

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF AN APPLICATION FOR A TEMPORARY WATER USE PERMIT

APPLICATION NO. 13974

William C. Ansell seeks a temporary water use permit to divert and use not to exceed 1,500 acre-feet of water, within a three-year period, from an unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin, at a maximum diversion rate of 22.28 cfs (10,000 gpm), for wetland and agricultural purposes in Jefferson County. More information on the application and how to participate in the permitting process is given below.

APPLICATION. William C. Ansell, Applicant, 1616 Driftwood Ln., Galveston, Texas, 77551-1343, has applied to the Texas Commission on Environmental Quality (TCEQ) for a Temporary Water Use Permit pursuant to Texas Water Code § 11.138 and TCEQ Rules Title 30 Texas Administrative Code (TAC) §§ 295.1, et seq. Notice is being mailed to the downstream water right holders of record in the Neches-Trinity Coastal Basin pursuant to Title 30 TAC § 295.154.

William C. Ansell seeks a temporary water use permit to divert and use not to exceed 1,500 acre-feet of water, within a three-year period, from an unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin, for wetland and agricultural purposes in Jefferson County.

The water will be diverted at a maximum diversion rate of 22.28 cfs (10,000 gpm), from a point located at Latitude 29.984358° N, Longitude 94.137075° W in Jefferson County, ZIP Code 77705.

The application was received on March 21, 2024, and partial fees were received on March 25, 2024. Additional information and fees were received 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.

The Executive Director completed the technical review of the application and prepared a draft permit. The draft permit, if granted, would include special conditions including, but not limited to streamflow restrictions. The application, technical memoranda, and Executive Director's draft permit are available for viewing on the TCEQ web page at: at

https://www.tceq.texas.gov/permitting/water_rights/wr-permitting/view-wr-pend-apps.

Alternatively, you may request a copy of the documents by contacting the TCEQ Office of the Chief Clerk by phone at (512) 239-3300 or by mail at TCEQ OCC, Notice Team (MC-105), P.O. Box 13087, Austin, Texas 78711.

PUBLIC COMMENT / PUBLIC MEETING. Written public comments and requests for a public meeting should be submitted to the Office of the Chief Clerk, at the address provided in the information section below, by May 21, 2025. A public meeting is intended for the taking of public comment, and is not a contested case hearing. A public meeting will be held if the Executive Director determines that there is a significant degree of public interest in the application.

CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this application if a written hearing request is filed by May 21, 2025. The Executive Director may approve the application unless a written request for a contested case hearing is filed by May 21, 2025.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) applicant's name and permit number; (3) the statement "[I/we] request a contested case hearing;" (4) a brief and specific description of how you would be affected by the application in a way not common to the general public; and (5) the location and distance of your property relative to the proposed activity. You may also submit proposed conditions for the requested permit which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

If a hearing request is filed, the Executive Director will not issue the permit and will forward the application and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

INFORMATION. Written hearing requests, public comments, or requests for a public meeting should be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087 or electronically at <https://www14.tceq.texas.gov/epic/eComment/> by entering W RTP 13974 in the search field. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address.

For additional information, individual members of the general public may contact the Public Education Program at 1-800-687-4040. General information regarding the TCEQ can be found at our web site at www.tceq.texas.gov. Si desea información en Español, puede llamar al 1-800-687-4040 o por el internet al <http://www.tceq.texas.gov>

Issued: May 6, 2025

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



TEMPORARY WATER USE PERMIT

PERMIT NO. 13974

TYPE § 11.138

Permittee: William C. Ansell

Address: 1616 Driftwood Ln.
Galveston, TX 77551-1343

Received: March 21, 2024

Granted:

Watercourse: Unnamed tributary of Hillebrandt
Bayou

County: Jefferson

Watershed: Neches-Trinity Coastal Basin

WHEREAS, after considering the recommendation of the staff relative to the above identified application, the following findings of fact and conclusions of law are made:

FINDINGS OF FACT

1. The application is in proper form and accompanied by all necessary fees.
2. Sufficient water is available at the proposed diversion point to satisfy the requested diversion and use of not to exceed 1,500 acre-feet of water, within a three-year period, from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin, for wetland and agricultural purposes in Jefferson County.
3. The water will be diverted at a maximum diversion rate of 22.28 cfs (10,000 gpm) from a point located at Latitude 29.984358° N, Longitude 94.137075° W in Jefferson County.
4. Notice of this application was mailed to the downstream water right holders of record in Neches-Trinity Coastal Basin.

CONCLUSIONS OF LAW

- A. Jurisdiction is vested to consider this application under Texas Water Code § 11.138 and Title 30 Texas Administrative Code §§ 295.174 and 297.13.
- B. Applicant has complied with the particular requirements of the Texas Commission on Environmental Quality.
- C. The Executive Director recommends that special conditions be included.

NOW, THEREFORE, Temporary Water Use Permit No. 13974 is issued to William C.

Ansell, subject to the following terms and conditions:

1. USE

Permittee is authorized to divert and use not to exceed 1,500 acre-feet of water, within a three-year period, from an unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin, for wetland and agricultural purposes in Jefferson County.

2. DIVERSION

Permittee is authorized to divert:

- A. From a point on an unnamed tributary of Hillebrandt Bayou located at Latitude 29.984358' N, Longitude 94.137075' W in Jefferson County.
- B. At a maximum diversion rate of 22.28 cfs (10,000 gpm).

3. SPECIAL CONDITIONS

- A. Permittee shall implement reasonable measures in order to reduce impacts to aquatic resources due to entrainment or impingement. Such measures shall include, but shall not be limited to, the installation of screens on any diversion structure(s).
- B. Permittee may only divert water when streamflow exceeds the following environmental flow standards at USGS Gage No. 08041500 - Village Creek near Kountz, TX, as implemented in accordance with Paragraphs 3.C. - 3.F. below.

Season	Subsistence	Base
Winter	83 cfs	264 cfs
Spring	49 cfs	117 cfs
Summer	41 cfs	77 cfs
Fall	41 cfs	98 cfs

cfs = cubic feet per second

- C. Seasons are defined as follows: Winter (January through March), Spring (April through June), Summer (July through September), and Fall (October through December).

Subsistence Flow Special Conditions

- D. Permittee shall not divert water unless streamflow at USGS Gage No. 08041500 is above the applicable subsistence flow standard for a season.
- E. If streamflow at USGS Gage No. 08041500 is above the subsistence flow standard for a season but below the applicable base flow standard for a season, Permittee

may divert water unless streamflow at USGS Gage No. 08041500 falls below the applicable subsistence flow standard.

Base Flow Special Conditions

- F. If streamflow at USGS Gage No. 08041500 is above the applicable base flow standard for a season, Permittee may divert water so long as the streamflow at USGS Gage No. 08041500 does not fall below the applicable base flow standard.
- G. This temporary water use permit is junior in priority to all existing water rights in the Neches-Trinity Coastal Basin.
- H. Upon diversion and use of the water authorized herein, this temporary water use permit shall expire and be of no further force and effect.
- I. This temporary water use permit shall expire and become null and void three years from the date of issuance with no further Commission action. Permittee also waives the right to notice and hearing on cancellation of this water right.
- J. No diversion of water shall be made when such water is required to satisfy domestic and livestock demands downstream, or when necessary to satisfy senior and superior water rights and instream needs.
- K. Permittee shall install and maintain a measuring device or method which accounts for, within 5% accuracy, the quantity of water diverted from the point authorized above in Paragraph 2. DIVERSION and maintain measurement records.
- L. Permittee shall allow representatives of the representatives of the Texas Commission on Environmental Quality reasonable access to the property to inspect the measuring device and records.
- M. The issuance of this temporary water use permit does not grant to the permittee the right to use private or public property for diversion of water authorized by this permit. This includes property belonging to but not limited to any individual, partnership, corporation or public entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to make any diversion authorized by this permit.

This temporary water use permit does not vest in its holder a permanent right and shall in no event be construed as a commitment of the Commission to approve or disapprove any other application or request by the Permittee.

Permittee agrees to be bound by the terms, conditions, and provisions contained herein, and such agreement is a condition precedent to the granting of this temporary water use permit.

All other matters requested in the application which are not specifically granted by this temporary water use permit are denied.

This temporary water use permit is issued subject to the Rules of the Texas Commission on Environmental Quality and to its right of continuing supervision.

DATE ISSUED:

For the Commission

DRAFT

Re: William_C_Ansell_13974_Draft_Permit_Notice_04.17.2025

From Bill Ansell <[REDACTED]>
Date Tue 4/29/2025 10:26 AM
To Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>
Cc Chris Kozlowski <chris.kozlowski@tceq.texas.gov>; Humberto Galvan <Humberto.Galvan@tceq.texas.gov>;
Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>; [REDACTED]

 1 attachment (555 KB)

William_C_Ansell_13974_Draft_Permit_Notice_04.17.2025.pdf;

Dr Beerman,

If I have not thanked you yet, I apologize. It's been a busy winter and spring.

The draft looks great. I may have some questions down the road on implementation, but I very much appreciate your help in the process.

Thank you,

Bill

On Apr 17, 2025, at 6:12 PM, Lillian Beerman <Lillian.Beerman@tceq.texas.gov> wrote:

Mr. Ansell,

The Draft Temporary Permit /Notice for Application No. 13974 is ready for your review.

Please provide comments by COB Thursday, May 1, 2025.

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


William_C_Ansell_13974_Draft_Permit_Notice_04.17.2025

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

Date Thu 4/17/2025 5:11 PM

To [REDACTED]

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

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Please provide comments by COB Thursday, May 1, 2025.

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

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 17, 2025

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:

Drafts, subject to revision, of the public notice, proposed Temporary Water Use Permit No. 13974, and the related technical memoranda are attached.

Staff is recommending that the referenced application be granted in accordance with the attached draft. Please review the draft and contact me no later than May 1, 2025 with any comments or questions as the permit will be forwarded to the Office of the Chief Clerk for further processing after that date.

If you have any questions concerning this matter, please contact me via email at 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

Attachments

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



TEMPORARY WATER USE PERMIT

PERMIT NO. 13974

TYPE § 11.138

Permittee: William C. Ansell

Address: 1616 Driftwood Ln.
Galveston, TX 77551-1343

Received: March 21, 2024

Granted:

Watercourse: Unnamed tributary of Hillebrandt
Bayou

County: Jefferson

Watershed: Neches-Trinity Coastal Basin

WHEREAS, after considering the recommendation of the staff relative to the above identified application, the following findings of fact and conclusions of law are made:

FINDINGS OF FACT

1. The application is in proper form and accompanied by all necessary fees.
2. Sufficient water is available at the proposed diversion point to satisfy the requested diversion and use of not to exceed 1,500 acre-feet of water, within a three-year period, from an unnamed tributary of Hillebrandt Bayou, tributary of Taylor Bayou, Neches-Trinity Coastal Basin, for wetland and agricultural purposes in Jefferson County.
3. The water will be diverted at a maximum diversion rate of 22.28 cfs (10,000 gpm) from a point located at Latitude 29.984358° N, Longitude 94.137075° W in Jefferson County.
4. Notice of this application was mailed to the downstream water right holders of record in Neches-Trinity Coastal Basin.

CONCLUSIONS OF LAW

- A. Jurisdiction is vested to consider this application under Texas Water Code § 11.138 and Title 30 Texas Administrative Code §§ 295.174 and 297.13.
- B. Applicant has complied with the particular requirements of the Texas Commission on Environmental Quality.
- C. The Executive Director recommends that special conditions be included.

NOW, THEREFORE, Temporary Water Use Permit No. 13974 is issued to William C.

Ansell, subject to the following terms and conditions:

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All other matters requested in the application which are not specifically granted by this temporary water use permit are denied.

This temporary water use permit is issued subject to the Rules of the Texas Commission on Environmental Quality and to its right of continuing supervision.

DATE ISSUED:

For the Commission

DRAFT

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF AN APPLICATION FOR A TEMPORARY WATER USE PERMIT

APPLICATION NO. 13974

William C. Ansell seeks a temporary water use permit to divert and use not to exceed 1,500 acre-feet of water, within a three-year period, from an unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin, at a maximum diversion rate of 22.28 cfs (10,000 gpm), for wetland and agricultural purposes in Jefferson County. More information on the application and how to participate in the permitting process is given below.

APPLICATION. William C. Ansell, Applicant, 1616 Driftwood Ln., Galveston, Texas, 77551-1343, has applied to the Texas Commission on Environmental Quality (TCEQ) for a Temporary Water Use Permit pursuant to Texas Water Code § 11.138 and TCEQ Rules Title 30 Texas Administrative Code (TAC) §§ 295.1, et seq. Notice is being mailed to the downstream water right holders of record in the Neches-Trinity Coastal Basin pursuant to Title 30 TAC § 295.154.

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The application was received on March 21, 2024, and partial fees were received on March 25, 2024. Additional information and fees were received 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.

The Executive Director completed the technical review of the application and prepared a draft permit. The draft permit, if granted, would include special conditions including, but not limited to streamflow restrictions. The application, technical memoranda, and Executive Director's draft permit are available for viewing on the TCEQ web page at: at https://www.tceq.texas.gov/permitting/water_rights/wr-permitting/view-wr-pend-apps. Alternatively, you may request a copy of the documents by contacting the TCEQ Office of the Chief Clerk by phone at (512) 239-3300 or by mail at TCEQ OCC, Notice Team (MC-105), P.O. Box 13087, Austin, Texas 78711.

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the Executive Director determines that there is a significant degree of public interest in the application.

CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this application if a written hearing request is filed by _____. The Executive Director may approve the application unless a written request for a contested case hearing is filed by _____.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) applicant's name and permit number; (3) the statement "[I/we] request a contested case hearing;" (4) a brief and specific description of how you would be affected by the application in a way not common to the general public; and (5) the location and distance of your property relative to the proposed activity. You may also submit proposed conditions for the requested permit which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

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Issued:

Texas Commission on Environmental Quality

INTEROFFICE MEMORANDUM

To: Lillian Beerman, Project Manager
Water Rights Permitting Team

Date: January 15, 2025

Through: Leslie Patterson, Team Leader 
Resource Protection Team

From: Richard Schmoyer, Aquatic Scientist
Resource Protection Team

Subject: William C. Ansell
WRTP 13974
CN606244572
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin
Jefferson County

Environmental reviews of water right applications are conducted in accordance with applicable provisions of the Texas Water Code (TWC) and the administrative rules of the Texas Commission on Environmental Quality (TCEQ). The provisions applicable to environmental reviews can vary according to the type and the location of the authorization requested.

APPLICATION SUMMARY

William C. Ansell (Applicant) requests a temporary water use permit to divert a maximum of 1,500 acre-feet of water within a three-year period from a point on an unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin, at a maximum diversion rate of 22.28 cfs (10,000 gpm), for agricultural purposes in Jefferson County.

ENVIRONMENTAL ANALYSIS

On April 20, 2011, the TCEQ adopted environmental flow standards for the Sabine and Neches Rivers, and Sabine Lake Bay (Title 30 Texas Administrative Code (TAC) Chapter 298 Subchapter C). These environmental flow standards are considered adequate to support a sound ecological environment (Title 30 TAC § 298.260).

The Applicant is requesting the use of surplus water, which would be subject to the adopted standards. This review is conducted in accordance with §11.147(e-3) of the TWC and Title 30 TAC Chapter 298 Subchapter C (Sabine and Neches Rivers, and Sabine Lake Bay). In Title 30 TAC § 298.280(10), environmental flow standards were established at United States Geological Survey (USGS) Gage No. 08041500 – Village Creek near Kountz, Texas, and the environmental flow standards for that gage are shown in Table 1.

Table 1. Environmental Flow Standards at USGS Gage No. 08041500 – Village Creek near Kountz, Texas.

Season	Subsistence	Base
Winter	83 cfs	264 cfs
Spring	49 cfs	117 cfs
Summer	41 cfs	77 cfs
Fall	41 cfs	98 cfs

cfs = cubic feet per second

Subsistence and base flow standards vary depending on the seasons. Seasons are defined in Title 30 TAC § 298.255 as follows: Winter (January through March), Spring (April through June), Summer (July through September), and Fall (October through December).

No special conditions for high flow pulses are required because the request for authorization to divert a maximum of 1,500 acre-feet of water over a period of three years is less than 10,000 acre-feet per year, as described in Title 30 TAC § 298.285.

Resource Protection staff recommend that diversion of water under this proposed permit should be limited to comply with the applicable environmental flow standards.

RECOMMENDATIONS

Resource Protection staff recommend the following Special Conditions be included in the proposed temporary permit, if granted:

1. Permittee shall implement reasonable measures in order to reduce impacts to aquatic resources due to entrainment or impingement. Such measures shall include, but shall not be limited to, the installation of screens on any diversion structure(s).
2. Permittee may only divert water when streamflow exceeds the following environmental flow standards plus the diversion rate at the time of the

diversions, at USGS Gage No. 08041500 – Village Creek near Kountz, TX, as implemented in accordance with Special Conditions 3 – 6 below.

Season	Subsistence	Base
Winter	83 cfs	264 cfs
Spring	49 cfs	117 cfs
Summer	41 cfs	77 cfs
Fall	41 cfs	98 cfs

cfs = cubic feet per second

3. Seasons are defined as follows: Winter (January through March), Spring (April through June), Summer (July through September), and Fall (October through December).

Subsistence Flow Special Conditions

4. Permittee shall not divert water unless streamflow at USGS Gage No. 08041500 is above the applicable subsistence flow standard for a season.
5. If streamflow at USGS Gage No. 08041500 is above the subsistence flow standard for a season but below the applicable base flow standard for a season, Permittee may divert water unless streamflow at USGS Gage No. 08041500 falls below the applicable subsistence flow standard.

Base Flow Special Conditions

6. If streamflow at USGS Gage No. 08041500 is above the applicable base flow standard for a season, Permittee may divert water so long as the streamflow at USGS Gage No. 08041500 does not fall below the applicable base flow standard.

Richard Schmoyer

Richard Schmoyer, Aquatic Scientist

Texas Commission on Environmental Quality

INTEROFFICE MEMORANDUM

To: Lillian Beerman, Project Manager Date: January 21, 2025
Water Rights Permitting Team

Through *KA* Kathy Alexander, Ph.D., Policy and Technical Analyst
Water Availability Division

AG Trent Gay, Team Leader
Surface Water Availability Team

From: Emily Lane, Hydrologist
Surface Water Availability Team

Subject: William C. Ansell
WRTP 13974
CN606244572
Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin
Jefferson County

HYDROLOGY REVIEW

Application Summary

William C. Ansell (Applicant) requests a temporary water use permit to divert a maximum of 1,500 acre-feet of water within a three-year period from a point on an unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin, at a maximum diversion rate of 22.28 cfs (10,000 gpm), for agricultural purposes in Jefferson County.

The application was declared administratively complete on October 23, 2024.

Hydrology Review

Pursuant to 30 Texas Administrative Code (TAC) §298 Subchapter C, Resource Protection staff recommends that the application be subject to instream flow requirements. Specific instream flow requirements are included in Resource Protection staff's January 15, 2025 memorandum.

Staff reviewed current conditions in the Neches-Trinity Coastal Basin to determine whether surplus water is available for this request. Staff notes that the most recent Drought Monitor (January 14, 2025) indicates that the portion of Jefferson County where the application is located is not experiencing any drought conditions.

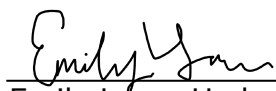
On April 20, 2011, the TCEQ adopted environmental flow standards for the Sabine and Neches River Basins and Sabine Lake Bay (Chapter 298 – Environmental Flow Standards for Surface Water, Subchapter C). The adopted rules do not include freshwater inflow standards for Sabine Lake Bay. The Sabine and Neches Rivers

and Sabine Lake Bay Basin and Bay Expert Science Team (BBEST) indicated that the average annual inflow to Sabine Lake Bay is 14,000,000 acre-feet per year.¹ The BBEST also indicated that 8.9% of this volume originates from Texas and Louisiana Coastal Inflows.² Staff found that a diversion of 1,500 acre-feet of water is less than .12% of the total average annual inflow originating from the Texas and Louisiana Coastal Inflows to Sabine Lake Bay. Therefore, Staff is of the opinion that the diversion should not result in a significant reduction of freshwater inflows to Sabine Lake Bay.

The diversion requested in the application is for a short period of time (three years). The temporary permit will be junior to all existing water rights and subject to suspension if water is needed for those rights. Staff's opinion is that the existing water rights will not be affected by this short-term permit.

Conclusion

Staff can support granting the application provided the permit includes Resource Protection staff's recommendations.



Emily Lane, Hydrologist

¹ Sabine and Neches Rivers and Sabine Lake Bay Expert Science Team (November 2009). Environmental Flows Recommendations Report. Table 17. *Summary Information for Major Texas Estuaries*. Pg 143.

² Sabine and Neches Rivers and Sabine Lake Bay Expert Science Team (November 2009). Environmental Flows Recommendations Report. Figure 35. *Percent Inflow Contributions to Sabine Lake*. Pg 146.



Outlook

RE: William_C_Ansell_13974_Administratively_Complete_10.23.2024

From Bill Ansell [REDACTED]
Date Thu 10/24/2024 9:24 AM
To Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>
Cc eritter@wildlifeme.com [REDACTED]

OK, thanks. So, it appears it will not be this season. Seems like a long process. I think I started in March.
Is what it is.
Again, thanks for all your help.
Best regards,
Bill



William C. Ansell
HL&B | Partner
[REDACTED] | [REDACTED]
[REDACTED] | Fax: (409) 765-9393
2200 Market St., Ste. 400, Galveston, TX 77550
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.

Re: William_C_Ansell_13974_Administratively_Complete_10.23.2024

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

Date Wed 10/23/2024 5:15 PM

To Bill Ansell <[REDACTED]>

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

Mr. Ansell,

The application is in technical review. At this point the technical teams examine the hydrology and the instream environment affected by the water right. Applications are reviewed by type (temporary v. perpetual, change of use v. new appropriation), by river basin, and by date declared administratively complete. How long technical review actually takes depends on where the application is in the queue. Once technical review is complete, the permit will be drafted if confirmed. Then you will have an opportunity to review the draft permit, and the application will go to notice. If it is not protested, it will be issued. This stage of the permitting process generally takes two months.

I will elevate your concerns about your application to management.

Thank you,

Lillian E. Beerman, Ph.D.
Water Rights Permitting Team
Water Availability Division
512-239-4019
lillian.beerman@tceq.texas.gov

From: Bill Ansell <[REDACTED]>

Sent: Wednesday, October 23, 2024 4:36 PM

To: Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

Subject: Re: William_C_Ansell_13974_Administratively_Complete_10.23.2024

Dr. Beerman,

Thanks for your help in this matter.

Do you have any idea of the timing of a final determination? I have completed the infrastructure enhancements to facilitate the habitat improvements. As they say, now I just need to add water.

Thank you,

Bill

William_C_Ansell_13974_Administratively_Complete_10.23.2024

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

Date Wed 10/23/2024 4:10 PM

To [REDACTED]

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

 1 attachments (275 KB)

William_C_Ansell_13974_ADC_Letter_10.23.2024 (1).pdf;

Mr. Ansell,

As of October 23, 2024, Application No. 13974 for a temporary water use permit is Administratively Complete. The application will proceed to technical review. (see attached)

Thank You,

Lillian E. Beerman, Ph.D.
Water Rights Permitting Team
Water Availability Division
512-239-4019
lillian.beerman@tceq.texas.gov

TCEQ Interoffice Memorandum

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.

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 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#		
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

FW: Message from KM_C458

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

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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.

[REDACTED]

[REDACTED]

Libbie W. Ansell

1616 Driftwood Ln.
Galveston, Texas 77551

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_Ansell_13974_Request for Information_10.04.2024

From Bill Anse [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. 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](#)

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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>
Sent: Wednesday, October 9, 2024 11:57 AM
To: Bill Anse [REDACTED] >
Cc: Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>
Subject: Re: William_C_Ansell_13974_Request for Information_10.04.2024

Mr. Ansell,

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

From: Bill Anse [REDACTED] >

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

To: Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>

Subject: RE: William_C_Anse11_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

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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>
Sent: Friday, October 4, 2024 4:53 PM
To: Bill Anse [REDACTED]
Cc: Lillian Beerman <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

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


William_C_Ansell_13974_Request for Information_10.04.2024

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

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

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.

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

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

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 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 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

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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



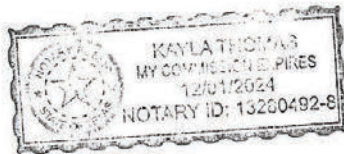
Layne Anthony Talbot

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.



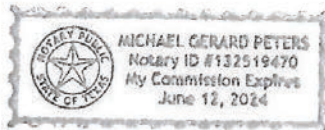
A handwritten signature in cursive script, appearing to read "Kayla Thomas", written over a horizontal line.

Notary Public, State of Texas

THE STATE OF TEXAS

Brazos nr
COUNTY OF ~~HARDIN~~

This instrument was acknowledged before me on Dec. 12th, 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

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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;

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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

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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 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#	Ref#1 Ref#2	Check Number	CC Type	Slip Key	Tran Date	Tran Amount
TEMP/EMERG WTR USE	ENG		M415276	3825	N	BS00108714	25-MAR-24	-\$1,751.25
PRMT ISSUE	ENG			032524	N	D4802473		
TEMPORARY/EMERGENCY WTR			ANSELL,	RHDAVIS	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

[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

From: [REDACTED]
Sent: Thursday, September 19, 2024 2:37 PM
To: Lillian Beerman <Lillian.Beerman@Tceq.Texas.Gov>
Cc: Chris Kozlowski <chris.kozlowski@tceq.texas.gov>; Humberto Galvan <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 <Lillian.Beerman@Tceq.Texas.Gov>

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

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
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Unnamed tributary of Hillebrandt Bayou, Neches-Trinity Coastal Basin
Jefferson County

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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 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

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.

RECEIVED
MAR 21 2024
Water Availability Division

- Data on Applicant and Project:** Social Security or Federal ID No. [REDACTED]
 - Name: William C. Ansell
 - Mailing Address: 1616 Driftwood LN, Galveston, TX 77551
 - Telephone Number: 409-789-4136 Fax Number: _____ E-mail Address: [REDACTED]
 - 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: _____
 - Describe Use of Water flooding of wetland/waterfowl habitat and/or rice agriculture production
 - Description of Project (TDH Project No. if applicable) _____
 - Highway Designation No. _____ County Jefferson

- Type of Diversion (check one):** ☒ From Stream ☐ From Reservoir
- Rate of Diversion:**
 - Maximum 10,000 gpm
(capacity of pump)

- 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.
- 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.

- 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.
- Fees Enclosed:**

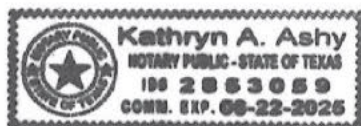
	10 ac-ft or less	greater than 10 ac-ft
Filing	\$ 100.00	\$ 250.00
Recording.....	\$ 1.25	\$ 1.25
Use (\$1.00 per ac-ft or fraction thereof)	\$ _____	\$ <u>1,500.00</u>
(Note: 1 ac-ft = 325,851 gals. Total)	\$ _____	\$ <u>1,751.25</u>
1 ac-ft = 7758.35 bbls.)		

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)

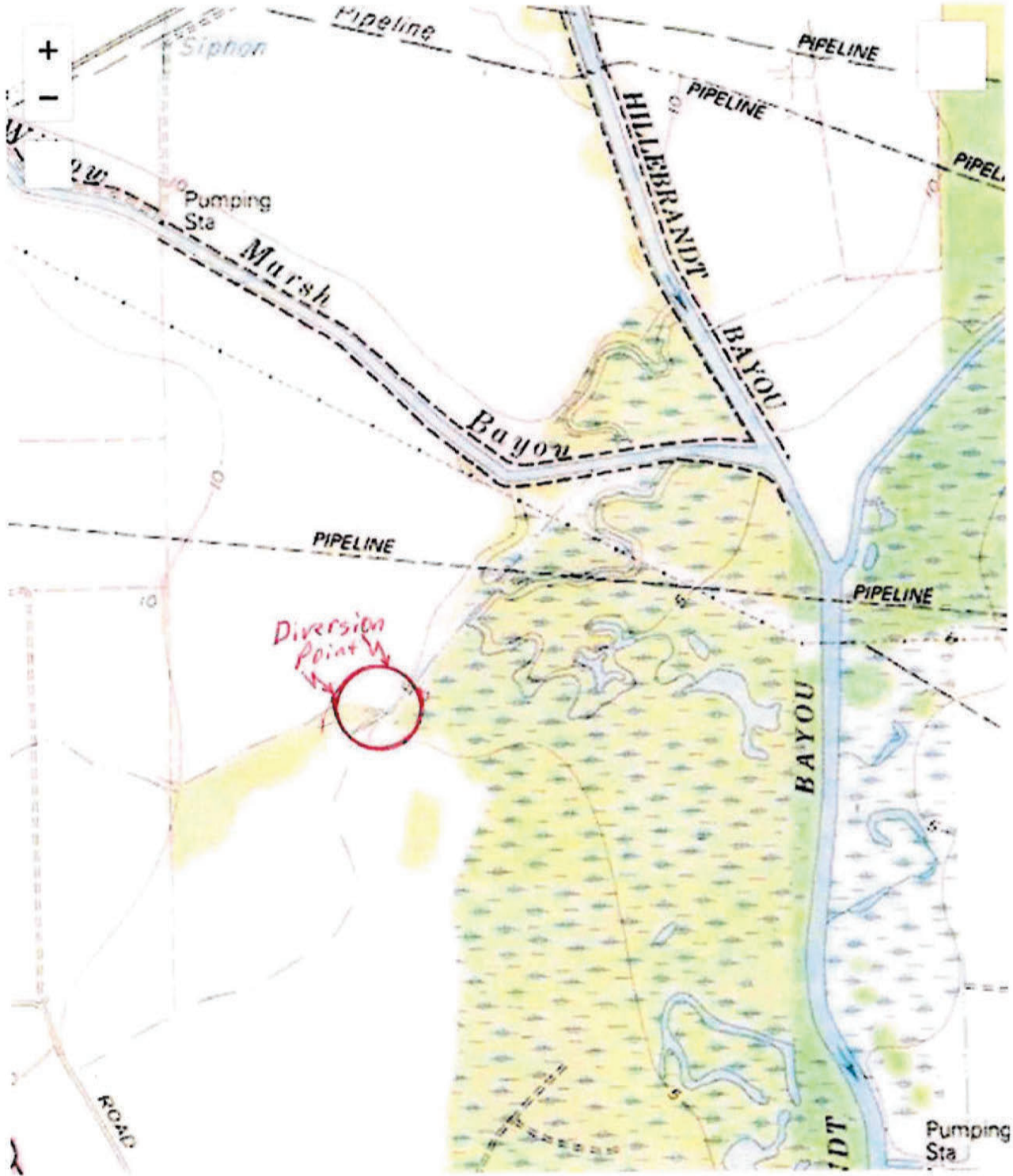
William C. Ansell
Name (print)

Subscribed and sworn to me as being true and correct before me this 15th 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