

Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use
LGI Homes – Texas, LLC

Permit Number: P100-503 (BE00207)
Purpose of Use: Irrigation
Place of Use: Bexar County
Original Permitted Amount: 550.000 acre-feet
Irrigation Base Amount: 550.000 acre-feet
Irrigation Unrestricted Amount: 000.000 acre-feet
Date Board Issued Regular Permit: July 28, 2005

EAA Well No.	Location	Measuring Method	Withdrawal Rate
W100-397 (BE00207-006)	29-21.00-28.10 / 98-44.00-4.50	Meter	10 gpm

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

49.003 acre-feet

(49.003 acre-feet converted due to change in land use / development)

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

49.003 acre-feet

(49.003 acre-feet converted due to change in land use / development)

Place of Use for Permit:

291.300 acres

The tract(s) of land more fully described in Special Warranty Deed dated 12/12/2014 as recorded with Clerk as Document # 20140215524, Volume 17005, Pages 1938 - 1957, Official Public Records, Bexar County, Texas; the tract(s) of land more fully described in Special Warranty Deed dated 11/6/2015 as recorded with Clerk as Document # 20150216363, Volume 17549, Pages 987 - 1004, Official Public Records, Bexar County, Texas; and more specifically the tract(s) of land described in Irrevocable Designation of Historically Irrigated Lands Pertaining to Edwards Aquifer Groundwater Rights dated 2/24/2011 as recorded with Clerk as Document # 20110036677, Volume 14870, Pages 202 - 220, Official Public Records, Bexar County, Texas.

Current Physical Description of Place of Use:

LGI Homes – Texas, LLC, owns approximately 291.300 acres of land located off Hwy 90 in the Luckey Ranch Subdivision just west of San Antonio, TX. The subject of this conversion application is three parcels of land totaling approximately 49.003 historically irrigated acres just north of Ponder Rd. and east of West Montgomery Rd., San Antonio, TX 78252.

Description of Change in Land Use:

Presently, construction is underway creating an extension to the Luckey Ranch housing subdivision. Trenches have been created for the installation of underground plumbing, residential drainage features have been installed, and street construction is underway.

Staff Calculations:

EAA staff calculated the area subject to the Conversion due to a change in land use to be 49.003 acres. EAA Rule 711.342 (6)(A) states that a Conversion due to a Change in Land Use can be granted when the historically irrigated land that is the subject of the application has been physically developed such that at least 75% of the land meets the characteristics of development. Based on the survey indicating the location of the historically irrigated acres and the site visit, conducted by EAA staff, the amount of Base Irrigation Groundwater eligible for conversion would be 49.003 acre feet.

Staff Recommendation:

EAA staff recommends a conversion be granted for 49.003 acre-feet. The application will be reviewed at the April 25, 2017 Permits/Enforcement Committee meeting and the May 9, 2017 EAA Board meeting.