

ORDINANCE 2020-04-30-0296

**AUTHORIZING PAYMENT OF \$768,777.04 FROM PROPOSITION 1 OF THE EDWARDS AQUIFER PROTECTION SALES TAX FUND TO ALAMO TITLE AS ESCROW AGENT FOR TITLE ON A CONSERVATION EASEMENT, DUE DILIGENCE AND CLOSING COSTS ON A TRACT OF LAND TOTALING 87.46 ACRE TRACT OF LAND KNOWN AS THE GRUENDLER RANCH LOCATED IN BEXAR COUNTY, TEXAS.**

\* \* \* \* \*

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

**SECTION 1.** The City authorizes and directs the City Manager or designee, severally, to accept on behalf of the City the aquifer-protection conservation easement acquisition of 87.46 acres of land known as Gruendler Ranch as depicted on the map in **ATTACHMENT I**, being more particularly described by metes and bounds in **ATTACHMENT II**, and substantially in the form attached as **ATTACHMENT III**.

**SECTION 2.** The City Manager or designee, severally, is authorized and directed to consummate the transaction contemplated in the described easements. The City Manager or designee, severally, should take all other actions necessary or convenient to effectuate the transaction, including agreeing to the form of and executing all necessary or convenient instruments and agreements.

**SECTION 3.** Payment is authorized to be encumbered and made payable to the selected title company for land, title and closing costs in an amount not to exceed \$768,777.04 for 87.46 acres. Payment is in support of the Edwards Aquifer Land Acquisitions Conservation Easement Proposition 1 Edwards Aquifer Protection Program Project, using Fund 40099000, with the WBS Elements and General Ledger accounts in the table below. Funding is provided by the 2015 Sales Tax Proposition 1 Edwards Aquifer Protection Program, and is budgeted in the FY 2020 - FY 2025 CIP Budget.

WBS	GL	Amount
26-00638-01-11	5209010	\$722,931.93
26-00638-01-03	5201040	35,100.00
26-0638-01-11	5201040	6,895.11
26-00638-01-06	5201040	3,850.00
Total		\$768,777.04

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

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

**SECTION 5.** This Ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

**PASSED AND APPROVED** this 30<sup>th</sup> day of April, 2020.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Andrew Segovia, City Attorney



# City of San Antonio

City Council

April 30, 2020

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**Item: 8C**

**Enactment Number:**

**File Number: 20-2950**

**2020-04-30-0296**

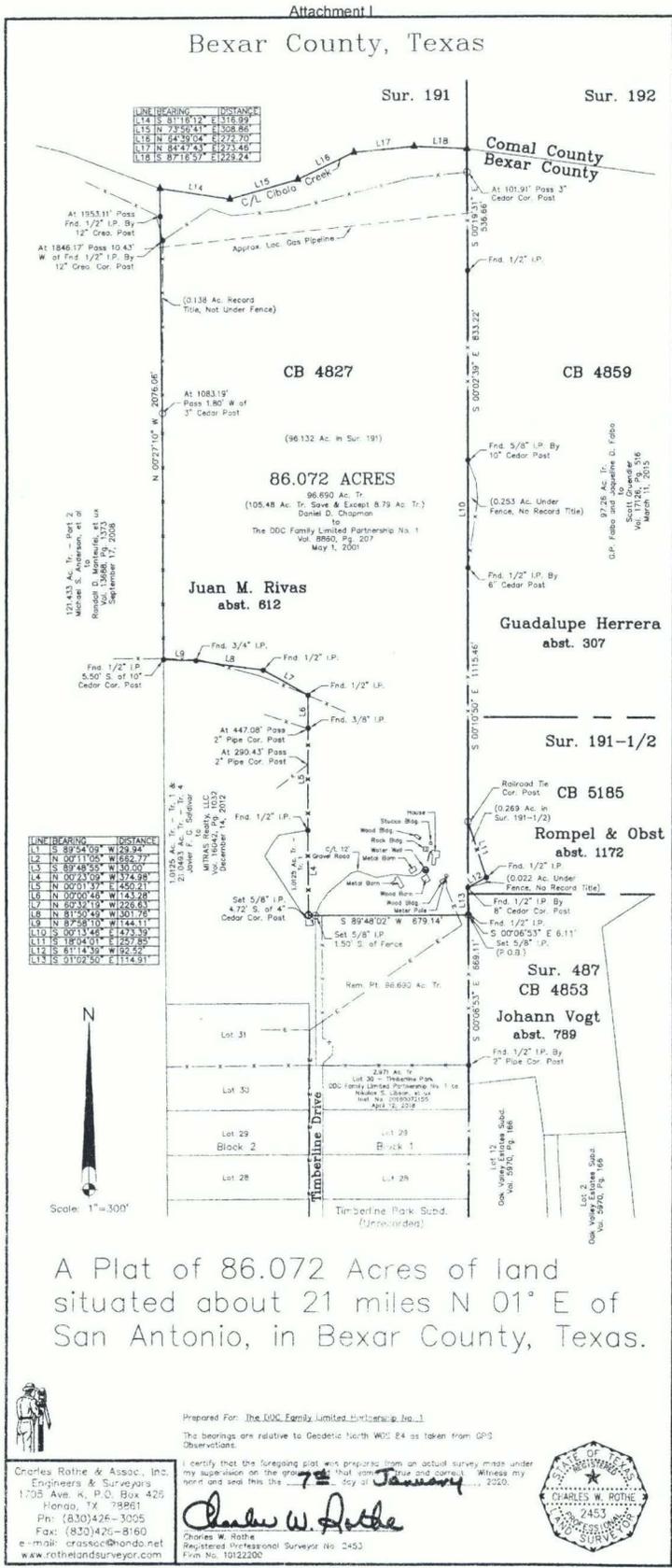
Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge and Contributing Zones on an 87.46 acre tract of land known as the Gruendler Ranch located in Bexar County, Texas from Scott Gruendler and Maria Gruendler, at a cost of \$768,777.04 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2020 - FY 2025 Capital Improvement Program.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

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## ATTACHMENT I



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## ATTACHMENT II

Attachment II

THE STATE OF TEXAS      PREPARED FOR: The DDC Family Limited Partnership No. 1  
COUNTY OF BEXAR

FIELD NOTES TO DESCRIBE

A survey of 86.072 acres of land situated about 21 miles N 01° E of San Antonio, in Bexar County, Texas, being 85.803 acres out of Survey No. 191, Abstract No. 612, County Block 4827, Juan M. Rivas, original Grantee, and 0.269 acre out of Survey No. 191-1/2, Abstract No. 1172, County Block 5185, Rompel & Obst, original Grantee, being a portion of that certain 96.690 acre tract of land described in a Deed to The DDC Family Limited Partnership No. 1 from Daniel D. Chapman, dated May 1, 2001, as recorded in Volume 8860 on Page 207 of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 5/8" iron pin set on the recognized East line of said Survey No. 191, the recognized West line of Survey No. 487, Abstract No. 789, County Block 4853, Johann Vogt, original Grantee, and the West line of that certain 97.26 acre tract of land described in a Deed to Scott Gruendler from G.P. Falbo and Jaqueline D. Falbo, dated March 11, 2015, as recorded in Volume 17126 on Page 516 of the said Official Public Records of Real Property, and the East line of said 96.690 acre tract of land for the Southeast corner of this survey from which a 1/2" iron pin found by a 2" diameter pipe corner post for Southeast corner of said 96.690 acre tract of land bears S 00-06-53 E 669.11 feet;
- THENCE: Across said 96.690 acre tract of land, S 89-48-02 W 679.14 feet to a 5/8" iron pin set 1.50 feet South of fence for an interior corner of said 96.690 acre tract of land, the lower Northeast corner of that certain 21.0493 acre tract of land described as Tract 4 in a Deed to MITRAS Realty, LLC from Javier F. G. Saldivar, dated December 14, 2012, as recorded in Volume 16042 on Page 1032 of the said Official Public Records of Real Property, and an angle point of this survey;
- THENCE: Generally along fence, the middle South line of said 96.690 acre tract of land, and the lower North line of said 21.0493 acre tract of land, S 89-48-55 W 30.00 feet to a 5/8" iron pin set 4.72 feet South of a 4" diameter cedar corner post on the East line of that certain 1.0125 acre tract of land described as Tract 1 in said Deed to MITRAS Realty, LLC for an interior corner of said 21.0493 acre tract of land, the middle Southwest corner of said 96.690 acre tract of land, and the lower Southwest corner of this survey;
- THENCE: Generally along fence and the East line of said 1.0125 acre tract of land, N 00-23-09 W 374.98 feet to a 1/2" iron pin found for the Northeast corner of said 1.0125 acre tract of land, the upper Southeast corner of said 21.0493 acre tract of land, and an angle point of this survey;
- THENCE: Generally along fence and the upper East line of said 21.0493 acre tract of land, N 00-01-37 E at 290.43 feet pass 2" pipe corner post, at 447.08 feet pass a 2" pipe corner post, leaving fence and continuing a total distance of 450.21 feet to a 3/8" iron pin found for an angle point and N 00-00-46 W 143.28 feet to a 1/2" iron pin found in fence for the Northeast corner of said 21.0493 acre tract of land, and an interior corner of this survey;
- THENCE: Along the North line of said 21.0493 acre tract of land, N 60-32-19 W 226.63 feet to a 1/2" iron pin found for an angle point, N 81-50-49 W 301.76 feet to a 1/4" iron pin found for an angle point, and N 87-58-10 W 144.11 feet to a 1/2" iron pin found 5.50 feet South of a 10" diameter cedar corner post on the East line of that certain 121.433 acre tract of land described as Part 2 in a Deed to Randall D. Manteufel, et ux from Michael S. Anderson, et al, dated September 17, 2008, as recorded in Volume 13688 on Page 1373 of the said Official Public Records of

Attachment II

The DDC Family Limited Partnership No. 1 (96.401 Acres) – Page 2

Real Property, for the Northwest corner of said 21.0493 acre tract of land, and the upper Southwest corner of this survey;

THENCE: Generally along fence and the East line of said 121.433 acre tract of land, N 00-27-10 W at 1083.19 feet pass 1.80 feet West of a 3" diameter cedar post, at 1846.17 feet pass 10.43 feet West of a ½" iron pin found by a 12" diameter creosote corner post, at 1953.11 feet pass a ½" iron pin found by a 12" diameter creosote post, leaving fence and continuing a total distance of 2076.06 feet to a point in the centerline of Cibolo Creek on the common boundary line of Bexar and Comal Counties, for the Northeast corner of said 121.433 acre tract of land, and the Northwest corner of this survey;

THENCE: Along the centerline of said Cibolo Creek, the North line of Bexar County, and the South line of Comal County, the following courses:

S 81-16-12 E 316.99 feet to an angle point;

N 73-56-41 E 308.86 feet to an angle point;

N 64-39-04 E 272.70 feet to an angle point;

N 84-47-43 E 273.46 feet to an angle point; and

S 87-16-57 E 229.24 feet to a point on the recognized East line of said Survey No. 191 and the recognized West line of Survey No. 192, Abstract No. 307, County Block 4859, Guadalupe Herrera, original Grantee, for the Northwest corner of said 97.26 acre tract of land, and the Northeast corner of this survey;

THENCE: Along the recognized East line of said Survey No. 191, the recognized West line of said Survey No. 192, the West line of Survey No. 191-1/2, Abstract No. 1172, County Block 5185, Rompel & Obst, original Grantee, and the West line of said 97.26 acre tract of land, the following courses:

S 00-19-31 E at 101.91 feet pass a 3" diameter pipe corner post, continuing generally along fence a total distance of 536.66 feet to a ½" iron pin found for an angle point;

S 00-02-39 E 833.22 feet to a 5/8" iron pin found by a 10" diameter cedar post for an angle point;

Leaving fence, S 00-13-46 E 473.39 feet to a ½" iron pin by a 6" diameter cedar post for an angle point; and

Generally along fence, S 00-10-50 E 1115.46 feet to a railroad tie corner post for an angle point of this survey;

THENCE: Along a Southwest line of said 97.26 acre tract of land, S 18-04-01 E 257.85 feet to a ½" iron found in fence for an exterior corner of this survey;

THENCE: Leaving fence and along a Northwest line of said 97.26 acre tract of land, S 61-14-39 W 92.52 feet to a ½" iron pin found by an 8" diameter cedar corner post on the recognized East line of said Survey No. 191 and the recognized West line of said Survey No. 191-1/2, for an interior corner of this survey;

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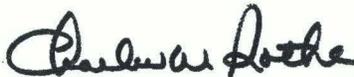
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The DDC Family Limited Partnership No. 1 (96.401 Acres) – Page 3

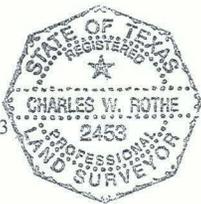
THENCE: Generally along fence, the recognized East line of said Survey No. 191, the recognized West line of said Survey No. 191-1/2, the recognized West line of said Survey No. 487, and the West line of said 97.26 acre tract of land, S 01-02-50 E 114.91 feet to a 1/2" iron pin found for an angle point and S 00-06-53 E 669.11 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 7<sup>th</sup> day of January, 2020.



Charles W. Rothe  
Registered Professional Land Surveyor No. 2453  
1705 Avenue K, P.O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
Fax (830) 426-8160



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## **ATTACHMENT III**

Attachment III

**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 BEXAR       §

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**Conservation Easement**

Chapman Property

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<b>Authorizing Ordinance:</b>	
<b>Grantor:</b>	DDC Family Limited Partnership No. 1
<b>Grantor's Address:</b>	1040 Mulberry Avenue, New Braunfels, Texas 78130 (Comal 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, Parks and Recreation Department
<b>Property:</b>	86.072 acres of land in Bexar County, Texas ("Property") as more particularly described on Exhibit A.

**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.

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Grantee wishes to restrict development on the Property in furtherance of protecting indefinitely the quantity and quality of aquifer recharge. Grantor wishes to preserve the natural state of the land and the farming and ranching heritage associated therewith. Grantor and Grantee agree that such uses are all desirable, compatible and symbiotic.

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>	One (1)
<b>Maximum Number of Building Envelopes:</b>	One (1); 5 acres
<b>No-Development Zones:</b>	As more particularly described on Exhibit B. Structures identified in the Report need not be removed.
<b>Maximum Increased Impervious Cover:</b>	0.43036 acres, or 18,746.48 square feet
<b>Maximum Impervious Cover per Building Envelope:</b>	54,450 square feet
<b>Grantor's Maximum Number of Water Wells:</b>	Three (3)
<b>Report:</b>	The Easement Documentation Report dated January 2020 prepared by Adams Environmental, Inc. relating to the Property, as shown on Exhibit C.
<b>Exceptions to and Reservations from Warranty:</b>	As shown on Exhibit D.

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

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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, significant removal of vegetation, or mechanical tillage of the soil. This definition includes cultivation, earthmoving, land forming, land grading, and land planning.

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, statues, 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, improved Roads, and anything else covering or placed above the natural surface of the Property that substantially impedes absorption of water by the soil. Mobile homes, motor homes, and travel trailers that are used on a temporary basis in accordance with Section 5.03.04 count as Temporary Impervious Cover. Mobile homes, motor homes, and travel trailers used as fixed-permanent structures 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).

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4.09. No-Development Zone means an area set aside within the Property in which no Building Envelopes, improved Roads, or other Development may occur, except that Grantor may remove exotic vegetation and till the soil within designated food plot areas once per year in order to seed and encourage the growth of native grasses and wildflowers.

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 tar, asphalt, sealant, or other impervious 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. The use of caliche, crushed granite, or road base alone or in combination does not constitute as Impervious Cover that would materially impair the recharge capability of the Property.

4.12. Structure means anything built on or added to the Property, excluding fences, Hunting Blinds, rain catchment systems, shooting ranges, utility poles, and livestock/ranching improvements including Feeders, Animal Shelters, Silos, water troughs, corrals, chutes, animal pens, water tanks, and associated Storage Sheds. Any such fences, Hunting Blinds, rain catchment systems, utility poles, and associated livestock/ranching improvements can be built outside of a Building Envelope, within the limitations outlined in Sections 4.02, 4.05, 4.17, 4.18, 4.19, and 6.02.04, but will count as Impervious Cover if any such improvements have an impervious foundation or bottom that impedes absorption of water into the soil.

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

4.17. Animal Shelter means a two-or-three-sided building or hut constructed for the purpose of creating shelter or a covered area of water and feed for livestock animals. Animal Shelters built outside of a Building Envelope require Grantee approval. Animal Shelters built with a roof, one, two or three sides, and a pervious bottom can be built outside of a Building Envelope without Grantee approval, so long as the walls thereof come no closer than twelve (12) inches from the surface of the ground.

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4.18 Silo means a tall, round metal tower or cylindrical building used to store grass, grain, feed, or other bulk materials. Silos built outside of a Building Envelope require Grantee approval and cannot be constructed as a pit or underground structure.

4.19 Storage Shed means a small single-story building constructed for the purpose of storing materials needed for typical livestock or ranching operations. Storage Sheds built outside of a Building Envelope require Grantee approval.

4.20 Earthen or Check Dam means a non-permanent dam created from rock, soil, or cut brush placed within a drainage or waterway. Such Earthen or Check Dams must be constructed so that the maximum height of the dam does not exceed the lowest bank of the waterway where the bank contacts the dam and is constructed within the natural banks of the waterway. Such Earthen or Check Dams must be constructed in a manner that does not violate applicable laws and regulations

4.21 Outhouse or Privy means a facility or structure intended for the disposal of human excreta.

### 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 Silos), or allow a mobile home, motor home, or travel trailer to be lived in or stored on the Property outside a Building Envelope. All such Structures, mobile homes, motor homes, or travel trailers must dispose of raw sewage in compliance with applicable laws and regulations and by an acceptable means approved by the Grantee, which does not result in sewage discharge that will pose a material degradation threat to the quality of water entering the aquifer.

5.02.04. Install, maintain, repair, or replace more than one septic system for each Structure containing plumbing. Septic systems must be properly permitted and maintained in compliance with applicable laws and regulations, including but not limited to, the Texas Administrative Code (Title 30, Chapter 285), the Health and Safety Code (Title 5, Subtitle A, Chapter 341), and the Texas Commission on Environmental Quality Chapter 213 rules.

5.02.05. Use Outhouses, Privy's, or other similar crude septic systems that are not in compliance with applicable laws and regulations that would pose a material degradation threat to groundwater quality. A Privy or Outhouse may be used for so long as all human excreta is contained and does not contact the soil surface or subsurface. Any

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such waste must also be properly disposed off-site or to an on-site septic system in compliance with applicable laws and regulations. A Privy or Outhouse must not be operated with an open bottom or open earthen hole. Any open earthen hole associated with an Outhouse or Privy must be in-filled with substrate such as soil, sand, or gravel.

5.02.06. Unless Grantee consents in writing, grant new utility, road or pipeline 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. As of the date of execution of this Easement, there are gas and water utility easements located in the northern portion of the Property.

5.02.07. 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 outside of No Development Zones, but stock tanks 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. Stock tanks located in a No Development Zone or adjacent to a water body including streams, creeks, ponds, or within drainage or recharge areas cannot exceed 1.0 acre in size and will require prior Grantee approval. Such stock tanks must also be constructed and operated in a manner that does not violate applicable laws and regulations.

5.02.08. Except as otherwise provided in this Easement or as reasonably necessary to conduct activities permitted under this Easement, make substantial changes resulting in alteration or channelization of a natural waterway or stream channel that would result in significant changes affecting the size and shape of the water body. Grantor needs no permission to construct Earthen or Check Dams or other non-permanent surface water retention features built to facilitate recharge and within the limitations outlined in Sections 4.20 and 11.01. Any permanent surface water retention features or permanent dams require Grantee approval and must not be constructed in a manner that violates applicable laws and regulations.

5.02.09. 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. All such wells must be properly permitted, used, and/or plugged in accordance with applicable laws and regulations.

5.02.10. 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, without limitation:

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

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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, gardening, 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, awnings, travel trailers or mobile homes 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 Increased Impervious Cover.

### 6. Agriculture-Related Provisions.

6.01. Grantor and lessee 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 or lessee'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 or lessee. Grantor may locate and maintain within the Building Envelope a chicken coop of not more than fifty (50) square feet for production of eggs for domestic purposes only.

6.01.02. Operate a horticultural nursery, except that Grantor may cultivate plants within the Building Envelope in a garden setting. This provision shall not restrict Grantor from selling or donating excess garden produce in *de minimis* amounts.

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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 and lessee may:

6.02.01. Grow crops, including wildlife food plots and wildflowers, in fields identified in the Report or approved by Grantee. Grantor possesses the right to lease fields identified in the Report or approved by Grantee for the purpose of growing crops.

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 permit and maintain them in accordance with applicable laws and regulations. Grantor may build shooting ranges for so long as any associated shelters are constructed without walls and do not have an impervious bottom.

6.02.05. Foster the presence of wildlife, wildflowers, and native grasses 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 who may be chosen by Grantor, 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. Such approval will not be unreasonably withheld so long as the plan is consistent with the Purpose. 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 synthetically-produced Fertilizers, except in fields, lawns, or food plots located in the Building Envelope 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.

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Grantor may further cut and remove Indigenous or Exotic vegetation, including without limitation mesquite and ashe juniper, 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 who may be chosen by Grantor, 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. Furthermore, Grantee approval must be granted for brush control proposed in No Development Zones or on or within 500-feet of a recharge or sensitive feature. 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. Any updates to NRCS or land management plans must be reviewed and approved by the Grantee. Such approval will not be unreasonably withheld so long as the plan is consistent with the Purpose.

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 and tenants' residential use, agricultural, ranching, and wildlife management operations, educational programs, maintenance, and environmentally-responsible enjoyment 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. Such chemicals will need to be stored in a secure or enclosed area on a concrete pad to prevent runoff from contaminating any surface or subsurface water.

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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 stored in a contained area and must be removed from the Property not less often than annually. No such materials may leak chemicals into or otherwise pose a material degradation threat to the quality of water entering the aquifer.

9.01.03. Dump trash, rubbish, or other waste, except Grantor may actively 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 and must adhere to the following conditions:

- A. Be actively burned
- B. Not be located within 500-feet of a recharge feature.
- C. Not allow chemicals to leak into or otherwise pose a material degradation threat to the quality of water entering the aquifer.
- D. Not contain any non-combustible materials, including but not limited to tires, non-wood construction debris, furniture, carpet, electrical wire, and appliances.
- E. Not exceed the established size documented in the Easement Documentation Report or exceed 200 square feet for future domestic waste pits not identified in the Easement Documentation Report and
- F. Properly contain waste with a berm, fence, or other containment to prevent waste from spreading

No provision herein shall prevent Grantor from piling and burning, in accordance with local regulations, any exotic, diseased, or dead vegetation cut or removed from the Property. Said vegetation may be burned by Grantor at a time of Grantor's convenience, weather conditions permitting.

9.01.04. 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, except:

- A. Grantor may have aboveground storage tanks as long as the tanks are properly permitted and are in compliance with applicable laws and regulations, including but not limited to, the Edwards Aquifer Authority Rules Chapter 713, Subchapter G and the Texas Commission on Environmental Quality Rules Chapter 334, Subchapter F.

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

- (A) household and yard use or

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(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, except for *de minimis* amounts of fuel. 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, to include without limitation using water for residential purposes and for watering livestock located 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.

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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, and 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, and

(F) is not located within a No Development Zone and/or within 500 feet of a recharge feature, with the exception of the occasional extraction of *de minimis* amounts of caliche from an existing pit located on the Property as of the date of execution of this Easement.

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 for so long as they are conducted in a manner so as not to materially impair the Purpose. Archaeological activities should not involve the use of heavy equipment or cause disturbance to water features and/or recharge features. Archeological sites will need to be restored and replanted as appropriate with native vegetation at the conclusion of the activity and prior to the creation of any new archaeological sites.

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.

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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 features and within limitations outlined in Sections 4.20, 5.02.07 and 5.02.08, except during stream restoration or bank stabilization projects.

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. If Grantee disapproves any written request, such disapproval must reasonably detail the basis for such disapproval.

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

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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. No approval or consent required under this section may be unreasonably withheld, conditioned, or delayed.

### **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, following coordination with and approval from Grantor. 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. Under no circumstances does any provision of this Easement give Grantee, or its agents, the right to enter the home or any building in the Building Envelope without Grantor's express written permission.

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. Coordination between the Grantee and Grantor will be executed to ensure that the Grantee's monitoring activities will not unreasonably interfere with permissible Grantor activities. Grantee may install, operate, and maintain fences and other devices reasonably necessary to provide security for the monitoring equipment. If locks are used in the security of the monitoring equipment, Grantor will be provided the combination(s) and/or key(s), for emergency access.

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

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uses of the Property, provided that such well(s) do not affect the quality or quantity of water from Grantor's well(s). Coordination between the Grantee and Grantor will be executed to ensure that the Grantee's monitoring wells will not unreasonably interfere with permissible Grantor activities. Grantee may install, operate, and maintain fences and other devices reasonably necessary to provide security for the monitoring wells. If locks are used in the security of the monitoring wells, Grantor will be provided the combination(s) and/or key(s), for emergency access.

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 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. No research entity shall allow any person under the age of eighteen (18) years old to enter the property. All research entities shall carry liability insurance and, when legally permissible, shall indemnify Grantor from all incidents which may occur on the property involving its personnel.

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 not to exceed 2,500 square feet, 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 30-days' prior written notice before initiating action. If a violation cannot reasonably be corrected within 30 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 30 days and thereafter diligently and continuously

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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.

15.09. No improvement(s) constructed by Grantee shall be counted toward Grantor's Maximum Increased Impervious Cover, notwithstanding Grantor's consent to the construction or placement inside of or out of the Building Envelope.

### **16. Discretionary Consent.**

Grantee's consent for activities otherwise prohibited by this Easement may be given under the following conditions and circumstances. Activities not expressly prohibited by this Easement which do not materially impair the Purpose are presumptively in accordance with the Purpose. 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. Any denial of consent must set forth in detail the grounds for denial.

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### 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 Purpose 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

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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 or Grantee 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 ten (10) business 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

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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 and the violation creates a material impairment of 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.

Attachment III

**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.

<p><b>Grantor:</b> <b>DDC Family Limited Partnership No. 1</b>, a Texas limited partnership, by its general partner, Chapman Properties LLC</p> <p>Signature: _____</p> <p>Printed Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p><b>Grantee:</b> <b>City of San Antonio</b>, a Texas municipal corporation</p> <p>Signature: _____</p> <p>Printed Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>
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**Approved as to Form:**

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

STATE OF TEXAS     §

COUNTY OF BEXAR   §

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: \_\_\_\_\_

VS  
4/30/20  
Item No. 8C

### Attachment III

Notary Public, State of Texas

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

STATE OF TEXAS           §

COUNTY OF BEXAR       §

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: \_\_\_\_\_