

Section 6 (Texas Non-traditional) Report Review

Attachment to letter dated (mm/dd/yyyy): _____

TPWD signature date on report: 5 Jan 2016

Project Title: Fries Ranch - 338 Ac. - Bandera County, Tx (Tnc Love Creek Preserve)

Final or Interim Report? Final

Nontraditional Program (check one):

Grant #: TX E-171-RL

Recovery Land Acquisition

HCP Land Acquisition

HCP Planning Assistance

Reviewer Station: Austin ESFO

Lead station was contacted and concurs with the following comments:

Yes No Not applicable (reviewer is from lead station)

Interim Report (check one):

Final Report (check one):

Acceptable (no comments)

Acceptable (no comments)

Needs revision prior to final report
(see comments below)

Needs revision (see comments below)

Incomplete (see comments below)

Incomplete (see comments below)

Comments:

(Chris Harper Austin TX Field Office 20150105)

- please provide location and parcel maps of the subject property with GIS shapefiles

- please also provide map of location with respect to existing protected lands

FINAL PERFORMANCE REPORT

As Required by

THE ENDANGERED SPECIES PROGRAM

TEXAS

Grant No. TX E-171-RL

(F15AP00111)

Endangered and Threatened Species Conservation

Fries Ranch Recovery Land Acquisition

Prepared by:

Jeff Francell, David Bezanson



Carter Smith
Executive Director

Clayton Wolf
Director, Wildlife

30 December 2015

FINAL REPORT

STATE: Texas **GRANT NUMBER:** TX E-171-RL-1

GRANT TITLE: Fries Ranch Recovery Land Acquisition.

REPORTING PERIOD: 1 December 2014 to 30 November 2017

OBJECTIVE(S). To purchase the entire 338-acre Fries Ranch or as much of it as available funding allows as an addition to The Nature Conservancy’s Love Creek Preserve in Bandera County, Texas, to protect additional occupied or restorable high-quality golden-cheeked warbler and black-capped vireo habitat and a functionally crucial reach of a perennial stream, Clark Creek.

Segment Objectives:

- Task 1.** Complete Due Diligence (appraisal, survey, title review) December 2014
- Task 2.** Exercise Option to Purchase Fries Ranch Spring 2015
- Task 3.** Acquire Property Summer 2015
- Task 4.** Final Report to TPWD and USFWS Summer 2015

Significant Deviations:
None.


Summary Of Progress:

Please see Attachment A.

Location: Bandera County, Texas, USA.

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:** 5 January 2016

Approved by:  **Date:** 5 January 2016
 C. Craig Farquhar

ATTACHMENT A

Fries Ranch Acquisition Final Report Grant TX E-171-RL-1 / TPWD Contract 469345 December 30, 2015

From The Nature Conservancy to the Texas Parks and Wildlife Department

Project TX E-171-RL-1 has been successfully concluded. As anticipated, The Nature Conservancy purchased in fee simple a property in Bandera County, Texas, adjacent to the Conservancy's Love Creek Preserve. The property, known as the Fries Ranch, has two named springs including a feature called the "Devil's Bathtub" and a mile of Clark Creek, a permanent stream. The tract will be added to the preserve and managed in accordance with the Conservancy's land management policies for the benefit of golden-cheeked warblers (*Setophaga chrysoparia*) and other terrestrial and aquatic species of concern.

The 335.89-acre property was purchased on September 4, 2015, from its individual owners, Tony Fries and Bobbie Ann Ogden, for \$2,130,000. That price was less than the fair market value of \$2,270,000 as determined by appraisal. All funds awarded by USFWS were applied to the purchase; the balance was contributed by the Conservancy.

The importance of this land acquisition goes beyond protection of 335 acres of habitat, as it will also accomplish other goals. The new addition to Love Creek Preserve will better facilitate access and management of habitat on the Conservancy's existing ownership and also adds a large part of a new watershed to the preserve, expanding protection of endemic aquatic fauna. Finally, the tract connects the previously acquired preserve with more than 1,500 acres under conservation easements held by the Conservancy, creating a larger contiguous protected area.

The Conservancy appreciates the opportunity to work with USFWS and TPWD to acquire vital conservation property which accomplishes multiple objectives.

**Wildlife and Sport Fish Restoration Program
Summary of Land Costs**

State: TX County(ies): Bandera

Grantee: Texas Parks and Wildlife Department

Subgrantee (if applicable): The Nature Conservancy

Grant No.: F15AP00111 (TX E-171-RL-1)

Grant Title: Fries Ranch Recovery Acquisition

Grant Period: 12/01/2014 - 11/30/2017

Grant Funding Approved	Federal	State / Third Party	Total
Estimated Costs	\$ 1,246,937.00	\$ 671,428.00	\$ 1,918,365.00
Cost Share Percentage	65.00%	35.00%	100.00

Acquisition Name: Fries Ranch

Sellers: Tony R. Fries and Bobbie Ann Ogden

Interest Acquired: Fee Simple

Date Acquired: 09/04/2015

Acreage: 335.89

Appraised Value: \$2,270,000 for 335.89 acres

Acquisition Costs (Actual)		Comments Regarding Acquisition Costs
Purchase Price	\$ 2,130,000.00	Includes \$160,000 for improvements (house, cabin)
Appraisal Costs	\$ 5,800.00	
Relocation Costs	\$ -	
Survey Costs	\$ 5,391.75	
Closing Costs	\$ 13,468.10	
Salaries, Per Diem & Associated Costs	\$ -	
In-Kind Match Value	\$ -	
Indirect charged by TNC	\$ -	

TOTAL COST	\$ 2,154,659.85
Total Federal Reimbursement (Stewardship Investment)	\$ 1,246,937.00
Excess Match	\$ 907,722.85

Final Grant Costs	Federal	State / Third Party	Total
Cost Share Percentage	65.00	35.00	100
Actual Costs/Reimbursement	\$ 1,246,937.00	\$ 671,428.00	\$ 1,918,365.00

Additional Comments: After reviewing regulations at 2 CFR 200.407 and 200.308, the USFWS determined that unless the federal percentage of cost share changed, TNC would not be required to amend the award budget.