

FINAL REPORT

As Required by

THE ENDANGERED SPECIES PROGRAM

TEXAS

Grant No. TX E-153-HL

F13AP00089

Endangered and Threatened Species Conservation

**La Cantera Habitat Conservation Plan Land Acquisition**

Prepared by:

Craig Farquhar



Carter Smith  
Executive Director

Clayton Wolf  
Director, Wildlife

2 May 2014

## FINAL REPORT

**STATE:** Texas **GRANT NUMBER:** TX E-153-HL

**GRANT TITLE:** La Cantera Habitat Conservation Plan Land Acquisition

**REPORTING PERIOD:** 1 Dec 12 to 30 Nov 15

**OBJECTIVE(S):** To acquire and preserve, in perpetuity, approximately 461 acres in northern Bexar County to further achieve the goals of the La Cantera Habitat Conservation Plan, including conservation of listed and non-listed karst fauna and birds (Golden-cheeked Warbler, Black-capped Vireo), and minimization of impacts related to development; and allow compatible public access for recreation, interpretation and education.

### Segment Objectives:

- Section 6 HCP Land Acquisition Grant commits \$1,519,400 towards land acquisition.
- EAPP conducts preliminary title search and property appraisal.
- Appraisal review conducted.
- Negotiate with Landowner for “bargain sale” (donation) off the “yellowbook” appraised property value.
- Confirm non-federal match funds (TPWD commits \$300,000, including \$150,000 Land & Water Conservation Funds; Edwards Aquifer Protection Program (EAPP) commits \$7,000,000).
- The Nature Conservancy will enter into an Option for Purchase of The Property.
- Due diligence is performed by EAPP while under contract – Property survey, Phase I Environmental Site Assessment (ESA), and Environmental Documentation Report (Baseline Report).
- Closing costs finalized.
- MOA executed between TPWD and City of San Antonio (EAPP).
- TPWD to purchase the property, fee simple, and will retain title.
- All conditions of award will be met.
- EAPP, as subgrantee, will retain a Conservation Easement over the property in a form (e.g., with third-party rights of enforcement) acceptable to EAPP, USFWS and TPWD. The Conservation Easement will be recorded simultaneously with the deed at closing.
- TPWD will initiate conservation and management practices, and begin planning for compatible low-impact public use.
- TPWD will submit performance reports.

**Significant Deviations:** none.

**Summary Of Progress:** The 461.23 acre Lowder Tract was acquired 3 April 2014. Attached is the Summary of Land Costs describing the financial transactions. All other materials required to satisfy the conditions of the Award Letter have been delivered electronically to Carlotta Ortiz, Lands Grant Manager, WSFR, USFWS, Albuquerque, NM.

**Location:** Bexar 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:** 2 May 2014

**Approved by:**  **Date:** 2 May 2014  
C. Craig Farquhar

# Wildlife and Sport Fish Restoration Program

## Summary of Land Costs

State : Texas

Grantee: Texas Parks & Wildlife Department

Subgrantee (if applicable): City of San Antonio (TPWD #432955)

County(ies): Bexar

Grant No.: F I 3AP00089 (TX E-153-HL-1)

Grant Title: Endangered Species Habitat Conservation Plan Land Acquisition Program

Grant Period: December 1, 2012 - November 30, 2015

Grant Funding Approved	Federal (5941)	Federal LWCF	State / Third Party	Total
Estimated Costs	\$ 1,519,400.00	\$ 150,000.00	\$ 10,389,600.00	\$ 12,059,000.00
Cost Share Percentage	12.60%	1.24%	86.16%	100%

Acquisition Name: La Cantera HCP Land Acquisition

Grantor: Texas Parks and Wildlife Department

Date Acquired: April 3, 2013

Acreage: 461.23 acres

Appraised Value: \$11,990,000

Acquisition Costs (Actual)	
Purchase Price	\$ 8,819,400.00
Appraisal Costs	
Relocation Costs	
Survey Costs	
Closing Costs	\$ 109,335.25
Salaries, Per Diem & Associated Costs	
In-Kind Match Value	
Miscellaneous (including Lands Donated Value)	\$ 3,170,600.00

TOTAL COST	\$ 12,099,335.25
Total Federal Reimbursement (Stewardship Investment)*	\$ 1,519,400.00
Excess Match**	\$ 40,335.25

Notes Re: Acquisition Costs
Miscellaneous cost of \$3,170,600 was provided by the seller and reflects a bargain sale relative to the appraised value.

### 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	13.84%	86.16%	100%
Actual Costs/Reimbursement	\$ 1,519,400.00	\$ 10,579,935.25	\$ 12,099,335.25

Comments: