



Cypress Creek De Cordova Trail preserves the most significant open space between the nearly built-out city of Woodcreek and the rapidly developing neighborhoods of Woodcreek North and Wimberley Springs in the Wimberley Valley. By permanently conserving 129 acres of open space, Wimberley Valley Watershed Association proposes to secure a north-south greenbelt across the valley and provide east-west nature trail connections to both communities, as well as north to the Jacob's Well Natural Area and south to proposed conserved property at Mt. Edith, under consideration by the City of Wimberley. The project is named for the stream it protects and Jacob Raphael de Cordova (1808-68), early Texas land speculator, cartographer, state representative, and namesake of Jacob's Well. WVWA is project lead, in partnership with Camp Young Judaea and Carson Family Properties.

1

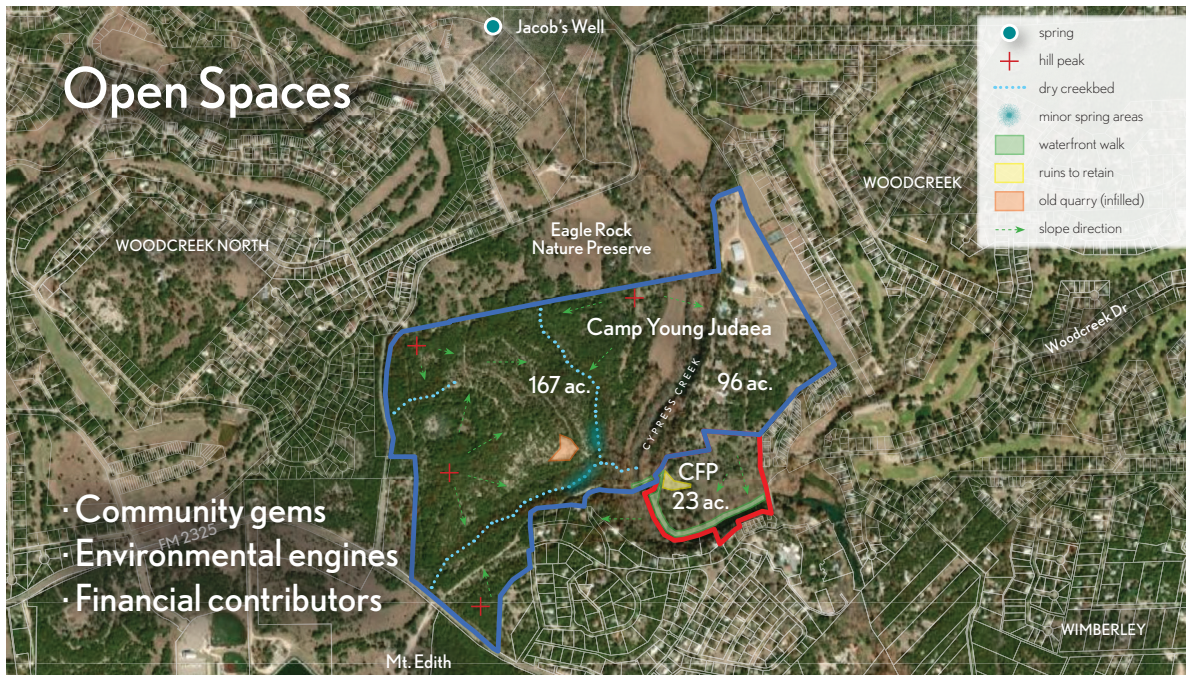


Larger Acreage Parcels. This is the largest undeveloped parcel, bordering one of the most prominent creekside lands, within these several square miles in the heart of the Wimberley Valley. Together, they are irreplaceable in the regional conservation effort to maintain a robust interconnected network of natural habitat and open spaces. Cypress Creek De Cordova Trail represents a unique opportunity to offset rapid development in its immediate vicinity and maintain a gem of Hill Country habitat and watershed protection. Its undisturbed lands provide crucial rain water infiltration for aquifer recharge and greatly enhance the water quality of Cypress Creek as it traverses the project on acreage retained by Camp Young Judaea in its long-term supportive use as a summer youth camp and retreat center.

Preserve the Heart

- Generational opportunity
- Development encroaching
- Aquifer, water quality protection

2



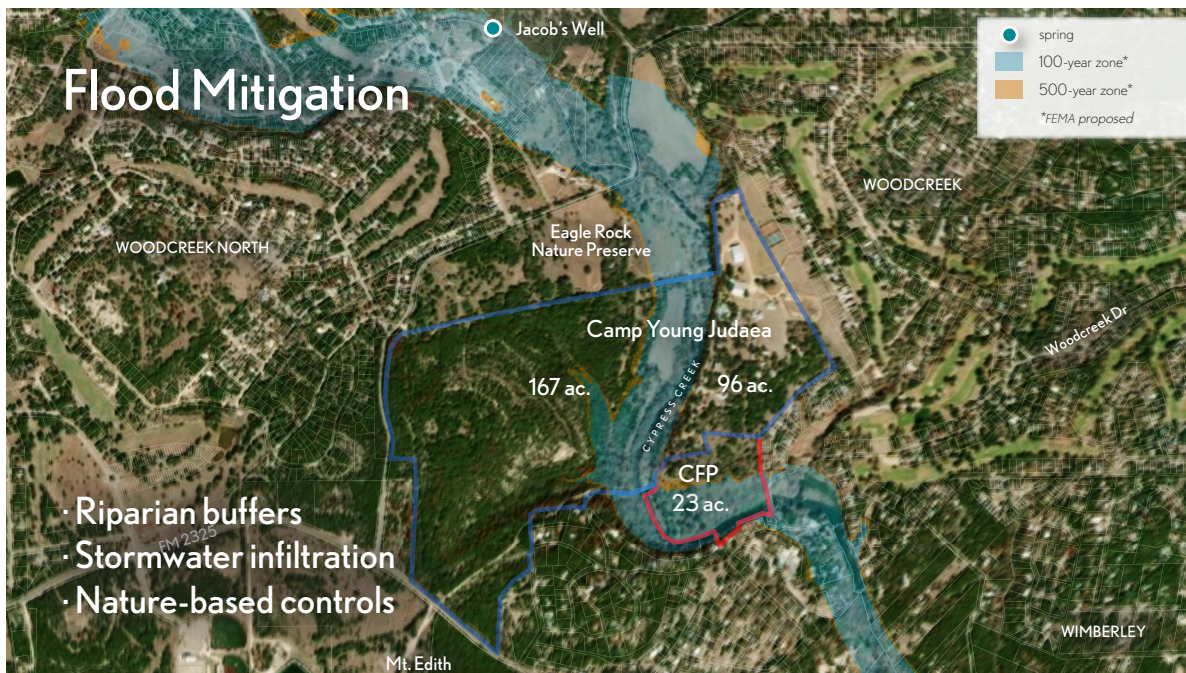
3

Hays County Parks Master Plan Goals. Connectivity is an overriding benefit in serving well all primary goals:

Community. The scenic acreage eliminates parks and open space deficits in Woodcreek and Woodcreek North, adds unique north-south Wimberley Valley connectivity and east-west trail connections, and serves young and old alike with potential community gardens, exercise areas, hiking opportunities, appealing ruins, and limited creek access.

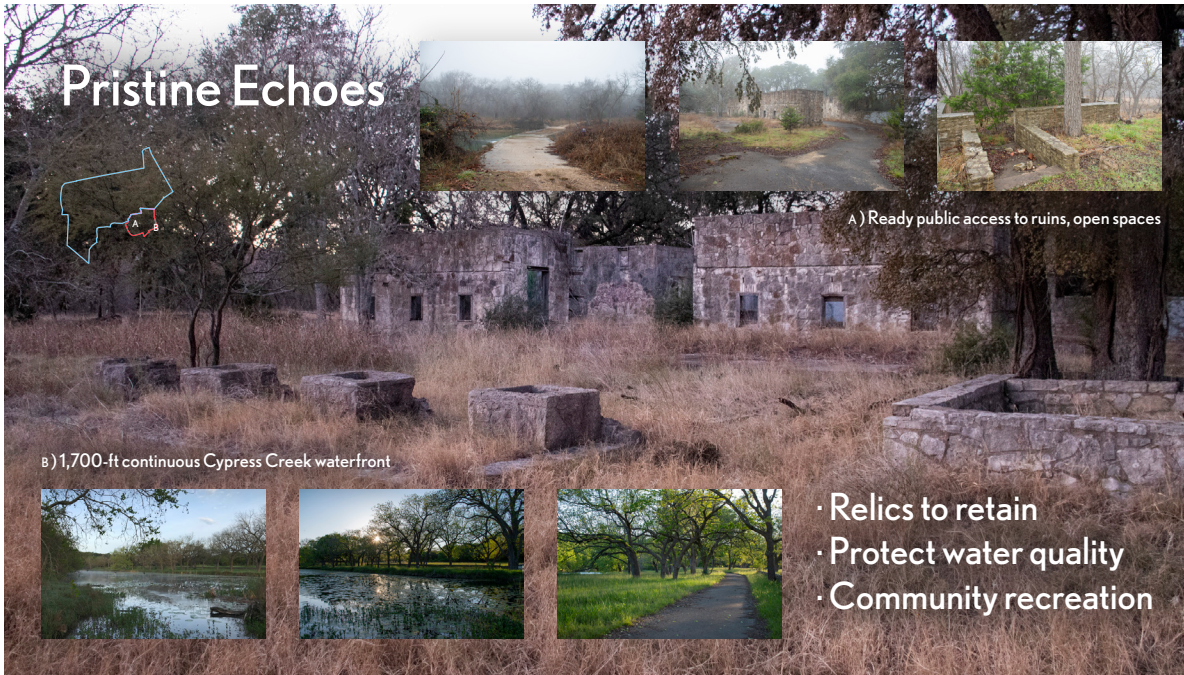
Environmental. Conserving its upland wooded habitat and creekside grassland improves air and water quality, and averts commercialization, preserving scenic Cypress Creek at Cypress Falls and views to Mt. Edith and Old Baldy. The site offers 16 acres for flood waters, and 113 acres of infiltration and native vegetation, buffering run-off, in addition to partner Camp Young Judaea's intrinsic additional environmental benefits.

Financial. Protection of Cypress Creek provides the greatest financial benefit to the community, preserving local tourism revenue on-site and downstream. Trails and creek access stimulate related hospitality and shopping business. The project serves as a critical nexus within the Wimberley Valley Trails project.



4

Riparian Flood, Stormwater Control. Citizens on all sides of this site benefit from its dozens of acres of proven ability to slow, infiltrate, and hold dangerous waters to help avert future disasters. Since 2015, further development upstream has continued, even though countered by increased land conservation to protect source lands and stream beds, and to mitigate added impervious cover. The role of this retention area is central to mitigating the next big flood. The opportunity exists through this trails, open spaces, and community recreation project to ensure this vital nature-based infrastructure remains intact to serve its growing region.



Pristine Echoes

B) 1,700-ft continuous Cypress Creek waterfront

A) Ready public access to ruins, open spaces

- Relics to retain
- Protect water quality
- Community recreation

5

Strategic Conservation Priorities. The Cypress Creek De Cordova Trail's scenic acreage creates needed parks and open space opportunities for Woodcreek, Woodcreek North, Wimberley, and surrounding residents; adds connections; and provides trail access and recreation for all ages year-round. Its existing structures represent a ready-made programmatic anchor and much beloved yet still off-limits opportunity for walks, cycling, hikes, and recreation. Conserving its grassland and tree canopies improves air quality, averts commercialization between Jacob's Well and Blue Hole, holds 16 acres of flood waters, and buffers uphill run-off. The project meets Hays County's Parks and Open Space Master Plan priorities for creek access, multi-use trails, general nature enjoyment lands, recreation and sports, and potentially community gardens.

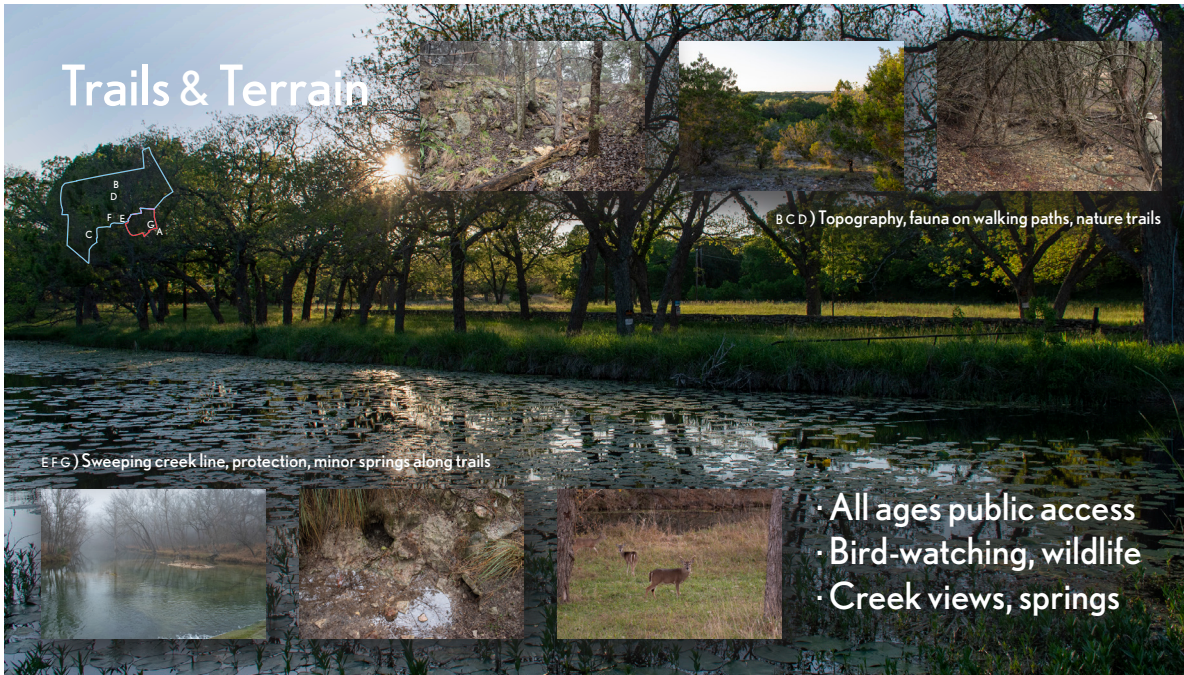


Natural Habitat

- Hiking variety
- Wilderness walks
- Watershed protection

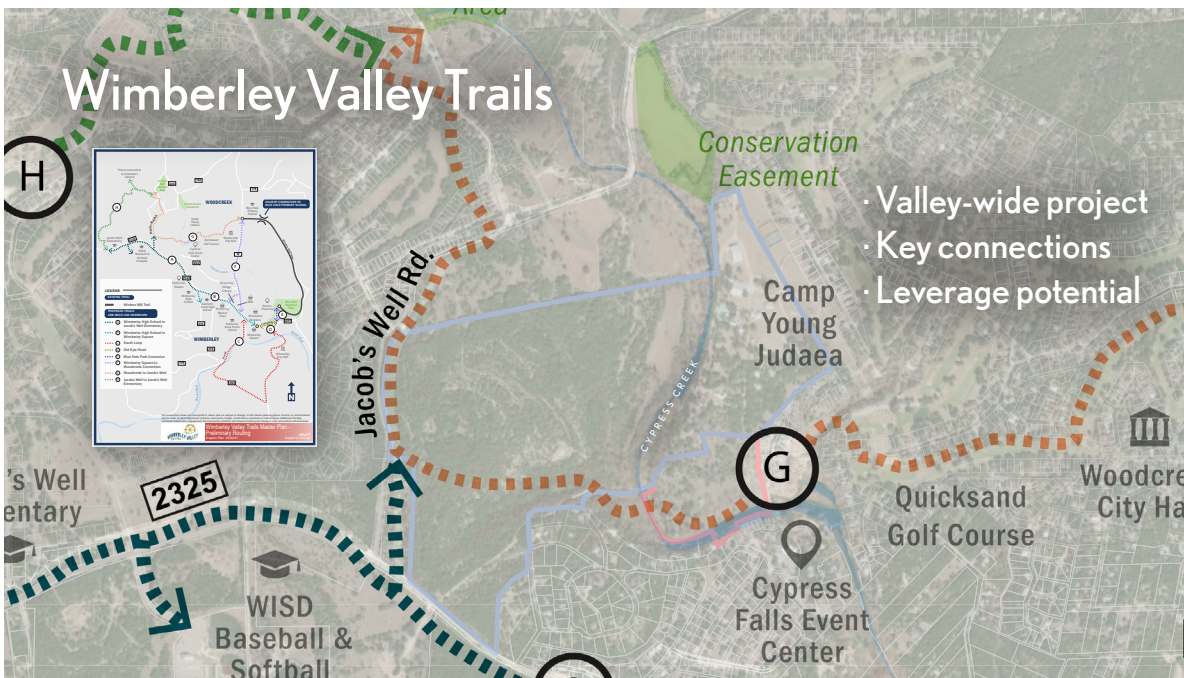
Unique Habitat, Biodiversity. These 129 acres combine with the Eagle Rock Nature Preserve to provide the last remaining major open space that traverses the population centers of the Wimberley Valley. The wooded topography composed primarily of ashe juniper and live oak, with a variety of other trees and vegetation, provides golden cheek warbler habitat and wilderness home to a rich diversity of birds, deer, and other wildlife. The land undulates upward from dry tributaries to Cypress Creek that meander along the eastern and southern margins of the parcel. A number of small springs emerge in the rock strata along these streambeds. Hill peaks offers promontory views in all directions, including toward the higher Mt. Edith and Old Baldy peaks. At Cypress Creek, the preserve becomes a riparian area essential to flood mitigation, as shown in FEMA's proposed 2015 flood zones.

6



Contribution to Existing Protected Lands. Cypress Creek De Cordova Trail's connectivity multiplies the conservation impact from its immediate borders and regional context. Its perimeter abuts the Eagle Rock Nature Preserve, which protects its northern boundary. To the east, Camp Young Judaea remains and will hold a 54-acre buffer that amounts to de facto bonus land conservation. The Camp recently signed a long-term development agreement of up to 80 years with the City of Woodcreek, which ensures that its stewardship of a length of Cypress Creek will continue for another lifetime. The prospect of Mt. Edith's conservation to the south completes a unique opportunity central to the Wimberley Valley. Within a proposed Wimberley Valley Trails walk of the project are the Jacob's Well Natural Area and Coleman's Canyon Preserve, and Blue Hole Trail across Quicksand Golf Course.

- All ages public access
- Bird-watching, wildlife
- Creek views, springs



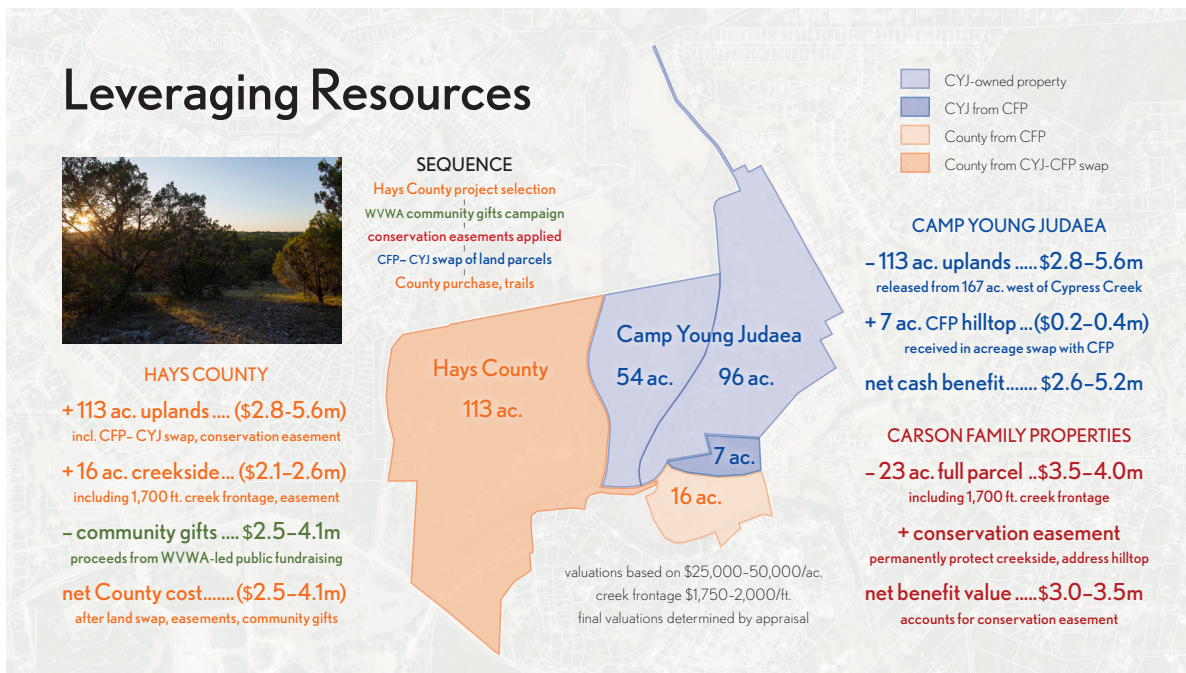
- Valley-wide project
- Key connections
- Leverage potential

Greater Community Impact. The Wimberley Valley Trails initiative is an effort to develop a multi-year vision to improve connectivity in the communities of Wimberley, Woodcreek, Woodcreek North, and surrounding areas. Cypress Creek De Cordova Trail contributes key connections to this vision of a system of hike and bike trails, transportation options, and other strategies to help connect people with nature and link regional points of interest in the community. This project supports development of a master plan for walking, hiking, driving, and other transportation among points of interest including Blue Hole Park, Wimberley Square, and Jacob's Well Natural Area. These multimodal options will improve the quality of life of residents and bolster the local tourist economy. Community engagement will continue to support these efforts and build support for components of the greater system.



Contiguity, Connection. Cypress Creek De Cordova Trail serves as a linking cross-connection between proposed conservation of Mt. Edith and the long-established 88-acre Eagle Rock Nature Preserve along Jacob's Well Road, which in turn provides connection to the Jacob's Well Natural Area and Coleman's Canyon Preserve. The project places into permanent conservation easement 113 acres held by Camp Young Judaea and left primarily in its natural state throughout the camp's operations since 1957. An additional 16 acres held by Carson Family Properties and left in its natural state for decades will be a critical additional link across Cypress Creek at a large bend in the creek as it passes the historic Lodge at Cypress Falls and continues toward the Wimberley Square, Blue Hole, and its terminus in the Blanco River. Its community recreation will be an overdue welcome benefit for all ages.

9



Funding, Timeline, Community Support. Project acquisition is scheduled for summer 2021 toward closing in late 2021. Upon selection of the project by Hays County's Parks & Open Spaces Advisory Commission, WWVA will secure funds through a public fundraising campaign to share the County's acquisition cost. Carson Family Properties will accept a permanent conservation easement on its parcel, prior to swap with Camp Young Judaea for acreage to facilitate the project. The County then can purchase the combined 129 acres from Camp Young Judaea, using a combination of funds from Prop A Parks for People bond and proceeds of community gifts secured by WWVA, which will also hold and administer the conservation easement. Final valuations suggested by the ranges shown will be determined by third-party independent appraisal.

10