

# TCEQ Interoffice Memorandum

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**To:** Office of the Chief Clerk  
Texas Commission on Environmental Quality

**Thru:** Chris Kozlowski, Team Leader  
Water Rights Permitting Team

**From:** Lillian E. Beerman, Ph.D., Project Manager  
Water Rights Permitting Team

**Date:** October 23, 2024

**Subject:** William C. Ansell  
WRTP 13974  
CN606244572, RN111943197  
Application No. 13974 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin  
Jefferson County

The referenced application was received on March 21, 2023, partial fees were received on March 25, 2024. Additional information and fees were received on September 23, September 25, and October 11, 2024. The application was declared administratively complete and filed with the Office of the Chief Clerk on October 23, 2024. Limited mailed notice to downstream water right holders of record in the Neches-Trinity Coastal Basin pursuant to Title 30 Texas Administrative Code (TAC) § 295.154(a).

All fees have been paid and the application is sufficient for filing.

*Lillian E. Beerman, Ph.D.*

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Lillian E. Beerman, Ph.D., Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

**OCC Mailed Notice Required**

☒ **YES**

☐ **NO**

Jon Niermann, *Chairman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 23, 2024

Mr. William C. Ansell  
1616 Driftwood LN  
Galveston, TX 77551-1343

VIA E-MAIL

RE: William C. Ansell  
WRTP 13974  
CN606244572, RN111943197  
Application No. 13974 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin  
Jefferson County

Dear Mr. Ansell:

This acknowledges receipt, on September 23 and October 11, 2024, of additional information and on September 25, 2024, of fees in the amount of \$18.80 (Receipt No. M540696, copy attached).

The application was declared administratively complete and filed with the Office of the Chief Clerk on October 23, 2024. Staff will continue processing the application for consideration by the Executive Director.

Please be advised that additional information may be requested during the technical review phase of the application process.

If you have any questions concerning this matter, please contact me via email at [lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov) or by telephone at (512) 239-4019.

Sincerely,

*Lillian E. Beerman, Ph.D.*

Lillian E. Beerman, Ph.D., Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability

Attachment



25-SEP-24 01:14 PM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

Fee Description	Fee Code		Ref#1 Ref#2 Paid In By	Check Number		CC Type	Slip Key		Tran Date	Tran Amount
	Account#	Account Name		Card Auth.	User Data		Tran Code	Document#		
							Rec Code			
WTR USE PERMITS	WUP		M540696	3974		N		BS00111099	25-SEP-24	-\$18.80
	WUP			092524				D5800174		
WATER USE PERMITS			ANSELL, WILLIAM C	VHERNAND		CK				

Total (Fee Code) : - \$18.80

Grand Total: - \$43,997.98

RECEIVED  
SEP 26 2024  
Water Availability Division

RECEIVED  
SEP 26 2024  
Water Availability Division

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**FW: Message from KM\_C458**

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**From** Bill Ansell <[REDACTED]>  
**Date** Fri 10/11/2024 2:04 PM  
**To** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

 1 attachments (16 KB)  
SKM\_C45824101113250.pdf;

Ms. Beerman,  
I hope this is satisfactory. If not let me know.  
Thanks for all your help. It is greatly appreciated.  
What is the timing of a decision? I will want to flood in a few weeks to a month, but I can use the neighbor's permanent rights if necessary.  
Best regards,  
Bill



**William C. Ansell**  
HL&B | Partner  
Business: (409) 765-9311 | Direct: (409) 443-5001  
[REDACTED] | Fax: (409) 765-9393  
2200 Market St., Ste. 400, Galveston, TX 77550  
[www.hlb-cpa.com](http://www.hlb-cpa.com) | [Secure File Exchange](#)

The information transmitted, including any attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender and delete the material from any computer. Ham, Langston & Brezina, L.L.P. is a Texas limited liability partnership.

The context of this email is limited to matters specifically addressed herein and is not intended to address other potential tax consequence or the potential application of tax penalties to this or any other matter.



---

[REDACTED]

[REDACTED]

Libbie W. Ansell

1616 Driftwood Ln.  
Galveston, Texas 77551

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October 9, 2024

Re: Application for Temporary Water Usage Rights from TECQ

Dear Sir or Madam:

My name is Libbie W. Ansell. I am co-owner of a tract of land located in Jefferson County in the C. Hildebrandt Original Survey No 2001005528, Abstract No 28. The other owner of the Tract is William C. Ansell. I am not co-applicant for Application No 13974 for a temporary water right.

I consent to the diversion and irrigation of the Tract by William C. Ansell, with whom I co-own the Tract.

Sincerely,

A handwritten signature in black ink that reads "Libbie W. Ansell". The signature is written in a cursive, flowing style.

Libbie W. Ansell

---

RE: William\_C\_Anseil\_13974\_Request for Information\_10.04.2024

---

From Bill Anseil [REDACTED] >  
Date Wed 10/9/2024 12:51 PM  
To Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

OK, so the same info on the deed and the survey, so my wife can sign off on those?



**William C. Anseil**  
HL&B | Partner  
Business: (409) 765-9311 | Direct: (409) 443-5001  
[REDACTED] | Fax: (409) 765-9393  
2200 Market St., Ste. 400, Galveston, TX 77550  
[REDACTED] [Secure File Exchange](#)

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The context of this email is limited to matters specifically addressed herein and is not intended to address other potential tax consequence or the potential application of tax penalties to this or any other matter.

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**From:** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>  
**Sent:** Wednesday, October 9, 2024 11:57 AM  
**To:** Bill Anseil [REDACTED] >  
**Cc:** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>  
**Subject:** Re: William\_C\_Anseil\_13974\_Request for Information\_10.04.2024

Mr. Anseil,

Please let me know if you need any assistance. In our conversation I failed to mention that you should include the Survey Name and Abstract numbers of the property. Make sure you add that

information to the letter of consent.

Thank you,

Lillian E. Beerman, Ph.D.

Water Rights Permitting Team

Water Availability Division

512-239-4019

[lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov)

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**From:** Bill Anse [REDACTED] >

**Sent:** Wednesday, October 9, 2024 11:44 AM

**To:** Lillian Beerman <[Lillian.Beerman@Tceq.Texas.Gov](mailto:Lillian.Beerman@Tceq.Texas.Gov)>

**Subject:** RE: William\_C\_Anseil\_13974\_Request for Information\_10.04.2024

It was nice speaking to you last week.

I did not see the template, so I made one up. I will change it to the working in the template and get it to you.

Thanks so much for your help.

Bill



**William C. Ansell**

HL&B | Partner

Business: (409) 765-9311 | Direct: (409) 443-5001

[REDACTED] | Fax: (409) 765-9393

2200 Market St., Ste. 400, Galveston, TX 77550

[www.hlb-cpa.com](http://www.hlb-cpa.com) | [Secure File Exchange](#)

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The context of this email is limited to matters specifically addressed herein and is not intended to address other potential tax consequence or the potential application of tax penalties to this or any other matter.

**From:** Lillian Beerman <[Lillian.Beerman@Tceq.Texas.Gov](mailto:Lillian.Beerman@Tceq.Texas.Gov)>  
**Sent:** Friday, October 4, 2024 4:53 PM  
**To:** Bill Anse [REDACTED]  
**Cc:** Lillian Beerman <[Lillian.Beerman@Tceq.Texas.Gov](mailto:Lillian.Beerman@Tceq.Texas.Gov)>  
**Subject:** William\_C\_Ansell\_13974\_Request for Information\_10.04.2024

Mr. Ansell,  
To identify water rights in your vicinity you can use the Water Rights Map Viewer. Link:  
<https://www.tceq.texas.gov/gis/water-rights-viewer>

### [Water Rights Viewer](#)

The Water Rights Viewer includes information about water rights authorizations and other water related information. A user can find information about the location of authorized water rights points, a copy of the water right and the Adjudication Final Determination, current ownership of the

[www.tceq.texas.gov](https://www.tceq.texas.gov)

I have attached a template for consent. You can name the location — survey/abstract of the location of the property for access to diversion and land to be irrigated. The co-own can use her own words, but identify the tract, the applicant, the application, and that she does not seek the water right.

If you have any questions, do not hesitate to contact me.

Thank you,

Lillian E. Beerman, Ph.D.

Water Rights Permitting Team

Water Availability Division

512-239-4019

[lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov)

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**William\_C\_Ansell\_13974\_Request for Information\_10.04.2024**


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**From** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

**Date** Fri 10/4/2024 4:52 PM

**To** [REDACTED]

**Cc** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

 1 attachments (27 KB)  
template for consent.docx;

Mr. Ansell,

To identify water rights in your vicinity you can use the Water Rights Map Viewer. Link:

<https://www.tceq.texas.gov/gis/water-rights-viewer>

### Water Rights Viewer

The Water Rights Viewer includes information about water rights authorizations and other water related information. A user can find information about the location of authorized water rights points, a copy of the water right and the Adjudication Final Determination, current ownership of the water right, recent water use data, and TCEQ's adopted environmental flow standards.

[www.tceq.texas.gov](http://www.tceq.texas.gov)

I have attached a template for consent. You can name the location — survey/abstract of the location of the property for access to diversion and land to be irrigated. The co-own can use her own words, but identify the tract, the applicant, the application, and that she does not seek the water right. If you have any questions, do not hesitate to contact me.

Thank you,

Lillian E. Beerman, Ph.D.

Water Rights Permitting Team

Water Availability Division

512-239-4019

[lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov)

Below is an example language of consent language. Tailor consent to match your situation: your property, your water right, your requested use, and your application. There is no one way to provide consent, except to include the word “consent,” the water right, the parcel of land, the name of the individuals they are providing consent to, and the signature of the individual providing consent.

My name is [*name of property owner*]. I am a co-owner of a tract of land located in [*county*] County in the [*survey name*] Original Survey No. [*survey number*], Abstract No. [*abstract number*] (the “Tract”). The other owner of the Tract is [*property owner seeking a water right*]. I am not co-applicant for Application No. [*number*] for a temporary water right.

I consent to the diversion and irrigation of the Tract by [*name of applicant*], with whom I co-own the Tract.



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**William\_C\_Ansell\_13974\_Follow-up\_Request\_for\_Information\_10.04.2024**

---

**From** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

**Date** Fri 10/4/2024 4:03 PM

**To** [REDACTED] <[REDACTED]>

**Cc** Chris Kozlowski <chris.kozlowski@tceq.texas.gov>; Humberto Galvan <Humberto.Galvan@tceq.texas.gov>;  
Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

 1 attachments (320 KB)

William\_C\_Ansell\_13974\_Followup\_RFI\_10.04.2024.pdf;

Mr. Ansell,

On September 23, 2024, we received your response to a Request for Information (RFI) for Application No. 13974 for a temporary water use permit, dated September 9, 2024. Attached is a follow-up RFI. Your response is due November 11, 2024.

If you have any questions or concerns, please do not hesitate to contact me.

Thank You,

[Lillian E. Beerman, Ph.D.](#)

[Water Rights Permitting Team](#)

[Water Availability Division](#)

[512-239-4019](#)

[lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov)



Jon Niermann, *Chairman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 4, 2024

William C. Ansell  
1616 Driftwood LN  
Galveston, TX 77551-1343

VIA-EMAIL

RE: William C. Ansell  
WRTP 13974  
CN606244572, RN111943197  
Application No. 13974 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin  
Jefferson County

Dear Mr. Ansell:

This is a follow-up to our previous letter dated September 9, 2024 (copy attached) requesting additional information for the referenced application. To date, a complete response has not been received.

Please submit the information requested by November 11, 2024, or the application may be returned pursuant to Title 30 Texas Administrative Code § 281.18.

If you have any questions concerning this matter, please contact me via email at [lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov) or by telephone at (512) 239-4019.

Sincerely,

*Lillian E. Beerman, Ph.D.*

Lillian E. Beerman, Ph.D., Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability

Attachment

Jon Niermann, *Chairman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 9, 2024

William C. Ansell  
1616 Driftwood LN  
Galveston, TX 77551-1343

VIA-EMAIL

RE: William C. Ansell  
WRTP 13974  
CN606244572, RN111943197  
Application No. 13974 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin  
Jefferson County

Dear Mr. Ansell:

This acknowledges receipt, on March 21, 2024, of the referenced application and on March 25, 2024, of fees in the amount of \$ 1,751.25 (Receipt No. M415276, attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm water will be diverted from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin.
2. Provide a recorded copy of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant to Title 30 Texas Administrative Code (TAC) § 295.10.
3. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to 30 TAC § 295.32(a)(5).
4. Provide the number of acres of land to be irrigated, the original land survey or grant and abstract number in which the land to be irrigated is located, and a map of the same land with the acreage clearly marked. Staff notes pursuant to 30 TAC 295.32(2) an application to irrigate particular tracks of land shall contain the following:

*[A]n aerial photograph, plat, or map ... showing the tract of land within which a specified number of acres will be irrigated.*

5. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response.
6. Remit fees in the amount of \$ 18.80, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

Filing Fee	(WRTP = > 10 acre-feet)	\$ 250.00
Recording Fee	(\$1.25 x 1 page)	\$ 1.25
Use Fee	(\$1.00 x 1,500 acre-feet)	\$ 1,500.00
Mailed Notice	(\$0.94 x 20 WR Holders)	\$ 18.80
TOTAL FEES		\$ 1,770.05
FEES RECEIVED		\$ 1,751.25
TOTAL FEES DUE		\$ 18.80

Please submit the requested information and fees by October 9, 2024, or the application may be returned pursuant to Title 30 TAC § 281.18.

If you have any questions concerning this matter, please contact me via email at [lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov) or by telephone at (512) 239-4019.

Sincerely,

*Lillian E. Beerman, Ph.D.*

Lillian E. Beerman, Ph.D., District Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability

Attachment



25-MAR-24 02:01 PM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

Fee Description	Fee Code		Ref#1		Check Number		CC Type		Slip Key		Tran. Date	Tran Amount
	Account#	Account Name	Ref#2	Paid In By	Card Auth.	User Data	Tran Code	Rec Code	Document#			
TEMP/EMERG WTR USE	EMG			M415276		3825		N	BS00108714		25-MAR-24	- \$1,751.25
PRMT ISSUE	EMG					032524			D4802473			
TEMPORARY/EMERGENCY WTR				ANSELL,				CK				
USE PERMIT ISSUE				WILLIAM C		RHDAVIS						

Total (Fee Code) : - \$1,751.25

RECEIVED  
MAR 27 2024  
Water Availability Division

RECEIVED  
MAR 27 2024  
Water Availability Division

William C. Ansell  
1616 Driftwood LN  
Galveston, TX 77551-1343

RECEIVED  
SEP 23 2024  
Water Availability Division

RE: William C. Ansell

WRTP 13974

CN606244572, RN111943197

Application No. 13974 for a Temporary Water Use Permit

Texas Water Code § 11.138, Requiring Limited Mailed Notice

Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin

Jefferson County

**Response to TCEQ request for information letter dated September 09, 2024:**

1. Confirm water will be diverted from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin.

**Applicant confirms that water will be diverted from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin.**

2. Provide a recorded copy of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant to Title 30 Texas Administrative Code (TAC) § 295.10.

**See attached recorded deed and survey establishing ownership of the property by the applicant where the proposed diversion point is located**

3. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to 30



TAC § 295.32(a)(5).

**See attached recorded deed and survey establishing ownership of the property by the applicant where the proposed land to be irrigated is located.**

4. Provide the number of acres of land to be irrigated, the original land survey or grant and abstract number in which the land to be irrigated is located, and a map of the same land with the acreage clearly marked. Staff notes pursuant to 30 TAC 295.32(2) an application to irrigate particular tracks of land shall contain the following:

*[A]n aerial photograph, plat, or map ... showing the tract of land within which a specified number of acres will be irrigated.*

**See attached survey and aerial photograph of the tract of land owned by the applicant clearly marked with the location and acreage of the proposed land to be irrigated.**

5. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the Instructions for Completing the Water Right Permitting Application (Form TCEQ-10214A-inst) for assistance in developing your response.

**Applicant will insure that appropriate measures will be taken to avoid impingement and entrainment of aquatic organisms at the diversion point.**

6. Remit fees in the amount of \$ 18.80, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

Filing Fee	(WRTP = > 10 acre-feet)	\$ 250.00
Recording Fee	(\$1.25 x 1 page)	\$1.25
Use Fee	(\$1.00 x 1,500 acre-feet)	\$1,500.00
<u>Mailed Notice</u>	<u>(\$0.94 x 20 WR Holders)</u>	<u>\$ 18.80</u>
TOTAL FEES		\$ 1,770.05
<u>FEES RECEIVED</u>		<u>\$ 1,751.25</u>
TOTAL FEES DUE		\$ 18.80



7 pgs  
DD

2023034736

JSC 12.7.23 mm

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

*LT. H69549. \$46*  
**WARRANTY DEED WITH VENDOR'S LIEN**

Date: Effective December 14, 2023

Grantor (whether one or more): Dean Alan Talbot and Layne Anthony Talbot

Grantor's Mailing Address: 19155 Tallulah Trail, College Station, Texas 77845

Grantee (whether one or more): William Crane Ansell and Libbie W. Ansell

Grantee's Mailing Address: 1616 Driftwood Ln., Galveston, Texas 77845

Consideration:

Cash and a promissory note of even date in the principal amount of Two Million Seventy-Nine Thousand Four Hundred Thirty-Three and 00/100 Dollars (\$2,079,433.00) executed by Grantee, payable to the order of Capital Farm Credit, ACA, as agent/nominee. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first lien deed of trust of even date from Grantee to Jeffrey C. Norte, trustee.

Property (including any improvements):

The real property located in Jefferson County, Texas described in the attached **Exhibit A**.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements and taxes for 2023, which Grantee

JSC 12.7.23 mm

assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Capital Farm Credit, ACA, as agent/nominee, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Capital Farm Credit, ACA, as agent/nominee and are transferred to Capital Farm Credit, ACA, as agent/nominee without recourse against Grantor. The vendor's lien against and superior title to the Property are retained until the promissory note is fully paid according to the terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Dean Alan Talbot

  
\_\_\_\_\_  
Layne Anthony Talbot

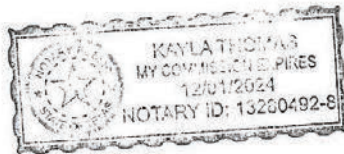


JSC 12.7.23 mm

THE STATE OF TEXAS

COUNTY OF HARDIN

This instrument was acknowledged before me on December 14, 2023 by  
Dean Alan Talbot.



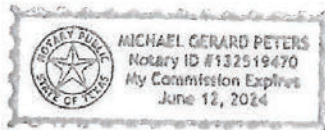
A handwritten signature in cursive script, appearing to read "Kayla Thomas", written over a horizontal line.

Notary Public, State of Texas

THE STATE OF TEXAS

*Brazos nr*  
COUNTY OF ~~HARDIN~~

This instrument was acknowledged before me on Dec. 12<sup>th</sup>, 2023 by  
Layne Anthony Talbot.



A handwritten signature in cursive script, appearing to read "Michael Gerard Peters", written over a horizontal line.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Hooks Title & Abstract Co.  
250 Country Lane Drive  
Lumberton, Texas 77657

EXHIBIT ATract 1:

Being a 681.970 acre tract of land as situated in the Christian Hillebrandt Survey, Abstract No. 28 of Jefferson County, Texas and being all of a called 651 acre tract as conveyed to Dean Alan Talbot and Layne Anthony Talbot by a Special Cash Warranty Deed dated February 17, 2001 and filed for record under Clerk's File No. 2001005528 of the Jefferson County Official Public Records. Said 681.970 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2-inch iron pipe found for the southwest corner of said Dean Alan Talbot, et al called 651 acre tract, the southwest corner of the herein described tract, and the northwest corner of a called 722.8 acre tract designated as "Tract 2" as conveyed to Jefferson Land Company by a Deed dated February 19, 1915 and filed for record under Volume 134, Page 24 of the Jefferson County Official Public Records, same being located in the west line of said Christian Hillebrandt Survey, Abstract No. 28, the east line of the Shelby Corzine Survey, Abstract No. 14, the east line of a tract of land designated as "Tract 1" as conveyed to Jefferson Land Company by a Deed dated January 4, 1935 and filed for record under Volume 396, Page 276 of said Jefferson County Official Public Records, and the east edge of a county road known locally as "Steinhagen Road" a distance of 26.60 feet from the centerline of same, from which a 6-inch concrete post found for the southeast corner of said Shelby Corzine Survey, Abstract No. 14 bears South 03°43'11" East, a distance of 200.64 feet and a 2-inch iron pipe found for reference bears South 06°33'11" West, a distance of 220.65 feet. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), South Central Zone (U.S. Survey Foot) value of North: 13,931,542.85 and East: 3,506,232.39;

THENCE, North 03°57'04" West, along the east line of said Shelby Corzine Survey, Abstract No. 14, the east line of said Jefferson Land Company Tract 1, the west line of said Christian Hillebrandt Survey, Abstract No. 28, and the west line of said Dean Alan Talbot, et al called 651 acre tract, at a called distance of 3432.25 feet passing the northeast corner of said Jefferson Land Company Tract 1 and the southeast corner of a called 50.189 acre tract as conveyed to Harry Dennis Phelan by a Warranty Deed dated March 15, 1985 and filed for record under Film Code No. 100-95-0842 of said Jefferson County Official Public Records, IN ALL a total distance of 5374.81 feet, to a 1-inch iron pipe found for the northwest corner of said Dean Alan Talbot, et al called 651 acre tract, the northwest corner of the herein described tract, and the southwest corner of a called 2183.50 acre tract as conveyed to the City of Beaumont by a General Warranty Deed dated January 31, 1990 and filed for record under Film Code No. 103-03-0258 of said Jefferson County Official Public Records, from which a concrete monument found for the northeast corner of said Harry Dennis Phelan called 50.189 acre tract bears North 03°40'34" West, a distance of 1715.77 feet;

THENCE, along the northern boundary of said Dean Alan Talbot, et al called 651 acre tract and the southern boundary of said City of Beaumont called 2183.50 acre tract the following thirteen (13) courses and distances:

1. North 59°46'04" East, a distance of 868.07 feet, to an angle point for corner;
2. North 65°06'53" East, a distance of 561.95 feet, to an angle point for corner;
3. North 49°50'18" East, a distance of 278.11 feet, to an angle point for corner;
4. South 75°46'04" East, a distance of 479.25 feet, to an angle point for corner;
5. South 84°48'21" East, a distance of 310.64 feet, to an angle point for corner;
6. South 77°05'00" East, a distance of 306.09 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
7. South 67°02'21" East, a distance of 231.68 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
8. South 60°22'50" East, a distance of 517.95 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
9. South 29°10'56" East, a distance of 71.19 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
10. South 23°10'41" East, a distance of 761.68 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
11. South 21°26'05" East, a distance of 527.12 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
12. South 23°38'56" East, a distance of 870.67 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner;
13. South 23°57'10" East, a distance of 373.15 feet, to a 1-1/4-inch iron pipe found for the northwest corner of a called 20 acre tract as conveyed to James Ellis Brown by a Deed dated April 25, 1969 and filed for record under Volume 1591, Page 153 of said Jefferson County Official Public Records, an angle corner of the herein described



JSC 12.7.23 mm

tract, and an angle

THENCE, South 19°12'06" West, a distance of 1624.16 feet, along an east line of said Dean Alan Talbot, et al called 651 acre tract and the west line of said James Ellis Brown called 20 acre tract, to a 1-inch iron pipe found for the southwest corner of same, an angle corner of the herein described tract, and an angle corner of said Dean Alan Talbot, et al called 651 acre tract;

THENCE, South 70°14'33" East, a distance of 710.58 feet, along a north line of said Dean Alan Talbot, et al called 651 acre tract and the south line of said James Ellis Brown called 20 acre tract, to a 1-inch iron pipe found for the southeast corner of same, an angle corner of the herein described tract, an angle corner of said Dean Alan Talbot, et al called 651 acre tract, and the southwest corner of a called 30 acre tract as conveyed to Ernest J. Browne by a Deed dated September 12, 1975 and filed for record under Volume 1903, Page 368 of said Jefferson County Official Public Records;

THENCE, South 69°42'07" East, a distance of 2102.86 feet, along a north line of said Dean Alan Talbot, et al called 651 acre tract and the south line of said Ernest J. Browne called 30 acre tract, to a point in the approximate center of Hillebrandt Bayou for the northeast corner of the herein described tract, the southeast corner of said Ernest J. Browne called 30 acre tract, and the northeast corner of said Dean Alan Talbot, et al called 651 acre tract, from which a Jefferson County Drainage District No. 6 concrete monument found on the west bank of said Hillebrandt Bayou for reference bears North 67°42'03" West, a distance of 260.50 feet;

THENCE, along the approximate center of said Hillebrandt Bayou and the east boundary of said Dean Alan Talbot, et al called 651 acre tract the following thirty (30) courses and distances:

1. South 15°51'13" West, a distance of 255.81 feet, to a point for an angle corner of the herein described tract;
2. South 16°34'46" West, a distance of 158.26 feet, to a point for an angle corner of the herein described tract;
3. South 11°07'11" West, a distance of 200.46 feet, to a point for an angle corner of the herein described tract;
4. South 06°18'19" West, a distance of 189.23 feet, to a point for an angle corner of the herein described tract;
5. South 11°28'56" West, a distance of 265.28 feet, to a point for an angle corner of the herein described tract;
6. South 04°01'10" East, a distance of 66.15 feet, to a point for an angle corner of the herein described tract;
7. South 49°45'49" West, a distance of 220.46 feet, to a point for an angle corner of the herein described tract;
8. South 23°07'07" West, a distance of 111.76 feet, to a point for an angle corner of the herein described tract;
9. North 70°32'48" West, a distance of 113.73 feet, to a point for an angle corner of the herein described tract;
10. South 78°30'53" West, a distance of 192.72 feet, to a point for an angle corner of the herein described tract;
11. South 60°24'03" West, a distance of 118.18 feet, to a point for an angle corner of the herein described tract;
12. South 12°22'39" West, a distance of 45.16 feet, to a point for an angle corner of the herein described tract;
13. South 00°34'36" East, a distance of 85.96 feet, to a point for an angle corner of the herein described tract;
14. South 23°41'34" East, a distance of 100.34 feet, to a point for an angle corner of the herein described tract;
15. South 46°09'36" East, a distance of 101.61 feet, to a point for an angle corner of the herein described tract;
16. North 85°33'13" East, a distance of 37.51 feet, to a point for an angle corner of the herein described tract;
17. North 68°01'16" East, a distance of 321.18 feet, to a point for an angle corner of the herein described tract;
18. North 80°32'16" East, a distance of 61.26 feet, to a point for an angle corner of the herein described tract;
19. South 59°32'04" East, a distance of 207.29 feet, to a point for an angle corner of the herein described tract;
20. South 19°51'52" West, a distance of 196.14 feet, to a point for an angle corner of the herein described tract;
21. South 32°55'35" West, a distance of 331.12 feet, to a point for an angle corner of the herein described tract;
22. South 36°36'22" West, a distance of 193.24 feet, to a point for an angle corner of the herein described tract;
23. South 34°52'31" West, a distance of 55.72 feet, to a point for an angle corner of the herein described tract;
24. South 13°05'49" West, a distance of 17.67 feet, to a point for an angle corner of the herein described tract;
25. South 45°50'18" East, a distance of 317.04 feet, to a point for an angle corner of the herein described tract;
26. South 59°05'12" East, a distance of 88.96 feet, to a point for an angle corner of the herein described tract;
27. South 55°59'13" East, a distance of 89.68 feet, to a point for an angle corner of the herein described tract;
28. South 37°39'06" East, a distance of 90.29 feet, to a point for an angle corner of the herein described tract;
29. South 11°34'44" East, a distance of 43.01 feet, to a point for an angle corner of the herein described tract;
30. South 26°35'31" West, a distance of 41.54 feet, to a point for the southeast corner of the herein described tract, the southeast corner of said Dean Alan Talbot, et al called 651 acre tract, and the northeast corner of the previously mentioned Jefferson Land Company called 772.8 acre tract, from which a Jefferson County Drainage District No. 6 concrete monument found on an island east of the main channel of said Hillebrandt Bayou bears North 70°57'22" West, a distance of 214.95 feet and a Jefferson County Drainage District No. 6 concrete monument found on the west bank of said Hillebrandt Bayou bears North 70°57'22" West, a distance of 739.59 feet;



JSC 12.7.23 mm

THENCE, North 70°57'22" West, a distance of 6115.15 feet, along the south line of said Dean Alan Talbot, et al called 651 acre tract and the north line of said Jefferson Land Company called 722.8 acre tract, to the PLACE OF BEGINNING, CONTAINING 681.970 acres of land in Jefferson County, Texas;

The bearings and distances recited herein are based on the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), South Central Zone (U.S. Survey Foot). Surveyed: November 9, 2023 TBPLS Firm #10130400

**Tract II: Easement Estate**

BEING a 0.231 of an acre access easement as situated in the Shelby Corzine League, Abstract No. 14, Jefferson County, Texas and being out of and a part a certain tract of land designated as "Tract 1" as conveyed to Jefferson Land Company, Inc. by a Deed dated January 4, 1935 and filed for record under Volume 396, Page 276 of the Jefferson County Official Public Records. Said 0.231 of an acre Access Easement being more particularly described by metes and bounds as follows.

COMMENCING at a 6-inch concrete post found for the southeast corner of said Jefferson Land Company, Inc. tract of land, the southeast corner of said Shelby Corzine League, Abstract No. 14, the northeast corner of said Michael Pevitt Survey, Abstract No. 43, same being located in the west line of the Christian Hillebrandt Survey, Abstract No. 28, from which a 2-inch iron pipe found for reference bears South 63°33'42" West, a distance of 42.66 feet. Said place of commencing has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), South Central Zone (U.S. Survey Foot) value of North: 10,650,490.19 and East: 3,834,314.01;

THENCE, North 03°43'11" West, a distance of 200.64 feet, along the east line of said Jefferson Land Company, Inc. tract of land, the east line of said Shelby Corzine League, Abstract No. 14, and the west line of the Christian Hillebrandt Survey, Abstract No. 28, to a 2-inch iron pipe found for an angle corner of same, an angle corner of said Shelby Corzine League, Abstract No. 14, and the southwest corner of a called 651 acre tract as conveyed to Dean Alan Talbot and Layne Anthony Talbot by a Special Cash Warranty Deed dated February 12, 2001 and filed for record under Clerk's File No. 2001005528 of said Jefferson County Official Public Records, from which a 3-inch iron pipe found on the banks of Hillebrandt Bayou for reference bears South 70°57'23" East, a distance of 5375.45 feet;

THENCE, North 03°53'04" West, a distance of 1595.12 feet, along the east line of said Jefferson Land Company, Inc. tract of land, the east line of said Shelby Corzine League, Abstract No. 14, the west line of the Christian Hillebrandt Survey, Abstract No. 28, and the west line of said Dean Alan Talbot and Layne Anthony Talbot called 651 acre tract, to a point for the southeast corner and PLACE OF BEGINNING of the herein described access easement. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), South Central Zone (U.S. Survey Foot) value of North: 10,652,281.87 and East: 3,834,192.94;

THENCE, South 77°22'16" West, a distance of 332.50 feet, over and across said Jefferson Land Company, Inc. tract of land, to a point in the centerline of Steinhagen Road for the southwest corner of the herein described access easement;

THENCE, North 14°37'24" West, a distance of 30.02 feet, along the centerline of said Steinhagen Road over and across said Jefferson Land Company, Inc. tract of land, to a point for the northwest corner of the herein described access easement;

THENCE, North 77°22'16" East, a distance of 338.16 feet, over and across said Jefferson Land Company, Inc. tract of land, to a point for the northeast corner of the herein described access easement, same being located in the east line of said Jefferson Land Company, Inc. tract of land, the east line of said Shelby Corzine League, Abstract No. 14, the west line of the Christian Hillebrandt Survey, Abstract No. 28, and the west line of said Dean Alan Talbot and Layne Anthony Talbot called 651 acre tract;

THENCE, South 03°53'04" East, a distance of 30.35 feet, along the east line of said Jefferson Land Company, Inc. tract of land, the east line of said Shelby Corzine League, Abstract No. 14, the west line of the Christian Hillebrandt Survey, Abstract No. 28, and the west line of said Dean Alan Talbot and Layne Anthony Talbot called 651 acre tract, to the PLACE OF BEGINNING, CONTAINING 0.231 of an acre of land in Jefferson County, Texas.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Roxanne Acosta-Hellberg, County Clerk  
Jefferson County, Texas

December 18, 2023 01:59:02 PM

FEE \$46.00

2023034736





Jon Niermann, *Chairman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 9, 2024

William C. Ansell  
1616 Driftwood LN  
Galveston, TX 77551-1343

VIA-EMAIL

RE: William C. Ansell  
WRTP 13974  
CN606244572, RN111943197  
Application No. 13974 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin  
Jefferson County

Dear Mr. Ansell:

This acknowledges receipt, on March 21, 2024, of the referenced application and on March 25, 2024, of fees in the amount of \$ 1,751.25 (Receipt No. M415276, attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm water will be diverted from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin.
2. Provide a recorded copy of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant to Title 30 Texas Administrative Code (TAC) § 295.10.
3. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to 30 TAC § 295.32(a)(5).
4. Provide the number of acres of land to be irrigated, the original land survey or grant and abstract number in which the land to be irrigated is located, and a map of the same land with the acreage clearly marked. Staff notes pursuant to 30 TAC 295.32(2) an application to irrigate particular tracks of land shall contain the following:

*[A]n aerial photograph, plat, or map ... showing the tract of land within which a specified number of acres will be irrigated.*

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • [tceq.texas.gov](http://tceq.texas.gov)

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printed on recycled paper



Mr. William C. Ansell  
Application No. 13974  
September 9, 2024  
Page 2 of 2

5. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response.
6. Remit fees in the amount of \$ 18.80, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

Filing Fee	(WRTP = > 10 acre-feet)	\$ 250.00
Recording Fee	(\$1.25 x 1 page)	\$ 1.25
Use Fee	(\$1.00 x 1,500 acre-feet)	\$ 1,500.00
Mailed Notice	(\$0.94 x 20 WR Holders)	\$ 18.80
TOTAL FEES		\$ 1,770.05
FEES RECEIVED		\$ 1,751.25
TOTAL FEES DUE		\$ 18.80

Please submit the requested information and fees by October 9, 2024, or the application may be returned pursuant to Title 30 TAC § 281.18.

If you have any questions concerning this matter, please contact me via email at [lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov) or by telephone at (512) 239-4019.

Sincerely,

*Lillian E. Beerman, Ph.D.*

Lillian E. Beerman, Ph.D., Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability

Attachment





25-MAR-24 02:01 PM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

Fee Description	Fee Code	Account#	Account Name	Ref#1		Check Number		CC Type	Slip Key		Tran Date	Tran Amount
				Ref#2	Paid In By	Card Auth.	User Data		Tran Code	Document#		
TEMP/EMERG WTR USE	ENG				M415276	3825		N		BS00108714	25-MAR-24	- \$1,751.25
PRMT ISSUE	ENG					032524				D4802473		
TEMPORARY/EMERGENCY WTR					ANSELL,			CK				
USE PERMIT ISSUE					WILLIAM C							
Total (Fee Code) :												- \$1,751.25

RECEIVED  
MAR 27 2024  
Water Availability Division

RECEIVED  
MAR 27 2024  
Water Availability Division

---

**Re: William\_C\_Ansell\_13974\_Request\_for\_Information\_09.09.2024**

---

**To:** Bill Ansell

**Cc:** Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

**Subject:** Re: William\_C\_Ansell\_13974\_Request\_for\_Information\_09.09.2024

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[REDACTED]

Mr. Ansell,  
You are welcome to send the information directly to me via e-mail.  
I will be watching my inbox.  
Many thanks for your timely submission.

Lillian E. Beerman, Ph.D.  
Water Rights Permitting Team  
Water Availability Division  
512-239-4019  
[lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov)

---

**From:** [REDACTED]  
**Sent:** Thursday, September 19, 2024 2:37 PM  
**To:** Lillian Beerman <[Lillian.Beerman@Tceq.Texas.Gov](mailto:Lillian.Beerman@Tceq.Texas.Gov)>  
**Cc:** Chris Kozlowski <[chris.kozlowski@tceq.texas.gov](mailto:chris.kozlowski@tceq.texas.gov)>; Humberto Galvan <[Humberto.Galvan@tceq.texas.gov](mailto:Humberto.Galvan@tceq.texas.gov)>; [REDACTED]  
**Subject:** RE: William\_C\_Ansell\_13974\_Request\_for\_Information\_09.09.2024

Ms. Beerman,  
I have the information requested ready to deliver. Do you prefer email or regular mail or FedEx?  
I appreciate your assistance in this matter, and I look forward to your response.  
Best regards,  
Bill



**William C. Ansell**  
HL&B | Partner  
Business: (409) 765-9311 | Direct: (409) 443-5001  
[REDACTED] | Fax: (409) 765-9393  
2200 Market St., Ste. 400, Galveston, TX 77550  
[REDACTED] | [Secure File Exchange](#)

The information transmitted, including any attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender and delete the material from any computer. Ham, Langston & Brezina, L.L.P. is a Texas limited liability partnership.

**William\_C\_Ansell\_13974\_Request\_for\_Information\_09.09.2024**

Lillian Beerman &lt;Lillian.Beerman@Tceq.Texas.Gov&gt;

Mon 9/9/2024 12:29 PM

[REDACTED]

Cc:Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>;Chris Kozlowski <chris.kozlowski@tceq.texas.gov>;Humberto Galvan <Humberto.Galvan@tceq.texas.gov>

 1 attachments (246 KB)

William\_C\_Ansell\_13974\_RFI\_Sent\_to\_App\_09.09.2024.pdf;

Mr. Ansell,

Please review and complete the attached Request for Information (RFI) for Application No. 13974 for a Temporary Water Use Permit submitted by William C. Ansell. Your response is due COB Wednesday, October 9, 2024.

Thank you for correcting your email address.

If you have any questions or concerns, do not hesitate to contact me.

Thank You,

Lillian E. Beerman, Ph.D.

Water Rights Permitting Team

Water Availability Division

512-239-4019

[lillian.beerman@tceq.texas.gov](mailto:lillian.beerman@tceq.texas.gov)

Jon Niermann, *Chairman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 9, 2024

William C. Ansell  
1616 Driftwood LN  
Galveston, TX 77551-1343

VIA-EMAIL

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WRTP 13974  
CN606244572, RN111943197  
Application No. 13974 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin  
Jefferson County

Dear Mr. Ansell:

This acknowledges receipt, on March 21, 2024, of the referenced application and on March 25, 2024, of fees in the amount of \$ 1,751.25 (Receipt No. M415276, attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm water will be diverted from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin.
2. Provide a recorded copy of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant to Title 30 Texas Administrative Code (TAC) § 295.10.
3. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to 30 TAC § 295.32(a)(5).
4. Provide the number of acres of land to be irrigated, the original land survey or grant and abstract number in which the land to be irrigated is located, and a map of the same land with the acreage clearly marked. Staff notes pursuant to 30 TAC 295.32(2) an application to irrigate particular tracks of land shall contain the following:

*[A]n aerial photograph, plat, or map ... showing the tract of land within which a specified number of acres will be irrigated.*

5. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response.
6. Remit fees in the amount of \$ 18.80, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

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Recording Fee	(\$1.25 x 1 page)	\$ 1.25
Use Fee	(\$1.00 x 1,500 acre-feet)	\$ 1,500.00
Mailed Notice	(\$0.94 x 20 WR Holders)	\$ 18.80
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FEES RECEIVED		\$ 1,751.25
TOTAL FEES DUE		\$ 18.80

Please submit the requested information and fees by October 9, 2024, or the application may be returned pursuant to Title 30 TAC § 281.18.

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Sincerely,

*Lillian E. Beerman, Ph.D.*

Lillian E. Beerman, Ph.D., District Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability

Attachment





25-MAR-24 02:01 PM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

Fee Description	Fee Code		Ref#1		Check Number		CC Type		Slip Key		Tran. Date	Tran Amount
	Account#	Account Name	Ref#2	Paid In By	Card Auth.	User Data	Tran Code	Rec Code	Document#			
TEMP/EMERG WTR USE	EMG			M415276		3825		N	BS00108714		25-MAR-24	- \$1,751.25
PRMT ISSUE	EMG					032524			D4802473			
TEMPORARY/EMERGENCY WTR				ANSELL,				CK				
USE PERMIT ISSUE				WILLIAM C		RHDAVIS						

Total (Fee Code) : - \$1,751.25

RECEIVED  
MAR 27 2024  
Water Availability Division

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MAR 27 2024  
Water Availability Division

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

P.O. Box 13087 MC-160, Austin, Texas 78711-3087  
Telephone (512) 239-4600, FAX (512) 239-4770

**APPLICATION FOR A TEMPORARY WATER USE PERMIT FOR MORE THAN 10 ACRE-FEET OF WATER, AND/OR FOR A DIVERSION PERIOD LONGER THAN ONE CALENDAR YEAR**

This form is for an application for a temporary permit to divert water under Section 11.138, Texas Water Code. Any permit granted from this application may be suspended at any time by the applicable TCEQ Office if it is determined that surplus water is no longer available.

**Notice:** This form will not be processed until all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol.

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1. **Data on Applicant and Project:** Social Security or Federal ID No. [REDACTED]
- A. Name: William C. Ansell
- B. Mailing Address: 1616 Driftwood LN, Galveston, TX 77551
- C. Telephone Number: 409-789-4136 Fax Number: \_\_\_\_\_ E-mail Address: [REDACTED]
- D. Applicant owes fees or penalties? ☐ Yes ☒ No
- If yes, provide the amount and the nature of the fee or penalty as well as any identifying number:

- E. Describe Use of Water flooding of wetland/waterfowl habitat and/or rice agriculture production
- F. Description of Project (TDH Project No. if applicable) \_\_\_\_\_
- G. Highway Designation No. \_\_\_\_\_ County Jefferson

**2. Type of Diversion (check one):**

☒ From Stream ☐ From Reservoir

**3. Rate of Diversion:**

A. Maximum 10,000 gpm  
(capacity of pump)

**4. Amount and Source of Water:**

1500 acre-feet of water within a period of 3 years (specify term period not to exceed a three year term). The water is to be obtained from Willow Marsh Bayou, tributary of Hillebrandt Bayou, tributary of \_\_\_\_\_, tributary of \_\_\_\_\_, Neches-Trinity Coastal Basin.

**5. Location of Diversion Point:** Provide Latitude and Longitude in decimal degrees to at least six decimal places, and indicate the method used to calculate the diversion point location. Google Earth was utilized to calculate the diversion point location.

At Latitude 29.984358 °N, Longitude 94.137075 °W, ((at) or (near) the stream crossing of), (at a reservoir in the vicinity of) \_\_\_\_\_ (R-O-W) (Highway), located in Zip Code 77705, located 4 miles in a SW direction from Beaumont \_\_\_\_\_ (County Seat), Jefferson County, and 3.5 miles in a E direction from Cheek \_\_\_\_\_, a nearby town shown on County road map. Note: Distance in straight line miles.

Enclose a USGS 7.5 minute topographic map with the diversion point and/or the return water discharge points labeled. Owner's written consent is required for water used from any private reservoir, or private access to diversion point.

**6. Access to Diversion Point (check one):**

- ☐ Public right-of-way
- ☐ Private property  
(A letter of permission from landowner is attached)
- ☒ Other (Explain) Access to diversion point is on private property owned by the applicant.

**7. Fees Enclosed:**

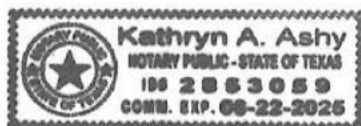
	10 ac-ft or less	greater than 10 ac-ft
Filing .....	\$ 100.00	\$ 250.00
Recording.....	\$ 1.25	\$ 1.25
Use (\$1.00 per ac-ft or fraction thereof)	\$ _____	\$ <u>1,500.00</u>
(Note: 1 ac-ft = 325,851 gals. Total)	\$ _____	\$ <u>1,751.25</u>
1 ac-ft = 7758.35 bbls.)		

Upon completion of any project for which a temporary water permit is granted, the Permittee is required by law to report the amount of water used. This document must be properly signed and duly notarized before it can be accepted or considered by the Texas Commission on Environmental Quality.

W C Ansell  
Name (sign)

William C. Ansell  
Name (print)

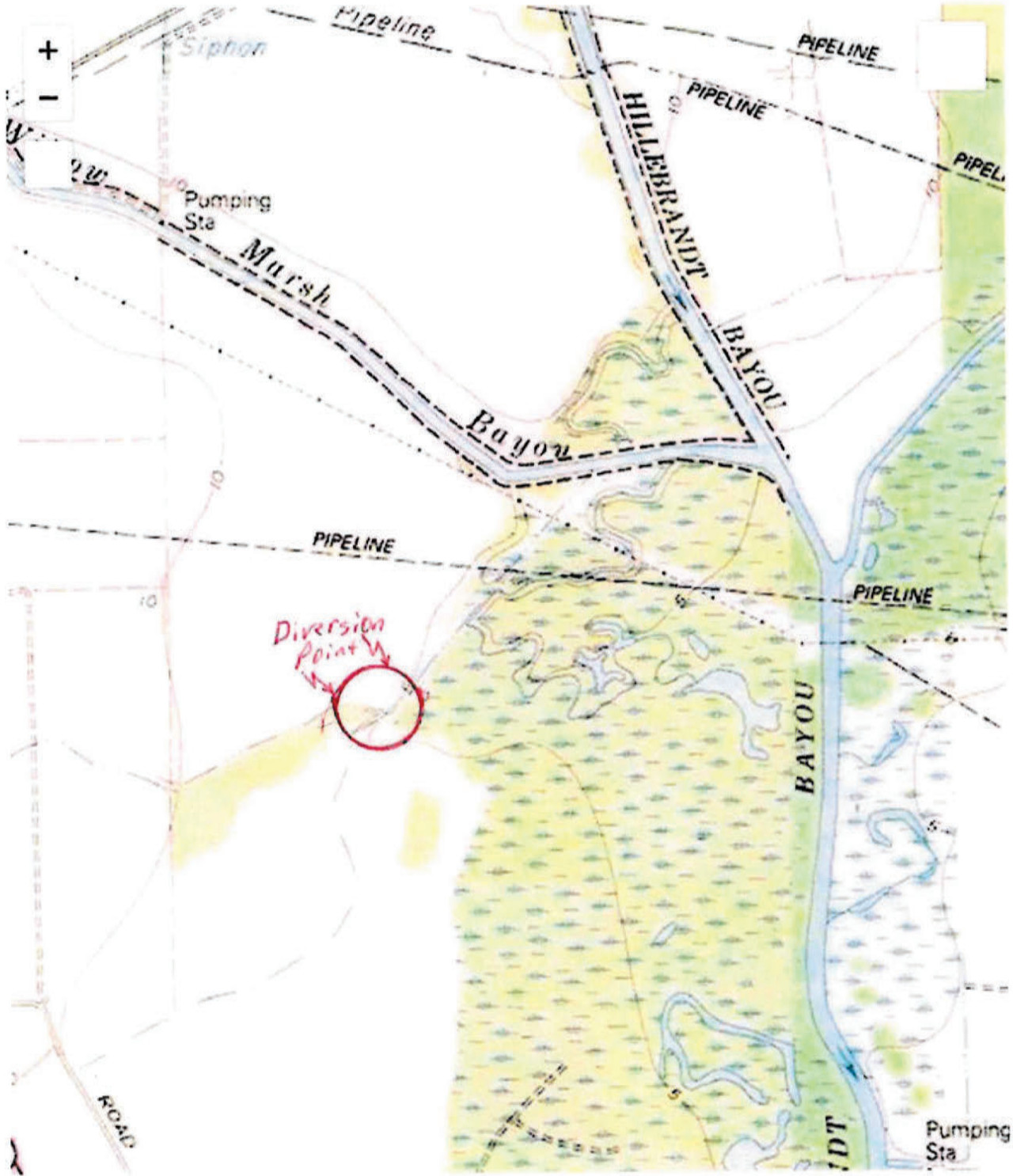
Subscribed and sworn to me as being true and correct before me this 15<sup>th</sup> day of March, 2024



Kathryn A. Ashy  
Notary Public, State of Texas



Beaumont Topo Map in Jefferson County Texas



[Print this map](#)

Map provided by TopoZone.com