



of Law as follows:

**FINDINGS OF FACT**

1. On May 11, 2021, Applicant was granted Regular Permit P200-205 (BE00317) by the EAA in the amount of 25.027 acre-feet/year (“AF/yr”) of base irrigation groundwater rights (“BIG”) to unrestricted irrigation groundwater rights (“UIG”), based on the purchase of 25.027 acres of historically irrigated land (“HIL”), pursuant to Special Warranty Deed dated January 4, 2021, and recorded as Document # 20210002702, Official Public Records, Bexar County, Texas.

2. On October 8, 2024, pursuant to the Board’s approval of a Conversion Application, the EAA converted 22.120 AF of BIG to UIG and issued Regular Permit 201-494 (BE00317) in the amount of 22.120 AF BIG to Applicant.

3. On February 13, 2026, Applicant filed a Conversion Application with the EAA at the EAA’s official business offices located at 900 E. Quincy, San Antonio, Texas. Applicant seeks issuance of an order granting the Conversion Application to convert 2.907 AF/yr of BIG to UIG.

4. After receipt of the Conversion Application, the General Manager of the EAA conducted an initial review of the Application for administrative completeness.

5. By letter dated March 6, 2026, the General Manager notified Applicant that he had determined that the Application was administratively complete.

6. After determining that the Conversion Application was administratively complete, the General Manager conducted a technical review of the Application for the purpose of determining if the Application should be granted or denied, in whole or in part.

7. After completing the technical review of the Conversion Application, the General Manager concluded that he would recommend to the Board that the Application be granted in full, and a regular permit be issued to Applicant converting 2.907 acre-feet BIG to UIG, based on the

physical development of 2.907 acres of HIL.

8. In conjunction with the proposed action, the General Manager prepared a Technical Summary.

9. On April 10, 2026, the General Manager provided written notice to Applicant by United States mail that the technical review of the Application was complete, provided the proposed action and Technical Summary in support thereof, and informed Applicant that Applicant's Conversion Application was scheduled for consideration at the regular meeting of the Board on May 12, 2026, at the official offices of the Edwards Aquifer Authority, 900 E. Quincy, San Antonio, Texas.

10. The Docket Clerk of the EAA scheduled before the Board a presentation by the General Manager on the Conversion Application, his proposed action, and the proposed issuance of a Regular Permit in accordance therewith. The presentation occurred at the regular meeting of the Board held on May 12, 2026, at the official offices of the Edwards Aquifer Authority, 900 E. Quincy, San Antonio, Texas. Notice of public meeting for this meeting was duly and properly posted in accordance with Chapter 551, Texas Government Code. Additionally, an agenda item that is the subject of this Final Order was duly and properly listed in the notice of public meeting.

11. On April 1, 2026, April 2, 2026, and April 5, 2026, pursuant to EAA Rule § 707.525, Applicant published a Notice of Proposed Action on Application for Conversion of Base Irrigation Groundwater to Unrestricted Irrigation Groundwater in five (5) newspapers within the EAA's jurisdiction, outlining the General Manager's proposed action.

12. On April 10, 2026, pursuant to § 1.34 of the EAA Act and § 711.342(c) of the EAA's Rules, the EAA provided permit holders, by United States mail, a copy of the Notice of Proposed Action on Application for Conversion of Base Irrigation Groundwater to Unrestricted

Irrigation Groundwater, outlining the General Manager's proposed action.

13. In accordance with §§ 707.525 and 707.603, the April 10, 2026 written letter to Applicant, the April 1, 2026, April 2, 2026, and April 5, 2026 newspaper publications, and the April 10, 2026 letter to permit holders provided notice of the right for any permit holder to request a contested case hearing on the Application and the General Manager's proposed action. The deadline to request a contested case hearing was May 11, 2026. No requests were received.

14. The Conversion Application was, contemporaneous with its receipt, affixed with a "date stamp" by the EAA to the front page of the Application indicating its date of receipt by the EAA.

15. Applicant paid the application fee of \$25 at the time the Conversion Application was filed with the EAA.

16. Applicant is not delinquent in the payment of any fee due and owing to the EAA, including but not limited to aquifer management fees.

17. Applicant has filed with the EAA all applicable reports.

18. The place of use set out in Regular Permit P200-205 (BE00317) includes irrigated land during the historical period. A description of the lands is as follows:

The tract(s) of land more fully described in Special Warranty Deed dated 01/04/2021, as recorded with the County Clerk as Document # 20210002702, Official Public Records, Bexar County, Texas; and the tract(s) of land more fully described in Irrevocable Designation dated 07/11/2016, as recorded with the County Clerk as Document # 20160134268, Official Public Records, Bexar County, Texas.

19. A change in land use has occurred relative to the HIL constituting the place of use set out in Regular Permit P200-205 (BE00317) such that, in accordance with EAA Rules § 711.342(c)(6)(A), 2.907 acres of HIL have been developed into a single-family home subdivision extension.

20. A map showing the location of the HIL is attached as Exhibit A.
21. Applicant is not required to submit a groundwater conservation plan to the EAA.
22. Applicant is in compliance with the Act, the EAA's rules, other permits, and orders of the Board.
23. Applicant is the owner of the land to which the BIG that is the subject of the Conversion Application is appurtenant.
24. Applicant was not required to submit a new survey of the historically irrigated acres constituting the place of use set out in Regular Permit P200-205 (BE00317).
25. Applicant has requested that any permit issued as a result of the Application be issued without a place of use or point of withdrawal pursuant to § 711.324(g) of the EAA Rules.

#### **CONCLUSIONS OF LAW**

1. Because the Conversion Application seeks to convert BIG in the IRP to UIG associated with a groundwater withdrawal permit issued by the EAA, the Board of Directors of the EAA has jurisdiction over the Application.
2. The Conversion Application meets the requirements of Sections § 711.342(c)(6)(A) of the EAA Rules and, therefore, a change in land use has occurred relative to the historically irrigated lands constituting the place of use set out in Regular Permit P200-205 (BE00317) such that these lands have been developed.
3. The Conversion Application otherwise complies with the Act and the EAA's Rules.
4. Accordingly, the Conversion Application should be granted in accordance with this Final Order, hereby converting 2.907 AF/yr of BIG to UIG associated with Regular Permit P200-205 (BE00317) and the historically irrigated lands constituting the place of use for this Permit.

**ORDERING PROVISION**

**IT IS THEREFORE ADJUDGED, ORDERED, AND DECREED** that the above-styled and numbered Conversion Application is hereby **GRANTED** as follows:

1. the General Manager is directed to advise Applicant in writing of the issuance and effect of this Final Order;
2. when appropriate as determined by the General Manager, the General Manager is directed to prepare an amended Regular Permit to Applicant in the form of the approved Regular Permit form without a place of use or point of withdrawal pursuant to § 711.324(g) of the EAA Rules, subject to the Conditions for Regular Permits as may be in effect at the time, for presentation to the Chairman of the Board of Directors of the EAA for execution; and
3. the General Manager is directed to make appropriate adjustments, changes, or modifications to the EAA’s permits and water accounting database consistent with the issuance and effect of this Final Order.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE EDWARDS  
AQUIFER AUTHORITY THIS 12<sup>TH</sup> DAY OF MAY 2026.

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**ENRIQUE VALDIVIA**  
Chairman, Board of Directors  
Edwards Aquifer Authority

**ATTEST:**

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**Rachel Sanborn**  
Secretary, Board of Directors  
Edwards Aquifer Authority

**APPROVED AS TO FORM:**



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DEBORAH TREJO  
Legal Counsel