FINAL REPORT

As Required by

THE ENDANGERED SPECIES PROGRAM

TEXAS

Grant No. TX E-123-RL

Endangered and Threatened Species Conservation

Golden-cheeked Warbler and Black-capped Vireo Nesting Habitat in Bandera County, Texas

Prepared by:

Jeff Francel



Carter Smith Executive Director

Clayton Wolf Director, Wildlife

29 September 2011

FINAL REPORT

STATE: Texas **GRANT NUMBER:** TX E-123-RL

GRANT TITLE: Golden-cheeked Warbler and Black-capped Vireo Nesting Habitat in Bandera **County**, Texas

REPORTING PERIOD: <u>1 Jul 10 to 28 Sep 11</u>

OBJECTIVE(S):

To acquire fee simple title on 413 acres (ALC Ranch) of occupied or restorable high-quality golden-cheeked warbler and black-capped vireo habitats and a functionally crucial reach of watershed for expansion of The Nature Conservancy's Love Creek Preserve in Bandera County, Texas.

Segment Objectives:

Task 1) January 2010: Complete Due Diligence (appraisal, survey, title review)

Task 2) November - February 2010: Exercise Option

Task 3) April 2010: Acquire Property

Task 4) Summer 2010: Final Report to TPWD/USFWS

Significant Deviations:

None.

Summary Of Progress:

Please see Attachment A.

Location: Bandera County, Texas.

Cost: ____Costs were not available at time of this report, they will be available upon completion of the Final Report and conclusion of the project.

Prepared by: _Craig Farquhar_

Date: 29 September 2011

Approved by: ______

Date:_____29 December 2011_____

C. Craig Farquhar

Attachment A

Love Creek Land Acquisition - Final Report Section 6 RLA Grant TX E-123-RL Contract # 222050 / TNC # 2430269123-0001 Project Manager: Jeff Francell

September 29, 2011

The Nature Conservancy has completed the deliverables for ESA Section 6 Recovery Land Acquisition Grant TX E-123-RL (Grant) including fee simple acquisition of 413.41 acres in Bandera County, Texas. The newly acquired property contains significant amounts of occupied golden-cheeked warbler (GCW) habitat. The purchase price was \$1,250,565 or \$3,025 per acre which was within the expected range of values. Additional funding was provided by private donors enabling the Conservancy to complete fundraising for the project within six months of the purchase. The Conservancy closed on the property on August 18, 2010. The property will be owned and managed by the Conservancy as part of the Love Creek Preserve. With this purchase, the Conservancy now owns most of the drainages in the upper Love Creek watershed including three canyons with high quality examples of bigtooth maple-chinquapin oak forest, a rare plant community.

After completion of the acquisition, the Conservancy successfully negotiated the purchase of an adjacent 223-acre tract with a similar mix of canyon and upland habitats. This property serves as mitigation for impacts to GCW habitat on Department of Defense land in the San Antonio area. This subsequent purchase brought the size of Love Creek Preserve to 2,036 acres and also adjoins a 110-acre conservation easement held by another land trust.

The Love Creek Preserve is one of the most biologically diverse properties under Conservancy ownership in Texas, with occurrences of three listed species (GCW, black-capped vireo, Tobusch fish-hook cactus) and at least five other rare or recently described species. The purchase of additional property with the Grant will allow the Conservancy to better manage this valuable conservation site.

Wildlife and Sport Fish Restoration Program Summary of Land Costs

State: Texas

Granter: Texas Parks and Wildlife Department

Subgrantee (if applicable): The Nature Conservancy

County(les): Bandera

Grant No .: TPWD Contract No. 222050

Grant Title: Land Acquisition of Important Golden-cheeked Warbler & Black-Capped

Vireo Nesting Habitat in Bandera County, Texas Grant Period: 05/01/09 - 06/30/11

Grant Funding Approved	Federal	State / Third Party	Total \$1,725,300,80		
Estimated Costs	\$800,000.00	\$925,300,000			
Cost Share Percentage	46,4%	53.6%	100%		

Acquisition Name: ALC Ranch

Grantor: USFWS Section 6

Date Acquired: 08/18/2010

Acreage: 413.41

Appraised Value: \$1,700,000.00

Acquisition Co	ists (Actual)	Notes Re: Acquisition Costs		
Purchase Price	\$1,250,565.25	Misc = \$69.40 Postage/Overnight		
Appraisal Costs	\$ 8,400.00	and \$449,434.75 landowner donation		
Relocation Costs	\$ 0.00	via bargain sale		
Survey Costs	\$ 0.00			
Closing Costs	\$ 11,446.35			
Salaries, Per Diem & Associated Costs	s 97.03	\$97.03		
In-Kind Match Value	\$ 0.00	et unarges 81 720 012 78		
Miscellaneous (including Lands Donated Value)	s 449,504.15	26/36%		
\$1,720,012,78		85 STO OST FR Instructions		

TOTAL COST Total Federal Reimbursement (Stewardship Investment)* Excess Match**	\$1,720,012.7 \$	Estimate Estimate	 If Total Cost < Total Grant Funding Estimate then ful out actual costs/reimbursement section below. If Total Cost = Total Grant Funding Estimate then same ansount. If Total Cost > Total Grant Funding Estimate then place assount from E19 here. ** When Total Cost (actual) > Total Grant Funding Estimate then place difference here. 		
Final Grant Costs	Federal		e here.		
Cost Share Percentage	46.4%	the second s	.6%	Total	
Actual Costs/Reimbursement	\$798,085.93		926.85	\$1,720,012.78	

Comments:

File No. 10111

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700. Total Sales/Broker's Commission based on price \$1,250,565.25 @ % = \$0.00				Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
701.	to	- Finance	Funds at	Funds at	
702.	to		1	Settlement	Settlement
703. Commission Paid at Settlement	A Construction of All Annual Print	and the second second second second	Service in the service of the servic	\$0.00	\$0.
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801. Loan Origination Fee %	to	when a volcess of Seller		arrestada. 9	
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803. Appraisal Fee	to	20.05 ZT amount de	2	019(1-10) 8	f IT abesta
804. Credit Report	to				
805. Lender's Inspection Fee	to				
806. Mortgage Insurance Application	to	and the second sec	and an an a second second second		energiante de la Presión
807. Assumption Fee	to net another to at	il annexii			
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809.	to	1.00100000			
900. Items Required by Lender To Be Pai	d in Advance				38685 ZY
	0/1/2010 @ \$0/day	Tremes H.			
902 Mortgage Insurance Premium for mont		a set OA			
903. Hazard Insurance Premium for years	to the second	1 .crational			
1000. Reserves Deposited With Lender				Same and the second	and in second
1001. Hazard Insurance	months @	per month		State of the second second	and the server
1002. Mortgage Insurance	months @	per month			
1003. City Property taxes	months @	per month			and a strength
1004. County Property taxes	months @	\$23.26 per month			
1005. Annual Assessments	months @	per month	personal state of the second		<u></u>
1006. School Property taxes	months @	per month			
1007. MUD Taxes	months @	per month		and the set to be a	
1008. Other Taxes	months @	per month			
1011. Aggregate Adjustment			1		and and and a state
1100. Title Charges		Same and State	1		Tel Insula Internet
1101. Settlement or closing fee	to		1		
1102. Abstract or title search	to				and the second
1103. Title examination	to				
1104. Title insurance binder	to			- Andrew and the second second	
1105. Document preparation	to	A CONTRACTOR OF			
1106. Notary fees	to	ATL	-	and the second	
1107. Attorney's fees	to	and the second se			
(includes above items numbers:		1010)		
1108. Title insurance	to Western Title of Ban	idera, Inc.	1	\$1,012.35	\$6,749.0
(includes above items numbers:		the second se)		
1109. Lender's coverage	\$0.00/\$0.00	Sund Trol		la deservation de la companya de la	la contrata.
1110. Owner's coverage	\$1,250,565.25/\$7,761.35	in the second		C. S. Landar	
1111. Escrow Fee	to Western Title of Bandera, Inc.			\$250.00	\$250.0
1112. Phone Fax and Copies	to Western Title of Ban	dera, Inc.	1		out pressioners
113. State of Texas Guaranty Fee	to Western Title of Ban Account				\$5.0
200. Government Recording and Transfe		HOLVERY CARE FOR MERICAN			
201. Recording Fees Deed \$28.00 ; Mort		estern Title of Bandera, Inc.		\$28.00	
202. City/county tax/stamps Deed ; Mort		and the second			internet and a list of the
203. State tax/stamps Deed ; Mort			. An en an		
204. Tax certificates	to Western Title of Ban	dera, Inc.		and a static of the second states of the second states of the second states of the second states of the second	\$90.0
205. Recording Fee Well Agreements (2)	to Western Title of Ban				\$136.0
206. Recording Fee Right of First Refusal	to Western Title of Ban	dera, Inc.		\$28.00	
207. Notice of Grant Agmt	to Western Title of Ban	dera, Inc.		\$28.00	
200 Additional Cattlement Channel			a president and a second		
300. Additional Settlement Charges 301. Survey 302. Pest Inspection	to to	A READ AND AND A READ AND AND A READ AND A R			

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