

**AN ORDINANCE 2016-08-04-0541**

**AUTHORIZING THE ACQUISITION OF A CONSERVATION EASEMENT OVER THE EDWARDS AQUIFER RECHARGE ZONE ON AN APPROXIMATE 1,713 ACRE TRACT OF LAND KNOWN AS THE BLUDWORTH RANCH LOCATED IN UVALDE COUNTY, TEXAS FROM JESS CLARK WARD, III AND DEBORAH WARD AT A COST OF \$2,339,409.96.**

\* \* \* \* \*

**WHEREAS**, the purpose of the Edwards Aquifer Protection Program is to obtain property rights by fee simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer; and

**WHEREAS**, the proposed purchase of a conservation easement on the Bludworth Ranch is located over the Recharge Zone in Uvalde County; and

**WHEREAS**, this property initially was identified through use of the Scientific Evaluation Team's GIS Spatial Model and subsequent site visits identified previously undocumented faults and other favorable recharge features on the property; and

**WHEREAS**, the Bludworth Ranch largely exists outside of the flood plain and is located entirely within the Sabinal River drainage basin which is an important recharge contributor to the Edwards Aquifer; and

**WHEREAS**, approximately one mile of the Sabinal River runs through the western boundary of the ranch, and the property significantly contributes to surface water recharge due to the number of faults along the river; and

**WHEREAS**, the Edwards Aquifer Authority issued a geological assessment of the site confirming that preservation of the Bludworth Ranch would provide both high water quality and quantity benefits for the City of San Antonio; and

**WHEREAS**, this ranch is adjacent to other Edwards Aquifer protected properties and would result in the protection of over 4,100 acres of contiguous land within the Sabinal River; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or her designee, or the Director of the Parks and Recreation Department or his designee, is authorized to execute a conservation easement over the Edwards Aquifer recharge zone on an approximate 1,713 acre tract of land known as the Bludworth Ranch located in Uvalde County, Texas from Jess Clark Ward, III and Deborah Ward at a cost of \$2,339,409.96. A copy of the Conservation Easement, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I.**



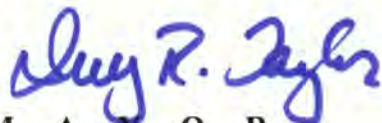
**SECTION 2.** The City Manager or her designee, or the Director of the Parks and Recreation Department or his designee, is further authorized to execute any necessary documents to effectuate said acquisition.

**SECTION 3.** Payment in the amount not to exceed \$2,339,409.96 in SAP Fund 40005000, Park Improvements, SAP Project Definition 40-00271, Edward's Aquifer Land Acquisitions, is authorized to be encumbered and made payable to Chicago Title Insurance Company, for title on a conservation easement, due diligence and closing costs, on approximately 1,713-acre tract of land known as the Bludworth Ranch located in Uvalde County, Texas.

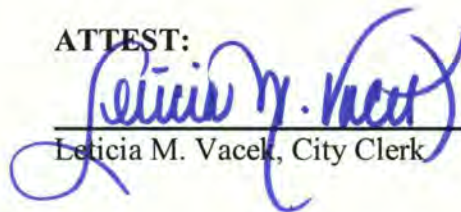
**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

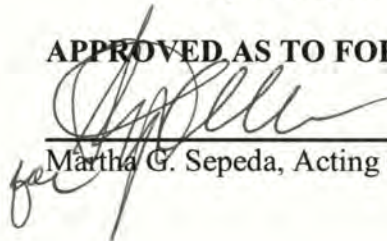
PASSED AND APPROVED this 4th day of August, 2016.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>13</b>						
<b>Date:</b>	08/04/2016						
<b>Time:</b>	10:01:15 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance authorizing the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on an approximate 1,713 acre tract of land known as the Bludworth Ranch located in Uvalde County, Texas from Jess Clark and Deborah Ward at a cost of \$2,339,409.96. [María Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks and Recreation]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x



**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before It is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

STATE OF TEXAS                   §  
    §       KNOW ALL BY THESE PRESENTS:  
 COUNTY OF UVALDE           §

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**Conservation Easement**

Bludworth Ranch

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<b>Authorizing Ordinance:</b>	
<b>Grantor:</b>	Jess Clark Ward III and Deborah Echols Ward, Owners
<b>Grantor's Address:</b>	P.O. Box 98 Knippa, TX 78870 (Uvalde County)
<b>Grantee:</b>	City of San Antonio, a Texas municipal corporation
<b>Grantee's Address:</b>	P.O. Box 839966, San Antonio, Bexar County, Texas 78283-3966 Attn: Director, Capital Improvement Management Services Dept. (Bexar County)
<b>Property:</b>	1,713.745 acres as more particularly described on <b>Exhibit A.</b>

**Grant, Rights, and Obligations**

Now, **Therefore**, in consideration of the premises, the mutual covenants and promises contained herein, \$10 in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Grantor grants and conveys to Grantee in perpetuity a Conservation Easement ("Easement") in gross over the Property as of the Effective Date. This Easement is created under and is governed by Chapter 183 of the Texas Natural Resources Code, as amended, or its recodification.

**Predicate Facts**

Grantor owns the Property identified below in fee simple, subject to the Reservations From and Exceptions to Warranty.

The Property sits over the Edwards Aquifer recharge zone, the contributing zone, or both.



Grantor and Grantee both wish to restrict development on the Property in furtherance of protecting indefinitely the quantity and quality of aquifer recharge.

The characteristics of the Property, its current use and state of improvement, are described in the Report (as defined below).

The Report is a complete and accurate description of the Property as of the date of this Easement, establishing the baseline condition of the Property as of the Effective Date and includes reports, maps, photographs, and other documentation;

In inquiring into the condition of the Property as of the date of this Easement, the Report may be augmented but not contradicted by other evidence.

Grantor and Grantee have the common purpose of protecting the natural condition of the Property to further the Purposes of this Easement in perpetuity.

The rights and obligations arising under this Easement are a bargained-for allocation of property rights between Grantor and Grantee.

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## 1. Basic Information.

<b>Maximum Number of Parcels:</b>	Two (2)
<b>Maximum Number of Building Envelopes:</b>	Two (2) for each Parcel.
<b>No-Development Zones:</b>	As more particularly described on <b>Exhibit B</b> . Structures identified in the Report need not be removed.
<b>Maximum Increased Impervious Cover:</b>	373,253.661 square feet, which is intended to approximate ½ of one percent of the Property's total acreage, but the square footage controls
<b>Maximum Impervious Cover per Building Envelope:</b>	25% of the total square feet in the Building Envelope
<b>Maximum Number of Water Wells:</b>	Five (5)
<b>Report:</b>	The Easement Documentation Report dated March 2016 prepared by Adams Environmental, Inc. relating to the Property, as shown on <b>Exhibit C</b> .
<b>Exceptions to and Reservations from Warranty:</b>	As shown on <b>Exhibit D</b> .

All exhibits are incorporated into this Easement by reference for all purposes, as if fully set forth.

## 2. Exhibits.

Exhibit A	Description of Property
Exhibit B	No-Development Zones
Exhibit C	Easement Documentation Report
Exhibit D	Exceptions to and Reservations from Warranty

## 3. Purpose.

This Easement's purpose ("Purpose") is to minimize the chance of materially impairing the quantity or quality of aquifer recharge. In furthering the Purpose, the parties restrict numerous



activities on the Property and seek to ensure that the Property remains forever in approximately the same natural state in which it now exists, except as otherwise provided. In addition to the specific limitations and requirements of this instrument, Grantor must at all times use its reasonable best efforts to prevent impairment of quality or quantity of aquifer recharge.

#### **4. Definitions.**

4.01. Building Envelope means an area set aside within the Property in which Structures may be built or added. Each Building Envelope is five acres.

4.02. Feeder means a device that dispenses or otherwise provides food to livestock or wildlife that sits on legs above the surface of the ground.

4.03. Development means any increase in Impervious Cover as defined in 4.06, removal of vegetation, or mechanical tillage of the soil. This definition includes cultivation, earthmoving, land forming, land grading, and land planing.

4.04. Hazardous Materials means (i) any hazardous waste as defined by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et. seq.), as amended from time to time, and regulations promulgated thereunder; (ii) any hazardous substance as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. Section 9601 et seq.), as amended from time to time, and regulations promulgated thereunder (including petroleum-based products as described therein); (iii) other petroleum and petroleum-based products; (iv) asbestos in any quantity or form which would subject it to regulation under any Applicable Laws; (v) polychlorinated biphenyls (PCBs); (vi) or any substance, the presence of which on the Property is prohibited by any Applicable Laws; and (vii) any other substance which, by any Applicable Laws, requires special handling in its collection, storage, treatment or disposal. As used herein, the term "Applicable Laws" means all laws, statutes, ordinances, regulations, and judicial rulings now or hereafter adopted by any governmental authority with jurisdiction over the Property.

4.05. Hunting Blind means a structure of 100 square feet or less used for viewing or hunting wildlife. Blinds may but need not be elevated.

4.06. Impervious Cover means any artificial condition that substantially impedes absorption of water by the soil, including roofs, foundations, parking lots, Roads, and anything else covering or placed above the natural surface of the Property. Mobile homes, motor homes, and travel trailers of all types count as Impervious Cover.

4.07. Confined Animal Feeding Operation means agricultural operations in which livestock or wildlife is confined for at least 45 days in any 12-month period in a corral or similar enclosure in which most of the animals' nutrition is provided artificially.

4.08. Maximum Increased Impervious Cover means the maximum amount of the Property to which Impervious Cover may be added after the Effective Date. It does not include Impervious Cover shown in the Report (or replacements thereof).

4.09. No-Development Zone means an area set aside within the Property in which no Building Envelopes, Roads, or other Development may occur.



4.10. Parcel means a distinct, contiguous tract resulting from a division, subdivision, or partition of the Property allowed under this Easement. A parcel includes any tract resulting from a subdivision plat, conveying part of the Property to another, or other arrangement creating characteristics of a subdivision. Creation of undivided interests in the Property does not create a division, subdivision, or partition.

4.11. Road means any route traveled by a motorized vehicle which route has been improved through the use of base or other material that would materially impair the recharge capability of the Property. Unimproved trails or paths that do not materially diminish the recharge capability of the Property or paths made by leveling native or Indigenous soil and rock do not constitute a Road or count as Impervious Cover.

4.12. Structure means anything built on or added to the Property, excluding fences, Hunting Blinds, Feeders, and utility poles.

4.13. Temporary Impervious Cover means any non-permanent Structure typically used to provide protection from the elements (i.e. tents, awnings, etc.).

4.14. Exotic means not naturally occurring in the Edwards Plateau or South Texas Plains eco-region.

4.15. Indigenous means naturally occurring in the Edwards Plateau or South Texas Plains eco-region.

4.16. Fertilizer means any synthetically produced or manufactured fertilizer. Processed organic fertilizers, such as compost, and naturally occurring fertilizers, such as peat or manure, are not considered to be a synthetically produced or manufactured fertilizer and do not fall under this term.

## **5. Development-Related Provisions.**

5.01. Grantor must maintain the Property in substantially the same state shown demonstrated in the Report, except as otherwise provided in this Easement.

5.02. Grantor must not:

5.02.01. Exceed Maximum Increased Impervious Cover or the Maximum Impervious Cover per Building Envelope.

5.02.02. Divide, subdivide or otherwise partition the Property into more Parcels than allowed by the Maximum Number of Parcels.

5.02.03. Except as otherwise expressly allowed by this Easement, build any Structure outside a Building Envelope, build any Structure higher than three stories (except for antenna towers), or allow a mobile home, motor home, or travel trailer to be lived in or stored on the Property outside a Building Envelope.

5.02.04. Install, maintain, repair, or replace more than one septic system for each Structure containing plumbing.



5.02.05. Unless Grantee consents in writing, grant new utility or Road easements. Grantee will generally withhold consent except when the easement is granted under threat of condemnation. Despite this proscription, Grantor may, without Grantee's consent but subject to the Maximum Increased Impervious Cover, grant road and utility easements reasonably necessary to service and to permit access to Parcels and Building Envelopes allowed under this Easement.

5.02.06. Except as otherwise provided in this Easement or as reasonably necessary to conduct activities permitted under this Easement, ditch, drain, fill, dig, or otherwise make permanent, substantial topographical changes. Grantor needs no permission to build stock tanks or other surface water-retention facilities, but stock tanks and other surface water retention facilities not shown in the Report must not exceed two acres each and must not cause the Property to exceed the Maximum Increased Impervious Cover, if the bottom of the facility is impervious. Surface water retention facilities built to facilitate recharge do not count toward the Maximum Increased Impervious Cover.

5.02.07. Drill or allow the existence of more than the Maximum Number of Water Wells on the Property. Water wells drilled by Grantee for monitoring or other Grantee purposes and not used by Grantor do not count against the Maximum Number of Wells.

5.02.08. Conduct any business activity on the Property that would draw large numbers of people to the Property at any one time or that might, as a reasonably expected incident of its conduct, materially impair the quantity or quality of aquifer recharge.. For example, a bed and breakfast or guest ranch with 10 or fewer bedrooms is acceptable.

5.03. For so long as the activities are conducted so as not to materially impair the Purpose, Grantor may:

5.03.01. Reside and entertain family and guests on the Property.

5.03.02. Maintain, restore, and rebuild any Structure in Building Envelopes or shown to be on the Property in the Report.

5.03.03. Continue use and enjoyment of the Property for ranching, agriculture, hunting, fishing, and recreation, consistent with other applicable express provisions of this Easement.

5.03.04. Allow short-term use of Temporary Impervious Cover, such as tents or awnings, outside Building Envelopes and outside No-Development Zones for up to 30 days. Any use lasting longer than 30 days is not short-term, and once removed, the Temporary Impervious Cover cannot be re-erected for at least 90 days after removal. Temporary Impervious Cover must not cause the Property to exceed the Maximum Increased Impervious Cover.

5.03.05. Engage in all acts and uses that: (i) are permitted by law and (ii) are consistent with the Purpose.

5.04. If not identified in this Easement, Grantor may propose Building Envelope locations to Grantee. Grantor's requests for Building Envelope locations are handled according to the Section titled "Requests for Approval." Areas subject to Building Envelopes must be



defined with the same degree of specificity required for identifying real property for conveyance. Approved Building Envelopes must be evidenced by a recorded memorandum signed by both Grantor and Grantee. The property description must be attached to the memorandum. All residences shown on the Report must be contained in a Building Envelope. If Grantor wishes to change a Building Envelope, in addition to following the process for designation of any Building Envelope, Grantor must ensure that the former Building Envelope site is restored such that it will offer the same quantity and quality of recharge as similar, previously undeveloped areas.

5.05. With Grantee's permission, Grantor may erect cell towers and other antennas outside No-Development Zones, but all such items are subject to the maximum increase in impervious cover.

## **6. Agriculture-Related Provisions.**

6.01. Grantor must not:

6.01.01. Operate a commercial feedlot, poultry farm, or similarly Confined Animal Feeding Operation. This provision shall not be construed to restrict the holding and feeding of Grantor's livestock or wildlife in a confined feeding area in connection with gathering, birthing, transporting, caring for or doctoring livestock or wildlife, nor does the term apply to corrals or other holding areas for horses, wildlife or other livestock used by Grantor.

6.01.02. Operate a horticultural nursery.

6.02. For so long as the activities are conducted in such a way as not to materially impair the Purposes of this Easement, Grantor may:

6.02.01. Grow crops, including wildlife food plots, in fields identified in the Report or approved by Grantee.

6.02.02. Hunt and fish on the Property, lease the Property for hunting and fishing, and provide guided and unguided hunts and fishing.

6.02.03. Construct or install fences, Hunting Blinds, and Feeders, even in No-Development Zones.

6.02.04. Permit other outdoor recreation on the Property. In connection with recreation, Grantor may install composting toilets on the Property, but if it does so, Grantor must properly maintain them.

6.02.05. Foster the presence of wildlife on the Property.

6.03. For so long as the activities are conducted in such a way as not to materially impair the Purposes of this Easement, Grantor may graze livestock, commercial wildlife, or Exotic game, but only according to a Grantee-provided plan, a United States Department of Agriculture Natural Resource Conservation Service-provided plan (NRCS Plan), or a Texas Parks and Wildlife Department-provided wildlife management plan (TPWD Plan), or a plan provided by a qualified range management specialist, so long as the activities in the provided plan are consistent with the terms of this Easement. Any NRCS Plan, TPWD Plan, or range



management specialist plan must be reviewed and approved by Grantee before it may be implemented to assess compliance with the terms of this Easement. If either the United States Department of Agriculture Natural Resource Conservation Service or the Texas Parks and Wildlife Department ceases to exist or ceases to provide such plans, Grantee may designate an alternative, similarly qualified authority to provide grazing and wildlife management plans.

## **7. Vegetation-Related Provisions.**

7.01. Grantor must not:

7.01.01. Plant Exotic vegetation on the Property, except for in Building Envelopes and fields permitted under this Easement or subsequently by Grantee.

7.01.02. Plow or use Fertilizers, except in fields or food plots permitted under this Easement or shown in the Report, or approved subsequently by Grantee.

7.01.03. Cut or remove vegetation outside Building Envelopes, except Grantor may, without restriction and anywhere on the property, cut and remove diseased or Exotic vegetation or vegetation so damaged by natural forces as to be unable to survive. Grantor may further cut and remove Indigenous or Exotic vegetation to further the Purpose, in Building Envelopes, and as may be reasonably necessary to conduct activities permitted under this Easement, but in so doing, it must minimize erosion and must not otherwise materially impair the Purpose.

7.02. For so long as the activities are conducted in such a way as not to materially impair the Purposes of this Easement, Grantor may manage resources on the land as follows:

7.02.01. Control brush anywhere on the property according to a United States Department of Agriculture Natural Resource Conservation Service-provided plan (NRCS Plan), a plan provided by a qualified range management specialist, or Grantee-provided plan, or participate in other NRCS Technical Assistance Programs designed to assist in conservation planning, so long as the activities in the provided plan are conducted so as not to materially impair the Purpose and are consistent with the terms of this Easement. Any such plan or program must be reviewed and approved by Grantee before it may be implemented to assess compliance with the terms of this Easement. If the NRCS ceases to exist or ceases to provide such plans, Grantee may designate an alternative, similarly qualified authority to provide brush control and conservation management plans.

7.02.02. Cut firewood for use on the Property.

7.02.03. Create firebreaks up to a width not to exceed three times the height of the adjacent vegetation.

## **8. Vehicle-Related Provisions.**

8.01. Authorized representatives of Grantor and Grantee may use motorized vehicles anywhere on the Property in furtherance of their responsibilities under this Easement and as reasonably necessary for Grantor's residential use, agricultural, ranching, and wildlife management operations, educational programs and maintenance of the Property. No such use may materially impair the Purpose.



8.02. In no event may the Property be used for commercial off-road or rally purposes for any motorized vehicles. This restriction includes, but is not limited to: cars, trucks, motor-bikes, motorcycles and ATVs.

## **9. Storage, Dumping, and Disposition-Related Provisions.**

9.01. Grantor must not:

9.01.01. Store chemicals (except those for activities permitted under this Easement) that, if leaked, would materially degrade surface or subsurface water quality.

9.01.02. Dump trash, rubbish, or other waste, except short-term storage of material accumulated in the course of conducting activities permitted under this Easement. All such materials must be removed from the Property not less often than annually, and no such materials may leak chemicals into or otherwise pose a material degradation threat to the quality of water entering the aquifer. Grantor may burn domestic waste as defined in Title 30, Texas Administrative Code, Section 101.1(26) in a container or earthen pit so long as all burning is compliant with Title 30, Texas Administrative Code, Section 111 generally and Section 111.209 specifically (as may be amended) and all other laws, ordinances, or regulations pertaining thereto. Any such container or earthen pit must be either identified in the Easement Documentation Report or located within a Building Envelope and outside of a No-Development Zone. All such residue must be contained until it is removed from the Property.

9.01.03. Generate, store, collect, transport, dispose, dump, or release hazardous waste or materials, in whatever form, or install or permit underground storage tanks on the Property.

9.01.04. Store, use, or apply herbicides, biocides, pesticides, Fertilizers, insecticides, fungicides, rodenticides, or any similar chemicals or agents, except for:

(A) household use or

(B) use of chemicals, including Fertilizers, on a list approved by Grantee, or in a Grantee-approved plan.

Grantee's list may change from time to time and may impose time, quantity, and use restrictions. While the City of San Antonio is the Grantee, the City Manager or City Manager's designee may alter the list without further action or authorization by City Council. Grantor's use of chemicals must conform to the best practices at the time the issue arises, and Grantor must not allow permitted materials to leak into or otherwise pose a material degradation threat to groundwater quality. Grantor must indemnify Grantee from all loss, cost, liability, or expense arising from Grantor's use of such chemicals, with or without Grantee's permission.

9.02. Grantor represents and warrants, to Grantor's actual knowledge (with no duty to investigate), that:



9.02.01. No Hazardous Materials are or have been generated, treated, stored, used, disposed of, or deposited in or on the Property in such manner as to violate or create any liabilities pursuant to any Applicable Laws, and

9.02.02. No underground storage tanks are located on the Property.

9.02.03. No governmental authority has given notice of violation or alleged violation of any Applicable Law relating to the operations or condition of the Property.

9.03. Nothing in this Easement shall be construed as giving rise to any right or ability in Grantee to exercise physical or managerial control over the day-to-day operations of the Property, or any of Grantor's activities on the Property, or otherwise to become an operator with respect to the Property within the meaning of The Comprehensive Environmental Response, Compensation, And Liability Act of 1980, as amended ("CERCLA"), any other applicable federal laws, federal regulations, state laws, county and local ordinances, and any regulations thereunder, all as may be amended from time-to-time.

## **10. Extraction-Related Provisions.**

10.01. Grantor must not:

10.01.01. Use the surface of the Property for any activity related to extracting hydrocarbons or other minerals on or below the surface, including storing hydrocarbons or other minerals. Minerals include not only hydrocarbons but also coal, lignite, uranium, ore, and any other substance that may be removed from the earth.

10.01.02. Extract surface or subsurface water, transfer surface or subsurface water rights for use off the Property, or otherwise use water or water rights other than in direct support of activities Grantor may, consistently with this Easement, otherwise engage in on the Property.

10.01.03. Extract and discharge groundwater at volumes greater than allowed by the more restrictive of the governing groundwater district or by other applicable federal, state, or local laws and regulations.

10.01.04. Sever from surface ownership of the Property the ownership of previously unsevered minerals or convey to another that is not bound by this Easement any severed mineral interest.

10.02. Despite any other provision of this Easement to the contrary, soil, sand, caliche, gravel, or rock may be removed from the surface of the Property so long as such removal:

(A) is solely for use on the Property and for non-commercial purposes, such as, for example, construction, maintenance, and repair of a Road on the Property,

(B) is in conjunction with activities permitted herein,

(C) is accomplished in a manner that does not materially impair the Purpose,



(D) is limited to no more than two one-acre removal sites on the Property at any one time, with no more than ten such sites ever created unless otherwise approved by Grantee, and

(E) that any area so disturbed is restored and replanted as appropriate with native vegetation at the conclusion of the removal activity and prior to the creation of any new removal site if a new removal site will exceed the limit of no more than two (2) such sites at any one time.

(F) is not within 500 feet of a recharge feature.

10.03. Any activity permitted under this paragraph must be undertaken and this provision must be interpreted in a manner consistent with Section 170(h) of the United States Internal Revenue Code and the Treasury Regulations adopted pursuant thereto.

10.04. No party to this Easement may hereafter extract any severed or unsevered minerals pertinent to the Property. Neither may any party hereto convey any mineral interest or executive right in minerals to another not bound by this Easement. This clause does not prevent a party to this Easement from accepting royalties, bonuses, delay rentals, or other sums due to the party from another with a previously existing right to extract the minerals.

10.05. Grantor may also permit archaeological digs supervised by qualified personnel for so long as they are conducted in a manner so as not to materially impair the Purpose.

10.06. If any of the minerals under the Property ("Minerals") are, as of the date of this Easement, owned by someone not a party hereto and if some or all of those Minerals are later acquired by Grantor (or the then owner of the Property), then the Minerals so-acquired immediately become subject to this Easement. This Easement conveys to Grantee the right, to be held jointly with Grantor, to consent or not to any matter pertaining to the Minerals so acquired for which Grantor's sole consent would otherwise be required. Grantor's and Grantee's joint right to consent is such that neither can consent without joinder of the other.

10.07. Both parties acknowledge that the restrictions on alienation and other provisions in this Section are reasonable, because mineral exploitation poses a risk to aquifer recharge.

## **11. Water Flow-Related Provisions.**

Grantor must not:

11.01. Alter natural water courses, lakes, ponds, marshes, or other water bodies, subject to Grantor's right to have stock tanks and other surface-water retention facilities, except during stream restoration or bank stabilization projects and during maintenance of permitted Roads.

11.02. Pollute the soil or surface or subsurface water or otherwise engage in activities materially detrimental to water purity or that could materially alter the natural water level or flow in or over the Property. This does not impair the right to use the wells permitted under this Easement for the purposes permitted under this Easement.

11.03. Otherwise, materially and adversely affect the quantity and quality of aquifer recharge.



## **12. Requests for Approval.**

12.01. When Grantee's consent is needed for any purpose under this Easement, Grantor must submit all such requests to Grantee in writing. The requests must set out all detail reasonably required by Grantee, including plans, specifications, and designs where appropriate. The request must include a timetable sufficiently detailed to permit Grantee to monitor progress. Grantor must not make changes or take action for which Grantee's approval is required, unless expressly authorized in writing by Grantee.

12.02. Grantee may consult with governmental agencies, nonprofit preservation and conservation organizations, and other advisors concerning appropriateness of any activity proposed under this Easement.

12.03. Grantee may exercise its approval or disapproval rights in its reasonable discretion. Grantee must respond to a request by Grantor within 60 days after the date of Grantee's receipt of the written request, such approval or disapproval being exercised in light of the nature of such request. Grantee's failure to respond timely is not approval of Grantor's request, but Grantee must not unreasonably withhold, condition, or delay its approval.

12.04. If Grantor does not begin approved actions within one year after the date on which Grantee grants its written approval, the approval is void. Grantor may resubmit the request, but previous approval does not estop Grantee from denying approval on resubmission.

12.05. In any case during such time as the City of San Antonio is the Grantee and the Grantee's consent or agreement is required under this Easement, other than for an amendment of this Easement, the consent or agreement may be given by the City Manager or the Manager's designee without authorization of City Council. The Manager's delegation of authority to a designee must be in writing. Grantee is not estopped by the actions of anyone to whom the Manager's authority has not been delegated in writing. If the City of San Antonio no longer has a City Manager, the governing body of the City may designate an officer to give consents and agreements called for under this Easement. City Council's approval of this Easement is approval of the delegation of authority to the City Manager contained in this paragraph.

## **13. No Public Access.**

Except as expressly provided, this Easement creates no right of access to the general public.

## **14. Ownership Obligations.**

Grantor is solely responsible to pay all taxes and assessments levied against the Property. Grantee has no responsibility to Grantor to maintain any part of the Property, except for improvements, if any, installed by Grantee.

## **15. Grantee's Rights.**

15.01. In addition to other rights necessarily incident to Grantee's ability to further the Purpose of this Easement, Grantee has the following rights regarding the Property:

15.01.01. The right to monitor the hydrology of the Edwards Aquifer and other water or geologic formations below the subject Property, subject, however, to the entry requirements set out below.



15.01.02. The right to enter the Property twice a calendar year to inspect and to determine compliance with this Easement. If Grantee finds a potential violation or breach of this Easement, Grantee may enter the Property as much as necessary to monitor the status of the problem, obtain evidence for enforcement, or correct the problem at Grantor's expense. In so doing, Grantee must not interfere unreasonably with Grantor's permitted uses of the Property. Grantee shall use its reasonable efforts to assure that its entry corresponds with a time that is both timely and convenient for Grantor.

15.01.03. The right to install, operate, and maintain Purpose-related monitoring equipment, including a continuous recording rain gauge at locations outside of Building Envelopes (unless Grantor approves in its sole discretion a location inside of a Building Envelope) that do not unreasonably interfere with Grantor's activities otherwise permitted under this Easement. Grantee may install, operate, and maintain fences and other devices reasonably necessary to provide security for the monitoring equipment.

15.01.04. The right to drill, operate, and maintain monitoring wells at locations outside of Building Envelopes (unless Grantor approves in its sole discretion a location inside of a Building Envelope) that do not interfere unreasonably with Grantor's permitted uses of the Property. Grantee may install, operate, and maintain fences and other devices reasonably necessary to provide security for the monitoring wells.

15.01.05. The right to conduct research activities with appropriate research entities related to watershed management, water quality protection, or other similar purposes consistent with the Purposes of this Easement. Grantee may also use the Property for educational purposes, including field trips related to natural science education, but not more often than once annually. Grantee must coordinate all such activities with the Grantor, and Grantee's right to conduct such activities is subject to Grantor's approval, which must not be unreasonably withheld.

15.01.06. The right to review and approve plans of the Grantor involving cave structures and other sensitive hydrogeologic features on the Property.

15.01.07. The right to construct, operate, and maintain at mutually agreed locations outside of Building Envelopes (unless Grantor approves in its sole discretion a location inside of a Building Envelope) one or more recharge structures and associated facilities that do not unreasonably interfere with Grantor's permitted uses of the Property.

15.02. If Grantee's exercise of any rights under this Section 15 disturbs the Property, Grantee will use its good-faith efforts to restore the Property to its previous condition. This includes restoring fences and plugging abandoned wells according to applicable law. Grantee is responsible for maintenance of areas fenced by it, for equipment, any Structure or facilities it places on the Property, and for any contractor or individuals entering the Property pursuant to or in connection with Grantee's rights under this Easement. Except as expressly provided to the contrary, no approval or consent required under this Section may be unreasonably withheld, conditioned or delayed. Grantee will provide 72-hour advance, written notice to Grantor before entry, except when immediate entry is necessary or desirable to further the Purpose, to prevent, terminate, or mitigate a violation of this Easement, or to fulfill Grantee's maintenance obligations under this Easement.

15.03. None of the enumerated rights imposes a duty on Grantee to exercise the right.



15.04. Grantor is responsible for remedying violations of this Easement, but Grantee has the right to prevent and correct violations through any means available at law or in equity, including injunction. If Grantee finds a violation, it may, at its discretion, take appropriate legal action or, at Grantor's expense, eliminate or ameliorate any material, continuing violation of this Easement, including any artificial condition that may materially impair the Purpose. Except when an ongoing or imminent violation might substantially diminish or impair the Purpose, Grantee must give Grantor 20-days' prior written notice before initiating action. If a violation cannot reasonably be corrected within 20 days, Grantee may allow Grantor a longer period that is reasonably necessary under the circumstances to correct the violation. In such case, Grantor must begin corrective action within the 20 days and thereafter diligently and continuously pursue complete correction in good faith. Nothing in this Easement requires Grantor to restore the Property after any act of God or other event over which Grantor had no control, but Grantor must permit Grantee to correct conditions caused by such events that impair quantity or quality of recharge. In so doing, Grantee must not interfere unreasonably with Grantor's permitted uses of the Property.

15.05. Grantor acknowledges that, once pollution enters an aquifer, it may be impossible to undo the damage. Likewise, surface water that might percolate into the aquifer, but that Grantor wrongfully allows to run off, is irreplaceable. Further, loss of the Property and the aquifer as natural phenomena cannot be compensated adequately by damages. Accordingly, the parties acknowledge that, in the case of a material, uncorrected violation of this Easement, Grantee has no adequate remedy at law. In such case, equitable relief generally and an injunction specifically are appropriate remedies.

15.06. Grantee has the right to recover all costs and expenses, including court costs and reasonable attorneys fees, incurred in enforcing this Easement. In the event this Easement is assigned by the City of San Antonio to an entity which is not prohibited from incurring future unfunded debt, then the prevailing party in any dispute regarding this Easement, has the right to recover all costs and expenses, including court costs and reasonable attorneys fees, incurred enforcing this Easement.

15.07. Grantee's remedies are cumulative. Its exercise of one remedy is not an election of remedies and does not waive or limit other remedies. Failure to exercise a remedy on one or more occasions does not waive or limit use of the remedy on other occasions.

15.08. Grantee has discretion whether and how to enforce this Easement. Grantee's delay in or forbearance from exercising rights under this Easement does not waive the rights the exercise of which is delayed or forborne.

## **16. Discretionary Consent.**

Grantee's consent for activities otherwise prohibited by this Easement may be given under the following conditions and circumstances. If, owing to unforeseen or changed circumstances, any of the prohibited activities listed in this Easement are deemed desirable by both Grantor and Grantee, Grantee may, in its sole discretion, give consent for such activities, subject to the limitations herein. Such requests for consent for otherwise prohibited activities, and consent for such activities requiring Grantee's discretionary consent shall be in writing and shall describe the proposed activity in sufficient detail to allow Grantee to judge the consistency of the proposed activity with the purpose of this Easement. Grantee may give its consent only if it determines, in its sole discretion, that such activities (1) do not violate the Purpose of this



Easement, and (2) enhance or do not materially impair any significant conservation interests associated with the Property.

## **17. Alienation by Grantee.**

17.01. This Easement is in gross and is freely alienable by Grantee, subject to the following conditions:

17.01.01. The transferee must be both a "holder" under Section 183.001 of the Texas Natural Resources Code (as the same may be amended from time-to-time) and also a "qualified organization" under Section 170(h) of the U.S. Internal Revenue Code.

17.01.02. The transferee must expressly assume the responsibilities of the Grantee under this Easement.

17.02. If Grantee ceases to exist or no longer qualifies as a holder under applicable law, the Easement continues. On application by Grantor or Grantee, a court of competent jurisdiction must transfer Grantee's rights under this Easement to a qualified organization having similar purposes that agrees to assume the responsibility. If more than one qualified entity competes for the role, the court should select the entity that, in the court's judgment, is best suited to assure accomplishment of the Purposes.

## **18. Alienation by Grantor.**

The Property is freely alienable, in whole or in part, by Grantor, but Grantor must notify Grantee in writing at least 30 days before transfer. The notice must include the name of the buyer, the anticipated closing date, and evidence that the buyer has been given a copy of this Easement. If Grantor transfers all the Property or a Parcel of it to more than one transferee, the joint transferees must, at the closing of the transfer to them, designate a single party to receive notices from Grantee and to give all approvals and consents to Grantee. If the joint transferees do not unanimously designate a contact for Grantee, Grantee may pick one at random with no liability to the other transferees. Grantor's transferees take subject to this Easement. This authorization of partial alienation does not authorize more than the maximum number of Parcels.

## **19. Amendment.**

This Easement may be amended only with the written consent of both Grantor and Grantee. Any amendment must be consistent with the Purposes of this Easement and must comply with applicable law, including Sec. 170 (h) of the Internal Revenue Code, as amended from time-to-time, and with Chapter 183 of the Texas Natural Resources Code, as amended from time-to-time. If the Grantee is the City of San Antonio, its consent to an amendment must be authorized by City Council or a successor governing body, in accordance with the City of San Antonio Conservation Easement Amendment Policy ("Policy"). Grantor, upon written request to Grantee, may obtain a copy of the most recent version of such Policy.

## **20. Termination, Condemnation.**

20.01. The Easement may be terminated by judicial declaration if condemnation or a change in conditions on or around the Property renders it impossible to substantially fulfill the Purposes of this Easement.



20.02. Grantee's interest is a compensable property right. If some or all of the Property is condemned or sold in lieu of condemnation, Grantor and Grantee will divide the condemnation proceeds (which, by definition, include proceeds from a sale in lieu of condemnation) as follows: Grantor receives a share equal to the entire award multiplied times a fraction, the numerator of which is the value of the Property burdened by the Easement and the denominator of which is the value of the Property unburdened by the Easement; Grantee receives the rest of the award. Values are measured at the time of condemnation.

## **21. Interpretation.**

This Easement is to be interpreted under the laws of the State of Texas, resolving any ambiguities and questions of the validity of specific provisions to give maximum effect to its Purposes, without regard to which party was the drafter. This Easement was fully negotiated, and no presumption exists against either party. Nothing in this Easement excuses Grantor from compliance with any applicable law, rule, ordinance, or regulation.

## **22. Severability.**

If any part of this Easement is found invalid or unenforceable, the finding does not affect the remainder.

## **23. Successor, Beneficiaries.**

This Easement inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. No third party has the right to enforce any part of this Easement.

## **24. Encumbrance by Grantor.**

Grantor may encumber the Property (including consensual liens) after the effective date of this Easement, but all such encumbrances are subordinate to this Easement. Grantor further acknowledges that Subordination Agreements for liens or similar encumbrances existing as of the Effective Date of this Easement have been, or will be, secured and filed of record as of such Effective Date.

## **25. Appropriations.**

All obligations of the City of San Antonio under this Easement are funded through the City of San Antonio General Fund and are subject to the discretion of City Council whether to appropriate funding for any given year.

## **26. Notices from Governmental Authorities.**

Grantor must deliver to Grantee copies of any notice of violation or lien relating to the Property received by Grantor from any government authority within five (5) days of receipt. Upon request by Grantee, Grantor must promptly furnish Grantee with evidence of Grantor's compliance with the notice or lien, if compliance is required by law.

## **27. Easement Runs with the Land; No Merger.**

This Easement continues in perpetuity and runs with the land (referred to as "Property" in this Easement). It is binding upon Grantor and all those claiming by, through, or under Grantor.



Any right, title, or interest granted in this Easement to Grantee passes to each successor and assign of Grantee and each following successor and assign, and the word "Grantee" includes all such successors and assigns. This Easement survives unity of ownership of the fee and the Easement.

## **28. Effective Date.**

The effective date of this Easement is the date it is recorded in the real property records of the county in which the Property is located or, if the Property crosses county lines, in any county in which a portion of the Property is located.

**TO HAVE AND TO HOLD** this Easement unto the Grantee and its successors and permitted assigns forever. Without limitation, this Easement conveys to Grantee all development rights in the Property not expressly retained by Grantor. Grantor conveys to Grantee an undivided one-half interest in all mineral executive rights held by Grantor such that no exercise of the executive rights can be made without the joinder of both Grantor and Grantee. Grantor further conveys to Grantee the property right to enforce this Easement according to law. Grantor conveys to Grantee the property rights Grantor would otherwise have to perform activities limited or prohibited by this Easement. Grantor violates its obligations under this Easement if it violates any applicable law the observance of which would further the Purpose.

Grantor further makes subject to this Easement all the following interests, collectively called "Excess Lands": (1) all interest, if any, in excess lands or vacancies (within the meaning of subchapters E and F of Chapter 51 of the Texas Natural Resources Code, as may be amended from time to time) presently held or later acquired by Grantor; (2) all interest in strips or gores between the Property and abutting properties and acreage in adjoining surveys to which Grantors' predecessors in title have superior right; (3) any land lying in or under the bed of any road or highway, opened or proposed, abutting or adjacent to the Property; (4) any land lying in or under the bed of any creek, stream, or river, if any, running through or abutting or adjacent to the Property; and (5) all interests in real property within the boundaries of this Easement title to which is later acquired by Grantor.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular this Easement to Grantee and Grantee's administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, but excepting the Exceptions to and Reservations from Warranty.



**In Witness Whereof**, the parties have caused their representatives to set their hands. By the signature of its representative below, Grantee manifests its acceptance of this Easement.

**Grantor:**

**Jess Clark Ward III**

Signature: \_\_\_\_\_

Printed  
Name: \_\_\_\_\_

Title: Owner \_\_\_\_\_

Date: \_\_\_\_\_

**Grantee:**

**City of San Antonio**, a Texas municipal  
corporation

Signature: \_\_\_\_\_

Printed  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Deborah Echols Ward**

Signature: \_\_\_\_\_

Printed  
Name: \_\_\_\_\_

Title: Owner \_\_\_\_\_

Date: \_\_\_\_\_

**Approved as to Form:**

\_\_\_\_\_  
City Attorney



STATE OF TEXAS       §

COUNTY OF \_\_\_\_\_ §

This Easement was acknowledged this date before me by \_\_\_\_\_  
/name of signer/, a single/married person/office or position held/ such as general  
partner/managing partner/President/ of \_\_\_\_\_ /name/, a \_\_\_\_\_ (state,  
such as Texas) sole proprietorship/general partnership/limited partnership/limited  
liability partnership/limited liability company/corporation/ in the capacity therein stated  
and on behalf of such entity.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

STATE OF TEXAS       §

COUNTY OF \_\_\_\_\_ §

This Easement was acknowledged before me this date by \_\_\_\_\_,  
\_\_\_\_\_ of the City of San Antonio, a Texas municipal corporation,  
in the capacity therein stated and on behalf of such entity.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires: \_\_\_\_\_



## **Bludworth Ranch Legal Description**

**Tract One: Being a 1713.745 acre tract of land, more or less, lying and being situated 9.2 miles north-northwest of Sabinal, on and east of the Sabinal River, on and west of Ranch Road Hwy. No. 187, in Uvalde County, Texas; about 23.5 miles N 47° E of the City of Uvalde, the County Seat; and containing acreages in the various original Surveys, as follows: 21.357 acres out of the A. G. Dillard (B. S. & F.) Survey 94, Abstract 878; 150.905 acres out of the B. S. & F. Survey 95, Abstract 90; 650.351 acres out of the M. C. Boyce (B. S. & F.) Survey 96, Abstract 1424; 248.329 acres out of the Tyler Tap R.R. Co. Survey 289, Chicago Title Insurance Company Abstract 595; 332.207 acres out of the H.E. & W.T. R.R. Co. Survey 337, Abstract 683; 178.170 acres out of the A. G. Dillard (H. E. & W. T. R.R. Co.) Survey 338, Abstract 876; 1.835 acres out of the Joseph Sharp Survey 1038, Abstract 471; and 130.591 acres out of the Woodley & McCommon Survey 1039, Abstract 1505. Said 1713.745 acre tract being in most part the same lands referred to and described as a 1343.93 acre tract, as conveyed to Jess Clark Ward, III & Deborah E. Ward, by Kenneth A. & Sandra P. Moffet, by Warranty Deed with Vendor's Lien dated December 16, 2011, and recorded in Instrument No. 2011004043, of the Official Public Records of said County; and a 370.03 acre tract, as conveyed to Jess Clark Ward, III & Deborah E. Ward, by Rancho Loma Linda, Ltd., by General Warranty Deed dated April 3, 2012, and recorded in Instrument No. 2012001298, of the Official Public Records of said County, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes.**

**Tract Two: Being a non-exclusive easement over and across that certain tract or parcel of land containing 5.52 acres of land, more or less, comprising approximate acreages in Uvalde County, Texas, as follows: 4.78 acres out of Survey No. 94, Abstract No. 878, A. G. Dillard, Original Grantee; and 0.74 acres out of Survey No. 280, Abstract No. 595, Tyler Tap R. R. Co., Original Grantee, and more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.**



Tract One:

KOCH & KOCH LAND SURVEYORS, INC.  
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850  
Office: 830-363-7331 Fax: 830-363-7441  
E-Mail: kochkoch@swtexas.net  
(TBPLS Firm Registration/License No. 10005800)

JESS CLARK WARD, III & DEBORAH E. WARD  
1713.745 ACRE TRACT

THE STATE OF TEXAS)  
COUNTY OF UVALDE)

Field Notes of a perimeter/boundary survey of a 1713.745 acre tract  
of land, made for Green Spaces Alliance.

Said 1713.745 acre tract of land lying and being situated 9.2 miles  
north-northwest of Sabinal, on and east of the Sabinal River, on and  
west of Ranch Road Hwy. No. 187, in Uvalde County, Texas; about 23.5  
miles N 47° E of the City of Uvalde, the County Seat; and containing  
acreages in the various original Surveys, as follows:

Sur. No.	Original Grantee	Abst. No.	Acres
94	A. G. Dillard (B. S. & F.)	878	21.357
95	B. S. & F.	90	150.905
96	M. C. Boyce (B. S. & F.)	1424	650.351
289	Tyler Tap R.R. Co.	595	248.329
337	H.E. & W.T. R.R. Co.	683	332.207
338	A. G. Dillard (H.E. & W.T. R.R. Co.)	876	178.170
1038	Joseph Sharp	471	1.835
1039	Woodley & McCommon	1505	130.591
Total Acres .....			1713.745

Said 1713.745 acre tract being in most part the same lands referred  
to and described as a 1343.93 acre tract, as conveyed to Jess Clark  
Ward, III & Deborah E. Ward, by Kenneth A. & Sandra P. Moffet, by  
Warranty Deed with Vendor's Lien dated December 16, 2011, and  
recorded in Instrument No. 2011004043, of the Official Public Records  
of said County; and a 370.03 acre tract, as conveyed to Jess Clark  
Ward, III & Deborah E. Ward, by Rancho Loma Linda, Ltd., by General  
Warranty Deed dated April 3, 2012, and recorded in Instrument No.  
2012001298, of the Official Public Records of said County. Said  
1713.745 acre tract being bounded on the upper east and easternmost  
north, from north to south, by the following: 1.) the Douglas Lee  
Honeycutt 204.0 acre tract, designated as "Tract I", as recorded in  
Vol. 383, Pages 716-721, of the Official Public Records of said  
County, 2.) a 5.52 acre Roadway Easement and Right-of-Way Agreement



Cont. Page 2 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

[Exhibits "E" & "E-1"], as recorded in Vol. 544, Pages 141-168, of the Official Public Records of said County, and designated as "Tract Two", as recorded in Instrument No. 2011004043, of the Official Public Records of said County, and 3.) the James B. Daugherty, et ux. 332.40 acre tract, as recorded in Instrument No. 2011001752, of the Official Public Records of said County; on the lower east by the west R.O.W. line of said Ranch Road Hwy. No. 187; on the south and lower west, from east to west, by the following: 1.) the Kincaid Sabinal, LLC (Kincaid) 2977.16 acre tract, designated as "Tract One", as recorded in Instrument No. 2013002562, of the Official Public Records of said County [described as "First Tract" -- Vol. 348, Pages 886-896, Official Public Records], 2.) a portion of the old abandoned Sabinal-Utopia Road [no record owner found], 3.) the Joseph R. Williamson, et ux. 164.77 acre tract, designated as "Tract One", as recorded in Vol. 423, Pages 82-98, of the Official Public Records of said County, and 4.) the Hunter Schuehle, et al. 1464.092 acre tract, as recorded in Vol. 437, Pages 351-359, of the Official Public Records of said County; on the westernmost west by the center of the said Sabinal River, and the Samuel K. Horton, et al. 2128.7 acres, designated as "Tract Two", as recorded in Instrument No. 2014003610, of the Official Public Records of said County (described in Vol. 233, Pages 282-291, Deed Records); and on the westernmost north, upper west, northwest, and upper north, from southwest to northeast, by the Le Roy Horton, et al. 2.87 acre tract, as recorded in Vol. 220, Pages 662-666, of the Deed Records of said County, and the said Samuel K. Horton, et al. 2128.7 acres. Said 1713.745 acre tract fully encompassing numerous improvements, with no overlapping thereof, and also encompassing a portion of the old abandoned Sabinal-Utopia Road (covered by said Ward record title), and being more fully described by metes and bounds, as follows:

BEGINNING at a Steel "T" post (7" up) found in concrete, at a 2-7/8" Steel Pipe 3-way fence corner post; in the north line of said Sur. No. 289, the south line of Sur. No. 327, Georgetown R.R. Co.; on the east side of said old abandoned Sabinal-Utopia Road, in the west side of said Honeycutt 204.0 acre tract; at the E.S.E. corner of said Horton 2128.7 acres; for the N.N.E. corner of said Ward 1343.93 acre tract, and the N.N.E. corner of this tract; said Steel "T" post being distant 1006.95 ft. WEST (with said survey line) of the N.E. corner of said Sur. No. 289, the S.E. corner of said Sur. No. 327, in the west line of said Sur. No. 94;

THENCE leaving said survey line; and along fence; with the west sides of said Honeycutt 204.0 acres, said 5.52 acre Roadway Easement/Agreement, and said Daugherty 332.40 acre tract,



Cont. Page 3 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

respectively; along the upper east side of said Ward 1343.93 acre tract, and the upper east side of this tract, with Steel "T" posts found at 2-7/8" Steel Pipe 2-way fence corner posts, at corners (unless noted), as follows:

S 09° 09' 05" E, entering said Sur. No. 289, with the east side of said old abandoned road (until noted), 530.87 ft.;

S 13° 15' 36" E 492.54 ft.;

S 06° 33' 27" E 458.49 ft.;

S 82° 27' 55" W, crossing said old abandoned road, 38.22 ft.;

S 03° 58' 59" E, now with the west side of said old abandoned road (until noted), 142.61 ft. to a 1/2" Steel Pin found 2.0 ft. west of fence, for corner;

S 10° 05' 06" W 17.16 ft. to a 1/2" Steel Pin found 6.0 ft. west of fence, for corner;

S 07° 22' 44" E 152.26 ft.;

S 22° 47' 51" E, passing under electric transmission lines bearing S 02° 19' 44" E into this described tract, 846.21 ft.;

S 38° 57' 25" E 233.70 ft.;

S 24° 34' 11" E 174.00 ft. to the center of a 4" Steel Pipe fence post found 0.8 ft. east of a 2-7/8" Steel Pipe 3-way fence corner post, at the S.W. corner of said Honeycutt 204.0 acre tract, the W.N.W. corner of said 5.52 acre Roadway Easement/Agreement, for corner;

S 24° 34' 35" E 71.66 ft. to a capped (Grogan) 1/2" Steel Pin found 0.7 ft. east of fence, for corner;

S 24° 11' 51" E 275.43 ft. to a capped (Grogan) 1/2" Steel Pin found 0.9 ft. west of fence, for corner;

S 24° 41' 19" E, at 188.55 ft. cross the east line of said Sur. No. 289, the west line of said Sur. No. 94; total 311.57 ft.;

N 30° 58' 14" E, unfenced, leaving the west side of said old abandoned Sabinal-Utopia Road, 31.43 ft. to a Steel "T" post found at a cedar west gate post, for corner;

N 63° 10' 30" E 34.51 ft. to a Steel "T" post found at a 2-7/8" Steel Pipe 3-way fence corner post, on the east side of said old abandoned road, for corner;

S 25° 00' 02" E, now and continuing along the east side of said old abandoned road, 34.17 ft.;

S 14° 35' 47" E 406.75 ft. to a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

S 19° 32' 27" E 631.86 ft.; and

THENCE S 14° 28' 34" E, passing under electric transmission lines bearing N 72° 22' 23" W into this described tract, 944.71 ft.



Cont. Page 4 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

to a Steel "T" post found at a 2-7/8" Steel Pipe 3-way fence corner post, on the east side of said old abandoned Sabinal-Utopia Road; in the east side of said Ward 1343.93 acre tract; at the S.W. corner of said Daugherty 332.40 acre tract; for the N.W. corner of said Ward 370.03 acre tract, and the lower northeast re-entrant corner of this tract;

THENCE leaving the east sides of said old abandoned road and said Ward 1343.93 acre tract; and with fence and the south side of said Daugherty 332.40 acre tract; along the north side of said Ward 370.03 acre tract, and the lower/easternmost north side of this tract, with the center of 2-7/8" Steel Pipe 2-way fence corner posts, found at corners, as follows:

N 85° 58' 08" E, re-passing under said last-mentioned electric transmission lines, 430.20 ft.;

S 72° 11' 25" E, now and continuing along said electric transmission lines; at 492.11 ft. cross the south line of said Sur. No. 94, the upper north line of said Sur. No. 337; at 1371.61 ft. passing north of a 3-way electric pole, from which an electric transmission line bears S 18° 19' 50" W across this described tract; at 1968.92 ft. cross the east line of said Sur. No. 337, the west line of said Sur. No. 338; at 3473.44 ft. passing north of a 3-way electric transformer pole, at the north terminal of a Medina Electric Cooperative, Inc. Right-of-Way Easement (Vol. 424, Pages 323-324, Official Public Records), lying within this described tract; total 4415.24 ft.; and

THENCE S 74° 03' 50" E 105.46 ft. to a capped (RPLS 5944) 1/2" Steel Pin found 1.0 ft. southeast of a 2-7/8" Steel Pipe 3-way fence corner post, in the west R.O.W. line of said Ranch Road Hwy. No. 187; at the S.E. corner of said Daugherty 332.40 acre tract; for the N.E. corner of said Ward 370.03 acre tract, and the E.N.E. corner of this tract;

THENCE with fence and the west R.O.W. line of said Ranch Road Hwy. No. 187; along the east side of said Ward 370.03 acre tract, and the lower east side of this tract, S 05° 49' 37" E, re-passing under said last-mentioned electric transmission lines, 2451.75 ft. to a 5/8" Steel Pin found at a 3-way cedar fence corner post, in the west R.O.W. line of said Ranch Road Hwy. No. 187; at the N.E. corner of said Kincaid 2977.16 acre tract; for the S.E. corner of said Ward 370.03 acre tract, and the S.E. corner of this tract;

THENCE leaving the west R.O.W. line of said Ranch Road Hwy. No.



Cont. Page 5 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

187; and with fence and the north side of said Kincaid 2977.16 acre tract; along the south side of said Ward 370.03 acre tract, and the easternmost south side of this tract, N 72° 26' 48" W 673.13 ft. to a 5/8" Steel Pin set at a 22" Live Oak Tree 2-way fence corner, and S 62° 46' 39" W, at 2291.42 ft. re-cross the west line of said Sur. No. 338, the east line of said Sur. No. 337; total 4130.04 ft. to a 5/8" Steel Pin set at a 3-way cedar fence corner post, on the east side of said old abandoned Sabinal-Utopia Road; at the N.W. corner of said Kincaid 2977.16 acre tract; for the S.W. corner of said Ward 370.03 acre tract, and the S.S.W. corner of this tract;

THENCE with the east side of said old abandoned Sabinal-Utopia Road; along the lower west side of said Ward 370.03 acre tract, and the lower west side of this tract, unfenced, along the east side of existing fence, N 02° 38' 46" W, diverging slightly easterly from said fence, 525.93 ft. to a 5/8" Steel Pin set at a 4" cedar post, for corner, and N 03° 56' 03" E, converging slightly westerly back to said fence, 375.72 ft. to a Steel "T" post found at a 2-7/8" Steel Pipe 3-way fence corner post, in the lower west side of said Ward 370.03 acre tract; for the E.S.E. corner of said Ward 1343.93 acre tract, and a southwest re-entrant corner of this tract;

THENCE leaving the west side of said Ward 370.03 acre tract; and with fence; along the lower south side of said Ward 1343.93 acre tract, and the middle south side of this tract, as follows:

N 79° 49' 57" W, crossing said old abandoned road, 57.97 ft. to a Steel "T" post, found 3.0 ft. northwest of a 6" cedar 2-way fence corner post, on the west side of said old abandoned road, for corner;

S 15° 17' 02" W, with the west side of said old road, 40.60 ft. to a Steel "T" post found at an old 12" cedar 2-way fence corner post, in the north side of said Williamson 164.77 acre tract, for a S.E. corner of this tract; said Steel "T" post being distant 17.63 ft. N 89° 57' 16" W (with the north side of said 164.77 acre tract) of a 5/8" Steel Pin found at the N.E. corner of said 164.77 acre tract;

N 89° 59' 07" W, leaving said old abandoned road; and now with the north side of said Williamson 164.77 acre tract (until noted); passing under said electric transmission lines bearing S 18° 19' 50" W out of this described tract, 1369.87 ft. to the center of a 2-7/8" Steel Pipe 3-way fence corner post, for corner;

S 89° 51' 10" W, at 278.89 ft. cross the lower west line of said Sur. No. 337, the east line of said Sur. No. 1039; total 1606.81 ft. to the center of a 2-7/8" Steel Pipe fence post, found on a hill, for corner; and



Cont. Page 6 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

THENCE S 89° 53' 32" W 1592.36 ft. to the center of a 2-7/8"

Steel Pipe 3-way fence corner post, in the west line of said Sur. No. 1039, the east line of said Sur. No. 1038; in the east side of said Schuehle 1464.092 acre tract; at the N.W. corner of said Williamson 164.77 acre tract; for the S.S.W. corner of said Ward 1343.93 acre tract, and the middle S.W. corner of this tract;

THENCE with fence (unless noted); with the east and north sides of said Schuehle 1464.092 acre tract; along the lower west and upper south sides of said Ward 1343.93 acre tract, and middle west and upper south sides of this tract, as follows:

N 00° 13' 15" W, with said survey line, 1948.42 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, in the south line of said Sur. No. 96, at the N.W. corner of said Sur. No. 1039, the N.E. corner of said Sur. No. 1038; and the N.E. corner of said Schuehle 1464.092 acre tract, for corner;

S 87° 21' 59" W, leaving said survey line/corner, and entering said Sur. No. 1038, 844.10 ft. to a capped 1/2" Steel Pin found 1.2 ft. south of fence, for corner;

S 88° 49' 25" W 579.17 ft. to a capped 1/2" Steel Pin found 2.0 ft. northwest of a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

N 87° 51' 53" W 1369.87 ft. to a capped 1/2" Steel Pin found 2.0 ft. northwest of a 2-7/8" Steel Pipe 2-way fence west-brace post, in the north line of said Sur. No. 1038, the south line of said Sur. No. 96, for corner;

S 89° 54' 59" W, now with said survey line, at 506.33 ft. pass the S.W. corner of said Sur. No. 96, the E.S.E. corner of said Sur. No. 95; and thence with the upper south line of said Sur. No. 95, the north line of said Sur. No. 1038 (until noted); total 775.39 ft. to a capped 1/2" Steel Pin found 1.1 ft. north of fence, for corner;

S 89° 37' 31" W 207.71 ft. to a 1/2" Steel Pin found in fence, for corner;

N 89° 15' 03" W 146.67 ft. to a capped 1/2" Steel Pin found 0.4 ft. south of fence, for corner;

N 87° 31' 04" W, leaving said survey line, 415.07 ft. to a capped 1/2" Steel Pin found on the south side of said fence, for corner;

S 88° 18' 15" W 320.46 ft. to a capped 1/2" Steel Pin found 4.5 ft. north of fence, for corner;

S 86° 37' 57" W, at 141.06 ft. cross the upper south line of said Sur. No. 95, the north line of said Sur. No. 1038; total



Cont. Page 7 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

378.95 ft. to a Steel "T" post found at a 2-7/8" Steel Pipe 2-way fence corner post, for corner; and

THENCE N 84° 50' 16" W, at 155.31 ft. re-cross said last-mentioned survey line; at 407.70 ft. pass a 2-7/8" Steel Pipe 3-way fence corner post, on line, on the east bluff bank of the Sabinal River, and thence unfenced descending into said river; total 507.61 ft. to a point (no pin set) in the center of said Sabinal River; in an east side of said Horton 2128.7 acres; at the N.N.W. corner of said Schuehle 1464.092 acre tract; for the W.S.W. corner of said Ward 1343.93 acre tract, and the W.S.W. corner of this tract;

THENCE with the center of said Sabinal River, upstream, and with an east side of said Horton 2128.7 acres; along the westernmost west side of said Ward 1343.93 acre tract, and the westernmost west side of this tract, unfenced, with points (no pins set), at corners, as follows:

<u>N 03° 36' 50" E</u>	<u>83.94 ft.</u> ;
<u>N 19° 33' 00" W</u>	<u>309.86 ft.</u> ;
<u>N 10° 37' 48" E</u>	<u>536.03 ft.</u> ;
<u>N 17° 10' 04" E</u>	<u>664.41 ft.</u> ;
<u>N 19° 46' 03" E</u>	<u>266.06 ft.</u> ;
<u>N 37° 27' 17" E</u>	<u>205.99 ft.</u> ;
<u>N 53° 41' 30" E</u>	<u>643.68 ft.</u> ;
<u>N 32° 53' 37" E</u>	<u>248.08 ft.</u> ;
<u>N 31° 46' 50" E</u>	<u>589.39 ft.</u> ;
<u>N 05° 40' 07" E</u>	<u>524.76 ft.</u> ;
<u>N 11° 50' 09" W</u>	<u>216.88 ft.</u> ;

and

THENCE N 15° 40' 47" W 314.40 ft. to a point (no pin set) in the center of said Sabinal River; at the S.W. corner of said Horton 2.87 acre tract; for the W.N.W. corner of said Ward 1343.93 acre tract, and the W.N.W. corner of this tract;

THENCE leaving the center of said Sabinal River and an east side of said Horton 2128.7 acres; and with fence (unless noted); with the south and southeast sides of said Horton 2.87 acre tract, and south and east sides of said Horton 2128.7 acres, respectively; along the westernmost north and upper west sides of said Ward 1343.93 acre tract, and the westernmost north and upper west sides of this tract, as follows:

N 89° 34' 44" E, unfenced, ascending the east bank of said river; at 576.18 ft. pass an old large rock mound found on line



Cont. Page 8 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

(original); total 688.68 ft. to a 5/8" Steel Pin set on the northwest side of a high-fence, at the S.E. corner of said 2.87 acre tract, for corner; from which a capped 1/2" Steel Pin, found erroneously placed for said S.E. corner, bears N 86° 33' 56" W 21.18 ft.;

N 60° 14' 39" E, now with the southeast line of said 2.87 acre tract, converging into said high fence; at 294.35 ft. cross the upper east line of said Sur. No. 95, the west line of said Sur. No. 96 (at a point 8.34 ft. SOUTH of their respective common N.E. and N.W. corner); total 311.38 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, in the north line of said Sur. No. 96, the south line of Sur. No. 290, J. M. Kelley; in a south side of said Horton 2128.7 acres, at the N.E. corner of said Horton 2.87 acre tract, for corner; from which another capped 1/2" Steel Pin, found erroneously placed for said N.E. corner, bears S 89° 17' 34" W 22.92 ft.;

N 89° 34' 44" E, now with said last-mentioned survey line, 2860.74 ft. to a Steel "T" post (7" up) found at a 2-7/8" Steel Pipe 3-way fence corner post, in the north line of said Sur. No. 96, at the S.E. corner of said Sur. No. 290, the S.W. corner of said Sur. No. 289; same being a S.E. corner of said Horton 2128.7 acres, the eastern northwest re-entrant corner of said Ward 1343.93 acre tract, for corner; and

THENCE N 00° 19' 54" W, leaving the north line of said Sur. No. 96, and with the east line of said Sur. No. 290, the west line of said Sur. No. 289; at 2102.66 ft. pass the center of a 2-7/8" Steel Pipe 3-way fence corner post, found on line, on the southeast high bank of said Sabinal River, and thence in part with fence, re-descending said bank; total 2430.47 ft. to a point (no pin set) in the center of said Sabinal River; in said survey line, at a southeast re-entrant corner of said Horton 2128.7 acres; for a middle N.W. corner of said Ward 1343.93 acre tract, and a middle N.W. corner of this tract;

THENCE leaving said survey line; and with the center of said Sabinal River, upstream; with a southeast side of said Horton 2128.7 acres; along the upper northwest side of said Ward 1343.93 acre tract, and the upper northwest side of this tract, unfenced, with points (no pins set), at corners, as follows:

N 54° 53' 21" E 354.24 ft.;

N 52° 27' 01" E 462.63 ft.;

N 47° 39' 28" E 458.80 ft.; and

THENCE N 44° 59' 54" E 761.13 ft. to a point (no pin set) in



Cont. Page 9 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

the center of said Sabinal River; in the north line of said Sur. No. 289, the south line of said Sur. No. 327; at a southeast re-entrant corner of said Horton 2128.7 acres; for the N.N.W. corner of said Ward 1343.93 acre tract, and the N.N.W. corner of this tract;

THENCE leaving said Sabinal River, and with said survey line and the upper south side of said Horton 2128.7 acres; along the upper north side of said Ward 1343.93 acre tract, and the upper north side of this tract, S 89° 39' 46" E, unfenced, re-ascending said southeast bank, at 328.85 ft. pass the center of a 2-7/8" Steel Pipe 2-way fence corner post, found on the southeast high bank of said river; and thence with fence; re-crossing said old abandoned Sabinal-Utopia Road; total 1206.60 ft. to the place of BEGINNING:

Note: Bearings noted herein are true geodetic (surface) bearings (relative to true north) based on Global Navigation Satellite System (GNSS) observations (WGS '84 Datum).

Surveyed: December 16 - 17, 2015.

Field Crew Personnel: Spencer J. Burrell  
Michael J. Koch

THE STATE OF TEXAS)  
COUNTY OF MEDINA)

I, Hilmar A. Koch, a Registered Professional Land Surveyor of the State of Texas, do hereby state that the foregoing legal description and accompanying plat correctly represent an actual survey made under my supervision, on the ground, on the date given.



Hilmar A. Koch  
Registered Professional  
Land Surveyor No. 2082



Tract Two:

FIELD NOTES DESCRIPTION FOR 5.52 ACRES OF AN  
EXISTING ROADWAY IN UVALDE COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 5.52 acres, more or less, comprising approximate acreage in Uvalde County, Texas as follows:

Survey No.	Survey	Abstract No.	Acres
94	A.G. Dillard	878	4.78
289	Tyler Tap R.R. Co.	595	0.74

said land lying within the occupied right-of-way of an existing road for which no record title was found; and being more particularly described by metes and bounds as follows:

BEGINNING at a cut off T-post found for a northeast corner of 1342.99 acres conveyed from Island Partners, Ltd., to E.J. Cop by a Special Warranty Deed executed the 27<sup>th</sup> day of May, 2004, and recorded in Volume 533 at Page 55 of the Official Public Records of Uvalde County, Texas; in the west line of 702.6 acres conveyed from S6 Land & Cattle, L.P. to Thomas F. Klein, et ux, by a General Warranty Deed executed the 4<sup>th</sup> day of April, 1998, and recorded in Volume 394 at Page 140 of the Official Public Records of Uvalde County, Texas; which point bears 3843.76 ft. N85°28'33"E. from a cut off T-post at the occupied southwest corner of said Survey No. 289;

THENCE, along or near a fence, with a north line of said 1342.99 acres, S63°17'17"W., 34.44 ft. to a cut off T-post; S31°08'23"W., 311.32 ft. to a cut off T-post for the southwest corner of the herein described tract, a reentrant corner of said 1342.99 acres; N24°41'29"W., with an east line of said 1342.99 acres, 311.37 ft. to a found 1/2" iron stake; N24°11'38"W., 275.34 ft. to a found 1/2" iron stake; and N24°33'26"W., 71.67 ft. to a steel pipe fence post found for the southwest corner of 204.0 acres conveyed from John H. Echols, Trustee, to Douglas Lee Honeycutt by a Warranty Deed with Vendor's Lien executed the 22<sup>nd</sup> day of August, 1997, and recorded in Volume 383 at Page 716 of the Official Public Records of Uvalde County, Texas, the northwest corner of the herein described tract;

THENCE, along or near a fence, with the south line of said 204.0 acres, N80°44'37"E., 69.00 ft. to a set 1/2" iron stake; N88°38'31"E., 743.79 ft. to a set 1/2" iron stake; N88°26'11"E., at 1237.35 ft. passing the south common corner between said 204.0 acres and 199.0 acres conveyed from John H. Echols, Trustee, to The T&D Barlow Management Trust by a Warranty Deed executed the 28<sup>th</sup> day of July, 1997, and recorded in Volume 382 at Page 474 of the Official Public Records of Uvalde County, Texas; then continuing with the south line of said 199.0 acres for a total distance of 1534.74 ft. to a set 1/2" iron stake; N88°28'04"E., 1025.74 ft. to a set 1/2" iron stake; and N88°00'32"E., 1347.22 ft. to a 1/2" iron stake set for the northeast corner of the herein described tract; in the west right-of-way line of Farm to Market Highway No 187;

THENCE, with the west right-of-way line of said Farm to Market Highway No. 187, S16°18'45"E., 57.12 ft. to a steel pipe post for the most easterly southeast corner of the herein described tract, a northeast corner of said 702.6 acres;

THENCE, along or near a fence, with the north line of said 702.6 acres, S88°31'25"W., 4661.32 ft. to a 1/2" iron stake set for the northwest corner of said 702.6 acres, a reentrant corner of the herein described tract; and S25°00'22"E., with the west line of said 702.6 acres, 581.37 ft. to the PLACE OF BEGINNING.

I hereby certify that this field notes description and accompanying plat are accurate representations of the property contained therein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or Corners; that all property corners are as stated (Bearing basis = True north based on GPS observations)

Dates surveyed: May 5<sup>th</sup> thru August 30<sup>th</sup>, 2004  
Dated this 31<sup>st</sup> day of August, 2004

Mike A. Grogan  
Registered Professional Land Surveyor No. 5296



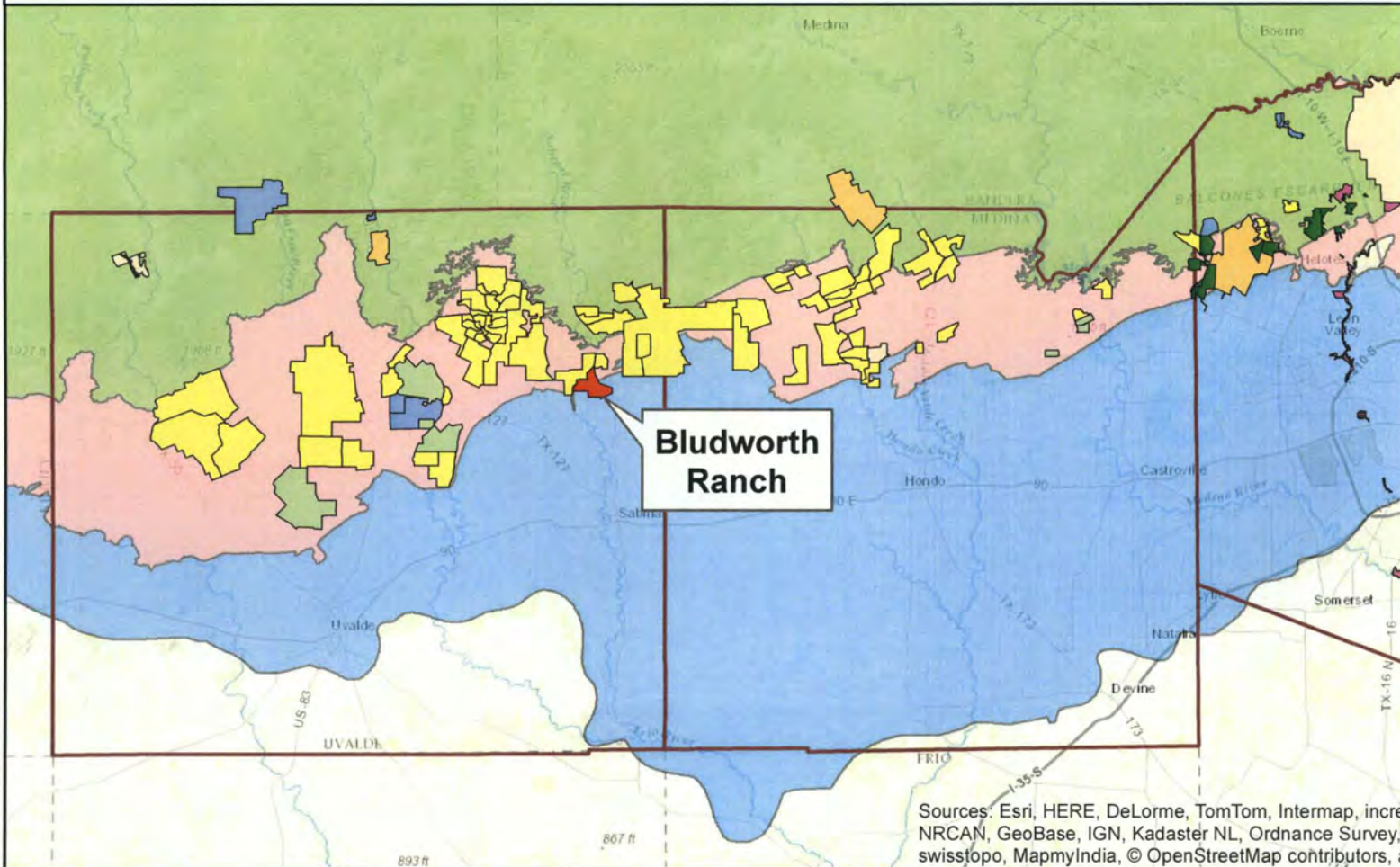
GROGAN SURVEYING • P. O. BOX 1356 • 1135 HWY. 173 N. • BANDERA, TX 78003 • PH/FAX (830) 796-7177





CITY OF SAN ANTONIO  
EDWARDS AQUIFER  
PROTECTION PROGRAM

# City of San Antonio Edwards Aquifer Protection Program Bludworth Ranch



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- |                          |                          |                                   |
|--------------------------|--------------------------|-----------------------------------|
| Bludworth Ranch          | Federal Managed Land     | Edwards Aquifer Contributing Zone |
| Proposition 3 Properties | The Nature Conservancy   | Edwards Aquifer Recharge Zone     |
| Proposition 1 Properties | Texas Parks and Wildlife | Edwards Aquifer Artesian Zone     |
| City Parks               | Conservation Land        |                                   |
| San Antonio Water System |                          |                                   |

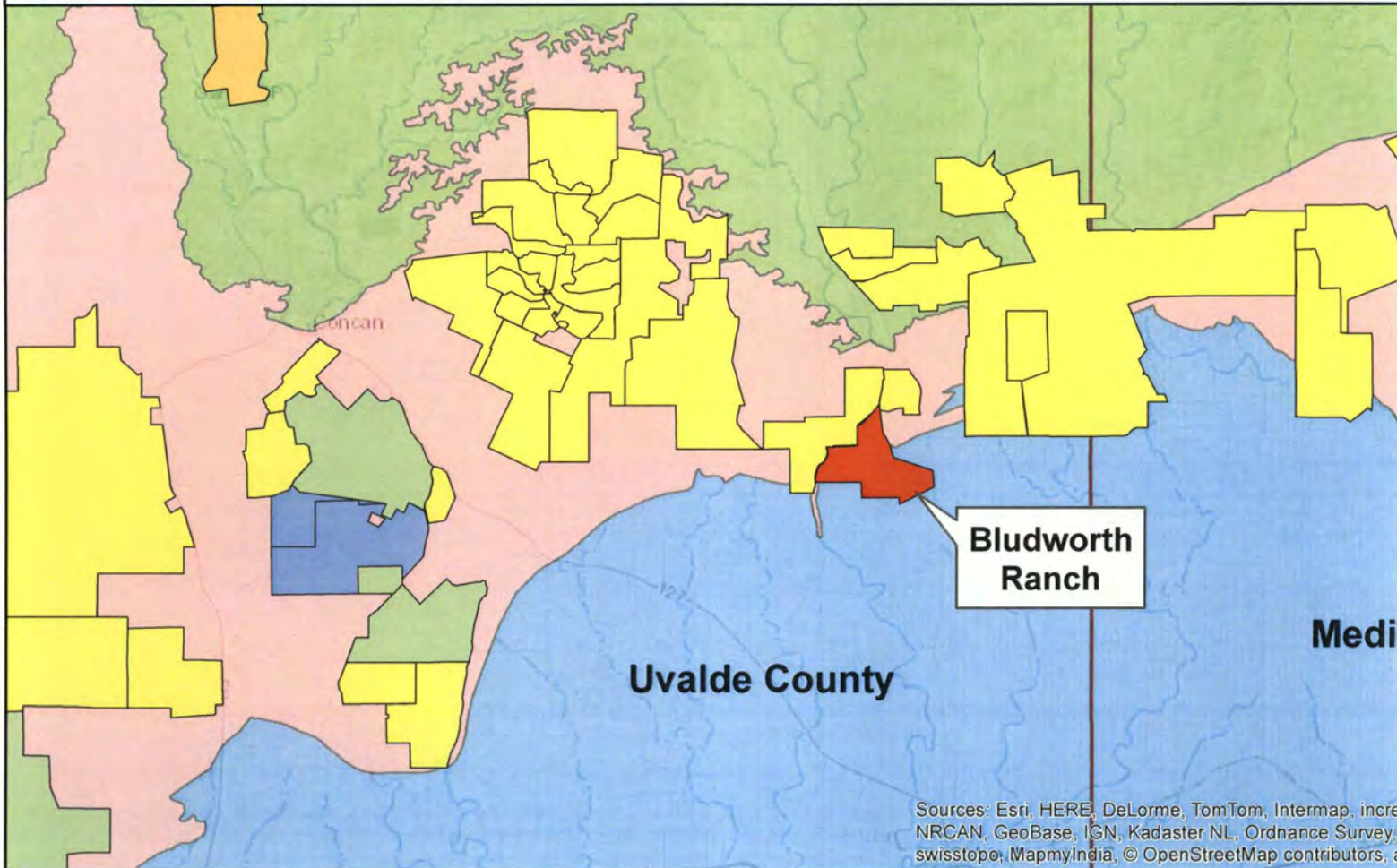
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CITY OF SAN ANTONIO  
EDWARDS AQUIFER  
PROTECTION PROGRAM

# City of San Antonio Edwards Aquifer Protection Program Bludworth Ranch



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|--------------------------|--------------------------|-----------------------------------|
| Bludworth Ranch          | Federal Managed Land     | Edwards Aquifer Contributing Zone |
| Proposition 1 Properties | The Nature Conservancy   | Edwards Aquifer Recharge Zone     |
| San Antonio Water System | Texas Parks and Wildlife | Edwards Aquifer Artesian Zone     |

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