

June 28, 2013

Larry R. Faulkner Elizabeth G. Love

President Grant Officer

Houston Endowment, Inc. Houston Endowment, Inc.

600 Travis, Suite 6400 600 Travis, Suite 6400

Houston, Texas 77002-3000 Houston, Texas 77002-3000

**Final Report: Pre-Acquisition Grant to the Friends of Brazoria Wildlife Refuges.**

Per the conditions of this grant made on November 15, 2011, we are pleased to provide this final report on the Columbia Bottomlands Houston Endowment Pre- acquisition activities performed by the Friends of the Brazoria Refuges (Friends) in association with other Texas conservation partners from October 3, 2011 to the present. This grant has facilitated the purchase, protection and preservation of forest wetland habitat in Brazoria County, Texas. Major partners providing significant expertise and major support to this grant include The National Fish and Wildlife Foundation (NFWF), The Conservation Fund (TCF), The Trust For Public Land (TPL), plus the Natural Resources Conservation Service (NRCS) under the Wetland Reserve Program and the U.S Fish and Wildlife Service (FWS) under the Migratory Bird “Duck Stamp” and the NAWCA Programs.

During the grant period a total of eight important bottomland hardwood tracts were acquired from private landowner willing sellers, at appraised market values, totaling 8,664-acres at a total land cost of $12,320,618. These tracts are now managed as important additions to the Columbia Bottomlands Units of the San Bernard National Wildlife Refuge. **In addition there are two purchase contracts which will close soon covering the 212 acre BSR-RRG tract and the 9 acre Conwell Sandpit Tract. Completion of these purchases utilizing a variety of funding sources were made possible by this Houston Endowment Grant. The grant funds provided the required pre-acquisition due diligence money necessary for the FWS to complete all purchase steps.**

If our pending grant proposal is approved we will be able to continue to acquire additional tracts. The Houston Endowment grant will make it possible to compete for a variety of federal and private foundation funds in the future.

Attached is a current map of the Columbia Bottomlands Unit of the Refuge showing the recent land purchases and proposed additions outlined. The invoices paid to date for the completed pre-acquisition activities total $293,099.82. The remaining 6,900.18 left is obligated for an appraisal invoice that will be received in July for $7,500.

We thank you for your contribution to help preserve key portions of the Columbia Bottomlands Forest.

The following information is provided based on your standard outline for reporting on grants:

**Organization name:** Friends of Brazoria Wildlife Refuges (Friends)

**Grant Specific Information**: See Houston Endowment letter authorizing the grant – October 3, 2011, reproduced for convenience to this report.

**Final Report due date:** July, 3 2013

**Grant funds received**: $300,000

**Grant funds expended**: $300,000

**Total project cost from inception**: $300,000

**Date project completed**: June 30, 2013

**1) Has the purpose of the grant been achieved?**

Goals have been reached.

**a. If yes, please provide concrete examples.**

A total of eight important bottomland hardwood tracts were acquired from private landowner willing sellers, at appraised market values, totaling 8,664 acres at a total land cost of $12,320,618. These acquisitions were facilitated by the grant from Houston Endowment, Inc., which enabled timely completion of required pre-acquisition discovery of the legal status of these properties. These tracts are now managed as important additions to the San Bernard National Wildlife Refuge. See attached status map at the end of this report. We continue to work on a number of additional proposed additions and add new projects continually as landowners contact us.

**b. If no, please indicate what prevented success.** N/A

**2) Were there any unexpected outcomes from the grant? If so, what were they?**

None

**3) Did you encounter unexpected difficulties? If yes, please elaborate.**

Generally the acquisition process is slow and difficult. Through the Houston Endowment grant we have been able to minimize many of these difficulties and expedite land purchases. Although delays and problems are constantly encountered, we continue to make significant progress. The grant funds have helped facilitate a great deal more acquisition in a shorter period of time making it possible for us to successfully compete for Federal and other funding for the actual purchases. The due diligence funded under this grant leverages many hundreds of thousands of additional dollars which are used for the purchase of critically important habitat.

**4) If possible, please describe how many people benefited from the project the grant supported. Please provide details.**

As our grant application explained, the acquisition will ultimately result in more land available for public use. It helps protect birds and other wildlife, resulting in greater and more diverse populations of birds and wildlife for people to enjoy. It also improves water and air quality, ground water recharge, and helps protect adjacent lands from flooding and generally improves the quality of life for the people in the region in many other ways.

**5) Please provide details about any new or unexpected support for this project.**

No other additional contributions or partners have been found to help fund the due diligence steps supported by this Houston Endowment, Inc. grant. However, the US Fish and Wildlife Service continues to add willing landowner partners to the project. Adjacent landowners have offered to sell or donate property, and the continued support by the Houston Endowment through this grant made it possible for us to initiate more good projects and keep the interested landowners engaged. This grant also enhances the ability of the San Bernard National Wildlife Refuge to compete for federal acquisition dollars.

**6) Include a breakdown of grant fund expenditures**. Were any grant funds spent for a purpose or purposes other than those stated in the grant application? All grant funds were used as proposed in the grant application.

A listing of grant fund expenditures, updated from our status is attached.

**7) Please provide any other additional information or documentation regarding the grant, including publicity, conferences, awards, etc.** N/A

**Organizational Goals:**

**Goal, defined in terms of specific, measurable outcome(s):**

Assist the Texas Mid-coast National Wildlife Refuge Complex (TMCNWRC) in their efforts to acquire critical parcels of land in Brazoria and surrounding counties in Texas that can be preserved or restored for wildlife habitat by providing funds from grants and donations to support pre-acquisition discovery.

**Explanation for developing and prioritizing this goal:**

Funding has helped protect more critically important wildlife habitat. 8,664 acres were acquired during the grant period using the above-described funds.

We thank you for your contribution to help preserve key portions of the Columbia Bottomlands Forest. If you need any further information please let us know.

Submitted by: Martin Cornell

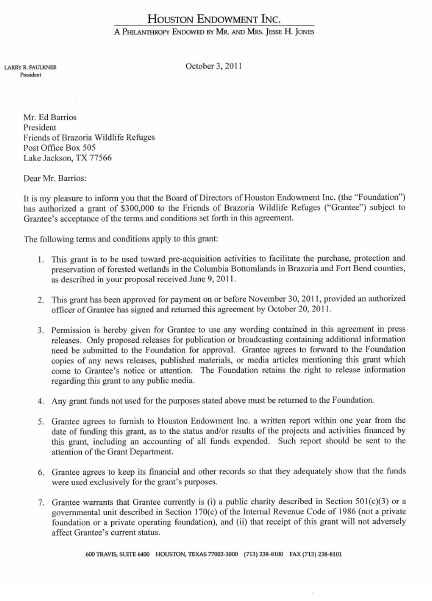
Member of the Board and Grant Administrator,

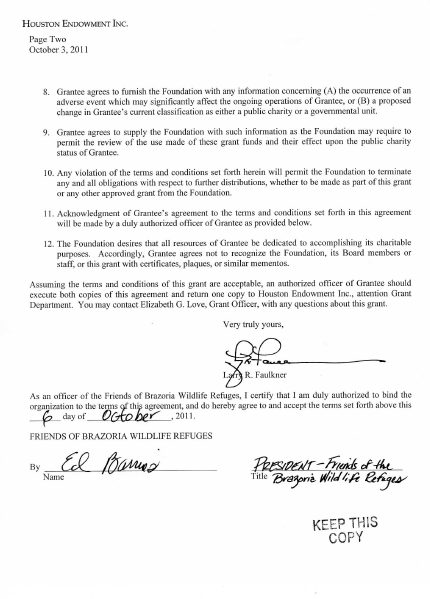
Friends of Brazoria National Wildlife Refuges

Attachments:

* Map of Columbia Bottomlands Unit of the San Bernard National Wildlife Refuge
* Houston Endowment, Inc. letter of October 3, 2011 authorizing this grant
* Tracts supported by the Houston Endowment, Inc Pre-acquisition – discovery grant
* Expenditures by Friends of Brazoria Wildlife Refuges on Grant 20111115, Pre-acquisition –Discovery, awarded by the Houston Endowment, Inc. on October 3, 2011







**Columbia Bottomlands Status**

Tracts acquired during the first grant period with pre-acquistion funds provided by Houston Endowment

November 30, 2011 to the present (June 30, 2013).

Tract Name Date FWS tract no. acres purchase price partners

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Eagle Nest Lake | 2/15/12 | 108,a,b | 3,547.01 | $3,532,450.00 | HE/MBCF/ NFWF/TCF/NRCS |
| Eagle Nest Lake | 2/15/12 | 108c | 924.00 | $920,000.00 | HE/NAWCA, NFWF/TCF/NRCS |
| Brothers BRI | 5/3/12 | 129 | 497.71 | $1,269,200.00 | HE/ LWCF/ NFWF/ TPL |
| Yelderman | 7/11/12 | 122 | 1,350.21 | $2,362,868.00 | HE/MBCF/ NFWF |
| Carl | 8/20/12 | 105 | 850.00 | $1,530,000.00 | HE/TCF/NFWF/LWCF |
| Kelly | 2/25/13 | 132 | 12.49 | $29,400.00 | /HE/NFWF/LWCF |
| Carl Lots | 3/8/13 | 105a-k,m,n,p-s | 41.61 | $87,000.00 | HE/NFWF/TCF |
| Brothers River | 4/3/13 | 57 | 1,440.99 | $2,589,700.00 | HE/NFWF/TCF |
| Totals |  |  | 8,664.02 | $12,320,618.00 |  |

Current proposed additions in partnership with Houston Endowment and the Friends of Brazoria Refuges.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Locator | Tract Name | Lead Organization | Value Estamate | Acres | Status |
| C | BSR-RRG Tract | NFWF/FWS | $372,000 | 213 | MBCC approved |
| F | Conwell Sand Pit | TPL | $150,000 | 9 | Under contract |
| G | Eagle Nest Lake Addition | NFWF/FWS | $750,000 | 266 | Proposed |
| H | Griffith/County Tract | NFWF/FWS | $1,750 | 9 | Under contract |
| I | Jenks/Ex-Wife | NFWF/FWS | $90,000 | 10 | Appraisal underway |
| L | LeCompte | NFWF/FWS | $362,000 | 56 | Proposed |
| N | Muegge (Conservation Easement) | NFWF/FWS | $1,100,000 | 1,100 | Proposed |
| O | Muse Lots | NFWF/FWS | $116,800 | 57 | MBCC approved |
| P | Nash Bottomlands | TNC | $7,000,000 | 3,500 | Proposed |
| Q | Oceola Plantation | TCF | $10,000,000 | 3,200 | Proposed |
| R | Poole Family Lot | NFWF/FWS | $31,500 | 11 | Appraisal completed |
| S | Stoutberg | NFWF/FWS | $95,000 | 30 | Appraisal underway |
| U | Yelderman addition | NFWF/FWS | $6,000,000 | 3,249 | Appraisal underway |
| W | Gilbert CE | NFWF/FWS | $15,000 | 13 | Proposed Donation |
|  | Total | \* | $26,084,050 | 11,723 |  |

TPL –Trust for Public Land, NFWF –National Fish and Wildlife Foundation, TCF-The Conservation Fund, TNC-Texas Nature Conservancy, HE-Houston Endowment, FWS- U.S. Fish and Wildlife Service

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Friends of Brazoria Wildlife Refuges Grant 20111115** | | | | |
| **Houston Endowment, Inc. Grant of $300,000, June 28, 2011** | | | | |
| **Date of Invoice** | **Activity** | **Submittor** | **Payee** | **Amount** |
| February 16, 2012 | Surveying Services- Brothers Tract 129 West ofHighway 36, West Columbia, Texas Surveying Services - Boundary Survey of 1942 Acres Along Hwy 36 bwtween Brazoria & West Columbia, Texas | Louis duBois, Senior Land Surveyor | Dovle & Wachtstetter. Inc | $39,965.20 |
| March 1, 2012 | Surveying Services- Brothers Tract 129 West ofHighway 36, West Columbia, Texas | Louis duBois, Senior Land Surveyor | Dovle & Wachtstetter. Inc | $16,393.50 |
| March 2, 2012 | Salary and Expenses | Thomas E. Smith | National Fish and Wildlife Foundation (NFWF) | $7,113.01 |
| Salary and Expenses | Thomas E. Smith | $5,081.63 |
| Travel | Thomas E. Smith | $1,155.54 |
| Travel | Thomas E. Smith | $1,485.38 |
| March 2, 2012 | Owner's policy title insurance for 1.8119 acres John McCrowskey Abst. 84, Cedar Lake Creek, Sweeny, Texas | Gwen Fief | Alamo Title Company | $757.25 |
| March 28, 2012 | Surveying Services- Brothers Tract 129 East ofHighway 36, West Columbia, Texas | Louis duBois, Senior Land Surveyor | Dovle & Wachtstetter. Inc | $45,600.00 |
| April 3, 2012 | Self-contained apprasial report being *Tract 138* of the San Bernard National Wildlife Refuge IVIS# F12017 0f 212.627 acres located along the southwest side of FM1459 approximately six miles west of West Columbia, Texas in the western portion of Brazoria County Texas and legally described as 212.627 acres out of the Zeno Phillips League, Abstract No. 118 in Brazoria County, Texas | David W. Oberrender, MAI | Kokel-Oberrender-Wood Apprasil, Ltd. | $7,800.00 |
| April 4, 2012 | Self-contained apprasial report being *Tract 137* of the San Bernard National Wildlife Refuge IVIS# F12012 0f 55.678 acres located 0.2 mile southwest of Pearson Road, being approximately seven miles southeast of Alvin, Texas, four miles southeast of Santa Fe, Texas on the Brazoria/Galveston County line and legally described as 55.678 acres out of the A. G. Reynolds League, Abstract No. 121, Brazoria County, Texas | David W. Oberrender, MAI | Kokel-Oberrender-Wood Apprasil, Ltd. | $11,400.00 |
| April 11, 2012 | Surveying Services - Brothers Tract 129 East of Highway 36, West Columbia, Texas | Louis duBois, Senior Land Surveyor | Dovle & Wachtstetter. Inc | $7,339.00 |
| May 2, 2012 | 497.7080 acres S. F. Austin 7 1/3 Leag. Abst. 20, near West Columbia San Bernard NWR Tract (129), West Columbia, Texas |  | Alamo Title Company | $7,408.00 |
| May 22, 2012 | Salary, Travel, and other expenses | Thomas E. Smith | NFWF | $20,920.10 |
| June 8, 2012 | Retainer on apprasial of Gilbert 13.637 Acre Tract (Lawrence E. Gilbert, Jr., ownership) End of County Road 791, east of Highway 1459, near West Columbia; and being acerage ofLlot 7 of the Bernard River Land Development Company Subdivision in the B. C. Franklin League, Abstract 192; Brazoria County, Texas |  | James J. Jeffries, ARA, MAI | $4,000.00 |
| June 8, 2012 | Retainer on apprasial of Mansfield 75.54 Acres out of the Parent 105.54 Acres Tract (Johanna And Ben Mansfield ownership) West Side of County Road 321, North of Coungy Road 332 near Sweeny; and Being acreage out of Lots 18 through 20; Block 8; Lot 9, Block 9; and Lots 4 through 8, Block 22; of the Third Subdivision of the M. B. Nuckols Survey, Abstract 679, Brazoria County, Texas |  | James J. Jeffries, ARA, MAI | $4,000.00 |
| August 20, 2012 | Appraisal of: Mansfield 75.54 Acres out of the Parent 105.54 Acres Tract (Johanna And Ben Mansfield ownership) West Side of County Road 321, North of Coungy Road 332 near Sweeny; and Being acreage out of Lots 18 through 20; Block 8; Lot 9, Block 9; and Lots 4 through 8, Block 22; of the Third Subdivision of the M. B. Nuckols Survey, Abstract 679, Brazoria County, Texas |  | James J. Jeffries, ARA, MAI | $4,000.00 |
| August 31, 2012 | Resurvey of the Brothers tracts (57,a) and 129 at San Bernard NWR to correct problem in a previous deed. | Louis duBois, Senior Land Surveyor |  | $16,933.30 |
| September 7, 2012 | Salary, Travel, and other expenses | Thomas E. Smith | National Fish and Wildlife Foundation (NFWF) | $13,952.33 |
| September 27, 2012 | Amelia Poole Sudderth Tract, Lots 56 and 57, Poole Partition. F.M. 29188 and C.R. 306 | Angleton Real Estate Apprasial |  | $3,500.00 |
| October 12, 2012 | Self-Contained apprasial report being Tract 142 of the San Bernard National Wildlife Refuge, IVIS #F12381 of 177.21 acres located along the northwest side of FM524, approximately 4 miles northwest of Old Ocean, Texas in the west portion of Brazoria County, Texas and legally described as 177.21 acres out of the Joseph White League, Abstract No. 136 in Brazoria County, Texas. | David W. Oberrender, MAI | National Fish and Wildlife Foundation (NFWF) | $7,800.00 |
| November 25, 2012 | Salary, Travel, and other expenses | Thomas E. Smith |  | $11,841.00 |
| January 2, 2013 | Salary, Travel, and other expenses | Thomas E. Smith |  | $9,970.00 |
| April 11, 2013 | Appraisal of George B. Jenks property | James Jefferies |  | $2,400.00 |
| April 19, 2013 | Salary, Travel, and other expenses | Thomas E. Smith |  | 19,241.36 |
| April 23, 2013 | Debris removal from Frei Brothers Ranch | Trust for Public Land |  | $5,250.00 |
| June 10, 2013 | Salary, Travel, and other expenses | Thomas E. Smith |  | $13,793.22 |
| June 20, 2013 | Gilbert 13.673 acre tract (Lawrence E. Gilbert Jr. ownership) End of County Road 791, east of FM Highway 1459, near West Columbia; and being acreage out of Lot 7 of the Bernard River Land Development Company Subdivision in the B. C. Franklin League, Abstract 192; Brazoria County, Texas | Thomas E. Smith | James J. Jeffries, ARA, MAI | $4,000.00 |
|  |  |  |  |  |
|  |  |  |  |  |
| **Total Spent** | | | | **$293,099.82** |
| **Remaining** | | | | $6,900.18 |
| Mid-July, 2013 | Pending Invoice for property appraisal |  | James J. Jeffries, ARA, MIA | $7,500.00 |
| **Balance Pending Final Invoice** | | | | -$599.82 |