

## Baird Ranch Conservation Easement

### An Overview

June 2025

The Baird Ranch has a conservation easement (CE) overseen by Texas Land Conservancy (TLC). The purpose of such conservation easement is the preservation and protection of significant Texas natural areas. This is one of several privately owned ranches in the immediate area that have chosen as their legacy to maintain a piece of the Texas Hill Country in a manner ensuring that the native plants and animals may continue to thrive along with the continuation of farming and ranching.

This Overview is intended to assist a Buyer in understanding the terms of this CE on a few pertinent topics.

#### BUILDING STUCTURES AND IMPROVEMENTS:

- There are 2 five-acre Existing Building Areas. On each of these areas the landowner may:
  - Maintain, enlarge or remodel residences or replace existing residences with a single-family structure. The residences are not to exceed a footprint of 5,000 square feet or a height of 35 feet.
  - Construct additional outbuildings and improvements including, but not limited to:
    - Site improvements, utility improvements, gates, driveways, gardens, gazebos, recreational pavilions, swimming pools, game courts
- 2 Additional Building Areas of five-acres each may be designated. Within these areas the landowner may:
  - Construct a new residence not to exceed a footprint of 5000 square feet or a height of 35 feet.
  - Additional outbuildings and improvements to support the residence may be constructed within the Additional Building Areas.
  - Additional Building Areas must be located outside of the Sensitive areas designated in the Baseline Documentation Report.
  - Prior to construction, the landowner must notify TLC.

#### SUBDIVISION

- Landowner may subdivide the property up to 2 times, into a total of three parcels. No parcel shall be smaller than 100 acres.

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#### AGRICULTURAL/RANCHING STRUCTURES AND IMPROVEMENTS

- Other minor structures and improvements for traditional agricultural and ranching uses are allowed. Included, but not limited to:
  - Fences, corrals, troughs, riding rings
  - Wildlife management devices, hunting and photography blinds
- Any new “Minor Permitted Improvement” located outside of a “building area” requires approval if it exceeds 35 feet in height or a footprint of 400 square feet.

#### IMPERVIOUS COVER

- No more than 2% of the total acreage of the Property may consist of impervious cover. This translates to - impervious cover may not exceed approximately 15 acres or 662,000 square feet.

#### ROADS AND TRAILS

- All new roads shall be no more than 30 feet wide.
- All new trails shall be no more than 10 feet wide.
- Permitted new and existing roads may be improved with pervious materials or paved with impervious cover subject to the 2% impervious cover limitation.

#### AGREEMENT WITH TLC

- Landowner shall use all reasonable efforts and practices in constructing any permitted structures or improvements such that impacts on the Conservation Values are minimized.
- Landowner shall notify TLC of any new construction during TLC’s monitoring visits.

This overview is intended to assist a Buyer in understanding some terms of the Conservation Easement that are frequently asked questions. The Buyer should not rely solely on this summary. Please, contact Carolyn Vogel with further inquiries at 512-633-4995 or [cvogel@moreland.com](mailto:cvogel@moreland.com).