

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use or No Longer Practicable to Farm
Pulte Homes of Texas, L.P. and HDC Westlakes, LLC**

Permit Number: P109-320 (BE00064A)
Purpose of Use: Irrigation
Place of Use: Bexar County
Currently Permitted Amount: 26.136 acre-feet
Irrigation Base Amount: 26.136 acre-feet
Irrigation Unrestricted Amount: 0.000 acre-feet
Date Board Issued Regular Permit: June 23, 2020

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

26.136 acre-feet

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

26.136 acre-feet

Place of Use for Permit:

60.872 acres (26.136 Historically Irrigated Acres (HIA))

The tract(s) of land more fully described in Special Warranty Deed dated 3/18/2020 as recorded with Clerk as Document # 20200059144, Official Public Records, Bexar County, Texas; and the tract(s) of land more fully described in Special Warranty Deed dated 3/18/2020 as recorded with Clerk as Document # 20200059145, Official Public Records, Bexar County, Texas; and the tract(s) of land more fully described in Special Warranty Deed dated 3/18/2020 as recorded with Clerk as Document # 20200059146, Official Public Records, Bexar County, Texas.

Current Physical Description of Place of Use:

The place of use consists of 60.872 acres +/-, containing 26.136 HIA with 26.136 acre-feet of base irrigation groundwater (BIG) (Exhibit A). The 60.872 acres containing 26.136 HIA were partitioned from original IRP BE00064A. The HIA are located on the southern side of Loop 1604 in Bexar County, less than a mile west of Dominguez State Jail. The well previously used to irrigate the HIA (W100-131) is not located on acres that are the subject of the application.

Description of Change in Land Use:

On November 19, 2020, EAA staff conducted a site visit and determined that the location of the HIA is presently under development. Exhibit A is a map representing the base conversion and identifies points where EAA staff observed the development and took pictures. Staff observed that the acreage is being developed into a subdivision as evidenced by the clearing and grading of the land, removing the topsoil, as well as construction of roads and instillation of utilities and drainage 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) and 711.342(d) of the EAA rules, 60.872 acres containing 26.136 HIA have been physically developed (taking in consideration subdivision green space). Staff calculates the amount of BIG eligible for conversion to be 26.136 acre-feet.

Staff Recommendation:

EAA Staff recommends the approval of the Application to Convert Base Irrigation Groundwater, converting 26.136 acre-feet of BIG. The application will be reviewed at the March 23, 2021 Permits/Enforcement Committee meeting and the April 13, 2021 Board Meeting.