

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use or No Longer Practicable to Farm
KB Home Lone Star Inc.**

Permit Number: P200-533 (BE00222)
Purpose of Use: Irrigation
Place of Use: Bexar County
Original Permitted Amount: 71.128 acre-feet
Irrigation Base Amount: 71.128 acre-feet
Irrigation Unrestricted Amount: 000.000 acre-feet
Date Board Issued Regular Permit: July 12, 2022

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

34.011 acre-feet

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

34.011 acre-feet

Place of Use for Permit:

71.128 acres of Historically Irrigated Land (HIL)

The tract(s) of land more fully described in Special Warranty Deed dated 10/07/2021 as recorded with the County Clerk as Document # 20210286179, Official Public Records, Bexar County, Texas; and the tract(s) of land more fully described in Special Warranty Deed dated 04/14/2022 as recorded with the County Clerk as Document # 20220105757, Official Public Records, Bexar County, Texas.

Current Physical Description of Place of Use:

KB Home Lone Star Inc. owns approximately 71.128 acres of Historically Irrigated Land (HIL) located west of Hwy 1604 on Culebra Rd., one mile east of William H. Taft Highschool. 39.926 acres of the 71.128 HIL associated with P200-533 (BE00222) is presently under development and will serve as an extension to the Preserve at Culebra housing subdivision.

Description of Change in Land Use:

On July 30, 2025, EAA staff conducted a site visit and determined that the location of the HIL is presently under development. Exhibit A is a map representing the HIL subject to this application. Staff observed that the HIL is currently under development as an extension of a subdivision, as evidenced by the clearing and grading of the land, removal of topsoil,

construction of roads, and the installation of utilities 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, the 39.926 acres of HIL, containing 34.011 acre feet BIG, are sufficiently developed to satisfy EAA requirements. EAA staff calculates the amount of BIG eligible for conversion at 34.011 acre-feet.

Staff Recommendation:

EAA staff recommends an approval of the Application to convert Base Irrigation Groundwater, converting 34.011 acre-feet.