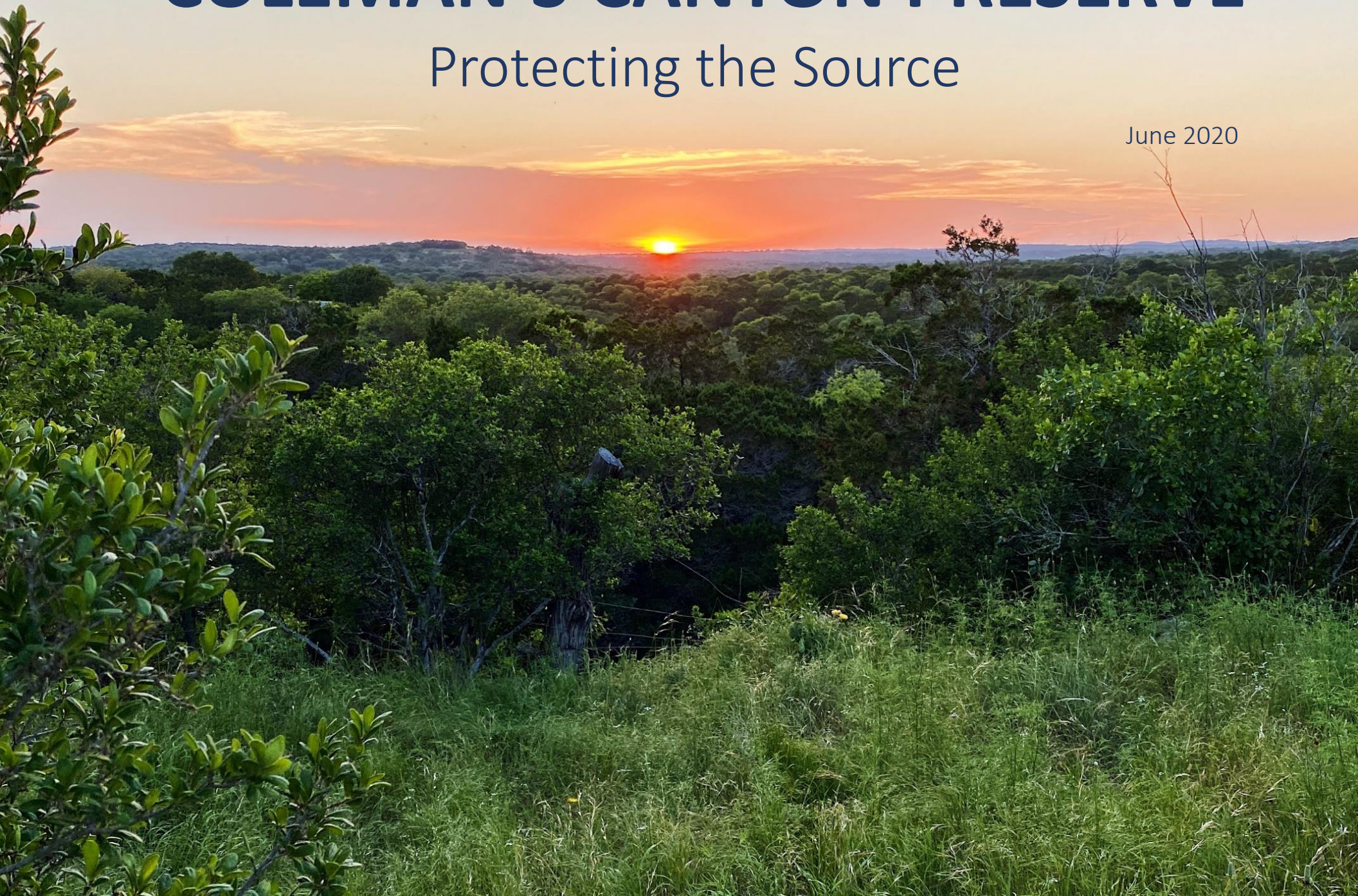


COLEMAN'S CANYON PRESERVE

Protecting the Source

June 2020

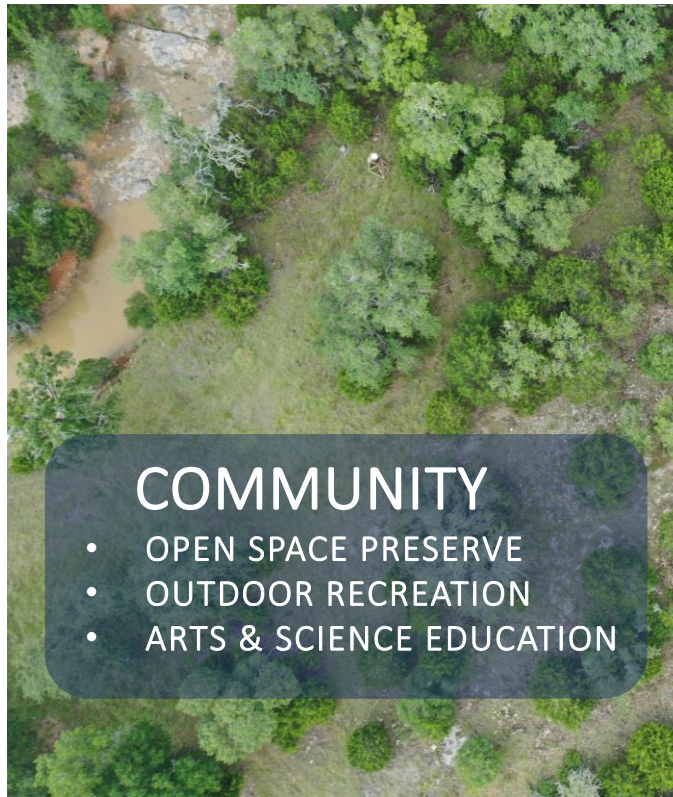
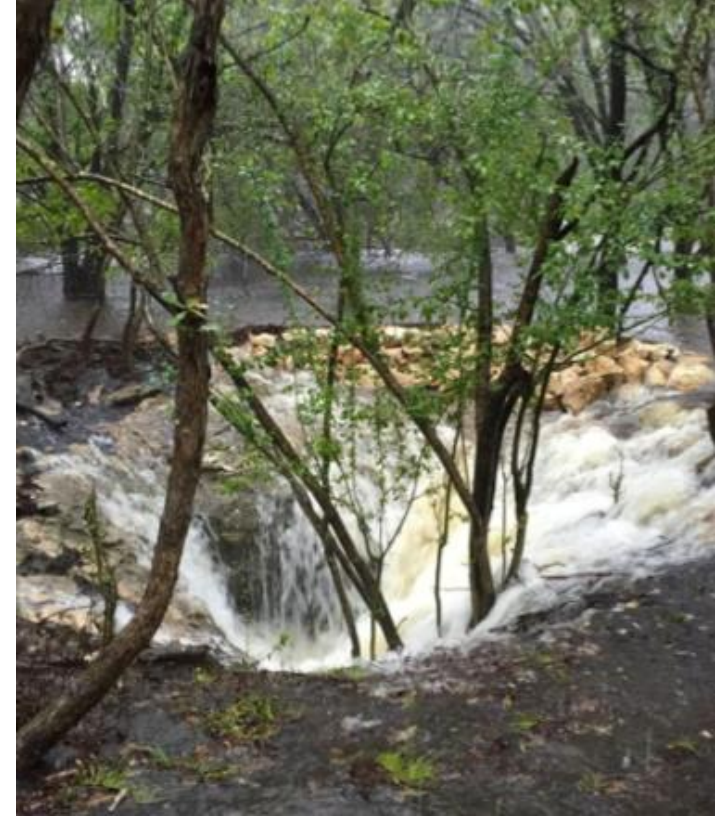


WHY COLEMAN'S CANYON

WVWA holds Coleman's Canyon through a foundation loan, collaborating with researchers and community leaders to restore the property and explore its greater value. Coleman's adds to Jacob's Well Natural Area to create more ample preserved lands and open space in alignment with the County's Parks and Open Space Plan. Doubling the amount of protected acreage in Jacob's Well Groundwater Management Zone protects the karst aquifer recharge zone and creates more recreational opportunities through expanding and connecting the Wimberley Bat Cave with Jacob's Well Natural Area. Preserving the environment at the source protects watershed, habitat, and businesses. The Canyon is a key financial underpinning of Hays County, an economic multiplier to be widely known in our shared stewardship to sustain what we love.

ENVIRONMENT

- WATERSHED PROTECTION
- HABITAT RESTORATION
- LAND CONSERVATION



COMMUNITY

- OPEN SPACE PRESERVE
- OUTDOOR RECREATION
- ARTS & SCIENCE EDUCATION

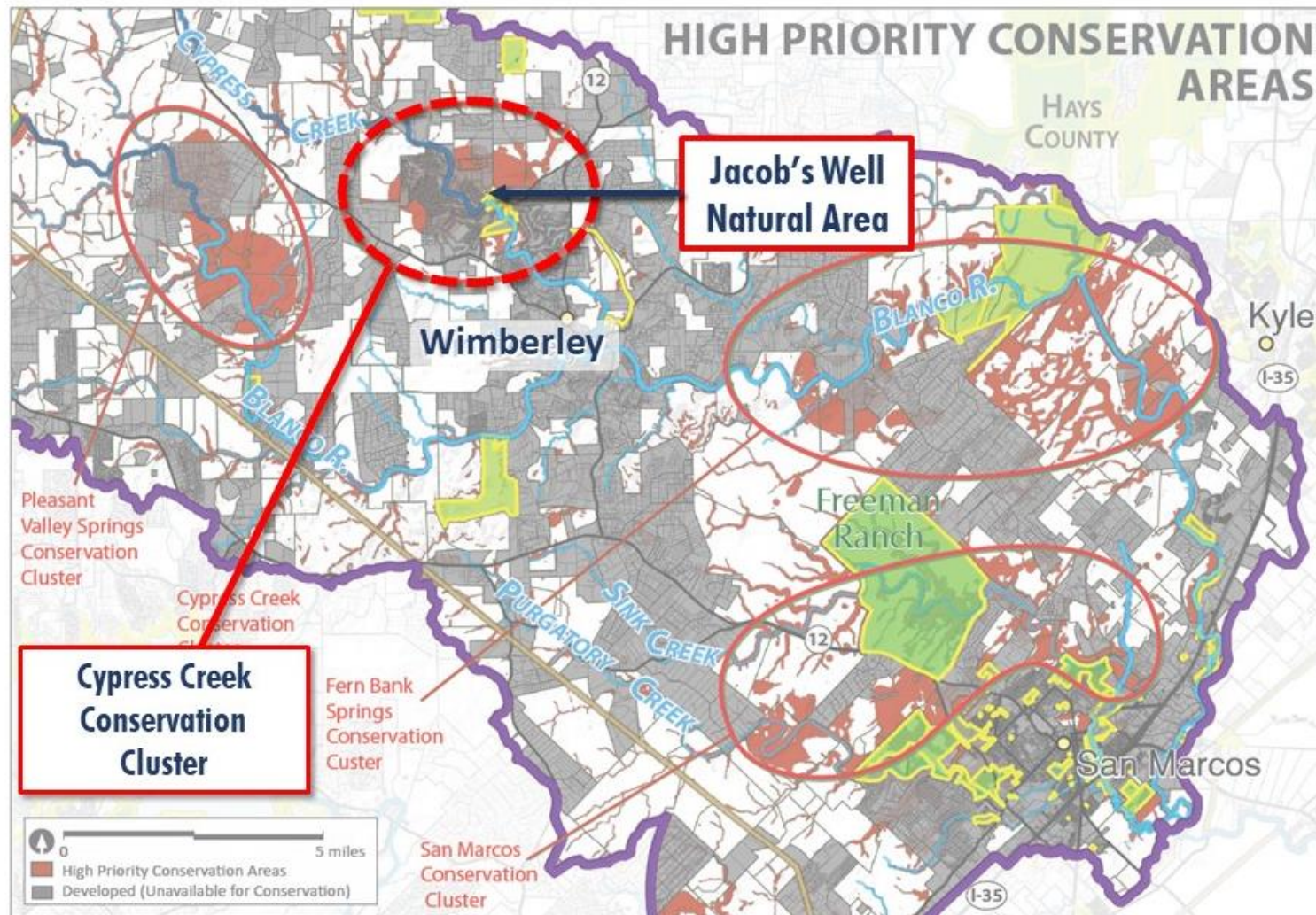


FINANCE

- PARTNERSHIP COLLABORATION
- ECONOMIC DEVELOPMENT
- INSPIRING STEWARDSHIP

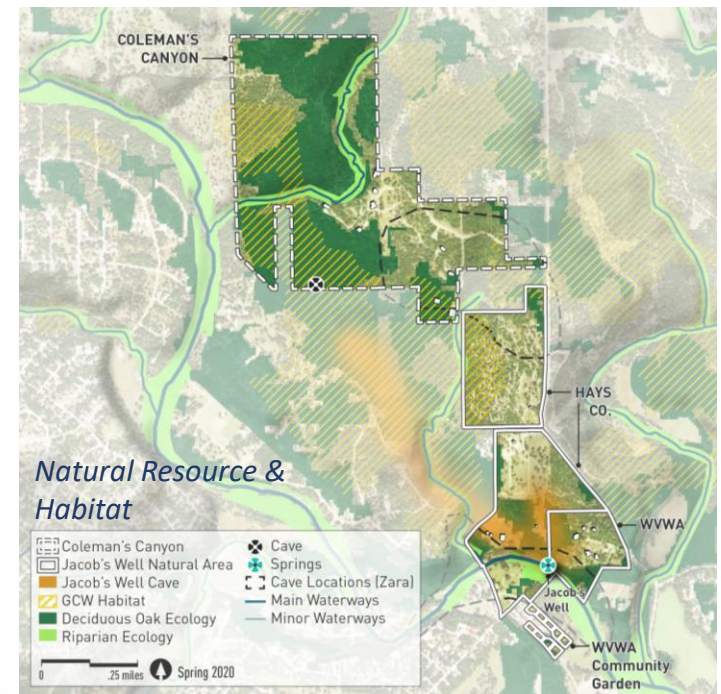
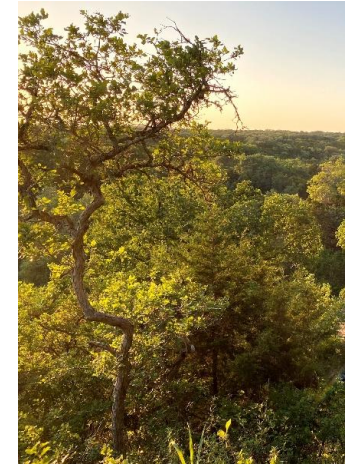
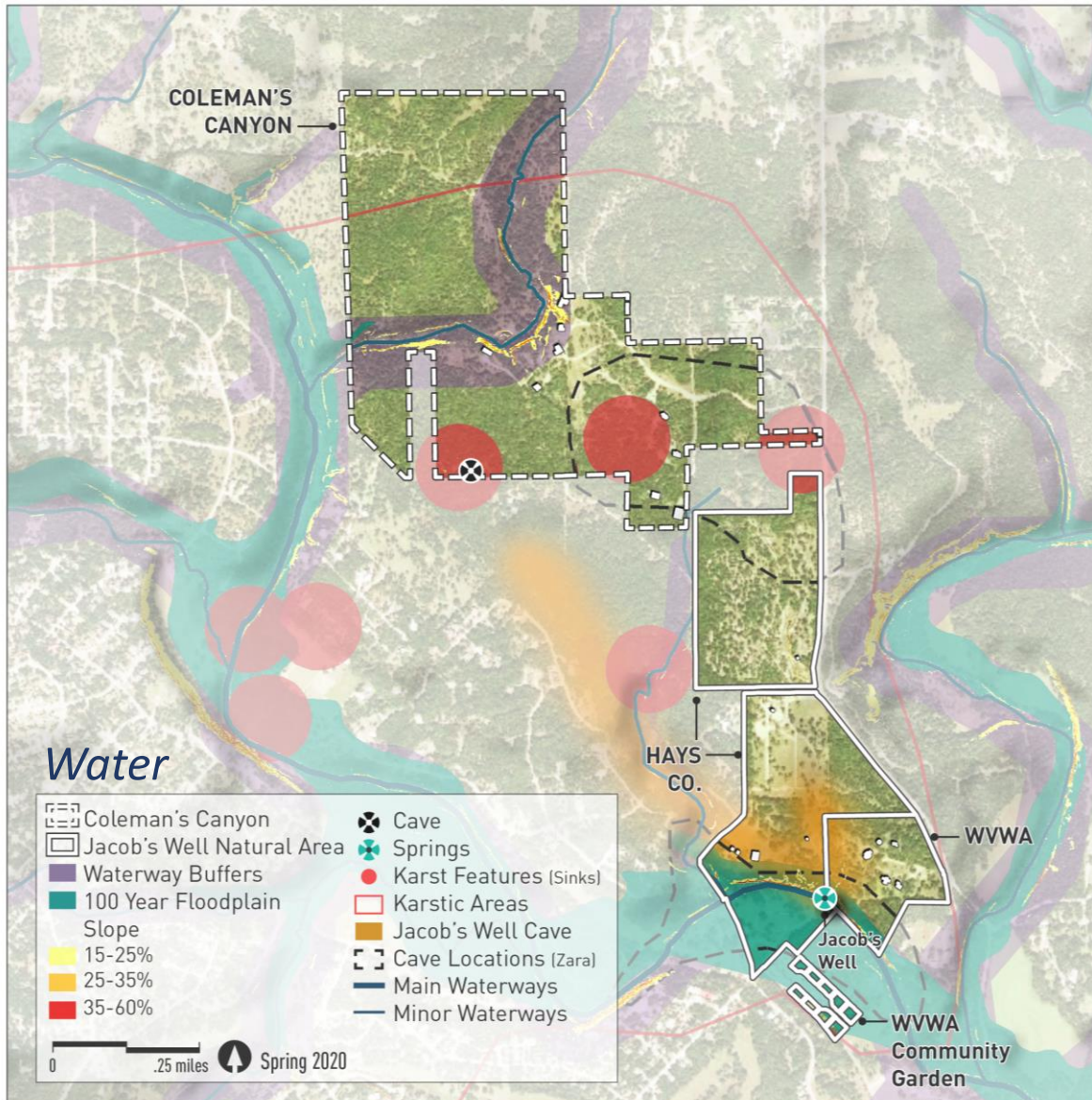
REGIONAL CONTEXT

Coleman's Canyon is at the heart of a high priority cluster identified by the 2017 "Blanco and Upper San Marcos Watershed Strategic Conservation Prioritization," sponsored by the Meadows Center at Texas State University. Much of the cluster contains parcels under 20 acres in size, thus this new natural acreage is one of the County's few conservation opportunities. Coleman's protects surface and groundwater flows into Jacob's Well, karst features, golden-cheeked warbler habitat, groundwater recharge, and flood mitigation. Analysis designated Coleman's Canyon as perhaps irreplaceable to conserving the watershed.



SITE CONDITIONS

Coleman's Canyon contains the Wimberley Bat Cave among its karst sites, 46 acres of golden-cheeked warbler habitat, prized invertebrate species, 14 acres of riparian vegetation, and 63 acres of water quality buffers. The site is readily accessible for general public use as an add-on to the County's adjacent Jacob's Well Natural Area, creating an expanded upland experience supported by the County's plan, with extensive trails and incredible canyon vistas. Hays County residents of all ages, cultures, and income levels will enjoy the flora and fauna of this significant conservation center.



SITE POTENTIAL

Coleman's Canyon more than doubles Jacob's Well Natural Area in size, and presents a logical, sustainable plan to alleviate development pressures outside its borders while adding high priority facilities envisioned in the County plan: Cypress Creek access, multi-use trails suitable for a 5K trail run, and widely varying camp sites and structures. Restored habitat and groundbreaking watershed scientific research and environmental education will complement new and unique outdoor recreation and entertainment. Jacob's Well Natural Area is a proven County site, with demonstrated operations supported by experienced nonprofit WVWA and plentiful knowledgeable volunteers.

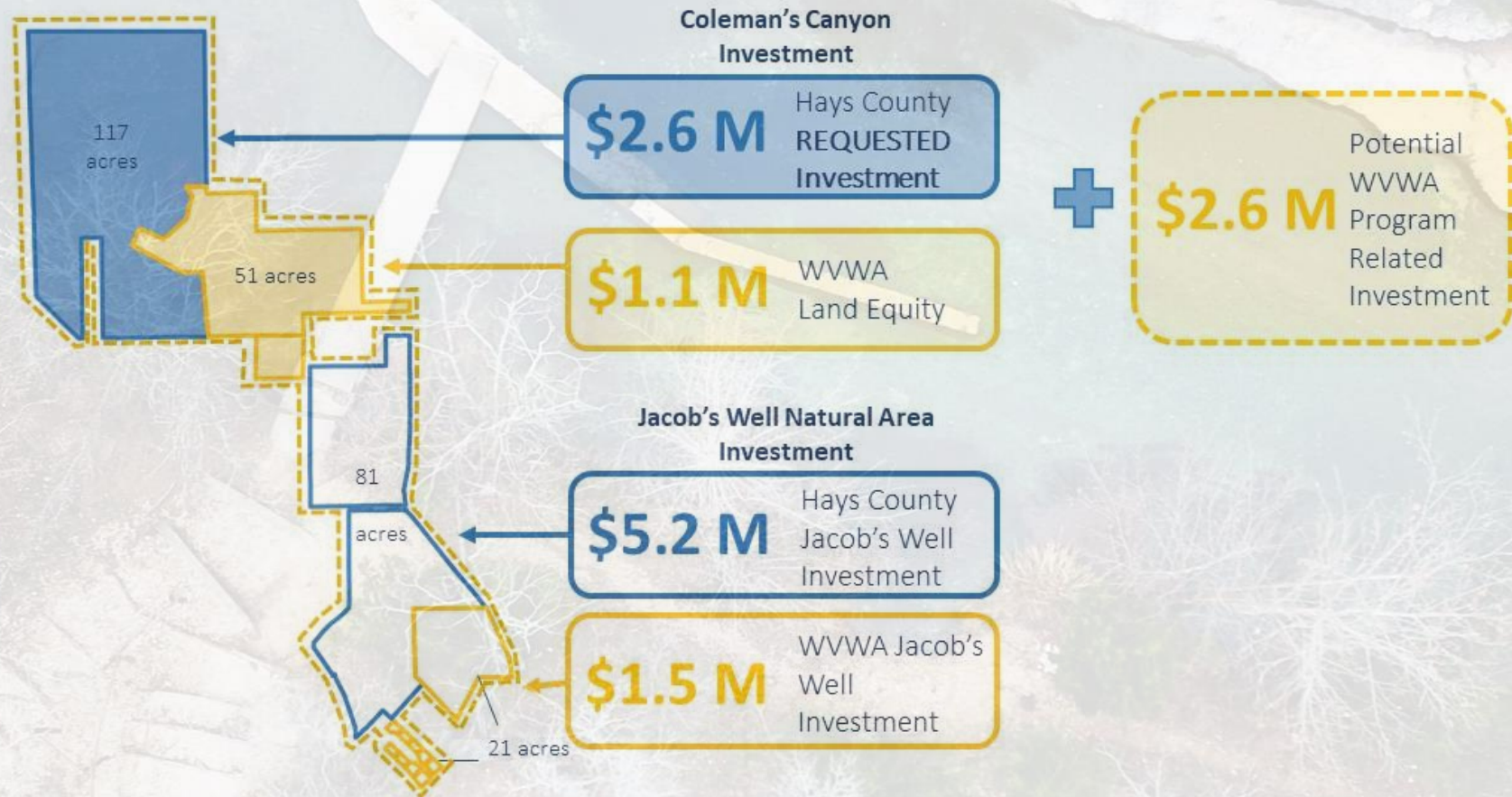


ECONOMIC BREAKDOWN

This proposal stems from WVWA's current \$1.5-million investment in Jacob's Well, expanded by the County for \$5.2 million to create Jacob's Well Natural Area. Coleman's Canyon is secured by a foundation loan. WVWA has \$1.1 million land equity, and requests \$2.6 million from Hays County for fee simple purchase of 117 acres, which then will be renewed as a loan to WVWA as matching funds for facilities, additional lands, and operations. In sum, leverage to secure a \$13 million community jewel and protect the source of Jacob's Well requires commitment from the County of just \$2.6 million.

Expanding the Jacob's Well Natural Area will:

- ✓ protect groundwater recharge
- ✓ drive the local economy
- ✓ create opportunities for the community to enjoy nature



Organizational partners participating in the Cypress Creek Watershed Plan:

