

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: 1 Jul 10 to 28 Sep 11

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: 
C. Craig Farquhar

Date: 29 December 2011

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

Grantee: Texas Parks and Wildlife Department

Subgrantee (if applicable): The Nature Conservancy

County(ies): 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
Estimated Costs	\$800,000.00	\$925,300.00	\$1,725,300.00
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 Costs (Actual)	
Purchase Price	\$1,250,565.25
Appraisal Costs	\$ 8,400.00
Relocation Costs	\$ 0.00
Survey Costs	\$ 0.00
Closing Costs	\$ 11,446.35
Salaries, Per Diem & Associated Costs	\$ 97.03
In-Kind Match Value	\$ 0.00
Miscellaneous (including Lands Donated Value)	\$ 449,504.15

Notes Re: Acquisition Costs
Misc = \$69.40 Postage/Overnight and \$449,434.75 landowner donation via bargain sale

TOTAL COST	\$1,720,012.78
Total Federal Reimbursement (Stewardship Investment)*	\$ -
Excess Match**	\$ -

Instructions

* If Total Cost < Total Grant Funding Estimate then fill out actual costs/reimbursement section below. If Total Cost = Total Grant Funding Estimate then same amount. If Total Cost > Total Grant Funding Estimate then place amount from E19 here.

** When Total Cost (actual) > Total Grant Funding Estimate then place difference here.

Final Grant Costs	Federal	State / Third Party	Total
Cost Share Percentage	46.4%	53.6%	100%
Actual Costs/Reimbursement	\$798,085.93	\$921,926.85	\$1,720,012.78

Comments:

L. Settlement Charges

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
						Funds at	Funds at
						Settlement	Settlement
701.		to					
702.		to					
703.	Commission Paid at Settlement					\$0.00	\$0.00
800. Items Payable in Connection with Loan							
801.	Loan Origination Fee	%	to				
802.	Loan Discount	%	to				
803.	Appraisal Fee		to				
804.	Credit Report		to				
805.	Lender's Inspection Fee		to				
806.	Mortgage Insurance Application		to				
807.	Assumption Fee		to				
808.			to				
809.			to				
900. Items Required by Lender To Be Paid in Advance							
901.	Interest from	8/11/2010	to	9/1/2010	@ \$0/day		
902.	Mortgage Insurance Premium for	months	to				
903.	Hazard Insurance Premium for	years	to				
1000. Reserves Deposited With Lender							
1001.	Hazard Insurance	months @		per month			
1002.	Mortgage Insurance	months @		per month			
1003.	City Property taxes	months @		per month			
1004.	County Property taxes	months @	\$23.26	per month			
1005.	Annual Assessments	months @		per month			
1006.	School Property taxes	months @		per month			
1007.	MUD Taxes	months @		per month			
1008.	Other Taxes	months @		per month			
1011.	Aggregate Adjustment						
1100. Title Charges							
1101.	Settlement or closing fee		to				
1102.	Abstract or title search		to				
1103.	Title examination		to				
1104.	Title insurance binder		to				
1105.	Document preparation		to				
1106.	Notary fees		to				
1107.	Attorney's fees		to				
	(includes above items numbers:)				
1108.	Title insurance		to	Western Title of Bandera, Inc.		\$1,012.35	\$6,749.00
	(includes above items numbers:)				
1109.	Lender's coverage		\$0.00/\$0.00				
1110.	Owner's coverage		\$1,250,565.25/\$7,761.35				
1111.	Escrow Fee		to	Western Title of Bandera, Inc.		\$250.00	\$250.00
1112.	Phone Fax and Copies		to	Western Title of Bandera, Inc.			
1113.	State of Texas Guaranty Fee		to	Western Title of Bandera, Inc. Guaranty Account			\$5.00
1200. Government Recording and Transfer Charges							
1201.	Recording Fees	Deed \$28.00 ; Mortgage ; Rel		to Western Title of Bandera, Inc.		\$28.00	
1202.	City/county tax/stamps	Deed ; Mortgage		to			
1203.	State tax/stamps	Deed ; Mortgage		to			
1204.	Tax certificates		to	Western Title of Bandera, Inc.			\$90.00
1205.	Recording Fee Well Agreements (2)		to	Western Title of Bandera, Inc.			\$136.00
1206.	Recording Fee Right of First Refusal		to	Western Title of Bandera, Inc.		\$28.00	
1207.	Notice of Grant Agmt		to	Western Title of Bandera, Inc.		\$28.00	
1300. Additional Settlement Charges							
1301.	Survey		to				
1302.	Pest Inspection		to				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						\$1,346.35	\$7,230.00