

**PARCEL SHEET for  
 ENTITY APPLICATION for an AGRICULTURAL LAND EASEMENT (ALE) AGREEMENT**

**Clear Form**

This is a parcel sheet for an Entity Application for an Agricultural Land Easement (ALE) Agreement through the: (Select ONE) <input checked="" type="checkbox"/> Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE) <input type="checkbox"/> Regional Conservation Partnership Program (RCP) – ACEP-ALE	
Parcel <sup>1</sup> Landowner <sup>11</sup> Name (as stated on source deed): MWM Helotes Ranch, Ltd., a Texas limited partnership, Myfe Moore, a/k/a Myfe White Moore, Ethel White Moore, TCW Helotes Ranch Ltd. and Tuleta C. White	Attached to NEST Entity Application Number: AGENCY USE
	NEST Parcel Number: AGENCY USE
Parcel Street Address: 18744 Bandera Road (State Highway 16) Helotes, TX 78203	
Entity Name: City of San Antonio, a Texas Municipal Corporation	Entity DUNS Number: 066428400
Entity Email: Grant.Ellis@sanantonio.gov	Entity Telephone: 210-207-2815
Land Eligibility Category for Parcel (Select One): <input type="checkbox"/> Has prime, unique, or other productive soil. Percent of parcel that is prime, unique, or other productive soil: <input type="checkbox"/> Contains historical or archaeological resources <input type="checkbox"/> Protects grazing uses and related conservation values <input checked="" type="checkbox"/> Furthers a State or local government policy consistent with the purposes of the ACEP. Cite the State or local government policy consistent with the ACEP: <u>COSA Edwards Aquifer Protection Program</u>	Entity TIN: 74-6002070
	Application Date: May 13, 2015
Is this an application for a Grassland of Special Environmental Significance (GSS) ALE Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Parcel Offered Acres: 1,105	Parcel Longitude and Latitude: 29.6233 N., 98.7597 W.

1.  Yes  No Do all landowners have farm records established with the appropriate USDA Service Center Agency?  
 If no, they must be established for each landowner with the appropriate USDA Service Center Agency prior to submitting this application.

2. What evidence of landownership are you providing?  
 Property Deed  
 Current Written Purchase Agreement  
 Attach the Property Deed or Written Purchase Agreement to this Parcel Sheet.

3. Is the land owned by an (check all that apply):  
 Individual  
 a) Please enter your legal name(s) and tax identification number(s):  
 Name:  Tax Number:

Entity (Corporation, Limited Liability Company, Partnership, Trust, etc.)  
 a) Please enter entity legal name and tax identification number:  
 Name:  MWM Helotes Ranch, Ltd. Tax Number:  74-074-2291

b) Yes  No  Do you have appropriate documents including proof to sign for the entity?

4. The land offered<sup>iii</sup> under this parcel sheet is (select one):

- Private Land
- Tribal, Allotted, Ceded, or Indian Land

5. Is the land being offered for enrollment (select all that apply):

- Cropland  Rangeland  Pastureland

Grassland or land that contains forbs

Shrubland for which grazing is the predominant use

Located in an area that has been historically dominated by grass land, forbs, or shrubs and could provide habitat for animal or plant populations of significant ecological value

Nonindustrial private forest land that contributes to the economic viability of an offered parcel or serves as a buffer to protect such land from development.

Identify percent:

6.  Yes  No Is this parcel subject to a written pending offer<sup>iv</sup> signed by the eligible entity for purchase of an agricultural land easement<sup>v</sup> by an eligible entity?

*Attach the pending offer for purchase of an agricultural land easement to this Parcel Sheet.*

7.  Yes  No Is any portion of the parcel subject to an easement or deed restriction which provides similar protection as would be provided by enrollment in ACEP-ALE?

8.  Yes  No Is there any portion of the Parcel where the purposes of ACEP would be undermined due to on-site or off-site conditions, such as risk of hazardous substances, proposed or existing rights of way, infrastructure development, or adjacent land uses?

9.  Yes  No Is the entire parcel accessible from a public road or is there sufficient legal access to the entire parcel? **Sufficient legal access is an insurable unconditional and transferable legal right of recorded access for the term of the easement.**

*Attach map showing access from a public road or evidence of sufficient legal access.*

10. Complete the below table for this parcel:

*These values may be estimates; subject to the final values, being determined by an NRCS approved appraisal report.*

A. Estimated Fair Market Value of this ALE	\$ 6,905,000.00
B. Estimated Entity Non-Federal Cash Contribution to this ALE (excluding landowner donation)	\$ 4,000,000.00
C. Requested Federal Share for this ALE	\$ 2,905,000.00
D. Estimated Purchase Price <sup>vi</sup> of this ALE (D = B + C)	\$ 6,905,000.00
E. Estimated Landowner Donation for this ALE <sup>vii</sup> (E = A - D)	\$ 0

11. Do the landowners of this parcel meet the criteria for any of the following categories? Check all that apply.

- Limited Resource Farmer or Rancher<sup>viii</sup>
- Beginning Farmer or Rancher<sup>ix</sup>
- Socially Disadvantaged Farmer or Rancher<sup>x</sup>
- Veteran Farmer or Rancher<sup>xi</sup>



**Not Applicable**

A landowner may self-certify if they meet the requirements for these categories. Definitions are provided below. For more information please go to this website: <http://www.lrftool.sc.egov.usda.gov/>

The Entity and Landowner agree to participate in the Agricultural Land Easement component of the Agricultural Conservation Easement Program if NRCS accepts the offered application. However, nothing in this application obligates the United States or the Entity to purchase all or any of the Agricultural Land Easements listed on the Parcel Sheets attached to this application. The undersigned Entity shall hereafter be referred to as the "Participants" and Landowners shall hereafter be referred to as "Landowners." The Participants and Landowners understand that unless an Entity is Certified by NRCS, acquiring an Agricultural Land Easement prior to approval of the Agricultural Land Easement deed, appraisal, and title causes the Agricultural Land Easement be ineligible for ACEP financial assistance. An Entity may only be Certified by the Chief of NRCS.

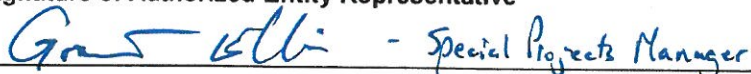
The Participants and Landowners acknowledge that highly erodible land conservation/wetland conservation, adjusted gross income certifications, and member information for all landowners are on file with the appropriate USDA Service Center Agency.

It is the responsibility of the Participants to provide accurate data to support all items addressed in this application at the request of NRCS. False certifications are subject to criminal and civil fraud statutes.

All Participants or landowners that certify that the landowner of a parcel meet eligibility as a Limited Resource Farmer or Rancher, Beginning Farmer or Veteran Farmer or Rancher will provide all records necessary to justify their claim as requested by a NRCS representative. It is the responsibility of the Participant and landowners to provide accurate data to support all items addressed in this application at the request of NRCS. False certifications are subject to criminal and civil fraud statutes.

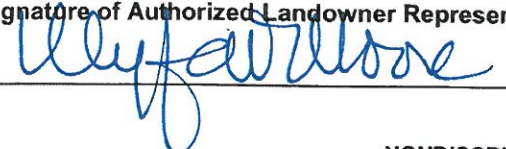
**Entity Initial**

12.  GE - I certify that the Entity has its own cash resources to provide the Estimated Entity Non-Federal Cash Contribution to this ALE stated in 10.B. above.
13.  GE - I, Entity, have provided Landowner a copy of the United States Secretary of Agriculture's required minimum deed terms and conditions for an Agricultural Land Easement.

Signature of Authorized Entity Representative  - Special Projects Manager	Date 5/13/2015
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**Landowner Initial**

14.  LW - I, Landowner, have received a copy of the United States Secretary of Agriculture's required minimum deed terms and conditions for an Agricultural Land Easement.

Signature of Authorized Landowner Representative 	Date 5-12-15
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**NONDISCRIMINATION STATEMENT**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers. If you believe you experienced discrimination when obtaining services from USDA, participating in a USDA program, or participating in a program that receives financial assistance from USDA, you may file a complaint with USDA. Information about how to file a discrimination complaint is available from the Office of the Assistant Secretary for Civil Rights.

USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex (including gender identity and expression), marital status, familial status, parental status,

religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.)

To file a complaint of discrimination, complete, sign and mail a program discrimination complaint form, available at any USDA office location or online at [www.ascr.usda.gov](http://www.ascr.usda.gov), or write to:

USDA  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, S.W.  
Washington, D.C. 20250-9410

Or call toll free at (866) 632-9992 (voice) to obtain additional information, the appropriate office or to request documents. Individuals who are deaf, hard of hearing or have speech disabilities may contact USDA through the Federal Relay service at (800) 877-8339 or (800) 845-6136 (in Spanish). USDA is an equal opportunity provider, employer and lender.

Persons with disabilities who require alternative means for communication of program information (e.g., Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

#### PRIVACY ACT STATEMENT

The following statements are made in accordance with the Privacy Act of 1974 (U.S.C. 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

This information collection is exempted from the Paperwork Reduction Act under 16 U.S.C. 3801 note and 16 U.S.C. 3846.

i **Parcel** means a farm or ranch submitted for consideration for funding under ACEP-ALE.

ii **Landowner** means a person, legal entity, or Indian Tribe having legal ownership of land and those who may be buying eligible land under a purchase agreement. The term landowner may include all forms of collective ownership including joint tenants, tenants-in-common, and life tenants. State governments, local governments, and nongovernmental organizations that qualify as eligible entities are not eligible as landowners.

iii The Secretary may not use ACEP funds for the purposes of acquiring an easement on lands owned by an agency of the United States, other than land held in trust for Indian tribes; and lands owned in fee title by a State, including an agency or a subdivision of a State, or a unit of local government. Such lands are ineligible for ACEP.

iv **Pending offer** means a written bid, contract, or option extended to a landowner by an eligible entity to acquire a conservation easement before the legal title to these rights has been conveyed for the purpose of limiting non-agricultural uses of the land.

v **Agricultural Land Easement** means an easement or other interest in eligible land that:

- is conveyed for the purpose of protecting natural resources and the agricultural nature of the land; and
- permits the landowner the right to continue agricultural production and related uses subject to an agricultural land easement plan, as approved by the Secretary of Agriculture.

vi **Purchase price** means the appraised fair market value of the easement minus the landowner donation.

vii Landowners shall not donate any part of Federal Share or Non-Federal Cash Contribution back to the entity.

viii **Limited Resource Farmer or Rancher** – The term "Limited Resource Farmer or Rancher" means a participant or landowner:

- With direct or indirect gross farm sales not more than the current indexed value in each of the previous two years, and
- Who has a total household income at or below the national poverty level for a family of four, or less than 50 percent of county median household income in each of the previous two years.

A legal entity or joint operation can be a Limited Resource Farmer or Rancher only if all individual members independently qualify. A Self-Determination Tool is available to the public and may be completed on-line or printed and completed hardcopy at: <http://www.lrftool.sc.egov.usda.gov/>



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ix **Beginning Farmer or Rancher** – The term “Beginning Farmer or Rancher” means a participant or landowner who:

Has not operated a farm or ranch, or who has operated a farm or ranch for not more than 10 consecutive years. This requirement applies to all members of a legal entity, and who will materially and substantially participate in the operation of the farm or ranch.

In the case of a contract with an individual, individually or with the immediate family, material and substantial participation requires that the individual provide substantial day-to-day labor and management of the farm or ranch, consistent with the practices in the county or State where the farm is located.

In the case of a contract made with a legal entity, all members must materially and substantially participate in the operation of the farm or ranch. Material and substantial participation requires that the members provide some amount of the management, or labor and management necessary for day-to-day activities, such that if the members did not provide these inputs, operation of the farm or ranch would be seriously impaired.

x **Socially Disadvantaged Farmer or Rancher** – The term “Socially Disadvantaged” means an individual or entity who is a member of a socially disadvantaged group. For an entity, at least 50 percent ownership in the farm business must be held by socially disadvantaged individuals. A socially disadvantaged group is a group whose members have been subject to racial or ethnic prejudice because of their identity as members of a group without regard to their individual qualities. These groups consist of the following:

American Indians or Alaskan Natives

Asians

Blacks or African Americans

Native Hawaiians or other Pacific Islanders

Hispanics.

Note: Gender alone is not a covered group for the purposes of NRCS conservation programs. The term entities reflect a broad interpretation to include partnerships, couples, legal entities, etc.

xi **Veteran Farmer or Rancher** -- The term “veteran farmer or rancher” means a farmer or rancher who served in the active military, naval, or air service, and who was discharged or released from the service under conditions other than dishonorable. In the case of a contract made with a legal entity, all members must materially and substantially participate in the operation of the farm or ranch. Material and substantial participation requires that the members provide some amount of the management, or labor and management necessary for day-to-day activities, such that if the members did not provide these inputs, operation of the farm or ranch would be seriously impaired.