

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use or No Longer Practicable to Farm
Excelite Development Ventures LLC**

Permit Number: P100-012 (AT00900)
Purpose of Use: Irrigation
Place of Use: Atascosa County
Currently Permitted Amount: 151.400 acre-feet
Irrigation Base Amount: 138.200 acre-feet
Irrigation Unrestricted Amount: 13.200 acre-feet
Date Board Issued Regular Permit: April 12, 2022

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

53.123 acre-feet (on 60.870 HIL)

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

53.123 acre-feet (on 60.870 HIL)

Place of Use for Permit:

158.355 acres HIL

The tract(s) of land more fully described in Warranty Deed with Vendor's Lien dated 03/14/2022 as recorded with the County Clerk as Document #222827, Official Public Records, Atascosa County, Texas.

Current Physical Description of Place of Use:

The place of use consists of 158.355 acre place of use tract with 138.2 appurtenant BIG, located on the southeast side of IH 35 at FM 2790, near Lytle, at the top point of Atascosa County. The well previously used to irrigate the HIL (W100-008) is located on the acres that are the subject of the application and is currently permitted for Industrial Use.

Description of Change in Land Use:

On April 29, 2025, EAA staff conducted a site visit and determined that the described 60.870 HIL were developed into a single-family home subdivision as evidenced by the construction of roads, and the installation of utilities and water and drainage systems. (Exhibits B, C, D, E).

Staff Calculations:

In accordance with Section 1.34 of the EAA Act and Sections 711.342(c)(6)(A) of the EAA rules, 60.870 HIL have become developed land. EAA staff calculates the amount of BIG eligible for conversion at 53.123 acre-feet of BIG.

Staff Recommendation:

EAA Staff recommends an approval of the Application to Convert Base Irrigation Groundwater, converting the 53.123 acre-feet of BIG appurtenant to the 60.870 HIL.