

**Conversion of Base Irrigation Groundwater Application Summary  
Conversion Based on Change in Land Use or No Longer Practicable to Farm  
Cinco Blue Investments, LLC**

**Permit Number:** P200-267 (UV00527)  
**Purpose of Use:** Irrigation  
**Place of Use:** Uvalde County  
**Original Permitted Amount:** 10.530 acre-feet  
**Irrigation Base Amount:** 10.530 acre-feet  
**Irrigation Unrestricted Amount:** 000.000 acre-feet  
**Date Board Issued Regular Permit:** January 14, 2025

**Number of acre-feet applicant originally requested to be converted from base irrigation to unrestricted irrigation groundwater:**

10.530 acre-feet

**Number of acre-feet staff recommends to be converted from base irrigation to unrestricted irrigation groundwater:**

10.530 acre-feet

**Place of Use for Permit:**

14.097 acres of Historically Irrigated Land (HIL)

UV00527 POU - The tract(s) of land more fully described in Deed of Trust dated 09/11/2024 as recorded with the County Clerk as Document #2024023271, Official Public Records, Uvalde County, Texas.

**Current Physical Description of Place of Use:**

Cinco Blue Investments, LLC owns approximately 14.097 acres of Historically Irrigated Land (HIL) located at 2717 Knox St. Uvalde, Texas 78801. The 14.097 acres of HIL associated with P200-267 (UV00527) is currently utilized as a rural housing development (ranchette) with residential structures, entertainment venue, and landscaping features.

**Description of Change in Land Use:**

On August 15, 2025, EAA staff conducted a site visit and determined that the location of the HIL currently meets the requirements of being developed. The well associated with the HIL has not been utilized for irrigation purposes in over 20 years and the pump has been removed. Exhibit A is a map representing the HIL subject to this application. Staff observed that the 14.097 acres of HIL associated with P200-267 (UV00527) is currently utilized as a rural housing development (ranchette) with residential structures, entertainment venue, and landscaping features. (Exhibits B, C, D, E, F).

**Staff Calculations:**

In accordance with Section 1.34 of the EAA Act and Sections 711.342(c)(6)(A) of the EAA rules, the 14.097 acres of HIL are sufficiently developed to satisfy EAA requirements. EAA staff calculates the amount of BIG eligible for conversion at 10.530 acre-feet.

**Staff Recommendation:**

EAA staff recommends an approval of the Application to convert Base Irrigation Groundwater, converting 10.530 acre-feet.