

**Conversion of Base Irrigation Groundwater Application Summary  
Conversion Based on Change in Land Use or No Longer Practicable to Farm  
Lennar Homes of Texas Land and Construction, Ltd.**

**Permit Number:** P201-085 (BE00086)  
**Purpose of Use:** Irrigation  
**Place of Use:** Bexar County  
**Currently Permitted Amount:** 23.200 acre-feet  
**Irrigation Base Amount:** 23.200 acre-feet  
**Irrigation Unrestricted Amount:** 0.000 acre-feet  
**Date Board Issued Regular Permit:** November 14, 2023

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

23.200 acre-feet

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

23.200 acre-feet

**Place of Use for Permit:**

24.55 Historically Irrigated Land (HIL)

The tract(s) of land more fully described in Special Warranty Deed dated 12/13/2021 as recorded with the County Clerk as Document #20210345346, Official Public Records, Bexar County, Texas.

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

The place of use consists of 24.55 HIL. The HIL were partitioned from original IRP BE00086 due to a request to divide from all parties having interest in IRP No. P100-271 (BE00086)(approximately 120 HIL with 120 BIG were partitioned into five(5) Regular Permits). The HIL are located on the north side of IH35 South, two miles inside Interstate 410 Loop in Bexar County. The wells previously used to irrigate the HIL (W100-166 and W100-167) are not located on acres that are the subject of the application.

**Description of Change in Land Use:**

On December 21, 2023, EAA staff conducted a site visit and determined that the described 24.55 HIL were developed into a single-family home subdivision as evidenced by the construction of roads, and the installation of power and water supply 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, 24.55 HIL have become developed land. EAA staff calculates the amount of BIG eligible for conversion at 23.200 acre-feet of BIG.

**Staff Recommendation:**

EAA Staff recommends an approval of the Application to Convert Base Irrigation Groundwater, converting the 23.200 acre-feet of BIG appurtenant to the 24.55 HIL.