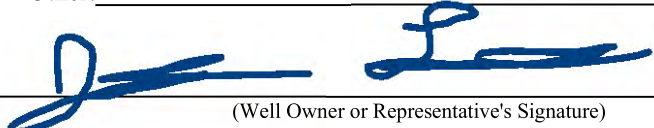
In addition to the above listed strategies, the following checked groundwater conservation strategies are also in use or are being considered for future use. (Check only those that apply)

#### Additional Groundwater Conservation Strategies

- Rainwater Harvesting
- Water Reuse
- Separate Grey-Water Plumbing
- Xeriscape Techniques
- Drip Irrigation or Soaker Hose for Landscape Watering
- Automatic Soil Moisture Sensors and Watering System
- Use of Grass other than water-intensive San Augustine
- If Swimming Pool is installed: Covered to Prevent Evaporation
- Water Livestock using Non-Leaking Troughs with Float Controls
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

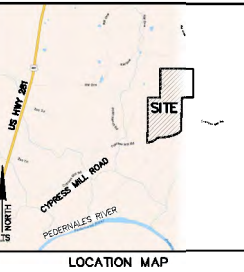
#### Now in Use      Planned

- |     |     |
|-----|-----|
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | (X) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |

  
 \_\_\_\_\_  
 (Well Owner or Representative's Signature)

5/7/2026  
 \_\_\_\_\_  
 (Date)

By signing this document, I hereby swear or affirm that the information given herein is true and accurate to the best of my knowledge and belief, and that I will comply with the Rules of the Blanco Pedernales Groundwater Conservation District. I acknowledge that any false statement is punishable by perjury under Texas Law.



STATE OF TEXAS  
COUNTY OF BLANCO

THE UNDERSIGNED OWNER(S) DOES HEREBY SUBDIVIDE 412.30 ACRES OF LAND SITUATED IN THE ROBERT D. STEWART SURVEY NO. 179, ABSTRACT NO. 531, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 171.49 ACRE TRACT OF LAND RECORDED IN VOLUME 404, PAGE 484, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND ALL OF A CALLED 240.71 ACRE TRACT OF LAND RECORDED IN VOLUME 389, PAGE 9, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS IN ACCORDANCE WITH THIS PLAN, TO BE KNOWN AS SADDLE RANCH, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES THE USE OF ALL THE PRIVATE ROADS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE OWNERS OF THE LOTS IN THE SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS IS THE RESPONSIBILITY OF THE OWNERS OF THE LOTS OR ANY DAILY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS VEHICULAR AND NON-VEHICULAR INCLUDING FIRE AND POLICE PROTECTIONS, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE GOVERNMENTAL AUTHORITY DEEMS NECESSARY.

IN APPROVING THIS PLAN BY THE COMMISSIONERS' COURT OF BLANCO COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THESE ROADS AND ANY ASSIGNMENTS TO THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF BLANCO COUNTY AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF BLANCO COUNTY.

JACK LEONARD DATE MEGAN LEONARD DATE  
BRIGHTON RANCHES LLC BRIGHTON RANCHES LLC  
8401 GLENHOLLOW DR. 8401 GLENHOLLOW DR.  
PLANO, TEXAS 75024 PLANO, TEXAS 75024

STATE OF TEXAS  
COUNTY OF BLANCO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK LEONARD AND MEGAN LEONARD, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS OF THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_

NOTARY PUBLIC

LIENHOLDER'S ACKNOWLEDGEMENT

(NAME, (NAME OF LIENHOLDER(S))  
OWNERS) AND HOLDER(S) OF A LIEN(S)  
AGAINST THE PROPERTY DESCRIBED WITHIN THE SUBDIVISION TO PLAT, SAID LIEN(S) BEING ENVOYED BY INSTRUMENT OF RECORDS IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SUBDIVISION OF PLAT SAID LIEN(S), AND I (WE) HEREBY CONSENT THAT I (WE OR ARE) THE PRESENT OWNER(S) OF SAID LIEN(S) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

(SIGNATURE OF LIENHOLDER(S))

PRINTED NAME(S)

THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF BLANCO COUNTY, TEXAS OR THE BLANCO COUNTY WATER CONSERVATION DISTRICT IN JOHNSON CITY, TEXAS. PURCHASERS ARE FURTHER ADVISED THAT WATER QUANTITY AND QUALITY ARE UNIQUE TO EACH WELL AND CANNOT BE RELIABLY PREDICTED. AS A RESULT OF DRILLING, WATER AVAILABILITY CAN ALSO BE AFFECTED BY LOCAL WEATHER CONDITIONS. TO ADDRESS SPECIFIC WATER WELL ISSUES AND TO ENSURE A WATER SUPPLY THAT IS SATISFACTORY FOR TYPICAL DOMESTIC USE, PROSPECTIVE PURCHASERS SHOULD CONSIDER NOT ONLY INDIVIDUAL WATER WELLS BUT OTHER ALTERNATIVE WATER SOURCES (E.G., RAINWATER HARVESTING), WATER SPLITTER SYSTEMS, RESERVE FORCEZ SYSTEMS AND STORAGE TANKS EQUIPPED WITH PLANT WATERPUMPING DEVICES, AND ROOF PANS. CONSIDERATION OF ALTERNATIVE WATER SOURCES MAY ALWAYS BE CONSIDERED DUE TO THE CUMULATIVE IMPACTS OF WATER DEMANDS PLACED ON THE AQUIFER SUPPLYING THE REGION. RAINWATER HARVESTING IS AN ALTERNATIVE THAT MAY PROVIDE ADEQUATE WATER QUANTITY AND HIGHER QUALITY TO SUPPLEMENT OR REPLACE THE WATER PROVIDED FROM PRIVATE WELLS. SEE THE TEXAS MANUAL OF WATERWORKS ENGINEERING, WATER DEVELOPMENT BOARD FOR GUIDANCE.

STATE OF TEXAS  
COUNTY OF BLANCO

KNOW TO ME BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

05/08/2025  
DATE

CHRISTOPHER JURICA, RPLS #6344

STATE OF TEXAS  
COUNTY OF BLANCO

KNOW TO ME BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

JACOB SWERCZYNSKI, PE #83411  
FLAUGAN  
307 W. 7TH ST. SUITE 4303  
FORT WORTH, TX 76102  
TX REG #22910

DATE

STATE OF TEXAS  
COUNTY OF BLANCO

KNOW TO ME BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

JACOB SWERCZYNSKI, PE #83411  
FLAUGAN  
307 W. 7TH ST. SUITE 4303  
FORT WORTH, TX 76102  
TX REG #22910

DATE

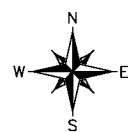
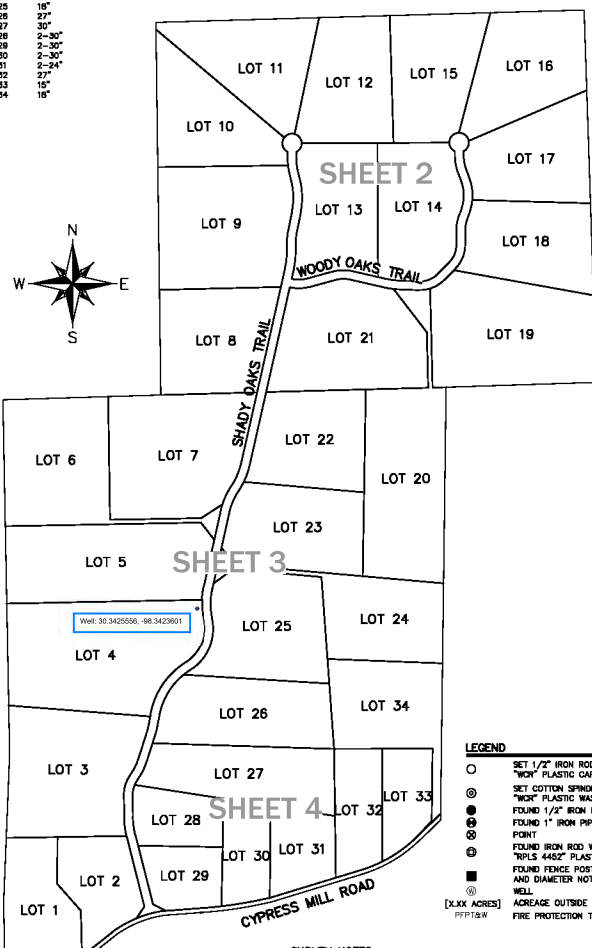
# SADDLE RANCH

BEING A 412.30 ACRE TRACT OF LAND SITUATED IN THE ROBERT D. STEWART SURVEY NO. 179, ABSTRACT NO. 531, BLANCO COUNTY, TEXAS AND BEING ALL OF A CALLED 171.49 ACRE TRACT OF LAND RECORDED IN VOLUME 404, PAGE 484, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS AND ALL OF A CALLED 240.71 ACRE TRACT OF LAND RECORDED IN VOLUME 389, PAGE 9, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS

## PRIVATE DRIVEWAY CULVERT SCHEDULE

LOT #	CULVERT SIZE	LOT #	CULVERT SIZE
LOT #1	15"	LOT #18	15"
LOT #2	N/A	LOT #19	N/A
LOT #3	N/A	LOT #20	18"
LOT #4	N/A	LOT #21	22"
LOT #5	N/A	LOT #22	24"
LOT #6	N/A	LOT #23	24"
LOT #7	N/A	LOT #24	24"
LOT #8	N/A	LOT #25	18"
LOT #9	15"	LOT #26	22"
LOT #10	18"	LOT #27	30"
LOT #11	18"	LOT #28	2-30"
LOT #12	18"	LOT #29	2-30"
LOT #13	15"	LOT #30	2-30"
LOT #14	N/A	LOT #31	2-24"
LOT #15	24"	LOT #32	27"
LOT #16	N/A	LOT #33	15"
LOT #17	N/A	LOT #34	18"

SHEET INDEX  
1" = 800'



### LEGEND

- SET 1/2" IRON ROD W/ A YELLOW "W" PLASTIC CAP
- SET COTTON SPINDLE W/ A YELLOW "W" PLASTIC WASHER
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1" IRON PIPE
- POINT
- FOUND IRON ROD W/ AN ORANGE "RPLS 4482" PLASTIC CAP
- FOUND FENCE POST (MATERIAL AND DIAMETER NOTED ON SURVEY)
- [XXX ACRES] PPT/16W
- WELL
- ACREAGE OUTSIDE FLOODPLAIN
- FIRE PROTECTION TANK & WELL

### SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 4) IMPROVEMENTS NOT SHOWN HEREON NOT LOCATED BY THIS SURVEY.
- 5) CONTOURS SHOWN HEREON DOWNLOADED FROM TEXAS GEOGRAPHIC INFORMATION OFFICE (A DIVISION OF THE TEXAS WATER DEVELOPMENT BOARD) DATA HUB, SOURCE DATASET: USGS 2019 700M HURRICANE.

UTILITY INFORMATION  
WATER: PRIVATE WELL  
WASTEWATER: OSSP  
ELECTRICITY: PEDERNALES ELECTRIC COOP INC.  
TELEPHONE: FRONTIER COMMUNICATIONS

APPROVED BY THE BLANCO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_

BRETT BRAY  
JUDGE, BLANCO COUNTY, TX

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO EITHER AN INDIVIDUAL WELL, THE LOCATION OF WHICH HAS BEEN APPROVED BY THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT; A TIED APPROVED PUBLIC WATER SUPPLY SYSTEM; OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT

### P.E.C. NOTES

- 1) PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT LOT LINES.
- 2) PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
- 3) ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
- 4) EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
- 5) ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), REMOVAL, REPAIRING, AND REPAIR OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- 6) NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS, WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT.

### GENERAL PLAT NOTES

- 1) EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. FURBERMAN COUNTY, FURBERMAN CITY, SUBDIVISION ARE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE COUNTY AND CONSTRUCTING OSSP ON LOT PRIOR TO OCCUPANCY. ACCESS IS PROVIDED BY PRIVATE WELLS. NO PRIVATE SEPTIC SYSTEM WILL BE PERMITTED WITHIN 100' OF WELLS.
- 2) THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- 3) GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- 4) ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- 5) THIS SUBDIVISION LIES WITHIN THE JOHNSON CITY JUDICIAL DISTRICT.
- 7) THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR MUNICIPALITY.
- 8) POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE SUBDIVISION ENTRANCE.
- 9) THERE ARE 34 RESIDENTIAL LOTS WITHIN THIS SUBDIVISION.
- 10) THERE IS 10.85 ACRES OF NEW PRIVATE ROAD RIGHT OF WAY.
- 11) THERE IS 7,567 LINEAR FEET OF NEW PRIVATE ROADS.
- 12) NO LOTS WITHIN THIS SUBDIVISION ARE WITHIN A SPECIAL FLOOD HAZARD AREAS ILLUSTRATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48030D02C, EFFECTIVE DATE FEBRUARY 6, 1991 (NOT PRINTED), FOR BLANCO COUNTY, TEXAS. FEMA MAPS MAY NOT SHOW ALL SPECIAL FLOOD AREAS IN THE COMMUNITY. THE 100-YEAR FLOODPLAIN SHOWN HEREON PER FLOOD STUDY PERFORMED BY FLOODMARK ENGINEERING DATED 08-28-2008 AS REQUIRED FOR THE BLANCO COUNTY DEVELOPMENT RULES SECTION 202.240 (12). THE PROPOSED SUBDIVISIONS WITH DRAINAGE WATER CAPACITIES OVER 100 ACRES OR MORE DRAINAGE TO PROVIDE THEORETICAL VERIFICATION OF THE MAXIMUM FLOODPLAIN ELEVATION THAT MAY BE EXPECTED.
- 13) ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- 14) BLANCO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS BLANCO COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- 15) A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES: POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL, TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE COUNTY ORDINANCES, AND GIVING THE COUNTY AND ITS AUTHORIZED OFFICERS AND AGENTS UNLIMITED ACCESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND COUNTY ORDINANCES. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN AT ALL TIMES WITH THE COUNTY EMERGENCY MANAGEMENT OFFICE, THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
- 16) 100' SET BACK FROM ALL NEIGHBORING SUBDIVISION LOTS AND A 10' SET BACK FROM THE SUBDIVISION BOUNDARY.
- 17) ALL PRIVATE ROADS SHOWN HEREON SHADY OAKS TRAIL AND WOODY OAKS TRAIL, AND ALL SECURITY GATES AND EGRESS CONTROL DEVICES WITHIN THIS SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE SADDLE RANCH HOME OWNERS ASSOCIATION OF THIS SUBDIVISION.
- 18) PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL BE OPEN TO ALL AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.
- 19) BLANCO COUNTY DEVELOPMENT RULES SECTION 316.050 - A FORTY (40) FOOT SETBACK FROM THE COUNTY RIGHT-OF-WAY FOR ALL ENTRANCES, GATES, ETC. IS REQUIRED.
- 20) FRONTIER COMMUNICATIONS IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
- 21) AN EIGHT (8) FOOT WIDE EASEMENT IS HEREBY GRANTED AROUND THE ENTIRE PERIMETER OF THE SUBDIVISION FOR MAINTAINING AND REPAIRING FENCE AS NECESSARY.
- 22) THE FOLLOWING PROVISIONS SHALL APPLY:
  - A. ENCROACHMENTS ARE PROHIBITED, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENTS UNLESS VERIFICATION BY A LICENSED PROFESSIONAL ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING OCCURRENCE OF BASE FLOOD DISCHARGE.
  - B. IF SUBPARAGRAPHS (A) ABOVE IS SATISFIED, ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE FLOOD HAZARD REDUCTION PROVISIONS IN THESE RULES AND REGULATIONS.
  - 23) ONE WELL AND ONE FLOOD CALLON STORAGE TANK SHALL BE MAINTAINED AND KEPT OPERATIONAL BY THE HOA. THE STORAGE TANK SHALL BE FITTED WITH A FOUR-INCH (4") DISCHARGE CONNECTION FROM THE TANK CONNECTED TO FOUR-INCH (4") PIPING TERMINATING INTO A FOUR-INCH (4") RISER WITH FOUR AND ONE HALF (4 1/2") NST/NIH FIRE DEPARTMENT CONNECTION AS WELL AS A TWO AND ONE HALF (2 1/2") CONNECTION. THIS CONNECTION SHALL HAVE A CAP ON IT TO PROTECT THE THREADS WHEN NOT IN USE. A QUARTER TURN VALVE SHALL BE LOCATED AT THE BASE OF THE RISER TO CONTROL THE FLOW OF WATER TO THIS CONNECTION.



JOB NO.: 2633-25
DRAWN BY: E:JF
CHECKED BY: C:JJ
SHEET: 1 OF 4

MCCOMBS RANCHES, INC.  
 CALLED 2152.59 ACRES  
 VOL. 451 PG. 116  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: AGRICULTURE

LOT 17  
 THE SUMMIT AT CYPRESS MILL  
 VOL. 3 PG. 109-115  
 PLAT RECORDS  
 BARBARA J. HRUBY  
 DOC. NO. 192402  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

LOT 16  
 JONATHAN AHERNE &  
 CLAIRE MCKENNA  
 DOC. NO. 211179  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

LOT 14  
 DUANE J. SMITH & SANDRA SMITH  
 DOC. NO. 211088  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

LOT 13  
 WENDELL J. THOMAS & ANGELICA GONZALES  
 DOC. NO. 215910  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

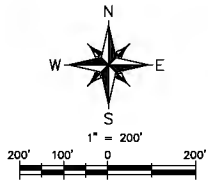
LOT 12  
 KENNETH MICHAEL LAMB & SARAH LEE LAMB  
 DOC. NO. 173701  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

LOT 11  
 MATTHEW R. McMURRAY & EMILY S. McMURRAY  
 DOC. NO. 231623  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

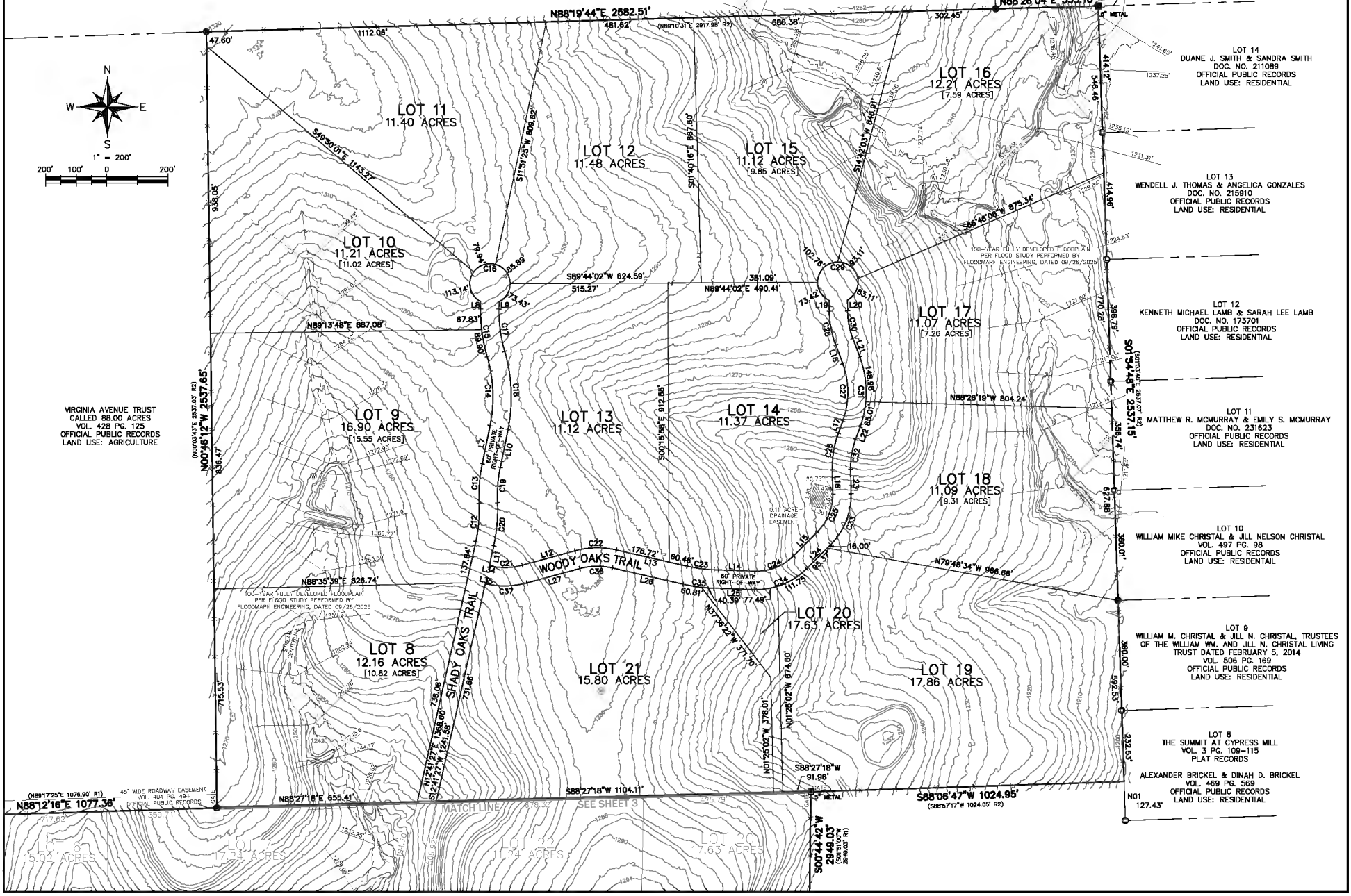
LOT 10  
 WILLIAM MIKE CHRISTAL & JILL NELSON CHRISTAL  
 VOL. 497 PG. 98  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

LOT 9  
 WILLIAM M. CHRISTAL & JILL N. CHRISTAL, TRUSTEES  
 OF THE WILLIAM WM. AND JILL N. CHRISTAL LIVING  
 TRUST DATED FEBRUARY 5, 2014  
 VOL. 506 PG. 169  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL

LOT 8  
 THE SUMMIT AT CYPRESS MILL  
 VOL. 3 PG. 109-115  
 PLAT RECORDS  
 ALEXANDER BRICKEL & DINAH D. BRICKEL  
 VOL. 469 PG. 568  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: RESIDENTIAL



VIRGINIA AVENUE TRUST  
 CALLED 88.00 ACRES  
 VOL. 428 PG. 125  
 OFFICIAL PUBLIC RECORDS  
 LAND USE: AGRICULTURE



(N88°12'28"E 1076.90' R1)  
 N88°12'16"E 1077.36'  
 45' WIDE ROADWAY EASEMENT  
 VOL. 454 PG. 481  
 OFFICIAL PUBLIC RECORDS

S007°42'37"W  
 294.03'  
 (S07°10'07"W 294.03' R1)

S88°06'47"W 1024.95'  
 (S88°5'17"W 1024.05' R2)

N01  
 127.43'

S01°54'49"E 2537.15'

S01°54'49"E 2537.15'

S01°54'49"E 2537.15'

S01°54'49"E 2537.15'

S01°54'49"E 2537.15'

S01°54'49"E 2537.15'

100-YEAR FULLY DEVELOPED FLOODPLAIN  
 PER FLOOD STUDY PERFORMED BY  
 FLOODMARK ENGINEERING, DATED 09/26/2025

100-YEAR FULLY DEVELOPED FLOODPLAIN  
 PER FLOOD STUDY PERFORMED BY  
 FLOODMARK ENGINEERING, DATED 09/26/2025

0.11 ACRE  
 DRAINAGE  
 EASEMENT

60' PRIVATE  
 RIGHT-OF-WAY

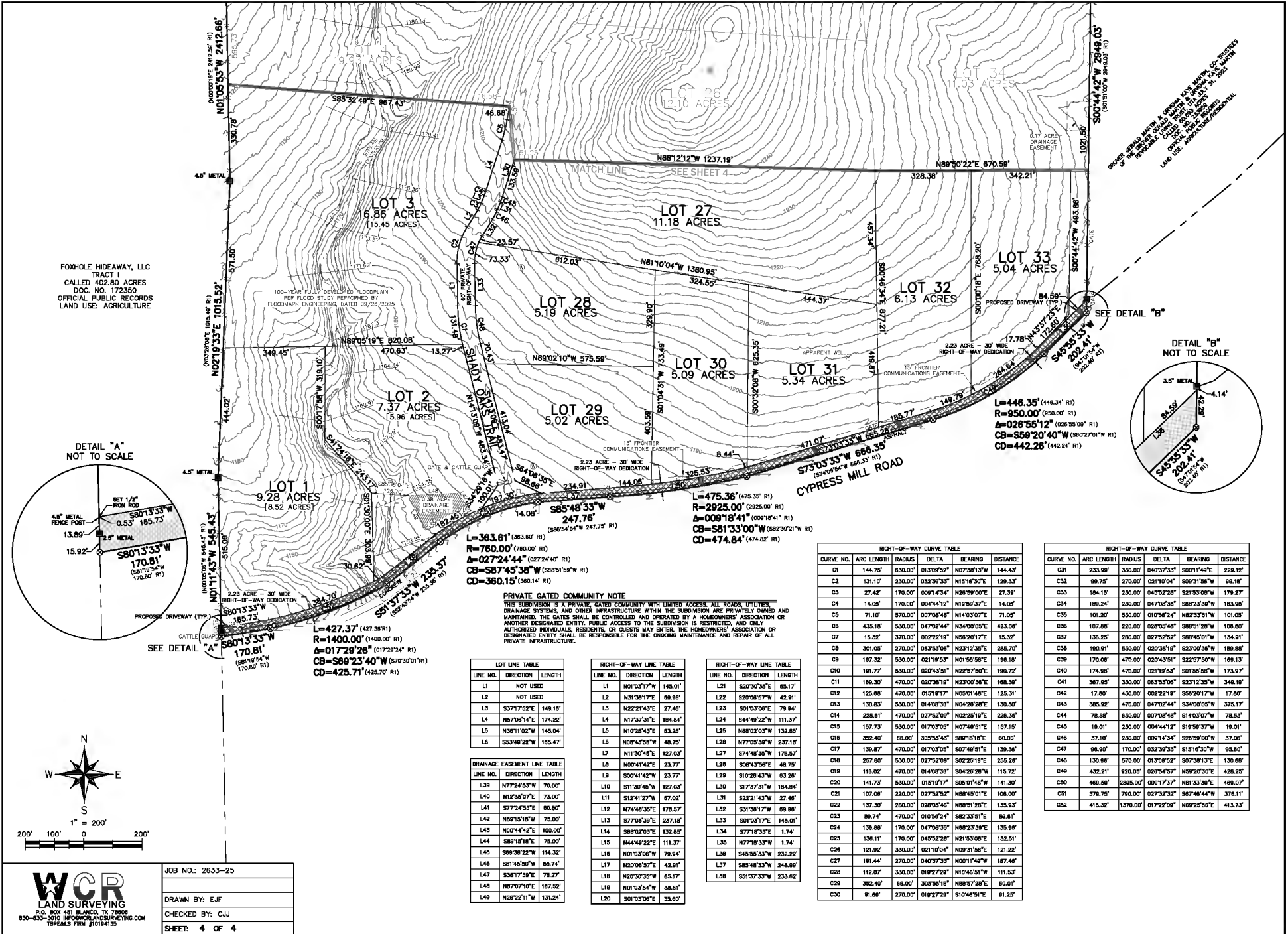
SHADY OAKS TRAIL

WOODY OAKS TRAIL

SEE SHEET 3

MATCH LINE



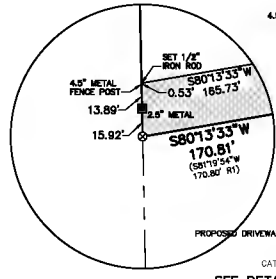


PROPOSED DRIVEWAY (TYPE) TO BE CONSTRUCTED WITH A WIDTH OF 12 FEET AND A 4% GRADE. THE DRIVEWAY SHALL BE CONSTRUCTED TO THE PROPERTY LINE OF LOT 34. THE DRIVEWAY SHALL BE CONSTRUCTED TO THE PROPERTY LINE OF LOT 34. THE DRIVEWAY SHALL BE CONSTRUCTED TO THE PROPERTY LINE OF LOT 34.

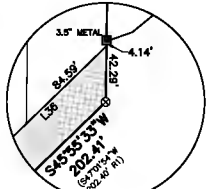
FOXHOLE HIDEAWAY, LLC  
TRACT I  
CALLED 402.80 ACRES  
DOC. NO. 172350  
OFFICIAL PUBLIC RECORDS  
LAND USE: AGRICULTURE

100-YEAR FULLY DEVELOPED FLOODPLAIN  
PER FLOOD STUDY PERFORMED BY:  
FLOODMARK ENGINEERING, DATED 09/26/2025

DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE



**PRIVATE GATED COMMUNITY NOTE**  
THIS SUBDIVISION IS A PRIVATE, GATED COMMUNITY WITH LIMITED ACCESS. ALL ROADS, UTILITIES, DRAINAGE SYSTEMS, AND OTHER INFRASTRUCTURE WITHIN THE SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED. THE GATES SHALL BE CONTROLLED AND OPERATED BY A HOMEOWNERS' ASSOCIATION OR AUTHORIZED DESIGNATED ENTITY. PUBLIC ACCESS TO THE SUBDIVISION IS RESTRICTED, AND ONLY AUTHORIZED INDIVIDUALS, RESIDENTS, OR GUESTS MAY ENTER. THE HOMEOWNERS' ASSOCIATION OR DESIGNATED ENTITY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE AND REPAIR OF ALL PRIVATE INFRASTRUCTURE.

**LOT LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1	NOT USED	
L2	NOT USED	
L3	S371°52'E	149.16'
L4	N57°06'14"E	174.22'
L5	N36°11'02"W	145.04'
L6	S53°46'22"W	165.47'

**RIGHT-OF-WAY LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1	N01°03'17"W	148.01'
L2	N31°36'17"E	86.68'
L3	N22°21'43"E	27.46'
L4	N17°37'31"E	184.64'
L5	N10°28'43"E	83.28'
L6	N08°43'58"W	46.75'
L7	N11°30'45"E	127.03'
L8	N02°41'42"E	23.77'
L9	S00°41'42"W	23.77'
L10	S11°30'45"W	127.03'
L11	S12°41'27"W	67.02'
L12	N74°46'35"E	178.57'
L13	S77°05'39"E	257.18'
L14	S88°02'03"E	132.85'
L15	N44°46'22"E	111.37'
L16	N01°03'06"W	79.84'
L17	N20°06'57"E	42.91'
L18	N20°30'35"W	65.17'
L19	N01°03'54"W	35.61'
L20	S01°03'09"E	35.60'

**RIGHT-OF-WAY LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L21	S20°30'35"E	85.17'
L22	S20°08'57"W	42.91'
L23	S01°03'06"W	79.84'
L24	S44°46'22"W	111.37'
L25	N88°02'03"W	132.85'
L26	N77°05'39"E	257.18'
L27	S74°46'35"W	178.57'
L28	S26°43'56"E	46.75'
L29	S10°28'43"W	83.28'
L30	S17°37'31"W	184.64'
L31	S22°21'43"W	27.46'
L32	S31°36'17"W	86.68'
L33	S01°03'17"W	148.01'
L34	S77°18'33"E	1.74'
L35	N77°18'33"W	1.74'
L36	S45°58'33"W	232.22'
L37	S85°48'33"W	248.99'
L38	S51°37'33"W	233.62'

**DRAINAGE EASEMENT LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L39	N77°24'53"W	70.00'
L40	N12°35'07"E	73.00'
L41	S77°24'53"E	86.80'
L42	N69°18'16"W	75.00'
L43	N00°44'42"E	100.00'
L44	S89°18'16"E	75.00'
L45	S69°36'22"W	114.32'
L46	S81°48'30"W	55.74'
L47	S36°17'39"E	78.27'
L48	N87°07'10"E	167.52'
L49	N28°22'11"W	131.24'

**RIGHT-OF-WAY CURVE TABLE**

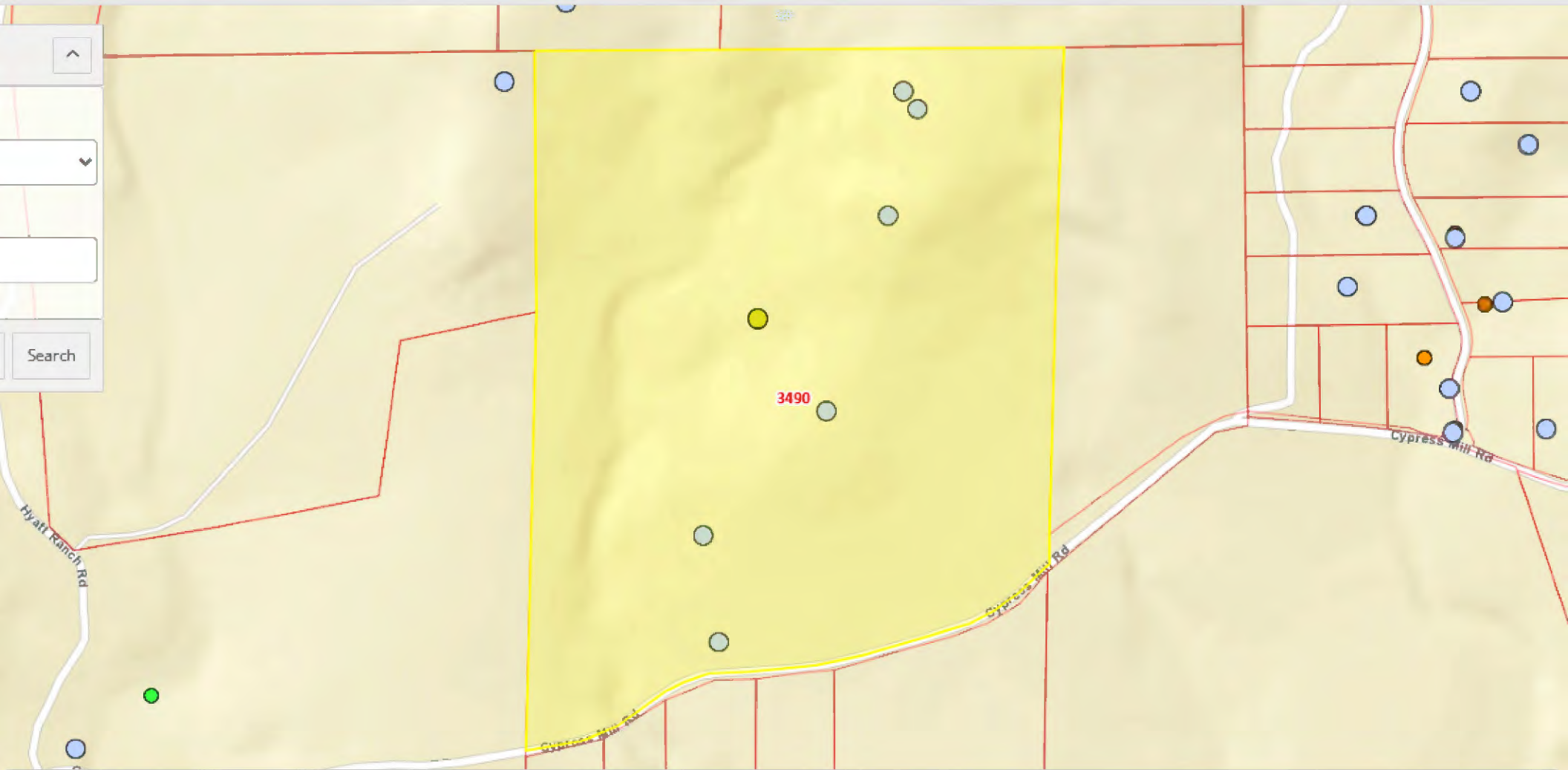
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	144.75'	630.00'	013°09'52"	N07°38'13"W	144.43'
C2	131.10'	230.00'	032°36'33"	N15°18'30"E	129.33'
C3	27.42'	170.00'	009°14'34"	N26°59'00"E	27.39'
C4	14.05'	170.00'	004°44'12"	N18°39'37"E	14.05'
C5	71.10'	570.00'	007°06'48"	N14°03'07"E	71.05'
C6	435.18'	530.00'	047°02'44"	N34°00'05"E	423.04'
C7	15.32'	370.00'	002°22'19"	N56°20'17"E	15.32'
C8	301.05'	270.00'	083°53'08"	N32°12'25"E	288.70'
C9	167.32'	530.00'	021°19'53"	N01°55'58"E	166.18'
C10	191.77'	530.00'	025°43'51"	N22°37'50"E	190.72'
C11	166.30'	470.00'	020°36'19"	N23°00'36"E	168.39'
C12	125.68'	470.00'	015°19'17"	N05°01'48"E	125.31'
C13	130.83'	530.00'	014°08'38"	N04°26'28"E	130.50'
C14	228.81'	470.00'	027°52'09"	N02°28'19"E	228.36'
C15	157.73'	530.00'	017°03'05"	N07°46'51"E	157.15'
C16	352.40'	66.00'	305°35'43"	S66°18'18"E	60.00'
C17	139.87'	470.00'	017°03'05"	S07°46'51"E	139.36'
C18	257.80'	530.00'	027°52'09"	S02°28'19"E	255.28'
C19	116.02'	470.00'	014°08'38"	S04°26'28"E	115.72'
C20	141.73'	530.00'	015°19'17"	S05°01'48"E	141.30'
C21	106.68'	220.00'	027°52'09"	N88°48'01"E	106.00'
C22	137.30'	260.00'	028°05'46"	N69°51'26"E	135.63'
C23	86.74'	470.00'	015°19'17"	S82°33'01"E	86.61'
C24	139.88'	170.00'	047°06'35"	N62°23'29"E	135.95'
C25	136.11'	170.00'	045°32'28"	N21°53'06"E	132.51'
C26	121.82'	330.00'	001°10'04"	N09°31'56"E	121.22'
C27	181.44'	270.00'	040°37'33"	N02°11'40"W	187.44'
C28	112.07'	330.00'	019°27'29"	N10°46'51"W	111.53'
C29	352.40'	66.00'	305°35'18"	S67°28'26"E	60.01'
C30	91.66'	270.00'	019°27'29"	N10°46'51"E	91.25'

**RIGHT-OF-WAY CURVE TABLE**

CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C31	233.98'	330.00'	040°37'33"	S00°11'46"E	228.12'
C32	96.75'	270.00'	021°10'04"	S09°31'56"W	96.16'
C33	184.16'	230.00'	045°32'28"	S21°53'06"W	179.27'
C34	189.24'	230.00'	017°06'35"	N62°33'50"W	183.95'
C35	101.20'	530.00'	017°06'35"	N62°33'50"W	101.05'
C36	107.88'	220.00'	028°05'46"	S82°51'28"W	106.80'
C37	138.25'	280.00'	027°52'09"	S88°40'00"W	134.91'
C38	190.91'	530.00'	020°36'19"	S23°00'36"W	189.88'
C39	170.98'	470.00'	020°36'19"	S23°00'36"W	169.13'
C40	174.96'	470.00'	021°19'53"	S01°55'58"W	173.97'
C41	367.95'	330.00'	083°53'08"	S23°12'35"W	346.19'
C42	17.80'	430.00'	002°22'19"	S58°20'17"W	17.80'
C43	385.92'	470.00'	047°02'44"	S34°00'05"W	375.17'
C44	78.58'	630.00'	007°06'48"	S14°03'07"W	78.53'
C45	18.01'	230.00'	004°44'12"	S18°39'37"W	18.01'
C46	37.10'	230.00'	009°14'34"	S26°59'00"W	37.06'
C47	96.80'	170.00'	032°36'33"	S15°16'30"W	95.80'
C48	130.96'	570.00'	013°09'52"	S07°38'13"W	130.68'
C49	432.21'	920.05'	028°54'57"	N69°20'30"E	428.25'
C50	466.56'	2885.00'	009°17'37"	N81°33'36"W	375.06'
C51	376.75'	760.00'	027°52'32"	S67°46'44"W	376.11'
C52	415.32'	1370.00'	017°22'09"	N69°25'56"E	413.73'

**WCR**  
LAND SURVEYING  
P.O. BOX 491 BLANCO, TX 78606  
830-633-3070 INFO@WCR.LANDSURVEYING.COM  
TOPICALS FROM #10184135

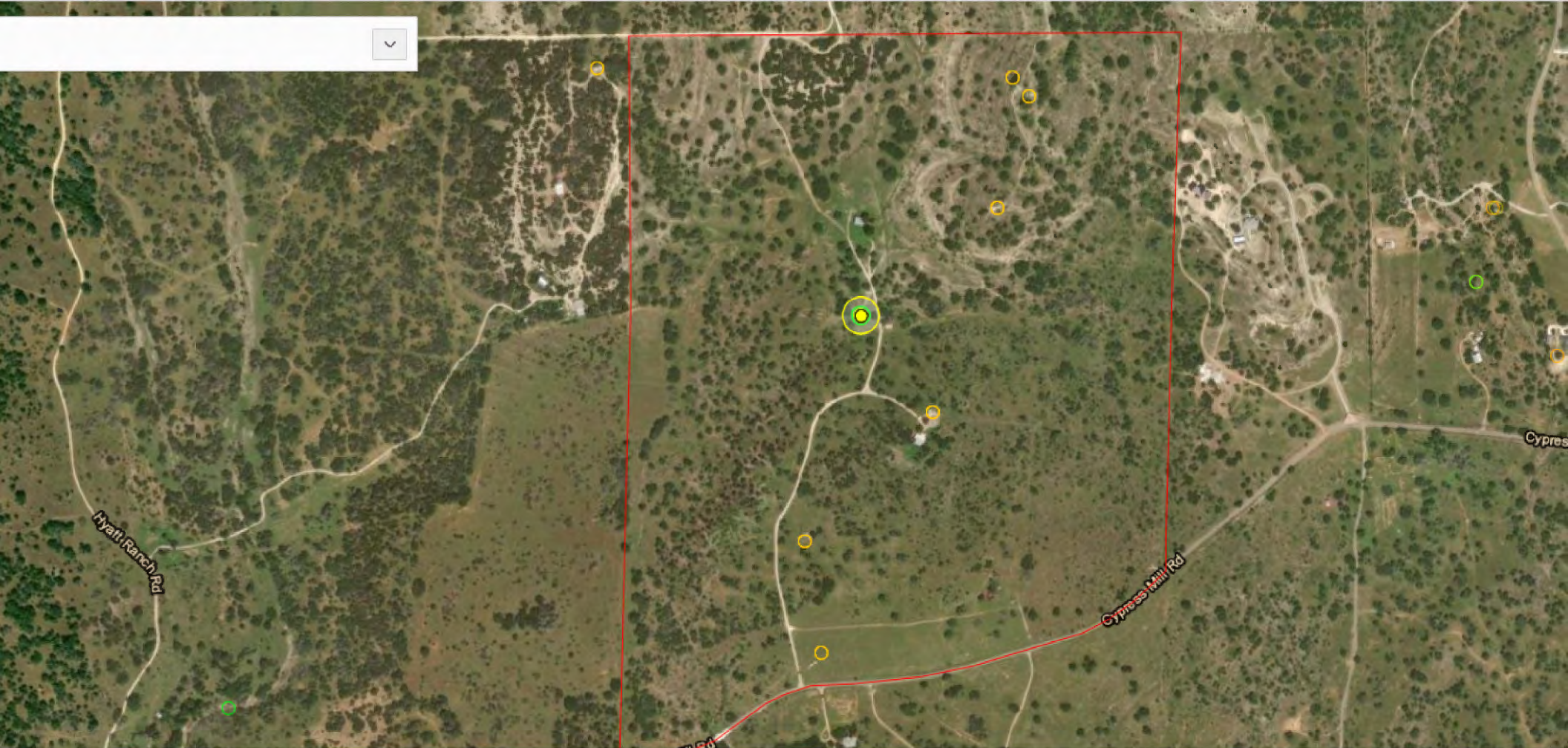
JOB NO.: 2633-25  
DRAWN BY: EJF  
CHECKED BY: CJJ  
SHEET: 4 OF 4



CAD Results - Showing 1 of features

Property ID	Property Owner's Name	Acres	Legal Description
3490	LEONARD RANCHES LTD	240.54	ABS A0531 SURVEY 179 R D STEWART,ACRES 240.54

Export CSV



Well Results - Found 1 features

Export CSV

Well ID	Well Name	Street Address	City	State	County	Drill Date	Completion Date	Capacity	Distance (ft)	Confidential	Exempt	Latitude	Longitude
20260039	Brighton Ranches, LLC	3205 Cypress Mill Road	Johnson City	TX	Blanco				0	no	yes	30.342555	-98.34236

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS: The Board of Directors of the Blanco Pedernales Groundwater Conservation District ("BPGCD") will hold a public hearing on a Well Operating Permit application for Brighton Ranches on June 23<sup>rd</sup>, 2026, at 1:30 p.m., at the BPGCD Office, 601 W Main Street, Johnson City, TX 78636. The General Manager is not proposing a specific action but the board may grant the permit, grant it with conditions, or deny it.

Well Locations: 3205 Cypress Mill Rd. Johnson City, TX 78636

Lat./Long: 30.203320, 98.203249

Purpose of Use: Emergency Fire Suppression tank(5,000gal) and a single family home.

Amount Requested: 125,000 gallons or 0.384 Acre Feet.

Any person who desires to appear at the hearing and present testimony, evidence, exhibits, or other information may do so in person, by counsel, or both. Copies of the Rules governing the conduct of the hearing are available at the District Office.

Any person wishing to protest the application must file a written request for a contested case hearing before the end of the public hearing. If no protest is filed, the Board may take action immediately following the public hearing. The hearing may be recessed from day to day or continued where appropriate.

The Blanco Pedernales Groundwater Conservation District is committed to compliance with the Americans with Disability Act. Reasonable accommodations and equal opportunity for effective communications will be provided upon request. Please contact the BPGCD office at least 24 hours in advance if accommodation is needed.

Blanco-Pedernales GCD  
601 W Main St  
Johnson City, TX 78636