

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use or No Longer Practicable to Farm
Town East Crossing, LLC, a Texas limited liability company**

Permit Number: P201-532 (ME00556)
Purpose of Use: Irrigation
Place of Use: Medina County
Currently Permitted Amount: 7.837 acre-feet
Irrigation Base Amount: 7.837 acre-feet
Irrigation Unrestricted Amount: 0.000 acre-feet
Date Board Issued Regular Permit: December 10, 2024

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

7.837 acre-feet

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

7.837 acre-feet

Place of Use for Permit:

7.394 acres Historically Irrigated Land (HIL))

The tract(s) of land more fully described in Special Warranty Deed dated 10/30/2024 as recorded with the County Clerk as Document #2024009876, Official Public Records, Medina County, Texas.

Current Physical Description of Place of Use:

The place of use consists of a 7.394 acre-tract HIL partitioned from original IRP ME00556, and are located on the south side of US Hwy 90W, on the east end of Castroville, in Medina county. The well previously used to irrigate the HIL (W101-327) is not located on acres that are the subject of the application.

Description of Change in Land Use:

On March 18, 2025, EAA staff conducted a site visit and determined that the described 7.394 HIL were developed into a retail business center evidenced by the construction of buildings and roads (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, 7.394 HIL have become developed land. EAA staff calculates the amount of BIG eligible for conversion at 7.837 acre-feet of BIG.

Staff Recommendation:

EAA Staff recommends an approval of the Application to Convert Base Irrigation Groundwater, converting the 7.837 acre-feet of BIG appurtenant to the 7.394 HIL.