

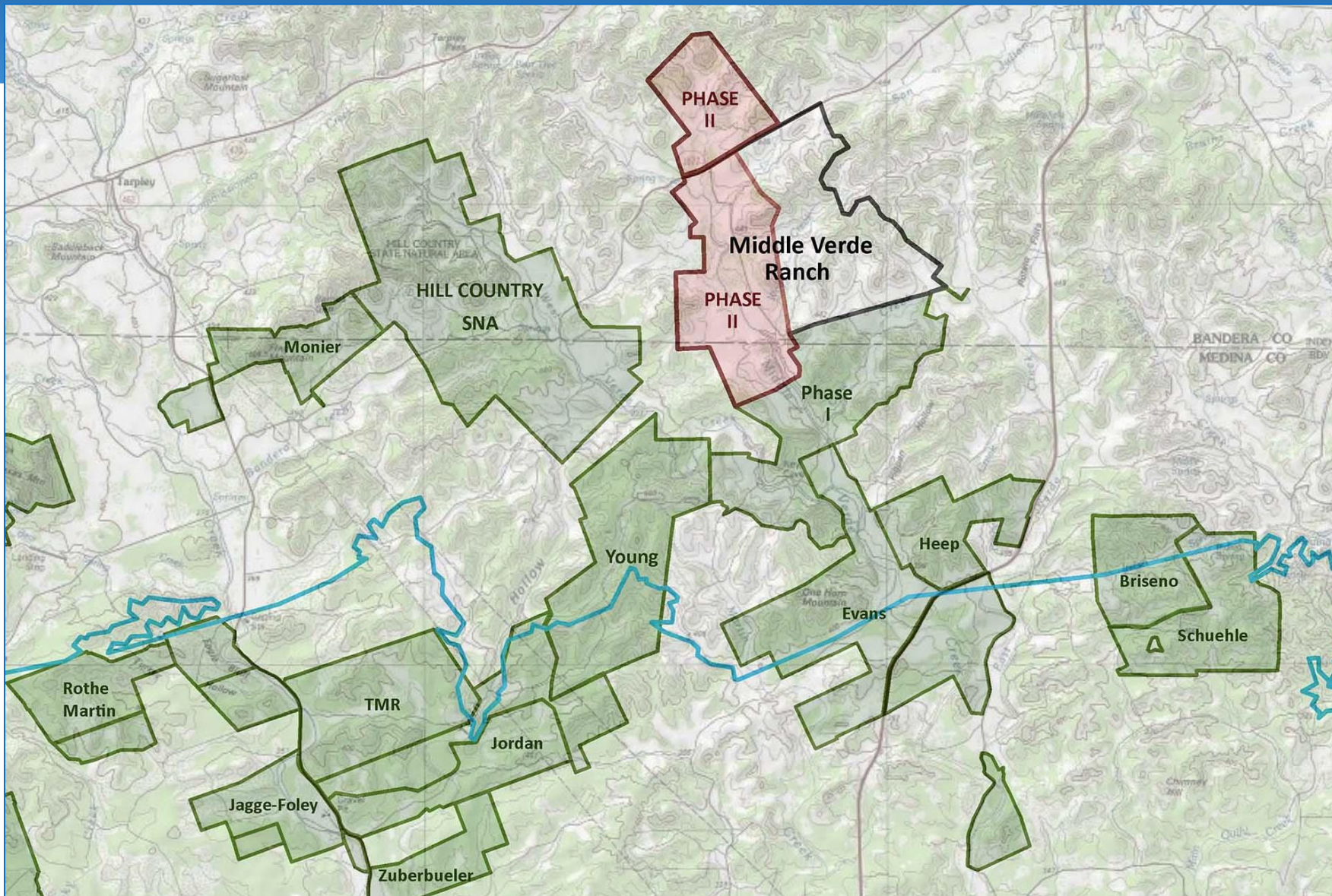
The Nature Conservancy



Middle Verde Ranch Phase III
Hilthon Ranch

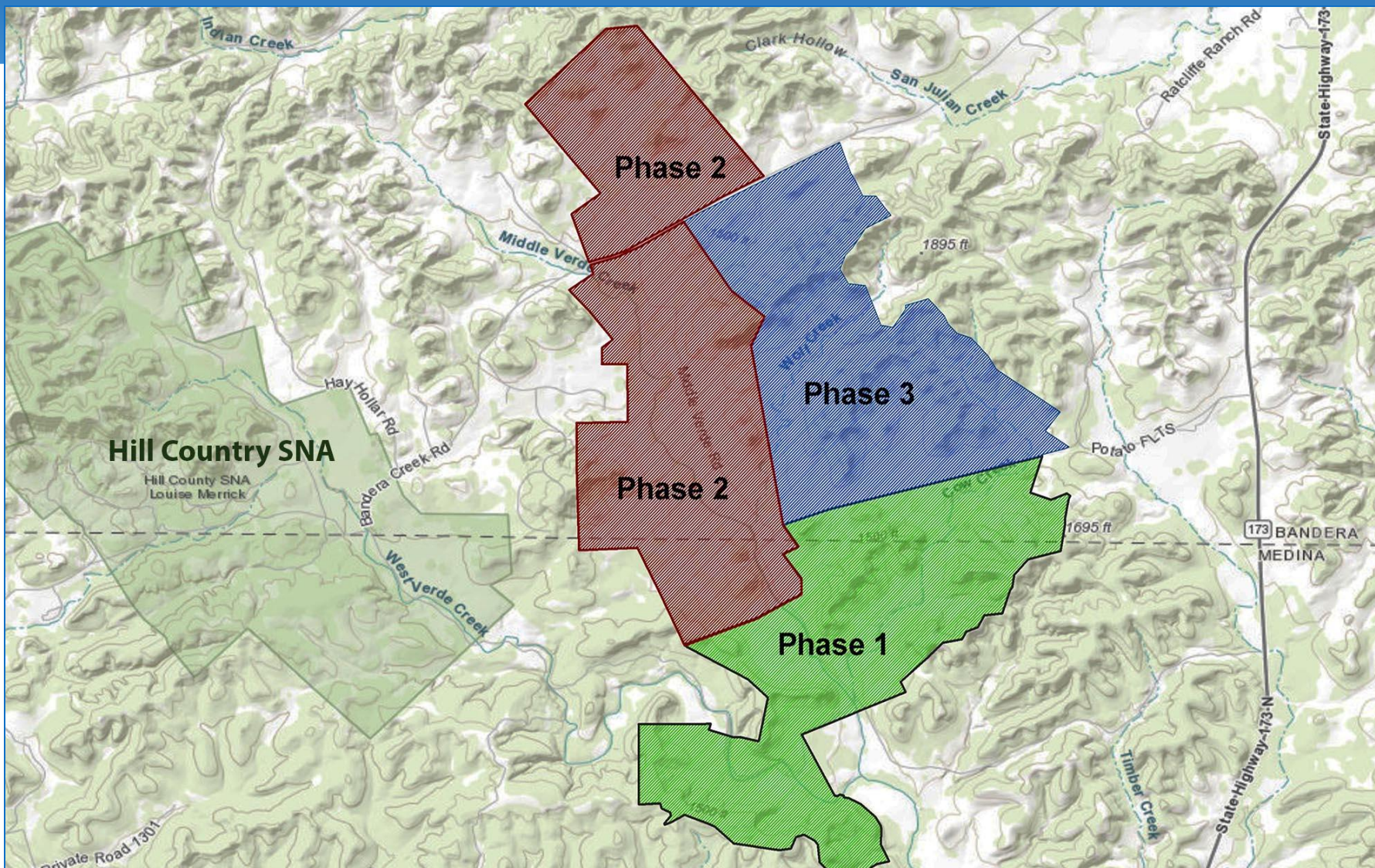


Middle Verde Ranch Phase III (2,538 Acres) Bandera County





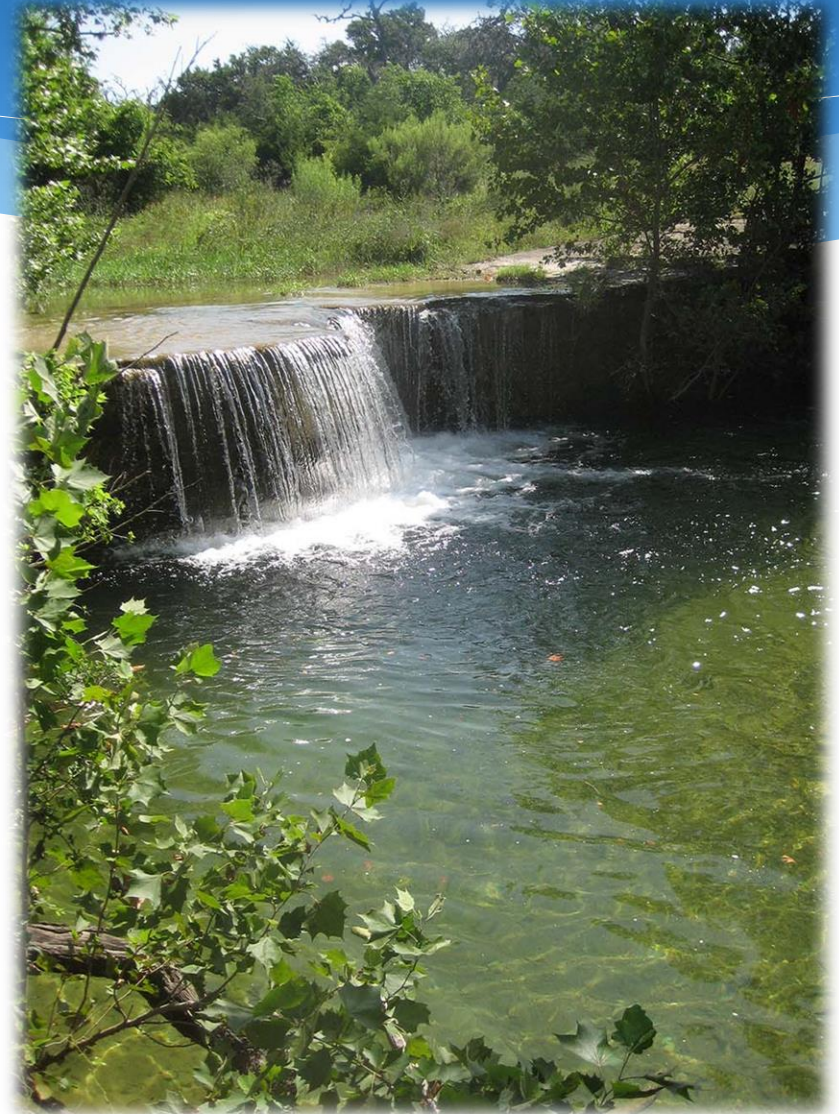
Middle Verde Ranch Phase III (2,538 Acres) Bandera County



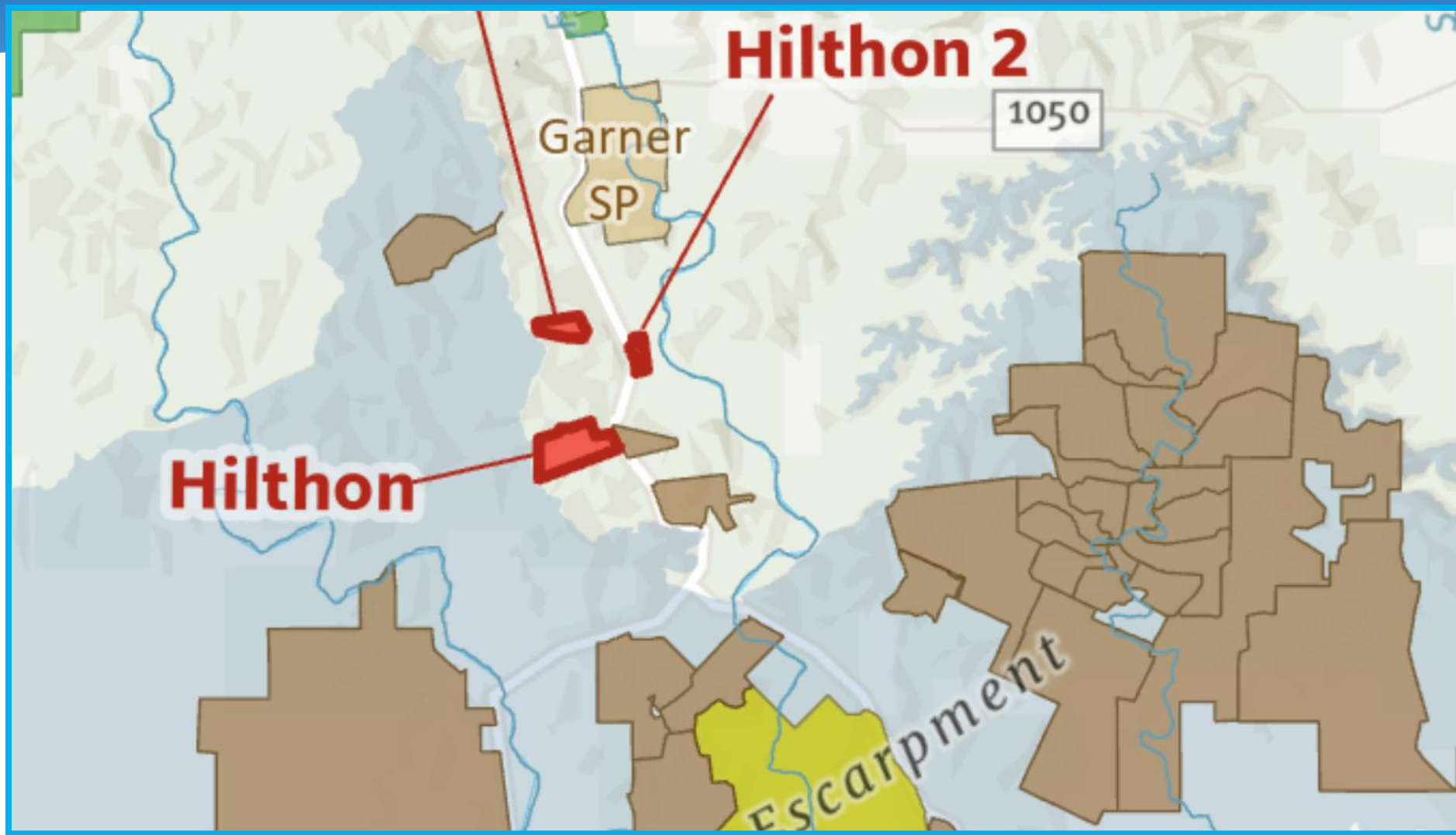


Middle Verde Ranch Phase III (2,538 Acres) Bandera County

- Third part of 8,640-acre Middle Verde Ranch
- City holds two prior easements – Phase I (2,830 acres) purchased in 2017, Phase II (3,452 acres) in 2021
- Landowner will sell remaining easement on 2,538 acres in NE part of ranch at bargain sale price
- EAA ranked high-to-very high for water quantity and very high for water quality
- **Requesting final approval**



Hilthon Ranch (~403 Acres) Uvalde County



Hilthon Ranch (~403 Acres) Uvalde County

- Two parcels located in Contributing Zone; across Hwy 83 from Mikeska Ranch
- Includes Shut-in Creek
- Top 50% in SET model
- EAA's geological assessment reports high water quality and quantity benefits
- Appraisal completed
- **Requesting Stage 2 approval**

