

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use or No Longer Practicable to Farm
Andiron Multistate 1, LLC**

Permit Number: P201-853 (BE00046)
Purpose of Use: Irrigation
Place of Use: Bexar County
Currently Permitted Amount: 9.511 acre-feet
Irrigation Base Amount: 9.511 acre-feet
Irrigation Unrestricted Amount: 0.000 acre-feet
Date Board Issued Regular Permit: March 10, 2026

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

9.511 acre-feet (on 9.511 HIL)

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

9.511 acre-feet (on 9.511 HIL)

Place of Use for Permit:

276.657 acres

The tract(s) of land more fully described in Special Warranty Deed dated 11/21/2024 as recorded with the County Clerk as Document #20240217198; and more fully described in the Irrevocable Designation of Historically Irrigated Lands Pertaining to Edwards Aquifer Groundwater Rights dated 06/11/2015 as recorded with the County Clerk as Document #20150108229, Official Public Records, Bexar County, Texas.

Current Physical Description of Place of Use:

The place of use consists of 276.657 acres, including 9.511 designated historically irrigated land (HIL), and are part of the tracts issued to original IRP BE00046. The HIL are located off Wt Montgomery Rd, south of US Hwy 90, just west Loop 1604, in Bexar County. The well previously used to irrigate the HIL (W100-092) has been plugged.

Description of Change in Land Use:

On April 2, 2026, EAA staff conducted a site visit and determined that the described 9.511 HIL were currently developed into a single-family home subdivision as evidenced by the construction of roads, and the installation of multiple utilities. (Exhibits B, C, D).

Staff Calculations:

In accordance with Section 1.34 of the EAA Act and Sections 711.342(c)(6)(A) of the EAA rules, 9.511 HIL have become developed land. EAA staff calculates the amount of BIG eligible for conversion at 9.511 acre-feet of BIG.

Staff Recommendation:

EAA Staff recommends approval of the Application to Convert Base Irrigation Groundwater, converting the 9.511 acre-feet of BIG appurtenant to the 9.511 HIL.