



January 29, 2026

Via email to [lphillippi@endeavor-re.com](mailto:lphillippi@endeavor-re.com)

Luke Phillippi  
Endeavor Real Estate Group  
500 W. 5th Street, Ste. 700  
Austin, TX 78701

RE: Remaining Requirements for Production Authorization Application Submitted by OP III ATX Ledgestone I TH, LP for Ledgestone Townhomes Well No. 1 (District Well ID 58492OP3)

Dear Luke Phillippi:

The purpose of this letter is to notify you that District staff has reviewed the Production Authorization Application submitted by OP III ATX Ledgestone I TH, LP (“Applicant”) seeking an Operating Permit to produce up to 2,640,000 gallons (8.10 acre-feet) annually from the Lower Trinity Aquifer from a single well for Non-agricultural Irrigation Use. For an application to be considered administratively complete under District Rules, it must include all information required by District Rule 3.4(A) and be accompanied by the appropriate permit application fee. On the basis of staff review, the District has determined that the following items have not been satisfied:

1. **Rule 3.4(A)(1)** requires applications for Operating Permit to be submitted in writing and sworn to by the well owner/operator. Additionally, the Operating Permit application form specifies that a written descriptive statement must be submitted with the application, and that the written statement must be signed and dated (see Supplemental Application Information Item 1 on p. 3 of Application for Production Authorization).

Applicant submitted a signed Production Authorization application form, but the written descriptive statement included with the application materials (Application PDF pp. 22-24) was not signed. To satisfy this requirement, please submit a signed and dated written descriptive statement.

2. **Rule 3.4(A)(5)(a)** requires applications for Operating Permit to include the well owner’s name, mailing address, physical address, phone number, email address, a contact person (if different from the well owner), and the same information for the well operator (if different from the well owner).

Applicant provided contact information for Endeavor Real Estate Group and its technical consultant, Wet Rock Groundwater Services, LLC, but not for the well owner, OP III ATX Ledgestone I TH, LP, which is the entity responsible for compliance with the District’s rules. To satisfy this requirement, submit the well owner’s name, mailing address, physical address, telephone number, email address, and a designated contact person, if different from the well owner.

If the well operator is a different entity, the same information must also be provided for the well operator.

3. **Rule 3.4(A)(5)(b)** requires that applications for Operating Permit include the annual groundwater withdrawal amount requested along with documentation justifying that amount as reasonable for the requested purpose of use, the maximum rate of withdrawal, the approximate, average monthly distribution of the requested annual withdrawal amount, the place of use (described by physical address, metes and bounds, or legal description), the purpose of use, and the location or proposed location of the well or wells (described by physical address or latitude and longitude), and specifies that applications must state whether the proposed purpose of use of water from the well is wholly or partly to provide water to a pond, lake, or reservoir to enhance the appearance of the landscape.

Applicant's written descriptive statement states that District staff recommended a permit volume of 2,640,000 gallons per year (Nature, Purpose, Location section; Application PDF p. 23). This statement is inaccurate. District staff did not recommend a specific permit volume. Rather, staff determined that the Applicant did not provide sufficient documentation to justify the initial irrigation demand estimate of 3,879,573 gallons per year and requested additional documentation, as staff's evaluation of the information provided yielded a demand estimate of 2,640,000 gallons per year. Revise the written statement to correct this mischaracterization and accurately reflect District staff's feedback.

Applicant's written descriptive statement identifies the intended use as non-agricultural irrigation but does not specify whether the proposed well will supply water to a pond, lake, reservoir, or other surface impoundment, including detention or retention ponds, or whether any such use is wholly or partly intended to enhance the appearance of the landscape. To satisfy this requirement, revise the written descriptive statement to clearly indicate whether the well will be used to supply water to any pond, lake, reservoir, or other surface impoundment. If the well will not be used for such purposes, state so explicitly. If the well will be used for such purposes, describe the surface impoundment(s), including relevant characteristics (such as surface area, depth, and liner material) and their intended use(s).

4. **Rule 3.4(A)(5)(d)** requires applications for Operating Permit to include a water conservation plan and a drought contingency plan.

Applicant submitted a **User Conservation Plan (UCP)** using forms provided by the District (Application PDF pp. 26-36), but the submitted plan was not signed (see UCP p. 1 on Application PDF p. 26), and the appropriate subsection for the groundwater use type(s) under the permit was not initialed (see UCP p. 8 on Application PDF p. 33). To satisfy this requirement, please submit a signed UCP with the applicable use type(s) initialed.

Applicant submitted a **User Drought Contingency Plan (UDCP)** using forms provided by the District (Application PDF pp. 40-58), but the submitted plan was not signed (see UDCP p. 1 on Application PDF p. 40), and the appropriate subsection for the groundwater use type(s) under the permit was not initialed (see UDCP p. 15 on Application PDF p. 54). To satisfy this requirement, please submit a signed UDCP with the applicable use type(s) initialed.

5. **Rule 3.4(A)(5)(j)** requires corporations, partnerships, or other business forms to submit a list of all principal owners and their contact information.

This information was not included in the submitted application. To satisfy this requirement, provide a list of all principal owners and their contact information.

6. **Rule 3.4(A)(5)(m)** requires a hydrogeological testing report that conforms to the appropriate tier of testing under the District's *Guidelines for Aquifer Testing and Hydrogeological Reports* (see Rule 3.4(A)(4)) and is acceptable to the District.

The following items must be addressed in order for the Applicant's hydrogeologic report (Application PDF pp. 59-164) to be acceptable to the District:

- a. Revise the report to include estimated impacts of combined production from the three OP III ATX wells (Ledgestone Townhomes Well No. 1 (the subject of this application), Citizen House 290 Well No. 1, and Citizen House Ledgestone Well No. 1), including:
    - i. A summary table showing projected drawdown resulting from combined pumping of the three wells (similar to Table 6 on p. 31 of the Hydrogeologic Report; Application PDF p. 96);
    - ii. Maps showing projected drawdown at 1 week, 1 year, and 7 years of combined pumping (similar to Figures 18-20 on pp. 33-34 of the Hydrogeologic Report; Application PDF pp. 98-99);
    - iii. A geologic cross section showing estimated drawdown at 7 years resulting from combined pumping (similar to Figure 21 on p. 35 of the Hydrogeologic Report; Application PDF p. 100).
  - b. Appendix D of the Hydrogeological Report (Application PDF pp. 135-138) includes a summary of time-discharge and water-level data from the pumping and observation wells, but these data were not provided in digital format, as required by the District's *Guidelines for Aquifer Testing and Hydrogeological Reports* (p. 11). To satisfy this requirement, submit time-discharge records of the pumped well and water-level records for the pumped and monitoring wells in digital format (e.g., CSV or Excel).
  - c. The Hydrogeologic Report states that District staff recommended a permit volume of 2,640,000 gallons per year (Hydrogeologic Report p. 5; Application PDF p.70). This statement is inaccurate. District staff did not recommend a specific permit volume. Rather, staff determined that the Applicant did not provide sufficient documentation to justify the initial irrigation demand estimate of 3,879,573 gallons per year and requested additional documentation, as staff's evaluation of the information provided yielded a demand estimate of 2,640,000 gallons per year. Revise the Hydrogeologic Report to correct this mischaracterization and accurately reflect District staff's feedback.
7. **Rule 3.4(B)** – No application for a non-exempt well requesting an annual pumpage volume of more than 1,000,000 gallons will be administratively complete until the applicant has provided proof to the District that notice of the application has been mailed to all persons who own property located within a ¼-mile radius of the proposed well site by certified mail, return receipt requested. The

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District will provide the type of information that must be contained in the notice that the applicant must mail to adjoining property owners.

Applicant submitted a public notice contact list and map showing properties located within ¼-mile of the well site (Application PDF pp. 165-169). However, Applicant has not provided proof that notice of the application has been mailed to all property owners within ¼-mile of the well site. To satisfy this requirement, please provide proof to the District that notice of the application has been mailed by certified mail, return receipt requested, to all public water suppliers and persons who own property located within a ¼-mile radius of the well site. I have enclosed a letter template that contains the information that must be included in the mailed notice.

8. **Rule 3.4 C (8)** requires the applicant to provide the District with a time-stamped photograph(s) of the face plate of the meter showing its identification number and current reading.

Application did not include a time-stamped photograph of the meter face plate showing the identification number and current reading. To satisfy this requirement, submit a time-stamped photograph of the meter installed at this well that clearly shows this information.

Please provide the above requested information within 180 days of the date of this letter. If the information is not received by this deadline, the application will expire. Once all required information has been received and the requirements described above are satisfied, the application will be deemed administratively complete, and a letter confirming this status will be issued with further instructions.

If you have any questions or need clarification regarding the requested information, please contact my office by phone at (512) 276-2875 or by e-mail at [generalmanager@swtcgcd.org](mailto:generalmanager@swtcgcd.org).

Sincerely,



Lane Cockrell  
General Manager/Hydrogeologist  
Southwestern Travis County GCD

Enclosures: Enclosure 1 – Example Notice of Application

Cc: Kaveh Khorzad, P.G., Wet Rock Groundwater Services, LLC, [k.khorzad@wetrockgs.com](mailto:k.khorzad@wetrockgs.com)  
Virginia Smith, Southwestern Travis County GCD, [staff@swtcgcd.org](mailto:staff@swtcgcd.org)  
Vito Trupiano, Endeavor Real Estate Group, [vtrupiano@endeavor-re.com](mailto:vtrupiano@endeavor-re.com)  
Andrew Worsley, P.G., Wet Rock Groundwater Services, LLC, [a.worsley@wetrockgs.com](mailto:a.worsley@wetrockgs.com)

**Enclosure 1: Example Notice of Application**

## EXAMPLE NOTICE OF APPLICATION

[Insert Date]

[Insert Recipient Name]

[Insert Recipient Street Address]

[Insert Recipient City, State, Zip Code]

Re: Public Notification of a Production Authorization Application to Produce from [Insert Number of Wells] [Insert “Existing” or “Proposed,” as applicable] [Insert “Middle Trinity” or “Lower Trinity,” as applicable] Well(s)

Dear [Insert Recipient Name],

[Insert Applicant Name], (mailing address: [Insert Applicant Mailing Address]) filed a Production Authorization application on [Insert Filing Date], with the Southwestern Travis County Groundwater Conservation District (“District”) to withdraw up to [Insert Requested Volume, in gallons per year] gallons of water annually from [Insert Number of Wells] [Insert “Existing” or “Proposed,” as applicable] [Insert “Middle Trinity” or “Lower Trinity,” as applicable] well(s). [Insert Description of the Nature and Purpose of Proposed Use(s)]. The requested permit volume is commensurate with an estimate of reasonable demand for the intended use and, upon approval, would be required to comply with drought curtailments and provisions for a [Insert Permit Type (e.g., Non-Agricultural Operating Permit)]. The [Insert “Existing” or “Proposed,” as applicable] well(s) are located at [Insert Physical Well Address] (approximate well coordinates: [Insert Coordinates of Well Location(s), in decimal degrees]).

The application will be reviewed by District staff to confirm that all application requirements have been met. Within 60 days of the date on which the District determines that an application is administratively complete, the District will schedule and hold a public hearing under the provisions of District Rule 6.5 to consider the application and the proposed action on the application. At least 10 days prior to the scheduled public hearing, notice will be published in a newspaper of general circulation in Travis County (e.g., Austin American Statesman), and the District will post notice on the District’s website and at the District office. Copies of the completed application will be available at the District office and on the District’s website at least 10 days before the hearing. Interested parties may submit written comments about the application to the District prior to the scheduled meeting at which the application will be considered by the Board or may attend the meeting and submit written comments or make oral comments. Parties interested in formally participating in the hearing should refer to District Rule 6.5.

For further information, please contact the District by mail at PO Box 340595, Austin, Texas 78735, by phone at (512) 286-2875, or by email at [generalmanager@swtcgcd.org](mailto:generalmanager@swtcgcd.org). You may also contact the applicant’s representative, [Insert Representative Name(s) and Contact Information].

Best regards,

[Insert Name of Sender]