

Region 6 - Enforcement & Compliance Assurance Division
INSPECTION REPORT

Inspection Date(s):	01-20-2026	
Media Program:	Water	
Regulatory Program(s)	NPDES CAFO	
Company Name:	Kempenaar Real Estate, Ltd.	
Facility Name:	Still Meadow Dairy (TXG920117)	
Facility Physical Location:	3362 County Rd 2346	
(city, state, zip code)	Como, TX 75431	
Mailing address:	3362 County Rd 2346	
(city, state, zip code)	Como, TX 75431	
County/Parish:	Hopkins	
Facility Phone Number	(325) 692-5878	
Facility Contact:	Noel Courts	Consultant
	manureisgood@yahoo.com	
FRS Number:	110020147241	
Identification/Permit Number:	TXG920117	
Media Identifier Number:		
NAICS:	112120	
SIC:	0241	
Personnel participating in inspection:		
Noel Courts	Lowther Consulting	Consultant
Lucas Bomar	EPA R6	Inspector (Lead)
Kamilah Hutchinson	EPA R6	Inspector
Mason Tidmore	EPA R6	Inspector
EPA Lead Inspector Signature/Date		Date
	Lucas Bomar	
Supervisor Signature/Date		Date
	Anthony Loston	

Section I – INTRODUCTION

PURPOSE OF THE INSPECTION

EPA Region 6 inspectors Lucas Bomar, Kamilah Hutchinson, and Mason Tidmore arrived at Still Meadow Dairy at 10:28 AM on 01-20-2026 for an announced inspection. The facility is in a Dairy Outreach Program Area (DOPA). Inspectors met with the dairy consultant, Mr. Noel Courts, at the Opening Conference. Inspectors presented their credentials to Mr. Courts and informed him that this was an EPA inspection to determine compliance with the facility's TCEQ CAFO Permit (TXG920117), and the Concentrated Animal Feeding Operations (CAFO) requirements as found in the Clean Water Act (CWA). The scope of the inspection was a full compliance evaluation and includes an evaluation of the facility's compliance with its NMP.

The sequence for the inspection was an introductory overview conducted during the opening conference, followed by a site review, and review of the NMP and records required per the permit. The inspectors wore boot covers. The consultant for the facility, Mr. Courts, joined the inspection.

FACILITY DESCRIPTION

The TCEQ CAFO permit (TXG920117) was issued to Still Meadow Dairy on 12-06-2024, and it expires on 07-19-2029. The facility permits 8,999 total cows and 4,999 milking cows. At the time of the inspection, there were approximately 3,200 milking cows and 7,000 cows in total. Cows are milked three times daily and housed in covered freestalls between milkings. Dry cows are kept in covered freestalls at the recently acquired Bain facility located east of the original facility.

There are five wastewater lagoons located in the production area: RCS (Retention Control Structure) 1, RCS 2, RCS 3, Bain 1, and Bain 2. Bain 1 and Bain 2 are located at the dry cow facility east of the main dairy (Appendix 1, Photos 2-3). There is a concrete settling basin at the bottom of the freestalls which can pump to the RCS or directly to center pivots (Appendix 1, Photo 1). RCS 1, 2 and 3 are all in sequence with ability to pump back and forth as well as to the digester (Appendix 1, Photos 8-10). There are also concrete settling basins that separate solids and wastewater before it enters RCS 1 (Appendix 1, Photo 6). The facility has 31 LMUs (Land Management Unit): #1 - 35 acres, #2 - 45 acres, #3 - 25 acres, #4 - 85 acres, #5 - 60 acres, #6 - 135 acres, #7 - 40 acres, #8 - 35 acres, #9 - 70 acres, #10 - 35 acres, #11 - 85 acres, #12 - 45 acres, #13 - 35 acres, #14 - 50 acres, #15 - 40 acres, #16 - 40 acres, #17 - 45 acres, #18 - 325 acres, #19 - 197 acres, Hux #1 - 100 acres, Hux #2 - 40 acres, Bain #1 - 55 acres, Bain #2 - 45 acres, Bain #3 - 100 acres, Bain #4 - 100 acres, Bain #5 - 230 acres, Bain #6 - 155 acres, Wyr #1 - 35 acres, Lag #1 - 68 acres, Skid #2 - 108 acres, and Skid #3 - 53. Wastewater and manure can be applied to all LMUs using center pivots and honeywagon.

All commodities are stored under cover.

All records were maintained by the consultant and were available for review at the time of the inspection.

Section II – OBSERVATIONS

Lagoon Management:

All the RCSs for the facility are designed to receive the production area wastewater runoff. RCS 1 capacity is 37.5 acre/ft, RCS 2 capacity is 49.35 acre/ft, RCS 3 capacity is 49.11 acre/ft, Bain #1 capacity is 2.19 acre/ft, and Bain #2 capacity is 3.49 acre/ft. All the RCSs have a permeability rating greater than 1×10^{-7} . There were no signs of erosion in the embankments and cattle are unable to access the lagoons. All pole markers showed adequate freeboard and are below the 25-yr/24-hr rain event mark. The facility uses pump and gravity flow to route all runoff to RCS.

Nutrient Management Plan Review:

The facility has a Nutrient Management Plan (NMP). The date of the NMP is 01-25-2025 and was prepared by Noel Courts P.G. A review of the nutrient application data showed that the facility was keeping appropriate records for the amounts of nitrogen and phosphorus applied to the land application sites at the Still Meadow Dairy for both the lagoon process wastewater and slurry. The facility also tracks the required annual soil, wastewater, and manure solids nutrient concentrations. LMU fields 1 and 2 were evaluated for agronomic rate applications, and both land application sites are land applying below the agronomic rate in line with the NMP.

Mortality Management Area:

Mortalities are composted on site under covered barn. A mortality staging area exists on the north end of the facility before composting. The staging area was under tarp, and no exposed carcasses were observed (Appendix 1, Photo 5).

Composting:

Composting occurs on site under covered barn.

Land Management Units:

A check of Bain #2 and center pivot showed no leaks or ponding present. Pressure release valves were present on equipment.

Section III – AREAS OF CONCERN

The Still Meadow Dairy is very well operated and maintained, with good implementation of the best management practices contained within the NMP.

No areas of concern were found at the time of the inspection. Inspectors exited the facility at 2:35 PM.

Section IV – FOLLOW UP

No follow-up has occurred since the time of the inspection.

Section V – LIST OF APPENDICES

Appendix 1: consists of ten (10) photos taken 01-20-2026.

Appendix 2: consists of one aerial photograph sourced from Google Earth depicting facility and surrounding area.

Appendix 1

Photograph Log

Photo No. 1

Facility/Location:		Still Meadow Dairy						
City:	Como	County:	Hopkins County	State:	TX	Direction:	NE	
Filename:	R0010700.JPG	Photo Date:		01/20/2026		Time:	10:37:00	
Photographer:	Luke Bomar			Witness Name:		Mason Tidmore, Kamilah Hutchinson		



Description:	View to the northeast. East end of the free stall lanes. Area where the flush enters the settling basin.		
Latitude:	33.083	Longitude:	-95.394



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 2

Facility/Location:		Still Meadow Dairy					
City:	Como	County:	Hopkins County	State:	TX	Direction:	E
Filename:	R0010701.JPG	Photo Date:		01/20/2026		Time:	10:42:38
Photographer:	Luke Bomar			Witness Name:		Mason Tidmore, Kamilah Hutchinson	



Description:	View to the east. Bain RCS#1.		
Latitude:	33.084	Longitude:	-95.396



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 3

Facility/Location:	Still Meadow Dairy						
City:	Como	County:	Hopkins County	State:	TX	Direction:	SE
Filename:	R0010702.JPG	Photo Date:	01/20/2026	Time:	10:45:47		
Photographer:	Luke Bomar			Witness Name:	Mason Tidmore, Kamilah Hutchinson		



Description:	View to the southeast. Bain RCS#2.		
Latitude:	33.084	Longitude:	-95.395



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 4

Facility/Location:	Still Meadow Dairy						
City:	Como	County:	Hopkins County	State:	TX	Direction:	W
Filename:	R0010703.JPG	Photo Date:	01/20/2026	Time:	11:25:05		
Photographer:	Luke Bomar			Witness Name:	Mason Tidmore, Kamilah Hutchinson		



Description:	View to the west. Bedding staging area in drainage of RCS.		
Latitude:	33.082	Longitude:	-95.408



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1

Photograph Log

Photo No. 5

Facility/Location:	Still Meadow Dairy						
City:	Como	County:	Hopkins County	State:	TX	Direction:	NW
Filename:	R0010704.JPG	Photo Date:	01/20/2026		Time:	11:41:29	
Photographer:	Luke Bomar			Witness Name:	Mason Tidmore, Kamilah Hutchinson		



Description:	View to the northwest. Mortality staging area under tarp.		
Latitude:	33.084	Longitude:	-95.407



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1

Photograph Log

Photo No. 6

Facility/Location:		Still Meadow Dairy					
City:	Como	County:	Hopkins County	State:	TX	Direction:	W
Filename:	R0010705.JPG	Photo Date:		01/20/2026		Time:	12:04:08
Photographer:	Luke Bomar			Witness Name:		Mason Tidmore, Kamilah Hutchinson	



Description:	View to the west. Settling basin for freestalls.		
Latitude:	33.081	Longitude:	-95.410



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 7

Facility/Location:		Still Meadow Dairy					
City:	Como	County:	Hopkins County	State:	TX	Direction:	S
Filename:	R0010706.JPG	Photo Date:	01/20/2026		Time:	12:13:49	
Photographer:	Luke Bomar			Witness Name:	Mason Tidmore, Kamilah Hutchinson		



Description:	View to the south. Thickening pit received from settling basin on route to digester.		
Latitude:	33.080	Longitude:	-95.411



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 8

Facility/Location:		Still Meadow Dairy					
City:	Como	County:	Hopkins County	State:	TX	Direction:	E
Filename:	R0010707.JPG	Photo Date:		01/20/2026		Time:	12:18:39
Photographer:	Luke Bomar			Witness Name:		Mason Tidmore, Kamilah Hutchinson	



Description:	View to the east. Lagoon 1 with freestalls in background.		
Latitude:	33.079	Longitude:	-95.412



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 9

Facility/Location:		Still Meadow Dairy					
City:	Como	County:	Hopkins County	State:	TX	Direction:	NW
Filename:	R0010708.JPG	Photo Date:		01/20/2026		Time:	12:20:01
Photographer:	Luke Bomar			Witness Name:		Mason Tidmore, Kamilah Hutchinson	



Description:	View to the northwest. Lagoon 2.		
Latitude:	33.079	Longitude:	-95.413



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 10

Facility/Location:		Still Meadow Dairy					
City:	Como	County:	Hopkins County	State:	TX	Direction:	SW
Filename:	R0010709.JPG	Photo Date:		01/20/2026		Time:	12:20:05
Photographer:	Luke Bomar			Witness Name:		Mason Tidmore, Kamilah Hutchinson	



Description:	View to the southwest. Lagoon 3.		
Latitude:	33.079	Longitude:	-95.412

Appendix 2

Aerial Photograph Log



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Photograph Log

Photo No. 1



Photo 1: Aerial photo, sourced from Google Earth, depicting the facility and surrounding areas.