

FINAL REPORT

Revised

As Required by

THE ENDANGERED SPECIES PROGRAM

TEXAS

Grant No. E – 5 - L

Endangered and Threatened Species Conservation

Balcones Canyonlands Preserve Land Acquisition

Prepared by:

C. Craig Farquhar



Carter Smith
Executive Director

Clayton Wolf
Division Director, Wildlife

20 February 2013

FINAL REPORT (Revised*)

STATE: Texas **GRANT NUMBER:** E - 5 - L

GRANT TITLE: Endangered and Threatened Species Conservation

REPORTING PERIOD: 15 Sep 1998 – 30 Oct 2011

PROJECT TITLE: Balcones Canyonlands Preserve Land Acquisition

OBJECTIVE(S): To acquire lands for the Balcones Canyonlands Preserve of approximately 7,369 acres.

Summary of Progress: Travis County undertook 22 acquisition projects with this grant. Out of these, 19 properties were acquired, bringing a total of 3,035.837 acres into the Balcones Canyonlands Preserve for protection. For further details please see Attachment A.

*This revision to the Final Report adds property (Kruger Tract) acquired by the City of Austin under grant E-5-L (see below). With the addition of the Kruger Tract, this grant has enabled the purchase and conservation of 20 properties, totaling 3,131.50 acres of land:

Subgrantee: City of Austin, Travis County, Texas (Interlocal Contract # 99821)

Tract Name	Acres	Fiscal Year of Award	Date acquired	Federal Share	State Match	Total Cost
Kruger	95.66	FY2001	1/24/2002	\$1,575,000.00	\$525,000.00	\$2,100,000.00

Significant Deviations: None

Location: Travis County, Texas

Cost: See Final Financial Report (SF-425).

Prepared by: Craig Farquhar

Date: 20 February 2013

Approved by:  **Date:** 20 February 2013

C. Craig Farquhar

FINAL REPORT

State: Texas

Grant Number: E-5-L

Grant Title: Balcones Canyonlands Preserve Land Acquisition

Grant Program: Cooperative Endangered Species Conservation (15.615)

Contract Period: September 15, 1998 through October 31, 2011

Reporting Period: September 15, 1998 through October 31, 2011

Objective: To acquire lands for the Balcones Canyonlands Preserve of approximately 7,369 acres.

Accomplishments:

Travis County undertook 22 acquisition projects with grant E-5-L. Out of these, 19 properties were acquired, bringing a total of 3,035.837 acres into the Balcones Canyonlands Preserve for protection.

Costs: A summary of acquisition costs is shown in the table below. For more detailed information, see the attached spreadsheet.

Tracts Acquired	Date Acquired	Acres	Total Acquisition Cost	Federal Share/ Reimbursement Received
Grandview Hills, Phase 2	30-Aug-00	317.812	\$ 3,063,338.08	\$ 2,297,503.56
Grandview Hills, Phase 1	24-Oct-00	263.381	\$ 2,516,645.00	\$ 1,887,483.75
Bunten	26-Jan-01	141.690	\$ 1,853,042.41	\$ 1,389,781.81
Toops	17-Oct-01	170.163	\$ 2,461,429.50	\$ 1,846,072.12
Vista Point	26-Nov-01	490.960	\$ 7,180,936.58	\$ 5,385,702.44
Tomen-Parke 35	30-Dec-02	35.146	\$ 533,800.00	\$ 400,350.00
King	1-Oct-03	59.524	\$ 664,823.75	\$ 498,617.81
Tomen-Parke Caves	19-Dec-03	140.462	\$ 4,131,505.00	\$ 3,098,628.75
Attwood	1-Jun-04	31.400	\$ 382,652.00	\$ 286,989.00
Blake	25-Jun-04	38.760	\$ 474,773.00	\$ 356,079.75
Ribelin	25-Jun-04	319.709	\$ 8,603,652.90	\$ 6,452,739.67
Medway	7-Jul-04	344.984	\$ 10,195,943.00	\$ 7,646,957.25
Stratton/Verandah	31-Aug-04	6.000	\$ 449,412.95	\$ 337,059.71
Nootsie	14-Jan-05	120.622	\$ 5,903,580.00	\$ 3,252,388.25
Lucas/CTE East Side	21-Nov-08	141.247	\$ 8,834,330.50	\$ 6,625,747.88
Purcell Four Points Caves	18-Dec-08	22.034	\$ 7,590,418.85	\$ 5,692,814.14
New Life	3-Jun-10	260.433	\$ 4,779,002.55	\$ 3,584,251.91
Lake Travis Bluffs	29-Dec-10	18.530	\$ 5,365,567.60	\$ 4,024,175.70
Shareholders	28-Jul-11	112.980	\$ 2,644,431.50	\$ 1,323,615.00
Total		3,035.837	\$ 77,629,285.17	\$ 56,386,958.50

On three occasions, sellers declined the county's offer to purchase at fair market value. One seller sold to a private individual who offered a higher price (Finch). Another property changed hands and the county eventually acquired the tract from the new owner (Blizzard/New Life). The third property is expected to transfer to the County as mitigation for take (Vista Point Out-Parcel). A summary of the offers declined appear in the table below.

Offers Declined	Date Acquired	Acres	Total Acquisition Cost	Federal Share/ Reimbursement Received
Blizzard	-	-	\$ 74,753.50	\$ 56,065.13
Vista Point Out-Parcel	-	-	\$ 8,500.00	\$ 6,375.00
Finch	-	-	\$ 9,192.50	\$ 6,894.38
			\$ 92,446.00	\$ 69,334.51
Total E-5-L Costs	-	-	\$ 77,721,731.17	\$ 56,456,293.01

Attachments: HCP Grant E-5-L Final Acquisition Summary
Summary of E-5-L Grant Awards and Contracts

HCP Grant E-5-L Final Acquisition Summary
Travis County Acquisitions for the Balcones Canyonlands Conservation Plan

Tract #	Acquisition Name	Date Acquired	Acreage	Appraised Value	Reimbursible Land Costs	Donation By Seller	Land Plan	Appraisal Costs	Survey Costs	Closing Costs	Salaries	Misc, EA's	Total	Federal Share	County (State) Share	Reimbursible Costs	Overmatch
1	Grandview Hills, Phase 2	30-Aug-00	317.812	3,019,214.00	3,019,214.00	0.00	0.00	10,150.00	0.00	17,203.00	250.00	16,521.08	3,063,338.08	2,297,503.56	765,834.52	2,297,503.56	0.00
2	Grandview Hills, Phase 1	24-Oct-00	263.381	2,502,120.00	2,502,120.00	0.00	0.00	0.00	0.00	14,525.00	0.00	0.00	2,516,645.00	1,887,483.75	629,161.25	1,887,483.75	0.00
3	Bunten	26-Jan-01	141.690	1,845,000.00	1,700,280.00	144,720.00	0.00	5,960.25	0.00	22.16	0.00	2,060.00	1,853,042.41	1,389,781.81	463,260.60	1,389,781.81	0.00
4	Toops	17-Oct-01	170.163	2,435,000.00	2,435,000.00	0.00	0.00	4,987.50	5,475.00	14,267.00	0.00	1,700.00	2,461,429.50	1,846,072.13	615,357.38	1,846,072.13	0.00
5	Vista Point	26-Nov-01	490.960	7,095,000.00	6,627,960.00	467,040.00	7,868.58	13,800.00	12,680.00	34,188.00	0.00	17,400.00	7,180,936.58	5,385,702.44	1,795,234.15	5,385,702.44	0.00
6	Tomen-Parke 35	30-Dec-02	35.146	518,500.00	518,500.00	0.00	0.00	10,000.00	10,000.00	3,600.00	0.00	1,700.00	533,800.00	400,350.00	133,450.00	400,350.00	0.00
7	King	1-Oct-03	59.524	640,000.00	640,000.00	0.00	0.00	6,900.00	11,935.75	4,288.00	0.00	1,700.00	664,823.75	498,617.81	166,205.94	498,617.81	0.00
8	Tomen-Parke Caves	19-Dec-03	140.462	4,025,000.00	4,017,000.00	0.00	8,000.00	18,800.00	64,874.00	21,131.00	0.00	1,700.00	4,131,505.00	3,098,628.75	1,032,876.25	3,098,628.75	0.00
9	Attwood	1-Jun-04	31.400	365,000.00	365,000.00	0.00	0.00	4,000.00	9,270.00	2,682.00	0.00	1,700.00	382,652.00	286,989.00	95,663.00	286,989.00	0.00
10	Blake	25-Jun-04	38.760	450,000.00	450,000.00	0.00		4,000.00	15,890.00	3,183.00	0.00	1,700.00	474,773.00	356,079.75	118,693.25	356,079.75	0.00
11	Ribelin	25-Jun-04	319.709	8,476,000.00	8,476,000.00	0.00	15,941.61	25,856.10	39,250.00	39,770.00	0.00	3,500.00	8,603,652.90	6,452,739.68	2,150,913.23	6,452,739.68	0.00
12	Medway	7-Jul-04	344.984	10,130,000.00	9,200,000.00	930,000.00	0.00	24,075.00	0.00	40,168.00	0.00	1,700.00	10,195,943.00	7,646,957.25	2,548,985.75	7,646,957.25	0.00
13	Stratton/Verandah	31-Aug-04	6.000	438,000.00	438,000.00	0.00	0.00	6,167.50	0.00	3,185.45	0.00	2,060.00	449,412.95	337,059.71	112,353.24	337,059.71	0.00
14	Nootsie	14-Jan-05	120.622	5,855,000.00	5,000,000.00	855,000.00	1,645.00	8,200.00	12,250.00	24,145.00	0.00	2,340.00	5,903,580.00	4,427,685.00	1,475,895.00	3,252,388.25	1,175,296.75
	Blizzard (declined, purchased later from New Life)			3,945,000.00	0.00	0.00	6,223.50	12,525.00	53,805.00	0.00	0.00	2,200.00	74,753.50	56,065.13	18,688.38	56,065.13	0.00
	Vist Point out-parcel (declined)			51,000.00	0.00	0.00	0.00	8,500.00	0.00	0.00	0.00	0.00	8,500.00	6,375.00	2,125.00	6,375.00	0.00
15	Lucas CTE Partners (East Side)	21-Nov-08	141.247	8,700,000.00	8,100,000.00	600,000.00	13,440.00	21,487.50	62,200.00	34,728.00	0.00	2,475.00	8,834,330.50	6,625,747.88	2,208,582.63	6,625,747.88	0.00
16	Purcell Four Points Caves	18-Dec-08	22.034	7,510,000	7,500,000.00			34,719.13	21,000.00	32,499.72	0.00	2,200.00	7,590,418.85	5,692,814.14	1,897,604.71	5,692,814.14	0.00
	Finch (declined)			1,830,000	0.00	0.00	0.00	7,292.50	0.00	0.00	0.00	1,900.00	9,192.50	6,894.38	2,298.13	6,894.38	0.00
17	New Life	3-Jun-10	260.433	4,685,000	4,685,000.00	0.00	0.00	7,300.00	37,235.00	30,079.55	0.00	19,388.00	4,779,002.55	3,584,251.91	1,194,750.64	3,584,251.91	0.00
18	Lake Travis Bluffs	29-Dec-10	18.530	5,330,000	5,330,000.00	0.00	0.00	7,300.00	0.00	28,267.60	0.00	0.00	5,365,567.60	4,024,175.70	1,341,391.90	4,024,175.70	0.00
19	Shareholders	28-Jul-11	112.980	2,600,000.00	2,600,000.00	0.00	1,914.75	7,967.50	17,277.00	14,872.25	0.00	2,400.00	2,644,431.50	1,323,615.00	1,320,816.50	1,983,323.63	659,708.63
3,035.837 82,444,834.00 73,604,074.00 2,996,760.00 55,033.44 249,987.98 373,141.75 362,804.73 250.00 86,344.08 77,721,731.17 57,631,589.75 20,090,141.42 57,116,001.64 1,835,005.38																	

HCP Grant E-5-L Final Acquisition Summary
Travis County Acquisitions for the Balcones Canyonlands Conservation Plan

Acquisition Name	Billing Date	Grant Billing Amount	Sub/ Total Billed	Date Cash Received/Paid	Cash Payments Recvd	Total Cash Received	FAIMS	FAIMS Total	Difference FAIMS & TC Cash Recpts	Old Grant Summary	New Grant Summary 5/4/2010	Difference	Notes
Grandview Hills, Phase 2	24-Aug-00	2,297,503.56		9/13/2000	2,000,000.00								
				9/27/2000	297,503.56								
						2,297,503.56	2,297,503.56	2,297,503.56	0.00	2,297,504.00	2,297,503.56	0.44	
Grandview Hills, Phase 1	24-Oct-00	1,887,483.75		11/30/2000	1,202,680.00								
				11/30/2000	684,803.75								
						1,887,483.75	1,887,483.75	1,887,483.75	0.00	1,887,484.00	1,887,483.75	0.25	
Bunten	18-Jan-01	1,302,337.69		2/5/2001	1,302,337.69		1,302,337.69						
	7-Feb-01	-21,095.88		2/9/2001	-21,095.88		0.00						Refund to TPWD \$21,095.88 TC check #534701 2/9/2001. Not reflected in FAIMS
	27-Nov-01	108,540.00		1/3/2002	108,540.00		108,540.00						
			1,389,781.81			1,389,781.81		1,410,877.69	-21,095.88	1,410,878.00	1,389,781.81	21,096.19	Closing costs corrected
Toops	19-Oct-01	1,846,072.13		11/30/2001	1,846,072.12	1,846,072.12	1,846,072.12	1,846,072.12	0.01	1,846,072.00	1,846,072.13	-0.13	
Vista Point	27-Nov-01	5,385,702.44		1/3/2002	5,385,702.44	5,385,702.44	5,385,702.44	5,385,702.44	0.00	5,385,702.00	5,385,702.44	-0.44	
Tomen-Parke 35	28-Feb-03	400,350.00		4/17/2003	400,350.00	400,350.00	400,350.00	400,350.00	0.00	400,350.00	400,350.00	0.00	
King	2-Oct-03	498,617.81		11/28/2003	498,617.81	498,617.81	498,617.81	498,617.81	0.00	498,618.00	498,617.81	0.19	
Tomen-Parke Caves	23-Dec-03	3,098,628.75		2/27/2004	3,098,628.75	3,098,628.75	3,098,628.75	3,098,628.75	0.00	3,098,629.00	3,098,628.75	0.25	
Attwood	10-Jun-04	286,989.00		7/30/2004	286,989.00	286,989.00	286,989.00	286,989.00	0.00	286,989.00	286,989.00	0.00	
Blake	18-Jun-04	356,079.75		8/5/2004	356,079.75	356,079.75	356,079.75	356,079.75	0.00	356,080.00	356,079.75	0.25	
Ribelin		6,450,238.28		7/30/2004	6,450,238.28								
	28-Oct-04	2,501.39		10/28/2004	2,501.39								
			6,452,739.67			6,452,739.67	6,452,739.67	6,452,739.67	0.00	6,452,740.00	6,452,739.67	0.33	
Medway	8/5/2004	48,086.00		8/5/2004	48,086.00								
	8/12/2004	6,901,371.25		8/12/2004	6,901,371.25								
	10/29/2004	697,500.00		10/29/2004	697,500.00								
			7,646,957.25			7,646,957.25	7,646,957.25	7,646,957.25	0.00	7,646,957.00	7,646,957.25	-0.25	
Stratton/Verandah	20-Sep-04	449,412.95		10/28/2004	449,412.95		449,412.95						
													Refund not reflected in FAIMS. Stratton-Verandah. Travis County check #678259 issued 10/27/2004
	10/27/2004	-112,353.24		10/27/2004	-112,353.24								
						337,059.71		449,412.95	-112,353.24	337,060.00	337,059.71	0.29	
Nootsie	27-Dec-04	3,252,388.25		2/22/2005	3,252,388.25	3,252,388.25	3,252,388.25	3,252,388.25	0.00	3,252,388.00	3,252,388.25	-0.25	
Blizzard (declined, purchased later from New Life)	27-Dec-04	56,065.13		2/22/2005	56,065.13	56,065.13	56,065.13	56,065.13	0.00	56,066.00	56,065.13	0.87	
Vist Point out-parcel (declined)	27-Dec-04	6,375.00		2/22/2005	6,375.00	6,375.00	6,375.00	6,375.00	0.00	6,375.00	6,375.00	0.00	
Lucas CTE Partners (East Side)	21-Oct-08	6,625,747.88		11/25/2008	6,625,747.88	6,625,747.88	6,625,747.88	6,625,747.88	0.00	6,625,747.88	6,625,747.88	0.00	
Purcell Four Points Caves	23-Dec-08	5,692,814.14		2/5/2009	5,692,814.14	5,692,814.14	5,692,814.14	5,692,814.14	0.00	5,692,814.14	5,692,814.14	0.00	
Finch (declined)	10-24-2008 and 2-28-07	6,894.38		2/3/2009	6,894.38	6,894.38	6,894.38	6,894.38	0.00	6,894.38	6,894.38	0.00	
New Life	22-Jun-10	3,948,111.60		7/14/2010	3,948,111.60								
	9/13/2010	-363,859.69		9/13/2010	-363,859.69	3,584,251.91							Refund check issued by Travis County 9/13/2010, Check #907925
Lake Travis Bluffs Shareholders	3-Feb-11	4,024,175.70		05/06/11	4,024,175.70	4,024,175.70							
	8-Jul-11	1,323,615.00		08/31/11	1,323,615.00	1,323,615.00							
	1,035,122.00	56,456,293.02			56,456,293.01	56,456,293.01	47,657,699.52	47,657,699.52	-133,449.11	47,545,348.40	47,524,250.41	21,097.99	0.00

Summary of E-5-L Grant Awards and Contracts
Balcones Canyonlands Conservation Plan - Austin/Travis County, Texas

Grant Application	Award Date	Award Amount to BCP	Grantee	Award Distribution	Contract Execution	Contract Amount	TPWD Contract & Amendment	Federal Funds 75%	Minimum Local Match* (25%)	Total	Notes
FY98	7/22/1998	2,000,000.00	Travis County		36,095.00	2,000,000.00	40,771.00	2,000,000.00	666,666.67	2,666,666.67	Start of E-5-L
FY99	5/5/1999	1,500,000.00	Travis County		36,480.00	1,500,000.00	64,205.00	1,500,000.00	500,000.00	2,000,000.00	
					36,753.00		40771 (78725) A-1				Changed contract no. to 78725, changed tract from Vista Point to Grandview Hills
					36,753.00		64205 A-1				Amended 7/28/00 to change tract from Vista Point to Grandview Hills.
FY00	6/13/2000	4,140,000.00	Travis County		36,781.00	4,140,000.00	80,573.00	4,140,000.00	1,380,000.00	5,520,000.00	
					36,825.00	684,987.31	64205 A-2				Amended 10/26/00 to move 684,987.31 from 80573 to 64205
					36,844.00	(684,987.31)	80573 A-1				Amended 10/26/00 to move 684,987.31 from 80573 to 64205
FY01	5/29/2001	14,362,500.00									
			Travis County	9,787,500.00	37,117.00	9,787,500.00	80573 A-2	9,787,500.00	3,262,500.00	13,050,000.00	
			City of Austin	1,575,000.00			NA	1,575,000.00	525,000.00	2,100,000.00	City of Austin contract
			Travis County	2,777,500.00			80573 A-4	2,777,500.00	925,833.33	3,703,333.33	
FY02	10/31/2002	10,000,000.00	Travis County		37,711.00		80573 A-3	10,000,000.00	3,333,333.33	13,333,333.33	
FY03	8/25/2003	4,993,794.00	Travis County		38,097.00	7,771,294.00	80573 A-4	4,993,794.00	1,664,598.00	6,658,392.00	Amendment included FY03 award & unspent COA funds from FY01
FY04	11/10/2004	3,375,000.00	Travis County		38,391.00	3,375,000.00	80573 A-5	3,375,000.00	1,125,000.00	4,500,000.00	
FY05	10/25/2005	6,890,000.00	Travis County		38,748.00		80573 A-6	6,890,000.00	2,296,666.67	9,186,666.67	
FY07	6/27/2007	5,742,500.00	Travis County		39,384.00	5,742,500.00	80573 A-7	5,742,500.00	1,914,166.67	7,656,666.67	
FY08	6/4/2008	5,250,000.00	Travis County		39,686.00	5,250,000.00	80573 A-8	5,250,000.00	1,750,000.00	7,000,000.00	
							Total E-5-L	58,031,294.00	19,343,764.67	77,375,058.67	
							City of Austin	(1,575,000.00)	(525,000.00)	(2,100,000.00)	
							Travis County	56,456,294.00	18,818,764.67	75,275,058.67	

* Overmatches made by city and county are not shown