

AN ORDINANCE **2008-10-16-0930**

APPROVING THE ACQUISITION OF AN AQUIFER-PROTECTION CONSERVATION EASEMENT OVER THE APPROXIMATELY 89-ACRE CLASSEN RANCH IN BEXAR COUNTY, TEXAS FOR AN AMOUNT UP TO \$374,500.

* * * * *

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

SECTION 1. The City authorizes and directs the City Manager and her designee, severally: (A) to accept on behalf of the City the conservation easements described below:

From Waldine Classen Ramsay

A conservation easement substantially in the form attached as **Attachment I** on the approximately 88 acres ranch known as the Classen Ranch in Bexar County, the affected real estate being more particularly described in **Attachment II**.

SECTION 2. The amount of \$374,500.00 is appropriated in SAP Fund 29082000, Edwards Aquifer Protection Venue Project, SAP Internal Order # 390000000648, SAP GL account 6102100 – Interfund Transfer Out, entitled Transfer To 24-00013-90-02. The amount of \$374,500.00 is authorized to be transferred to SAP Fund 40005000, Park Improvements.

SECTION 3. The budget in SAP Fund 40005000, Park Improvements, SAP Project Definition 24-00013, Edwards Aquifer Land Acquisition & Park Expansion, shall be revised by increasing SAP WBS Element 24-00013-90-02, entitled Transfer From Internal Order # 390000000648, SAP GL Account 6101100 – Interfund Transfer In, by the amount \$374,000.00.

SECTION 4. The amount of \$4,500.00 is appropriated in SAP Fund 40005000, Park Improvements, SAP Project Definition 24-00013, Edwards Aquifer Land Acquisition & Park Expansion, SAP WBS Element 24-00013-03-03, entitled Title, SAP GL Account 5209010.

SECTION 5. The amount of \$356,000.00 is appropriated in SAP Fund 40005000, Park Improvements, SAP Project Definition 24-00013, Edwards Aquifer Land Acquisition & Park Expansion, SAP WBS Element 24-00013-03-06, entitled Acquisition, SAP GL Account 5201110.

SECTION 6. The amount of \$3,500.00 is appropriated in SAP Fund 40005000, Park Improvements, SAP Project Definition 24-00013, Edwards Aquifer Land Acquisition &

Park Expansion, SAP WBS Element 24-00013-03-07, entitled Miscellaneous, SAP GL Account 5201040.

SECTION 7. The amount of \$10,500.00 is appropriated in SAP Fund 40005000, Park Improvements, SAP Project Definition 24-00013, Edwards Aquifer Land Acquisition & Park Expansion, SAP WBS Element 24-00013-04-02, entitled Environmental Costs, SAP GL Account 5209010.

SECTION 8. The amount up to \$374,500.00 is authorized to be paid from SAP Fund 40005000, Park Improvements, SAP Project Definition 24-00013, Edwards Aquifer Land Acquisition & Park Expansion, and is authorized to be encumbered and made payable to LandAmerica Lawyers Title of San Antonio for land, due diligence and closing costs.

SECTION 9. 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 allocation 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 10. This ordinance becomes effective 10 days after passage.

PASSED AND APPROVED this 16th day of October 2008.

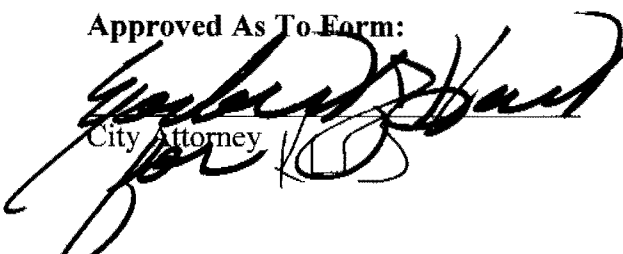

C M A Y O R
PHIL HARDBERGER

Attest:



City Clerk

Approved As To Form:



City Attorney



Request for
**COUNCIL
ACTION**

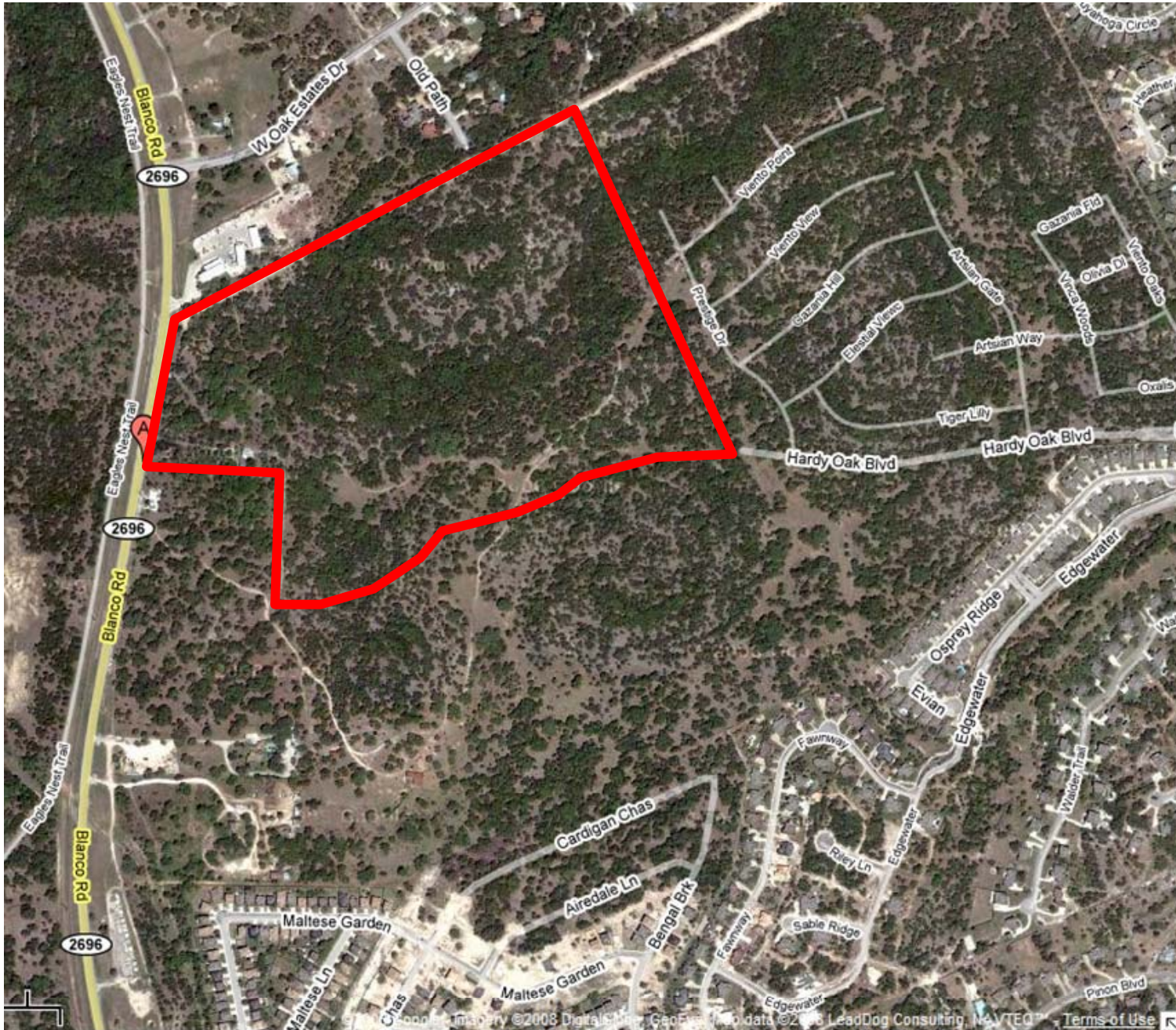


Agenda Voting Results - 12

Name:	8, 9, 10, 11, 12, 13, 14, 15, 18, 21A, 21B, 22A, 22B, 27, 28, 29, 31, 32, 33
Date:	10/16/2008
Time:	10:39:40 AM
Vote Type:	Motion to Approve
Description:	An Ordinance approving the acquisition of an aquifer-protection conservation easement over the approximately 89-acre Classen Ranch in Bexar County, Texas for an amount up to \$374,500.00. [Penny Postoak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7	x					
Diane G. Cibrian	District 8		x				x
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

Classen Ranch Aerial



Attachment I

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 §

Conservation Easement

(Classen Ranch)

Authorizing Ordinance:

Grantor: Waldine Classen Ramsay
Grantor's Address: 23770 BLANCO RD
SAN ANTONIO, TX 78258-6600

Grantee: City of San Antonio, a Texas municipal corporation
Grantee's Address: P.O. Box 839966, San Antonio, Bexar County, Texas
78283-3966
Attn: Director, Capital Improvement Management
Services Dept. (Bexar County)

Property: 88.738 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 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 the water percolating into the Edwards Aquifer.

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.

Table of Contents

1. Basic Information.	5
2. Exhibits.	5
3. Purpose.	5
4. Definitions.	5
5. Development-Related Provisions.	7
6. Agriculture-Related Provisions.	8
7. Vegetation-Related Provisions.	9
8. Vehicle-Related Provisions.	9
9. Storage, Dumping, and Disposition-Related Provisions.	9
10. Extraction-Related Provisions.	10
11. Water Flow-Related Provisions.	11
12. Requests for Approval.	11
13. No Public Access.	12
14. Ownership Obligations.	12
15. Grantee's Rights.	12
16. Alienation by Grantee.	14
17. Alienation by Grantor.	14
18. Amendment.	15
19. Termination, Condemnation.	15
20. Interpretation.	15
21. Severability.	15
22. Successor, Beneficiaries.	15
23. Encumbrance by Grantor.	15
24. Appropriations.	15
25. Notices from Governmental Authorities.	15
26. Easement Runs with the Land; No Merger.	16

1. Basic Information.

**Maximum Number of
Parcels:** One

**Maximum Number of
Building Envelopes:** One for each Parcel.

No-Development Zones: As more particularly described on **Exhibit B**, except Structures shown in the Report need not be removed.

**Maximum Increased
Impervious Cover:** 19,327 square feet, which is intended to approximate ½ of one percent of the Property's total acreage, but the square footage controls

**Maximum Impervious Cover
per Building Envelope:** 25% of the total square feet in the Building Envelope

**Maximum Number of Water
Wells:** 2

Report: The Easement Documentation Report dated ???? prepared by ????? relating to the Property, as shown on **Exhibit C**.

**Exceptions to and
Reservations from
Warranty:** As shown on **Exhibit D**. *????? All items from Schedule B of title policy except rights of parties in possession and shortages in area.??????*

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 recharge into the Edwards Aquifer from the Property. In furthering the Purpose, the parties restrict numerous activities on the Property and seek to assure 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 water percolating into the Edwards Aquifer from the Property.

4. Definitions.

4.01. Building Envelope means an area set aside within the Property in which Structures may be built. 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. 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; (vi) 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, "Applicable Laws" means all laws, statutes, ordinances, regulations, and judicial rulings now or hereafter adopted by any governmental authority with jurisdiction over the Property.

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

4.05. 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 land. Trailers of all types count as Impervious Cover.

4.06. 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).

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

4.08. Parcel means a separate portion of the Property resulting from a division, subdivision, or partition of the Property allowed under this Easement. It includes platting, 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 partition.

4.09. Road means any route traveled by a motorized vehicle that 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 nor count as impervious cover.

4.10. Structure means anything built on the land, excluding fences, Hunting Blinds, and Feeders.

4.11. Temporary Impervious Cover pertain to drilling operations and means cover the operator is required by applicable law to remove on completion of drilling operations.

5. Development-Related Provisions.

5.01. Grantor must maintain the Property in substantially the same state shown 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. 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 Structures outside a Building Envelope, build a Structure higher than three stories, 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 the Edwards Aquifer recharge from the Property. For example, a bed and breakfast or guest ranch with 10 or fewer bedrooms for guests 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 Structures 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, consistently with other applicable express provisions of this Easement.

5.03.04. Allow short-term use of tents outside Building Envelopes and outside No-Development Zones. Any use lasting 30 days is not short-term, and once removed, tents cannot be re-erected for at least 90 days. The tents 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 paragraph 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 assure 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.

6. Agriculture-Related Provisions.

6.01. Grantor must not:

6.01.01. Operate a feedlot, poultry farm, or similarly intensive animal operation.

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. Graze livestock, but only according to a Grantee-approved plan or a United States Department of Agriculture Natural Resource Conservation Service-approved plan. If the United States Department of Agriculture Natural Resource Conservation Service ceases to exist or ceases to approve such plans, Grantee may designate an alternative, similarly qualified authority to review and approve livestock plans.

6.02.02. Grow crops in fields identified in the Report or approved by Grantee.

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

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

6.02.05. 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.

6.02.06. Foster the presence of wildlife on the Property.

6.02.07. Cut firewood for use on the Property.

6.02.08. Control brush according to a United States Department of Agriculture Natural Resource Conservation Service-approved plan or Grantee-approved plan. If the United States Department of Agriculture Natural Resource Conservation Service ceases to exist or ceases to approve such plans, Grantee may designate an alternative, similarly qualified authority to review and approve brush control plans.

7. Vegetation-Related Provisions.

7.01. Outside Building Envelopes, Grantor must not cut or remove vegetation, except Grantor may, without restriction, cut firebreaks up to 15 feet wide and 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 native 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. Except for Building Envelopes and fields permitted under this Easement, Grantor must not plant exotic vegetation on the Property.

7.03. Except in fields permitted under this Easement, Grantor must not plow or use fertilizers.

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, ecotourism, 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 off-road recreational or rally purposes for any motorized vehicles. This restriction includes, but is not limited to: cars, trucks, motor-bikes, motorcycles and ATV's.

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 Edwards Aquifer. Grantor may burn trash in a

container, but Grantor must not permit the residue from the fire to be dumped on the soil. 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, as the list may be changed from time to time. Grantee's list may impose time, quantity, and use restrictions. While the City of San Antonio is the Grantee, the City Manager may alter the list without further action or authorization by City Council. Grantor's use of such chemicals must conform to then current best practices, and Grantor must not allow permitted materials to leak into or otherwise pose a material degradation threat to the quality of water in the Edwards Aquifer. 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.

10. Extraction-Related Provisions.

10.01. Grantor must not:

10.01.01. Use the surface 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. Remove topsoil or remove or mine sand, gravel, rock, or other materials. Notwithstanding any other provision of this Conservation Easement to the contrary, soil, sand, caliche, gravel or rock may be removed from the surface of the Property so long as such removal: (i) is solely for use on the Property for non-commercial purposes, (ii) is in conjunction with activities permitted herein, (iii) is accomplished in a manner which does not materially impair the Purpose, (iv) is limited to no more than two (2) one-acre removal sites on the Property at any one time, with no more than ten (10) such sites ever created unless otherwise approved by Grantee, and (v) 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 2 such sites at any one time. Any activity permitted under this paragraph shall be undertaken and this provision shall be interpreted in a manner consistent with Sec. 170(h) of the United States Internal

Revenue Code and the Treasury Regulations adopted pursuant thereto. Grantor may also permit archaeological digs supervised by qualified personnel.

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

10.01.04. 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. No party to this Easement may hereafter exploit 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 exploit the minerals.

10.03. Even if all or part of the minerals are, as of the date this Easement, owned by someone not a party to this Easement, this Easement conveys to Grantee the right, to be held jointly with Grantor, to consent or not to any matter as to 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 the joinder of the other.

10.04. Both parties acknowledge the restrictions on alienation and other provisions in this Section are reasonable, because mineral exploitation poses a risk to recharge into the Edwards Aquifer.

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 for 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 recharge percolating into the Edwards Aquifer from the Property.

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 rights in its reasonable discretion. Grantee must respond to a request by Grantor within 60 days of its receipt of the 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, the approval is void. Grantor may resubmit the request, but previous approval does not estop Grantee from denying approval on resubmission.

12.05. If Grantee is the City of San Antonio, in any case in which 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 to determine compliance with this Easement. If Grantee finds a potential violation 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.

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 are 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, structures 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 with 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 the Edwards 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 Edwards 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.

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. Alienation by Grantee.

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

16.01.01. 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.

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

16.02. 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.

17. 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.

18. 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.

19. Termination, Condemnation.

19.01. 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.

19.02. 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 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.

20. 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.

21. Severability.

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

22. 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.

23. 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 existing as of the Effective Date of this Easement have been, or will be, secured and filed of record as of such Effective Date.

24. 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.

25. 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.

26. Easement Runs with the Land; No Merger.

This Easement continues in perpetuity and runs with the land. 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.

27. 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 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) 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 heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, but excepting the Reservations From and Exceptions to 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:
Waldine Classen Ramsay

Grantee:
City of San Antonio, a Texas municipal corporation

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

:

Approved as to Form:

City Attorney

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This Easement was acknowledged this date before me by /name of signer/, /office held/ of /corpname/, a Texas corporation, in the capacity therein stated and on behalf of that entity in the entity's capacity as general partner of /name of limited partnership/.

Date: _____

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 that entity.

Date: _____

Notary Public, State of Texas

My Commission expires: _____

Attachment II

STATE OF TEXAS,
COUNTY OF BEXAR:

METES AND BOUNDS DESCRIPTION

Being 91.911 acres of the 323.8591 acre remainder tract of that 2372.86 acre tract of land conveyed to Walter W. Classen by Deed Recorded in volume 529 at page 406, Deed Records, Bexar County, Texas said 217.56 acre tract located in the LC, Grothus Survey No. 2, Abstract No. 932, C. B. 4931, and in the Comanche Irrigation Co. Survey No. 7, Abstract No. 175, C.B. 4932 and in the Nathaniel- Lewis Survey No. 381, Abstract No. 425, C.B. 4829, in Bexar County, Texas is more particularly described by Metes and Bounds as follows.

Beginning at an iron pin in the east right-of-way of Blanco Road (FM. Road 2696) variable right-of-way for the northwest corner of this tract and a 100 foot wide City Public Service Board easement along the north boundary of this tract described by Deed Recorded in volume 8317, page 469, Real Property Records and the southwest corner of Block 5, Timber Oaks North Estates a subdivision recorded in volume 2933, page 47 of said Deed Records;

Thence North $61^{\circ} 39' 50''$ East, 2148.72 feet with a fence to a found iron pin for the north most corner,

Thence South $23^{\circ} 58' 43''$ East, 1876.70 feet to a to a found iron pin, the center line of proposed Hardy Oak;

Thence with the center line of proposed Hardy Oak;

Thence North $87^{\circ} 07' 47''$ West, 181.32 feet,

Thence with a curve 311.25 feet along a 700.00 foot radius curve to the left, having an included angle of $25^{\circ} 28' 34''$, and the long chord of which measures South $80^{\circ} 07' 55''$ West, 308.69 feet;

Thence South $67^{\circ} 23' 38''$ West, 510.40 feet,

Thence South $71^{\circ} 26' 51''$ West, 79.96 feet,

Thence South $77^{\circ} 46' 10''$ West, 105.13 feet,

Thence with a curve 341.83 feet along a 700.00 foot radius curve to the left, having an included angle of $27^{\circ} 58' 45''$, and the long chord of which measures South $63^{\circ} 46' 47''$ West, 338.44 feet,

Thence South $49^{\circ} 47' 25''$ West, 160.43 feet;

Thence with a curve 611.28 feet along a 700.00 foot radius curve to the right, having an included angle of $50^{\circ} 02' 02''$, and the long chord of which measures South $74^{\circ} 48' 26''$ West, 592.04 feet,

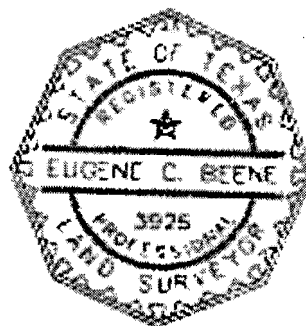
Thence North $80^{\circ} 10' 33''$ West, 333.30 feet;

Thence North 85° 34' 53" West, 430.08 feet, to the east right-of-way of Blanco Road;

Thence North 10° 10' 23" East, 1320.83 feet, with the east right-of-way of Blanco Road to the point of beginning.



Eugene C. Boene Jr.
Registered Professional Land Surveyor No. 3925



STATE OF TEXAS:
COUNTY OF BEXAR:

METES AND BOUNDS DESCRIPTION

Being 93.911 acres of the 323.8591 acre remainder tract of that 2372.86 acre tract of land conveyed to Walter W. Classen by Deed Recorded in volume 529 at page 406, Deed Records, Bexar County, Texas said 217.56 acre tract located in the LC, Grothus Survey No. 2, Abstract No. 932, C.B. 4931, and in the Comanche Irrigation Co. Survey No. 7, Abstract No. 175, C.B. 4932 and in the Nathaniel- Lewis Survey No. 381, Abstract No. 425, C.B. 4829, in Bexar County, Texas is more particularly described by Metes and Bounds as follows:

Beginning at an iron pin in the east right-of-way of Blanco Road (FM. Road .2696) variable right-of-way for the northwest corner of this tract and a, 100 foot wide City Public Service Board easement along the north boundary of this tract described by Deed Recorded in volume 8317, page 469, Real Property Records and the southwest corner of Block 5, Timber Oaks North Estates a subdivision recorded in volume 2933, page 47 of said Deed Records;

Thence North $61^{\circ} 39' 50''$ East, 2148.72 feet with a fence to a found iron pin for the north most corner;

Thence South $23^{\circ} 58' 43''$ East, 1876.70 feet to a to a found iron pin, the center line of proposed Hardy Oak;

Thence with the center line of proposed Hardy Oak;

Thence North $87^{\circ} 07' 47''$ West, 181.32 feet;

Thence with a curve 311.25 feet along a 700.00 foot radius curve to the left, having an included angle of $25^{\circ} 28' 34''$, and the long chord of which measures South $80^{\circ} 07' 55''$ West, 308.69 feet;

Thence South $67^{\circ} 23' 38''$ West, 510.40 feet;

Thence South $71^{\circ} 26' 51''$ West, 79.96 feet;

Thence South $77^{\circ} 46' 10''$ West, 105.13 feet;

Thence with a curve 341.83 feet along a 700.00 foot radius curve to the left, having an included angle of $27^{\circ} 58' 45''$, and the long chord of which measures South $63^{\circ} 46' 47''$ West, 338.44 feet;

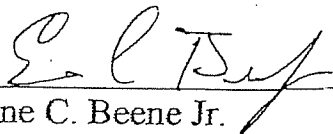
Thence South $49^{\circ} 47' 25''$ West, 160.43 feet;

Thence with a curve 611.28 feet along a 700.00 foot radius curve to the right, having an included angle of $50^{\circ} 02' 02''$, and the long chord of which measures South $74^{\circ} 48' 26''$ West, 592.04 feet;

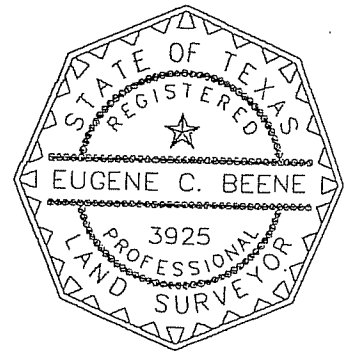
Thence North $80^{\circ} 10' 33''$ West, 333.30 feet;

Thence North 85° 34' 53" West, 430.08 feet, to the east right-of-way of Blanco Road;

Thence North 10° 10' 23" East, 1320.83 feet, with the east right-of-way of Blanco Road to the point of beginning.



Eugene C. Beene Jr.
Registered Professional Land Surveyor No.3925.





CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # 12
Council Meeting Date: 10/16/2008
RFCA Tracking No: R-3988

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
City Wide

SUBJECT:
Edwards Aquifer Protection Program - Classen Ranch

SUMMARY:

An ordinance authorizing payment in an amount up to \$374,500.00 to LandAmerica Lawyers Title of San Antonio, as escrow agent for title on a conservation easement, on a tract of land known as the "Classen Ranch" situated in Bexar County, Texas for land, due diligence and closing costs. This ordinance is necessary under the Proposition One Edwards Aquifer Protection Venue Project and authorizes the execution of documents to accomplish the purchases.

BACKGROUND INFORMATION:

The purchase of the approximately 89-acre Classen Ranch is presented for consideration to the City Council under the Proposition One Edwards Aquifer Protection Venue Project which was approved by the voters on May 7, 2005. The Conservation Advisory Board reviewed and recommended purchase.

The purpose of the Edwards Aquifer Land Acquisition and 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.

This easement is located over the contributing and recharge zones of the aquifer and contains a number of recharge features including a mapped fault and exposed Edwards Limestone that conduct surface waters to the aquifer. The property is also located outside of the flood plain and was suitable for rural residential development prior to the City's agreement to purchase a conservation easement.

The property was first targeted through use of the Scientific Evaluation Team's GIS-Spatial Model (SET Model) and ranked as a first tier property. Subsequent site visits identified previously undocumented recharge features on the property. In addition to recharge potential throughout the property, surface drainage from this property drains into the Panther Springs Creek and in turn the Blanco Road Cave which has repeatedly

shown a direct and immediate connection to the Edwards Aquifer. The property is one of the last remaining undeveloped tracts within the heavily developed Stone Oak subdivision and is adjacent to Camp Bullis across Blanco Road.

The proposed tract would constitute the 15th tract of land under the current program protecting 48,677 acres in addition to the 6,539 acres in the first program for a total of 55,216 protected acres.

Total expenditures under this program as of August 30, 2008	\$49,620,845.00
Ordinance Request for Classen Ranch	\$374,500.00
Total Expenditures After Proposed Acquisition	\$49,995,345.00

ISSUE:

The request for approval to purchase a conservation easement on the Classen Ranch, located in Bexar County is submitted for City Council consideration. The acquisition of the Classen Ranch is necessary to accomplish the Proposition One Edwards Aquifer Protection Venue Project.

ALTERNATIVES:

An alternative would be to defer purchase until a later date. By not acquiring the easement at this time, it may not be available at a later date or for the same purchase price.

Another option would be not to acquire the easement; however, this would be counter to the goals of the Proposition One Edwards Aquifer Protection Venue Project.

FISCAL IMPACT:

The \$374,500.00 for this acquisition will be funded by the one-eighth of one cent sales and use tax in the Edwards Aquifer Protection (Proposition One) Sales Tax funds.

The purchase cost and fees for the Classen Ranch, approximately 89 acres in Bexar County are shown below:

Item	Amount
Easement Cost	\$356,000.00
Due Diligence Cost	\$14,000.00
Closing Costs (LandAmerica Lawyers Title of San Antonio)	\$4,500.00
Total	\$374,500.00

RECOMMENDATION:

Staff recommends approval authorizing the acquisition of the Classen Ranch for a total of \$374,500.00 in connection with the Proposition One Edwards Aquifer Protection Venue Project in order to protect the quality and quantity of water entering the Edwards Aquifer.

ATTACHMENT(S):

File Description
[Conservation Easement](#)

File Name
 Conservation Easement Ramsay 09-25-08.doc

[Metes and Bounds](#)

Legal for 93 911 acres.pdf

[Aerial](#)

Classen Aerial.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200810160930.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

George Rodriguez	Assistant Director	Capital Improvements Management Services
Mike Frisbie	Director	Capital Improvements Management Services

APPROVED FOR COUNCIL CONSIDERATION:

Penny Postoak Ferguson Assistant City Manager