

**VCGCD – Waiver Request – Bruce Hill – VP-20110715-02 – Replacement Well for GW-000373**

In accordance with Rule 8.1: GENERAL POLICIES RELATED TO WAIVERS of the Rules of the District, Mr. Bruce Hill for BRU-SAN Land Investments LLC. submits the following application for 1) a waiver of the definition of the term REPLACEMENT WELL and related provisions of Rule 2.2 Well Spacing Requirements of Wells and Rule 2.6 Replacement Wells within the Rules of the District and any conflicting provisions of production permit VP-20110715-02 that would require the replacement of well of well GW-000373 to be located within one hundred yards (100) yards of the original, deteriorated well and 2) authorization to drill a replacement well for deteriorated well GW-000373 at Latitude 28.951 N and Longitude 96.8816 W.

On July 15, 2011, the District issued production permit VP-20110715-02 to Mr. James Dwayne Psencik for well GW-000373, in connection with application ARGNW-20110315-01. Permit VP-20110715-02 protects the historic use of well GW-000373 by authorizing the production of 600 acre-feet of groundwater for irrigation, agriculture, livestock and wildlife uses. Application ARGNW-20110315-01 documents that the subject well, well GW-000373, produced groundwater at a rate of 3,000 gallons per minute (GPM).

On April 29, 2026, Mr. Bruce Hill for BRU-SAN Land Investments LLC. submitted an application to register a well for grandfathered well GW-000373 for BRU-SAN Land Investments LLC., and an application to amend a permit to request ownership change for historic use protection permit VP-20110715-02 from James Psencik to BRU-SAN Land Investment LLC.

Mr. Hill for BRU-SAN Land Investments LLC. proposes to locate the replacement well of grandfathered well GW-000373 at a location near the center of the subject property and approximately

2,000 feet away from the nearest property line and permanently reduce the maximum production rate of the replacement well to 2,000 gallons per minute.



The basis for the request is to waive the spacing requirements and authorize the proposed location of the replacement well at Latitude 28.9501 N and Longitude 96.8729 W is the new location would substantially increase the

distance between the center of cone of depression associated with pumping authorized under VP-20110715-02 at well GW-000373 and the nearest registered well GW-001073 (operated under production permit HUPPWS-20241018-01) by approximately 2,300 feet.

I certify under penalty of law that this waiver request was prepared under the direction or supervision of the landowner and that the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

Bruce Hill

Bruce Hill

5-21-2026

Date

# Adjacent Landowner Waiver of Spacing Requirement

The Undersigned does hereby certify and agree as follows:

I am aware that BRUCE HILL/BRU-SAN LAND INVESTMENT LLC proposes to drill a water  
(name of the owner of the proposed well)

well at FM 444 INEZ TEXAS  
(address at proposed water well location)

I am the owner of a property adjacent to the property identified as the proposed water well location.

Galen Franz J2 Ranch Rd  
(Address of Land Adjacent to Proposed Water Well Location)

I hereby waive the relevant spacing requirements of the Victoria County Groundwater Conservation District related to the placement of the proposed water well relative to my property line and have no objection to the proposed position of the proposed water well.

Executed this 22 day of May, 2026.

[Signature]  
(Signature of Adjacent Land Owner)

Galen Franz  
(Printed Name of Adjacent Land Owner)



# Adjacent Landowner Waiver of Spacing Requirement

The Undersigned does hereby certify and agree as follows:

I am aware that BRUCE HILL/BRU-SAN LAND INVESTMENT LLC proposes to drill a water well at  
(name of the owner of the proposed well)

FM 444 INEZ TEXAS  
(address at proposed water well location)

I am the owner of a property adjacent to the property identified as the proposed water well location.

Marvin Franz 9019 N FM 444  
(Address of Land Adjacent to Proposed Water Well Location)

I hereby waive the relevant spacing requirements of the Victoria County Groundwater Conservation District related to the placement of the proposed water well relative to my property line and have no objection to the proposed position of the proposed water well.

Executed this 22 day of May, 2026

[Signature] POA  
(Signature of Adjacent Land Owner)

Galen Franz POA  
(Printed Name of Adjacent Land Owner)





**Victoria County Groundwater Conservation District**

2805 N. Navarro St., Suite 210, Victoria, Texas 77901  
 Phone: (361) 579-6863 | FAX: (361) 579-0041  
 www.vcgcd.org | admin@vcgcd.org

**WATER WELL VALIDATION PERMIT**

This permit is granted in accordance with the provisions of the Rules of the Victoria County Groundwater Conservation District (District) and acceptance of this permit constitutes an acknowledgment and agreement that the applicant and well owner (permit holders) will comply with the rules of the District.

<b>Permit Holder Information</b>			
Validation Permit ID:	<b>VP-20110715-02</b>	Application ID:	<b>ARGNW-20110315-01</b>
Applicant Name:	<b>David R. Meek</b>	Well Owner Name:	<b>James Dwayne Psenck</b>
Applicant Address:	<b>606 S. Wells</b>	Well Owner Address:	<b>5804 18th Place</b>
Applicant City:	<b>Edna</b>	Well Owner City:	<b>Meridan</b>
Applicant State:	<b>Texas</b>	Well Owner State:	<b>Mississippi</b>
Applicant Zip Code:	<b>77957</b>	Well Owner Zip Code:	<b>39305-1403</b>

<b>Permitted Well Information</b>			
Well Registration:	<b>GW-000373</b>	Grandfathered Status:	<b>Grandfathered</b>
Well Address:	<b>FM 444, Victoria, Texas</b>		
Longitude:	<b>96° 52' 53.99" W</b>	Latitude:	<b>28° 57' 3.688" N</b>

This permit is conditioned upon the permit holders complying with the rules of the District and regulations of the State of Texas, as amended, applicable to operating and maintaining water wells within the District. This permit confers only the right to use the permitted well under the provisions of the rules and according to the terms of this permit. The permit term and condition may be modified or amended pursuant to the rules of the District.

The permit holder is authorized to operate the specified well in accordance with the following conditions:

<b>Validated Groundwater Use and Production</b>	
Purpose of Use:	<b>Irrigation, agriculture, livestock and wildlife</b>
Maximum Rate of Production per Year:	<b>600.0 Ac-Ft/Yr.</b>

**Standard Provisions (District Rule 3.2):**

All permits are granted subject to these rules, the district management plan, orders of the Board, and the laws of the State of Texas. In addition to any special provisions or other requirements incorporated into the permit, each permit issued must contain the following standard permit provisions:

1. Permits are granted in accordance with the provisions of these rules, and acceptance of a permit constitutes an acknowledgment and agreement that the permittee, applicant, landowner, and/or authorized operator will comply with these rules.
2. A drilling permit confers only the right to drill, construct, and complete a water well to the specifications and provisions of the drilling permit.
3. An operating permit confers only the right to operate the well under the provisions of these rules. Within 30 calendar days after the date of transfer of ownership of a well or well system, the operating permit authorized operator must submit a completed application for transfer of ownership to the District specifying the name of the new owner. Any person who becomes the owner of a permitted well must, within 30 calendar days from the date of the change in ownership, file with the District an application for transfer of ownership.
4. The operation of the well for the authorized groundwater production must be conducted in a non-wasteful manner.
5. Groundwater production from all non-exempt wells must be measured by the owner or operator using a device or method that is accurate within plus or minus 10%. Measured water use shall be reported to the District on a quarterly basis using the District's quarterly water user form, and at that time the Permittee shall pay to the District fees in accordance with the fee schedule of the District and the requirements of these rules. Grandfathered wells are not subject to these fees.
  - A. New Wells or well systems producing more than 360,000 gallons of water per day (gpd) must provide monthly water levels from a minimum of two monitoring wells in the same aquifer or aquifers located at a distance not greater than 700 feet nor less than 100 feet from the permitted well or well system. This monitoring well information will be submitted by the permittee with the quarterly water use report. Any required monitoring wells must be completed as provided for in the terms and conditions in the operating permit for the producing well or well system.
  - B. New wells or well systems producing more than 360,000 gpd must also provide annual data on the following water quality parameters: Alkalinity, Ammonia, Arsenic, Calcium, Chloride, Coliform, Conductivity, Iron, Lead, Magnesium, Mercury, Molybdenum, Nitrate, Nitrite, pH, Potassium, Selenium, Sodium, Sulfate, Sulfite, Temperature, Total Dissolved Solids, Total Hardness, Total Phosphorus, Total Organic Carbon, Total Suspended Solids, Turbidity, Uranium. These data will be collected from any monitoring wells required in the permit. These water quality measurements shall be reported annually to the District in September.
6. The well site must be accessible to District representatives for inspection, and the permittee, authorized producer, landowner, and well owner agrees to cooperate fully in any reasonable inspection of the well and well site by the District representatives. Prior to entering upon property for the purpose of conducting an investigation, the District representative seeking access must give notice in writing or in person or by telephone to the landowner, lessee, or operator, agent, or employee of the well owner or operator, as determined by information contained in the application or other information on file with the District. Notice is not required if prior permission is granted to enter without notice. The

district representative will cooperate with the landowner and adhere to applicable governmental safety protocols.

7. The application pursuant to which a permit has been issued is incorporated in the permit, and the permit is granted on the basis of and is contingent upon the accuracy of the information supplied in that application. A finding that false information has been supplied is grounds for immediate revocation of the permit.
8. Violation of the permit terms, conditions, requirements, or special provisions, including pumping amounts in excess of authorized groundwater production, is punishable by civil penalties as provided by these rules.
9. Whenever special permit terms and conditions are inconsistent with other permit provisions or these rules, the special terms and conditions will prevail.

**Permit Limitations and Violations (Rule 3.3):**

Operating permits issued by the District may be limited or be considered violated under the following circumstances:

1. It is a violation of these rules to pump any amount of groundwater over the amount authorized (authorized groundwater production) by the applicable operating permit or validation permit.
2. It is violation of these rules to pump a non-exempt well without a validation permit application or an operating permit application being filed with the District and approved by the Board of Directors.
3. Each operating permit for each well with a capacity greater than 360,000 gallons per day and each well field/groundwater development project covering an area greater than 500 acres shall include provisions requiring that compliance with the performance conditions identified in these rules be demonstrated through the utilization of field monitoring wells as required by the District to ensure compliance with the performance conditions set forth in these rules and the operating permit. The monitoring required by these rules may, at the discretion of the District, be utilized to prove compliance with the performance conditions set out in these rules and the operating permit. If the monitoring data indicates a violation of the performance conditions set out in these rules, and or the operating permit, then the operating permit authorized groundwater production or maximum rate of withdrawal shall be modified to bring the permitted well into compliance with the appropriate performance condition.

**Authorization:**

On 7/15/2011, the Board of Directors approved a motion instructing the General Manager to issue the requested validation permit as described above.

  
\_\_\_\_\_  
Tim Andruss, General Manager

8/26/11  
Date

**Permit Holder Acceptance:**

  
\_\_\_\_\_  
Permit Holder or Authorized Agent

8-24-2011  
Date

Confirmation of the Contiguous Tracts of Groundwater Control

The Victoria County Groundwater Conservation District requires certain information to be supplied with production permit requests including information regarding the boundary and size of the related tracts of groundwater resources controlled by the owners of groundwater resources associated with the production permit request. This form may be used to confirm details regarding the spatial aspects of a permitting request by the applicant.

The map below illustrates the boundary of the contiguous tracts of groundwater control (dashed line symbol) associated with permitting request AWR-20260520-01 as understood by the district. In addition, the map illustrates the location of any water wells registered with the district within the boundary (cross symbol).

The calculated area of the contiguous tracts of groundwater control is 364.6 acres.

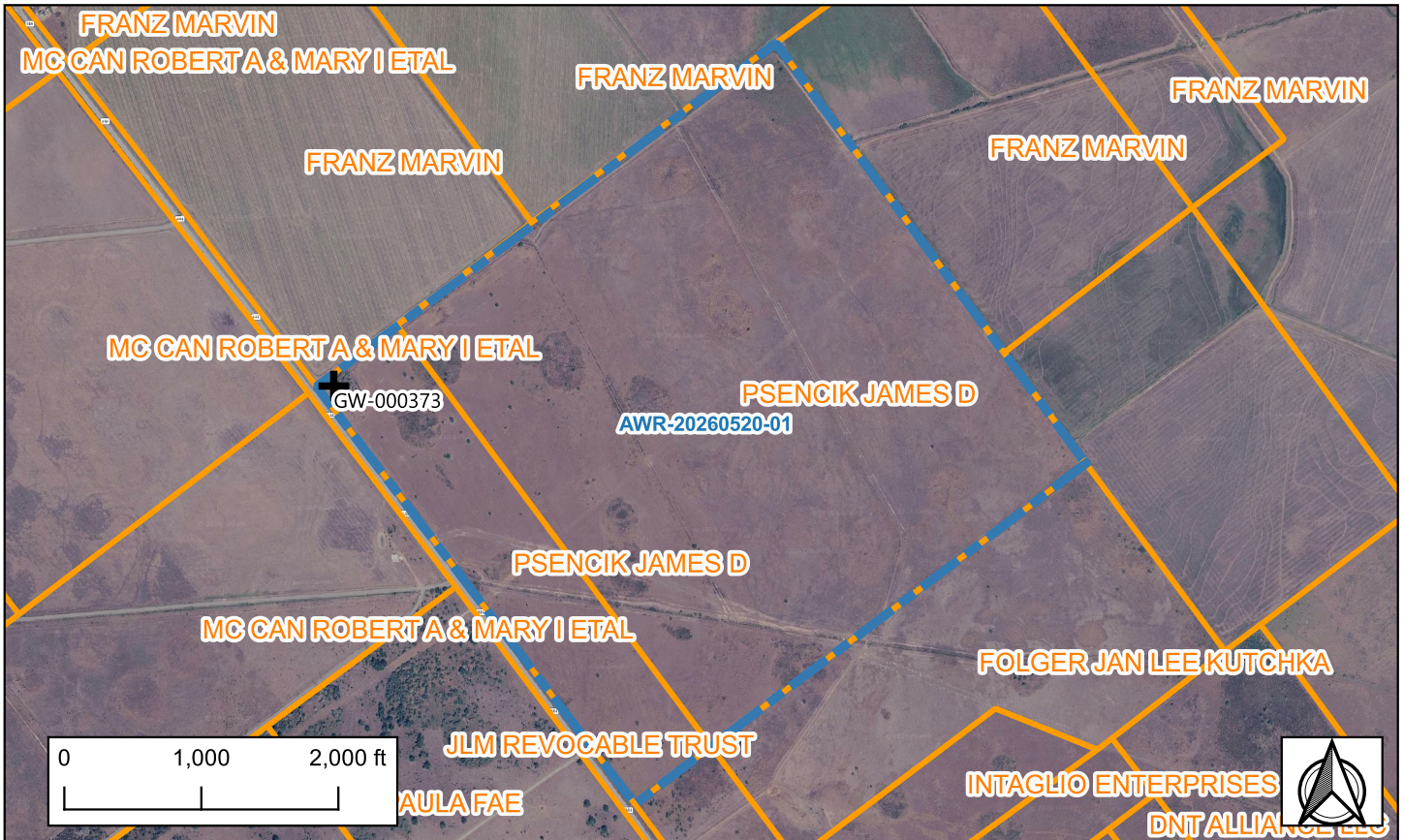
By my signature, I confirm that the boundary of the subject tract of groundwater control, the calculated acreage for the boundary, and the location of existing wells within in the boundary are accurately represented on this form.

\_\_\_\_\_  
Signature of the Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

Printed Date: June 22, 2026



Disclaimer: The records, files, and documents maintained by the Victoria County Groundwater Conservation District (District) contain data and information from many sources. The District cannot guarantee the accuracy or validity of such data and information. The District specifically disclaims any warranty or guarantee relating to the accuracy or validity of any such data and information. All users of such data and information should conduct such investigation and review as necessary to independently determine the accuracy or validity of such data and information.

Confirmation of the Contiguous Tracts of Land Control

The Victoria County Groundwater Conservation District requires certain information to be supplied with production permit requests including information regarding the boundary and size of the related tracts of land controlled by the owner of the subject wells associated with the production permit request. This form may be used to confirm details regarding the spatial aspects of a permitting request by the applicant.

The map below illustrates the boundary of the contiguous tracts of land control (dashed line symbol) associated with permitting request AWR-20260520-01 as understood by the district. In addition, the map illustrates the location of any water wells registered with the district within the boundary (cross symbol).

The calculated area of the contiguous tracts of land control is 364.6 acres.

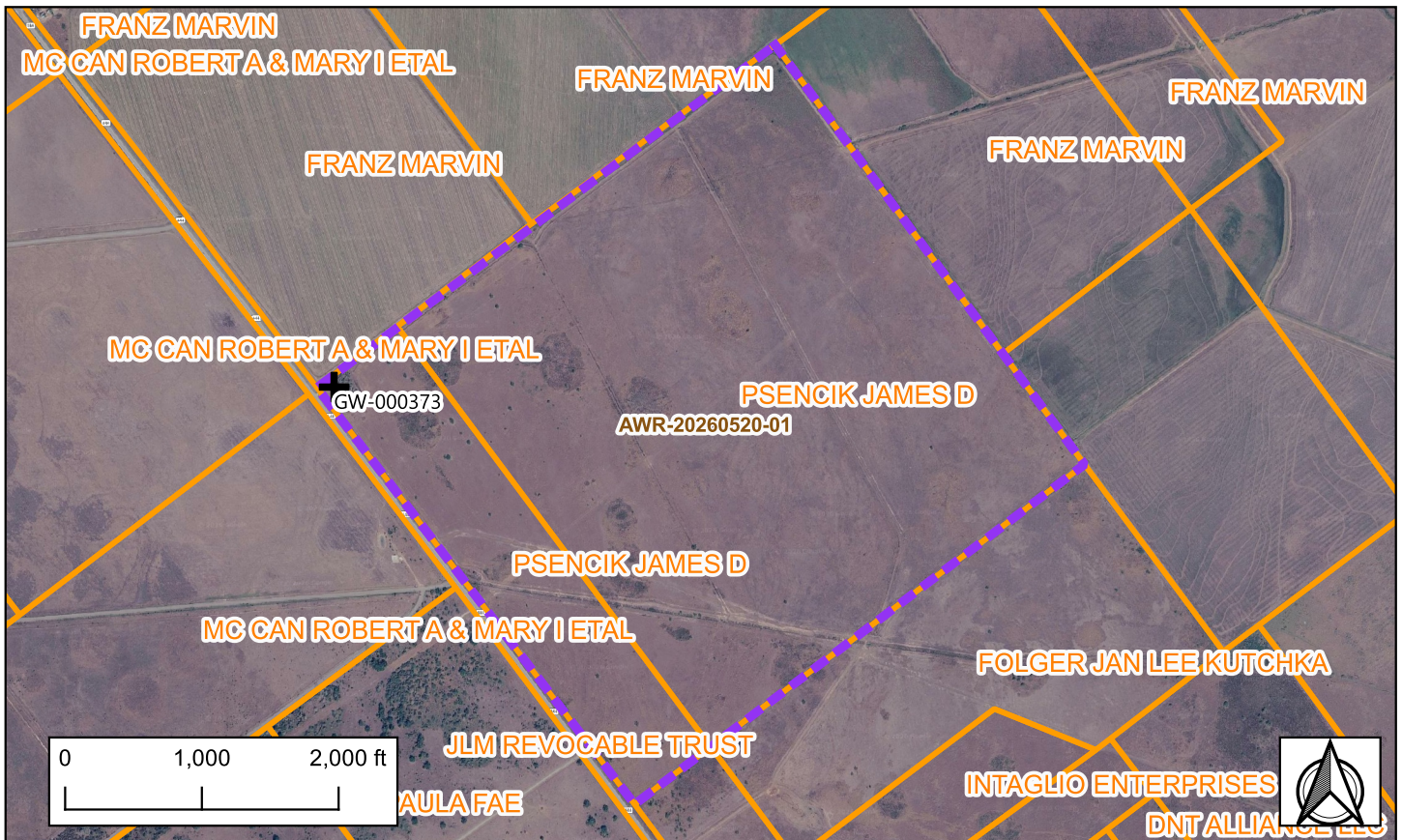
By my signature, I confirm that the boundary of the subject tract of land control, the calculated acreage for the boundary, and the location of existing wells within in the boundary are accurately represented on this form.

\_\_\_\_\_  
Signature of the Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

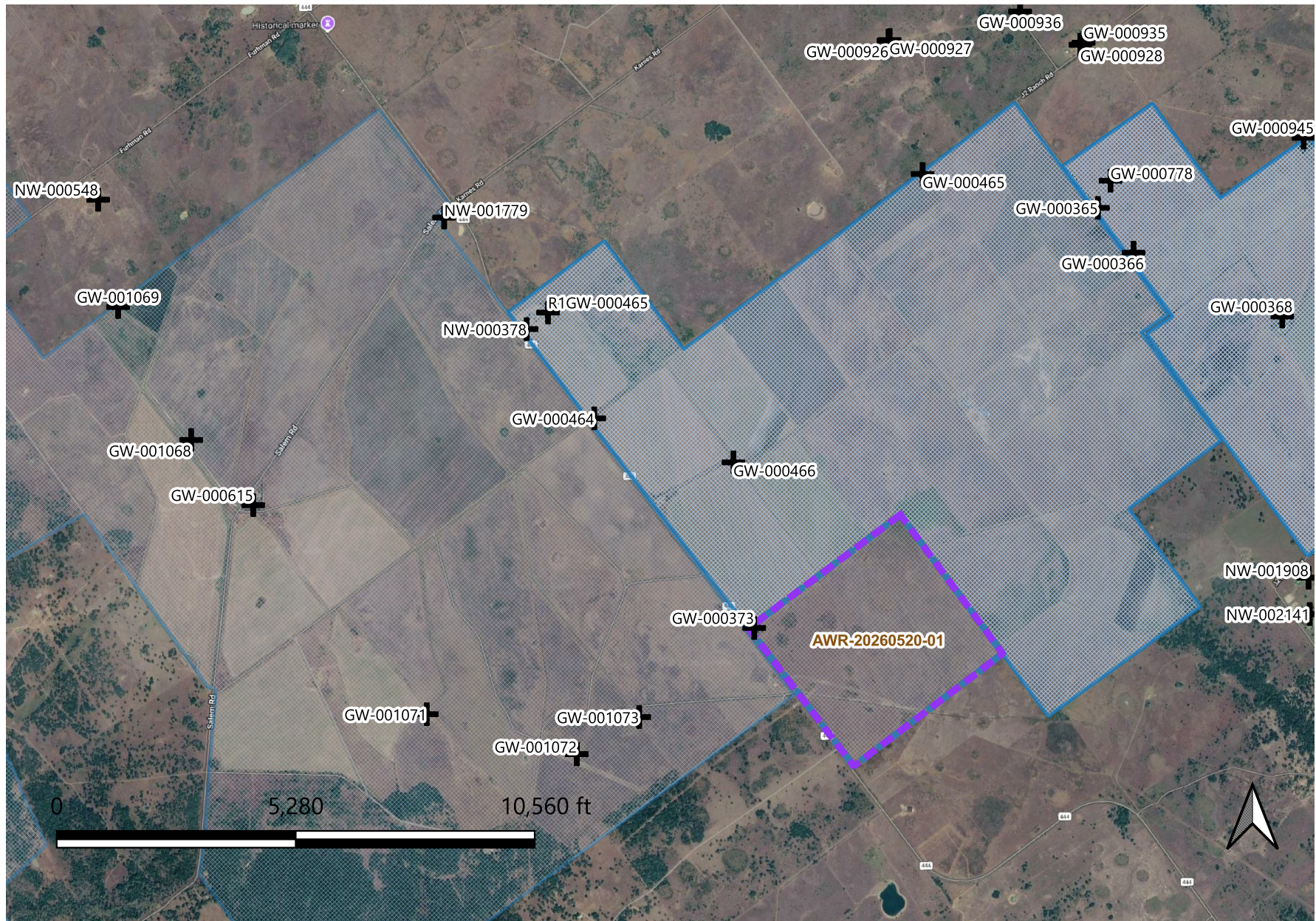
Printed Date: June 22, 2026



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# Map - AWR-20260520-01



**VCGCD – Waiver Request – AWR-20260520-01 – Replacement Well for GW-000373**

In response to the District’s request for additional information related to waiver application AWR-20260520-01, the following information is provided:

1. The full name and address of the applicant: **Mr. Bruce Hill, 282 Cinco Oaks, Victoria, Texas 77905**
2. The description of the impact if the waiver is not granted by the Board of Directors of the Victoria County Groundwater Conservation District:

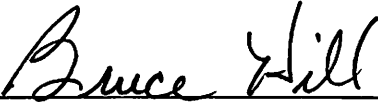
**If the requested waiver is not granted a replacement well will be drilled and operated within 100 yards of the existing well at the full capacity authorized under permit VP-20110715-02. As a result, more intense production impacts (i.e., seasonal drawdowns) will be experienced on adjacent properties than would be experienced if the waiver request is approved.**

3. The duration of time the district waiver would be necessary: **the life of the replacement well.**
4. A statement certifying, under penalty of law, that the well owners possess the legal authority to produce groundwater from the subject tracts of contiguous ownership of groundwater resources:

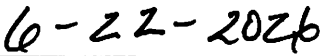
**“I certify, under penalty of law, that BRU-SAN LAND INVESTMENT LLC possesses the legal authority to produce groundwater from the subject tracts of contiguous ownership of groundwater resources.”**

5. a scaled map of: 1.16.1. the subject wells; 1.16.2.the boundaries of the subject tracts of contiguous ownership of land; 1.16.3.the boundaries of the subject tracts of contiguous ownership of groundwater resources; 1.16.4.the boundaries of any production areas overlapping the boundary of the subject tracts of contiguous ownership of groundwater resources; 1.16.5.the nearest public roads; 1.16.6.the locations of any existing water wells within the boundary of the subject tracts of contiguous ownership of groundwater resources: **see attached maps.**
6. A statement certifying, under penalty of law, that the subject wells shall be operated in accordance with the rules of the district and regulations of the State of Texas:

**“I certify under penalty of law that the subject wells shall be operated in accordance with the rules of the district and regulations of the State of Texas.”**

  
\_\_\_\_\_

Bruce Hill

  
\_\_\_\_\_

Date