

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use or No Longer Practicable to Farm
Microsoft Corporation, a Washington Corporation**

Permit Number: P200-251 (ME00526)
Purpose of Use: Irrigation
Place of Use: Medina County
Original Permitted Amount: 94.719 acre-feet
Irrigation Base Amount: 94.719 acre-feet
Irrigation Unrestricted Amount: 000.000 acre-feet
Date Board Issued Regular Permit: July 14, 2021

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

85.813 acre-feet

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

85.813 acre-feet

Place of Use for Permit:

206.180 acres of Historically Irrigated Land (HIL)

The tract(s) of land more fully described in Special Warranty Deed dated 06/02/2021 as recorded with the County Clerk as Document #2021006013, Official Public Records, Medina County, Texas.

Current Physical Description of Place of Use:

Microsoft Corporation owns approximately 206.180 acres of Historically Irrigated Land (HIL) located at the intersection of Potranco Rd. and FM 471 North in Medina County, Texas. The location of the HIL associated with P200-251 (ME00526) is currently in utilization as a Microsoft Data Center and manufacturing facility.

Description of Change in Land Use:

On February 20, 2026, EAA staff conducted a site visit and determined that the location of the HIL currently meets the requirements of being developed. Exhibit A is a map representing the HIL subject to this application. Staff observed that the 206.180 acres of HIL associated with P200-251 (ME00526) is currently utilized as a data center and manufacturing facility as evidenced by the existence of roads, drainage features, warehouse construction and silos. The construction of a utility substation is currently in process, and all remaining topsoil has been turned and the land is graded (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 206.180 acres of HIL are sufficiently developed to satisfy EAA requirements. EAA staff calculates the amount of BIG eligible for conversion at 85.813 acre-feet.

Staff Recommendation:

EAA staff recommends an approval of the Application to convert Base Irrigation Groundwater, converting 85.813 acre-feet.