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received
8-30-24

Texana Groundwater Conservation District

Mailing Address: P.O. Box 1098, Edna, Texas 77957

(361) 781 - 0624

FAX: (361) 781 - 0453

Website: www.TexanaGCD.org

Email: admin@TexanaGCD.org

APPLICATION TO OPERATE A WELL

Complete this application for the purposes of obtaining a production permit to operate a well for a non-exempt purpose.

Note: In accordance with the District's rules, the District may request additional information not requested in this application in order to consider the application administratively complete.

Instructions:

1. Complete the form to the best of your knowledge and belief.
2. Type or print all information.
3. Attach copies of any relevant documentation or information to this application including:
 - a. a scaled map of the well site that accurately describes the geographic extent of the boundary of the well site relative to public roads, the location of property lines within and at the perimeter of the well site, the location of each water well within the boundary of the well site, and the location of any potential sources of contamination;
 - b. documentation demonstrating the ownership or control of the tract of land on which the well is located; and
 - c. documentation demonstrating authority to act as an agent of the landowner if the application is submitted under the signature other than the landowner's signature.
4. If a portion of the information requested on this form cannot be provided, enter "unknown" in the related blank space.



AOW- _____

Texana Groundwater Conservation District

SECTION 1: LANDOWNER INFORMATION		
Last Name, First Name, Middle Initial		
OSullivan Sean K		
Owner Entity (Partnership / Corporation / Trust, etc.)		
Mailing Address: 303 Creekridge Dr.		
City: Victoria	State: TX	Zipcode: 77904
Phone: 361-550-4331		
E-Mail: seanosullivanmd@gmail.com		

SECTION 2: WELL LOCATION INFORMATION		
Property Address: 936 County Road 3171		
City: Inez	State: TX	Zipcode: 77968
Nearest Intersection: US HWY 59 / CR 317 / CR 3171		
Latitude: 28° 54' 13.59" N	Longitude: 96° 45' 35.25" W	
If the subject well is an existing well, specify the well registration identification:		WRC- _____
If the subject well is a proposed well, specify the drilling permit application identification:		ADW- _____
Specify the acreage of the well site property: 96 acres		



Texana Groundwater Conservation District

SECTION 3: PROPOSED USE INFORMATION

EXEMPT USE means the operation of a well, well field, or well system:

1. For the sole purpose of producing groundwater to be used for domestic use purposes;
2. For the sole purpose of providing groundwater for personal recreation from a well that is completed, or equipped so that it is incapable of producing more than 35,000 gallons of groundwater per day;
3. For the sole purpose of providing groundwater for livestock watering purposes;
4. For the sole purpose of providing groundwater for fire fighting;
5. For the sole purpose of providing a heat source or heat sink to a freshwater closed loop geothermal well; or
6. For the sole purpose of providing access to monitor groundwater resources that does not consume more than 5,000 gallons of water per year.

EXEMPT USE WELL means a well utilized to produce groundwater to be used solely for exempt use purposes or a well otherwise exempt under the provisions of Section 36.117 of the Texas Water Code.

NON-EXEMPT USE WELL means a well that is not an exempt use well.

Will the subject well be operated as a NON-EXEMPT USE WELL? YES | NO

Specify the proposed maximum production rates for the subject well:	Per Minute:	115	GPM
	Per Year:	48	Ac-Ft

Note: If the subject well is capable of producing 720,000 gallons per day, then submit the information as described in Rule 4.3(9) and Rule 4.3(10).

Specify the proposed purpose to which the groundwater produced from the subject well would be used: water fowl Pond

Specify the well registration application identifications for existing wells located on the subject tract of land or adjoining tracts of land owned by the landowner: None

Will the groundwater produced from the production well be transported outside the District? YES | NO



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SECTION 4: AGREEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision; the information submitted is, to the best of my knowledge and belief, true, accurate and complete; and I agree to operate the well in accordance with the Texana Groundwater Conservation District's Rules and the State of Texas' regulations. Further, I certify under penalty of law that I am the well owner or I am authorized to act as the agent of the well owner.

Sean O'Sullivan

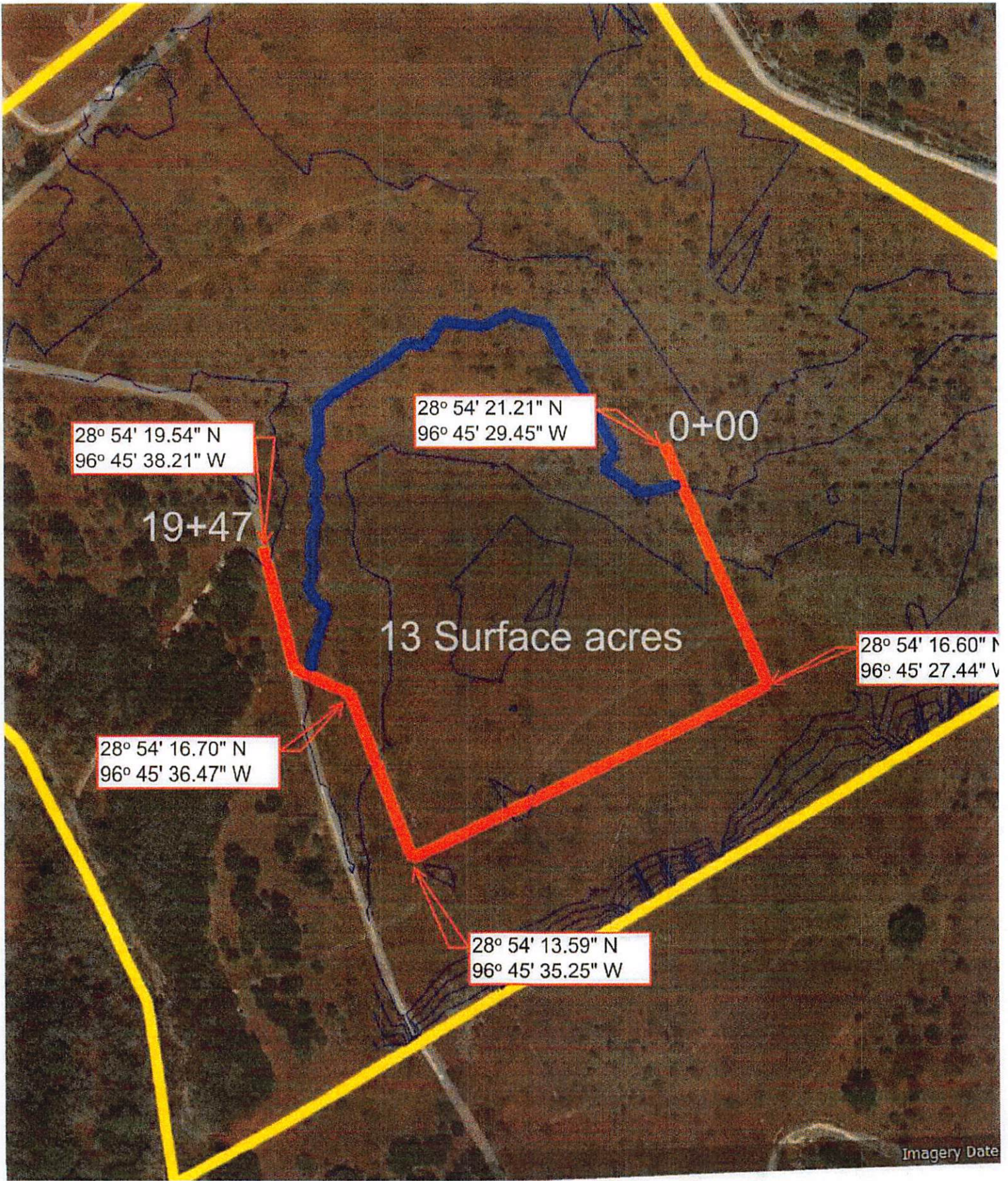
Signature of Well Owner or Authorized Agent

3/26/24

Date

Sean O'Sullivan

Printed Name of Well Owner or Authorized Agent



TAX PRORATION AGREEMENT AND DISCLOSURES

Date: September 30, 2022
Buyer: Sean O'Sullivan
Seller: CJ2 Holdings, LLC, a Texas limited liability company
Property: FM 3171 - Zeni Ranch, Inez, TX, 77968

Seller has sold the Property to Buyer and as part of the settlement of this transaction,

1. Ad valorem real property taxes for the current year have been prorated between the parties.
2. Personal property taxes, if any, as to any inventory, mobile home or other personal property situated on the Property have not been prorated between the parties.
3. *Disclosures:*
 - Proration of taxes, if any, is based on tax information for the current year and the tax rate from the prior year, the current year's tax status not yet being available.
 - Taxes on the property are currently based on an AGRICULTURAL, OPEN SPACE OR FOREST LAND valuation and may be subject to ROLLBACK, with additional taxes becoming due for the current and/or prior years.
 - Taxes on the Property are currently based on a description that contains more land area than the Property, as conveyed, contains. BUYER WILL BE RESPONSIBLE FOR HAVING THE PROPERTY SPLIT AWAY FROM THE LARGER TRACT AND TAXED AS A SEPARATE PARCEL.
 - Some or all of the Property is not currently being taxed as an independent tax tract or tracts. It is unlikely that the taxing authority(ies) will recognize the Property independently for the current year's taxes and, therefore, NEITHER BUYER NOR SELLER MAY INDEPENDENTLY PAY TAXES FOR THE CURRENT YEAR ON THEIR INDIVIDUAL PORTIONS OF LAND.
4. Old Republic National Title Insurance Company (Settlement Agent) can neither guarantee the accuracy of the tax information provided to it by third parties, nor of any good-faith estimates upon which tax prorations may have been made.
5. Settlement Agent assumes no responsibility for notifying taxing entities of this transaction, nor for assisting Buyer with application for any exemptions or special valuations.
6. *Personal property:* Neither title to nor taxes on items of personal property are covered by title insurance.

General Warranty Deed

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.

Date: September 29, 2022

Grantor: CJ2 Holdings, LLC, a Texas limited liability company

Grantor's Mailing Address: 675 Bering Drive, Suite 110, Houston, Texas 77057

Grantee: Sean O'Sullivan

Grantee's Mailing Address: 303 Creekridge Dr., Victoria, TX 77904

Consideration: Ten dollars and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1: (Fee Simple)

All of that certain tract or parcel containing 96.22 acres situated in the Rafael Solis Survey, Abstract No. 73 of Jackson County, Texas and being a part of the same property described as 346.632 acres designated as Tract 1 in General Warranty Deed dated September 16, 2021 from Robert L. Kovar, et ux, to CJ2 Holdings, LLC recorded in File No. 2021-02969 of the Jackson County Official Records. This 96.22 acres is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap (N=13,520,108.06, E=2,687,036.57) set in the Northeast line of the above referenced Tract 1 and in the Southwest line of a 197.08 acre tract described in Deed recorded in Volume 304, Page 623 of the Jackson County Official Records for the North corner of a 100.00 acre tract also surveyed on this day and for the North corner of a 50 Foot Wide Easement also surveyed on this day and for the East corner of this 96.22 acres being described, from which an existing 5/8 inch iron rod located at the South corner of the said 197.08 acre tract and at the East corner of the said Tract 1 and at the East corner of a 99.00 acre tract also surveyed on this day and at the East corner of the said 50 Foot Wide Easement and at the West corner of a 222.00 acre tract also surveyed on this day and at a corner of an existing Access Easement described in deed recorded in Volume 304, Pages 623 and 626 of the Jackson County Official Records and at a corner of a 543.45 acre tract designated as Tract 2 in General Warranty Deed dated September 16, 2021 from Robert L. Kovar, et ux, to CJ2 Holdings, LLC recorded in File No. 2021-02969 of the Jackson County Official Records bears: South 58° 02' 05" East a distance of 2,910.15 feet;

Confirmation of the Contiguous Tracts of Groundwater Control

received
10-1-24

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

The map below illustrates the boundary of the contiguous tracts of groundwater control (dashed line symbol) associated with Application Texana GCD - PRC-20240925-01 as understood by the district. In addition, the map illustrates the location of any water wells registered with the district within the boundary (cross symbol).

The calculated area of the contiguous tracts of groundwater control is 96.22 acres.

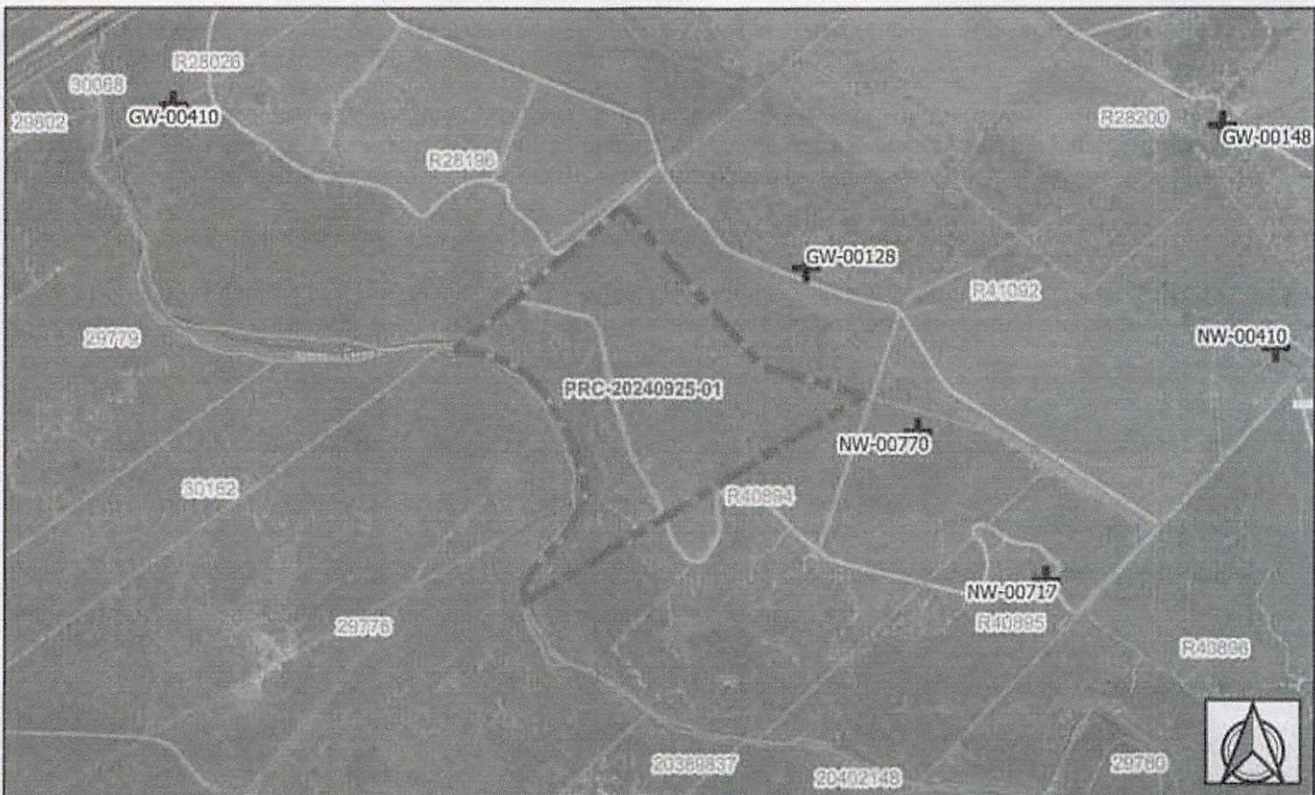
By my signature, I confirm that the boundary of the subject tract of groundwater control, the calculated acreage for the boundary, and the location of existing wells within in the boundary are accurately represented on this form.

Sean O'Sullivan
Signature of the Applicant

10/1/24
Date

Sean O'Sullivan
Printed Name

Printed Date: October 1, 2024



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

Confirmation of the Contiguous Tracts of Land Control

received
10-1-24

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

The map below illustrates the boundary of the contiguous tracts of land control (dashed line symbol) associated with Texana GCD - PRC-20240925-01 as understood by the district. In addition, the map illustrates the location of any water wells registered with the district within the boundary (cross symbol).

The calculated area of the contiguous tracts of land control is 96.22 acres.

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

Sean O'Sullivan

Signature of the Applicant

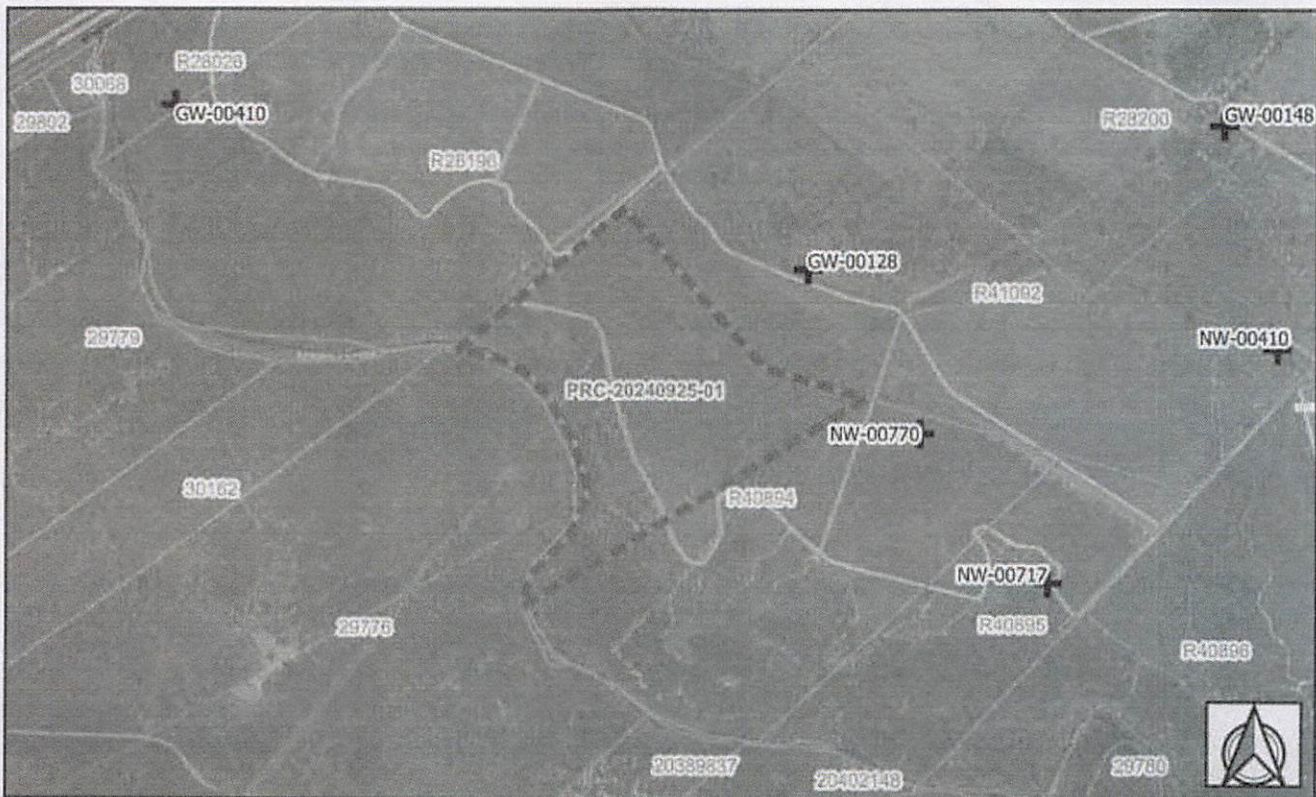
10/1/24

Date

Sean O'Sullivan

Printed Name

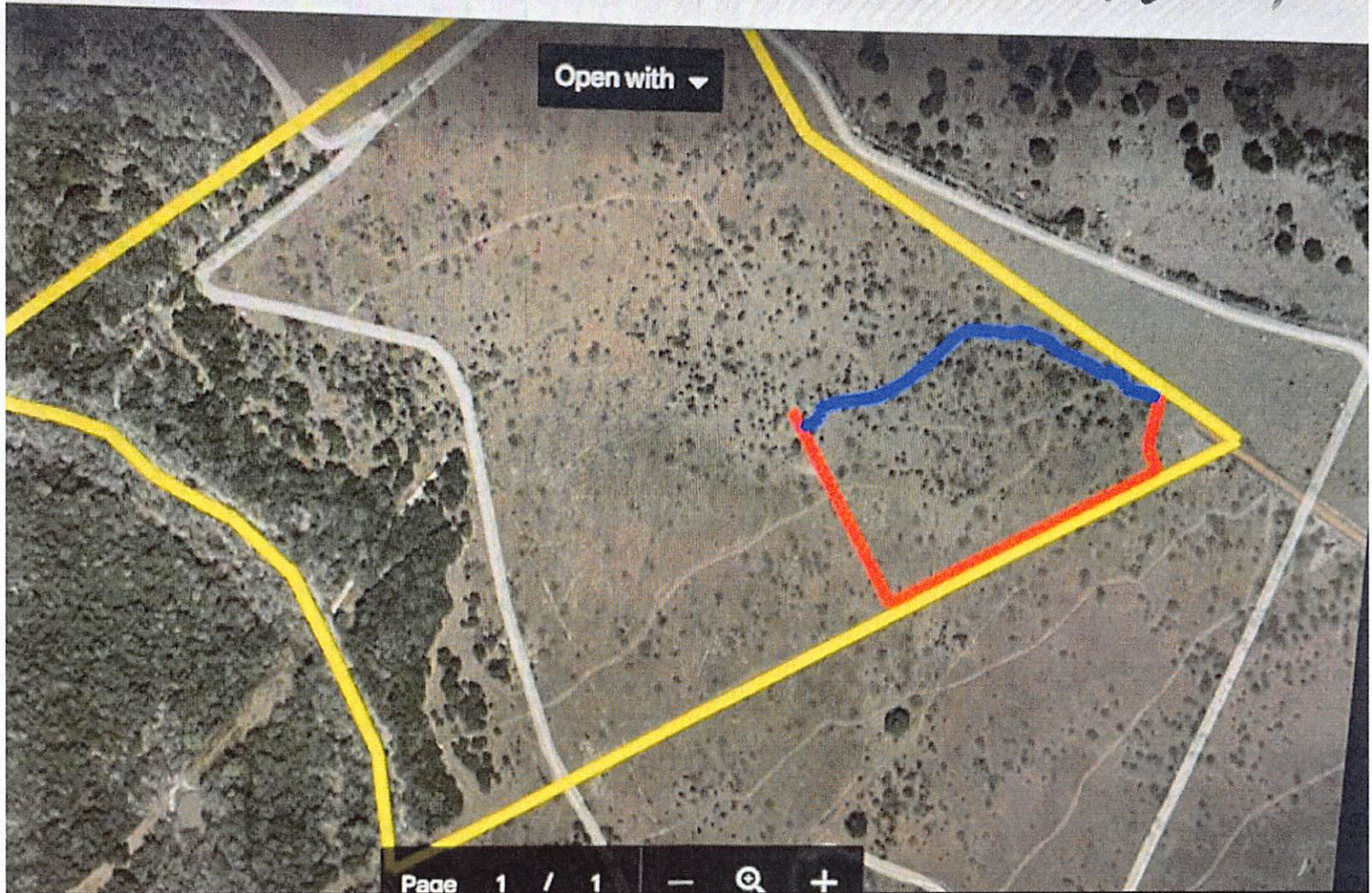
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