

**Conversion of Base Irrigation Groundwater Application Summary  
Conversion Based on Change in Land Use or No Longer Practicable to Farm  
LEC Legacy, Ltd.**

**Permit Number:** P102-100 (UV00605)  
**Purpose of Use:** Irrigation  
**Place of Use:** Uvalde County  
**Currently Permitted Amount:** 57.609 acre-feet  
**Irrigation Base Amount:** 57.609 acre-feet  
**Irrigation Unrestricted Amount:** 0.000 acre-feet  
**Date Board Issued Regular Permit:** July 2, 2013

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

57.609 acre-feet

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

57.609 acre-feet

**Place of Use for Permit:**

58.401 historically irrigated acres (HIL)

The tract(s) of land more fully described in Warranty Deed dated 12/27/2012 as recorded with Clerk as Document # 2012004441, Official Public Records, Uvalde County, Texas.

**Current Physical Description of Place of Use:**

The original IRP tract was 82.078 acres. In 2024, 22.677 HIL with 22.391 BIG were converted to UIG due to the construction of Legacy Elementary, and that tract was subsequently sold to the school district. The current place of use consists of 58.401 HIL located in the City of Uvalde on the north side of East Leona St, just off US Hwy 90 West. The well used to irrigate the HIL (W101-754) is located on acres that are the subject of the application and has been re-purposed for Industrial Use.

**Description of Change in Land Use:**

On March 10, 2026, EAA staff conducted a site visit and determined that a described 32.27 HIL tract has been developed into a single home family subdivision as evidenced by current construction of utility systems, including underground water, sewer and drainage, electrical, and gradation of streets. (Exhibits B,C,D,E). Applicant provided documentation that the remaining 26.131 HIL are no longer practicable to farm based on based on the HIL not being irrigated for more than five years and are surrounded by development in close proximity: city subdivisions north and west; two adjacent elementary schools to the south;

and 5–10-acre residential tracts to the east (F,G,H). Additionally, applicant provided documentation stating that because of development on land in close proximity to the HIL, agricultural activities performed on the HIL, including crop dusting or other applications of pesticides, have the potential to compromise the health and safety of a farm operator or of persons occupying or residing on property in close proximity to the HIL, and transportation of large farm equipment on city streets could cause safety and liability issues.

**Staff Calculations:**

In accordance with Section 1.34 of the EAA Act and Sections 711.342(c)(6) of the EAA rules, 32.27 HIL have become developed land and 26.131 HIL are no longer practicable to farm. EAA staff calculates the amount of BIG eligible for conversion at 57.609 acre-feet of BIG.

**Staff Recommendation:**

EAA Staff recommends an approval of the Application to Convert Base Irrigation Groundwater, converting the 57.609 acre-feet of BIG appurtenant to the 58.401 HIL.