

FINAL PERFORMANCE REPORT

As Required by

THE ENDANGERED SPECIES PROGRAM

TEXAS

Grant No. TX E-154-RL-1

(F13AP00812)

Endangered and Threatened Species Conservation

Solana Ranch Recovery Land Acquisition

Prepared by:

David Bezanson and Jeff Francel



Carter Smith
Executive Director

Clayton Wolf
Director, Wildlife

15 August 2016

FINAL REPORT

STATE: Texas GRANT NUMBER: TX E-154-RL-1

GRANT TITLE: Solana Ranch Recovery Land Acquisition.

REPORTING PERIOD: 1 October 2014 to 31 August 2016

OBJECTIVE(S). To acquire a conservation easement on approximately 256-acres, subject to survey, of Salamander habitat located within Solana Ranch, Bell County, Texas.

Segment Objectives:

Tasks.

1. Obtain survey/legal description of property
2. Obtain and review property appraisal
3. Apprise landowner of appraisal
4. Obtain option to purchase easement.
5. Complete environmental assessment, easement documentation report and title review.
6. Meet all conditions of federal award letter to purchase easement
7. Grant easement covering property
8. Record title with federal third-party beneficiary included.
9. Prepare and submit Final Report.

Significant Deviations:

None.

Summary Of Progress:

Please see Attachment A.


Location: Approximately 256-acres within Solana Ranch, located in Bell 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: 15 August 2016

Approved by: _____


C. Craig Farquhar

Date: 15 August 2016

ATTACHMENT A

**Solana Ranch Recovery Land Acquisition
Grant TX E-154-RL-1**

**Final Report
August 31, 2016**

**David Bezanson
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Texas Chapter, The Nature Conservancy
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Austin, Texas 78701
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**Solana Ranch Recovery Land Acquisition
Grant TX E-154-RL-1 – Final Report**

From The Nature Conservancy to the Texas Parks and Wildlife Department

The Solana Ranch Recovery Land Acquisition Project TX E-154-RL-1 is successfully concluded. The Nature Conservancy (TNC) purchased a conservation easement on 256 acres out of the Solana Ranch in Bell County, Texas, from the landowner, Michaux Holdings Ltd., on July 5, 2016. The conservation easement fulfills the project goals by protecting the three springs on the Solana Ranch property which contain known populations of Salado salamanders (*Eurycea chisholmensis*) from development and other threats. TNC will monitor the easement in perpetuity.

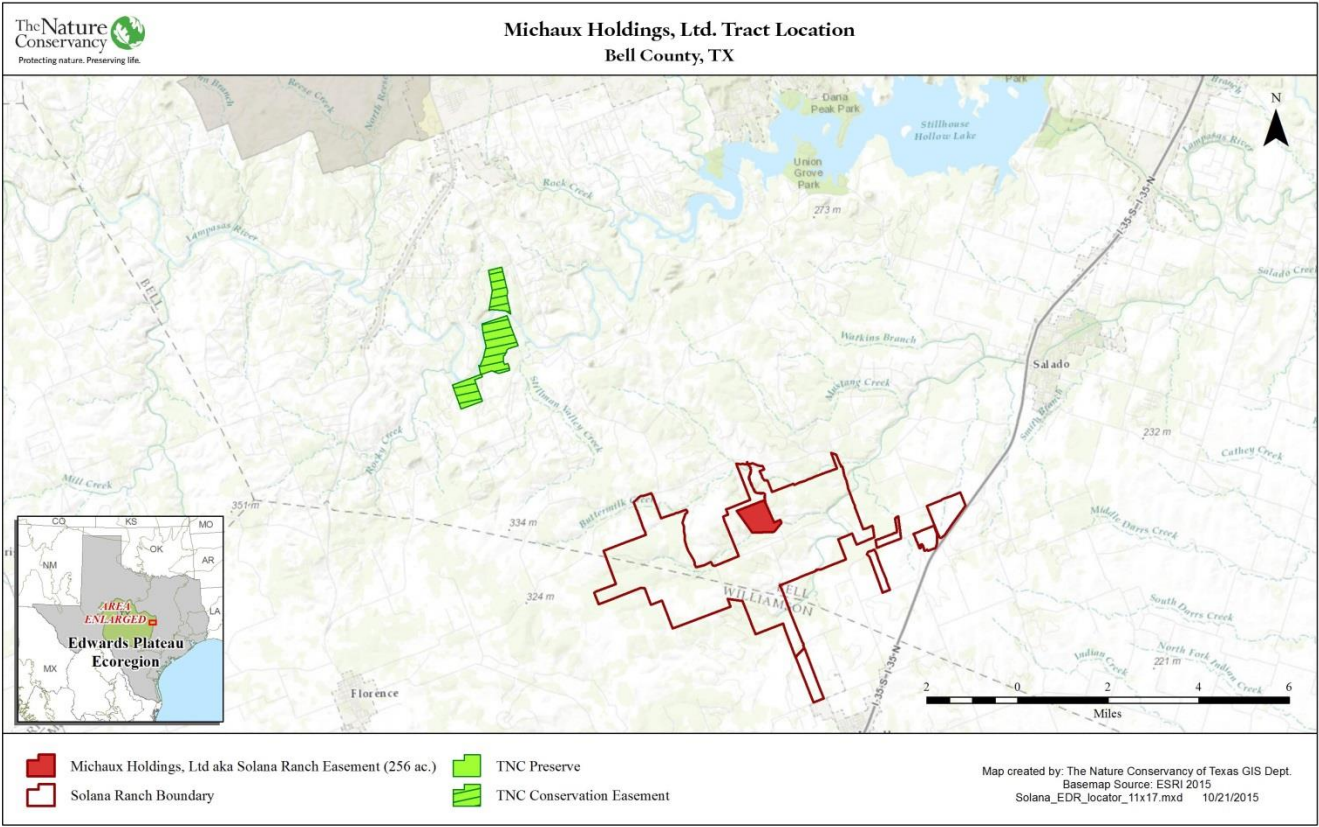
As anticipated, the conservation easement was purchased with \$881,250 allocated by U.S. Fish and Wildlife Service (USFWS). That price was less than the fair market value of \$1,500,000 as determined by appraisal. The balance was contributed by the landowner as a bargain sale.

There were no significant deviations in project objectives or approach. A minor deviation was that the conservation easement was originally intended to reference a grazing plan. However, the landowner's grazing plan governed a larger area than the 256 acres placed under conservation easement and some of its provisions were non-applicable to the easement, so the parties mutually agreed to cover grazing and other ranch management activities on the 256 acres within the conservation easement document. The terms of the conservation easement were reviewed and approved by USFWS and Texas Parks and Wildlife Department (TPWD) personnel.

With this easement acquisition, the majority of known populations of the newly listed Salado salamander will be permanently conserved, along with other aquatic fauna associated with the natural springs on the Solana Ranch. TNC appreciates the opportunity to work with USFWS and TPWD and apply Section 6 funds to acquire a significant conservation property which accomplishes multiple objectives. Please contact TNC's Protection/Easement Manager, David Bezanson, at 512-217-0025 for additional information about the project.

Solana Ranch Recovery Land Acquisition

Grant TX E-154-RL-1 – Map



Wildlife and Sport Fish Restoration Program

Summary of Land Costs

State : Texas

County(ies): Bell

Grantee: Texas Parks and Wildlife Department

Subgrantee (if applicable): The Nature Conservancy

Grant No.: F13AP00812 / TX E-154-RL-1

Grant Title: Solana Ranch Recovery Land Acquisition

Grant Period: 09/01/2013 to 08/31/2016

Grant Funding Approved	Federal		State / Third Party		Total
Estimated Costs	\$ 881,250.00		\$ 293,750.00		\$ 1,175,000.00
Cost Share Percentage	75%		25%		100%

Acquisition Name: Solana Ranch Conservation Easement

Seller: Solana Ranch Company, PO Box 1199, Salado, TX 76571

Interest Acquired: Conservation Easement

Date Acquired: 29 June 2016

Acreage: 256 acres

Appraised Value: \$1,500,000

Acquisition Costs (Actual)	
Purchase Price	\$ 881,250.00
Appraisal Costs	\$ 13,000.00
Relocation Costs	\$ -
Survey Costs	\$ -
Closing Costs	\$ 6,911.74
Salaries, Per Diem & Associated Costs	\$ -
In-Kind Match Value	
Miscellaneous (including Lands Donated Value)	\$ 618,750.00

TOTAL COST	\$ 1,519,911.74
Total Federal Reimbursement (Stewardship Investment)	\$ 881,250.00
Excess Match	\$ 344,911.74

Comments Regarding Acquisition Costs
Closing costs as outlined in Settlement Statement
Title insurance: \$5,203 Escrow Services: \$750 Tax Certificates: \$39.29 Survey Amendment: \$780.45 Record Easement agreement: \$139 Cost of appraisal: \$13,000
Donated value: \$618,750

Donated land value plus closing costs

Final Grant Costs	Federal		State / Third Party		Total
Cost Share Percentage	57.98%		42.02%		100%
Actual Costs/Reimbursement	\$ 881,250.00		\$ 638,661.74		\$ 1,519,911.74

Additional Comments: