

# Cypress Creek De Cordova Trail





# Preserve the Heart



WOODCREEK NORTH

Jacob's Well

WOODCREEK

FM 2325

Mt. Edith +

WIMBERLEY

Blue Hole

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



# Open Spaces

Jacob's Well

- spring
- hill peak
- dry creekbed
- minor spring areas
- waterfront walk
- ruins to retain
- old quarry (infilled)
- slope direction

WOODCREEK NORTH

Eagle Rock  
Nature Preserve

WOODCREEK

Woodcreek Dr.

Camp Young Judaea

167 ac.

96 ac.

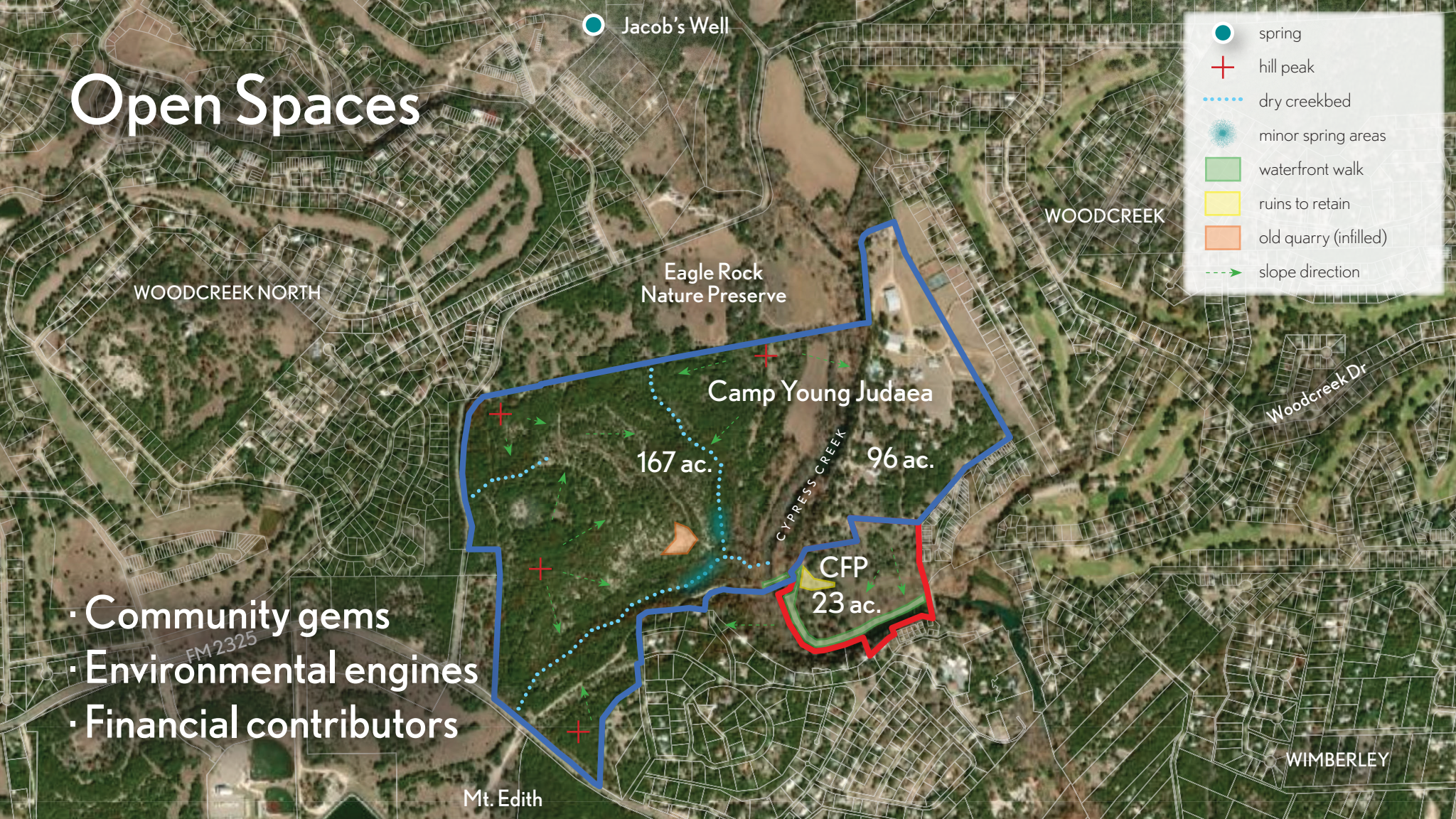
CYPRESS CREEK

CFP  
23 ac.

- Community gems
- Environmental engines
- Financial contributors

Mt. Edith

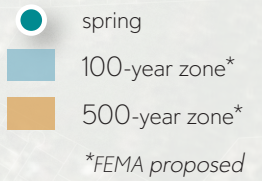
WIMBERLEY





# Flood Mitigation

Jacob's Well



WOODCREEK NORTH

Eagle Rock  
Nature Preserve

WOODCREEK

Camp Young Judaea

167 ac.

96 ac.

CYPRESS CREEK

CFP  
23 ac.

Woodcreek Dr

- Riparian buffers
- Stormwater infiltration
- Nature-based controls

FM 2325

Mt. Edith

WIMBERLEY

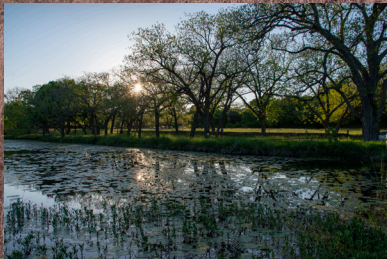


# Pristine Echoes



A ) Ready public access to ruins, open spaces

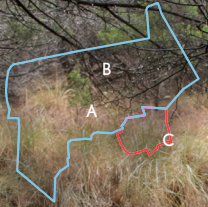
B ) 1,700-ft continuous Cypress Creek waterfront



- Relics to retain
- Protect water quality
- Community recreation



# Natural Habitat



- Hiking variety
- Wilderness walks
- Watershed protection





# Trails & Terrain



B C D ) Topography, fauna on walking paths, nature trails

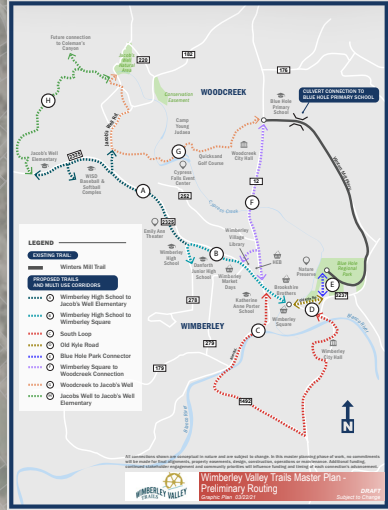
E F G ) Sweeping creek line, protection, minor springs along trails



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



# Wimberley Valley Trails



Conservation Easement

- Valley-wide project
- Key connections
- Leverage potential

Jacob's Well Rd.

Camp Young Judaea

G

Quicksand Golf Course

Woodcreek City Hall

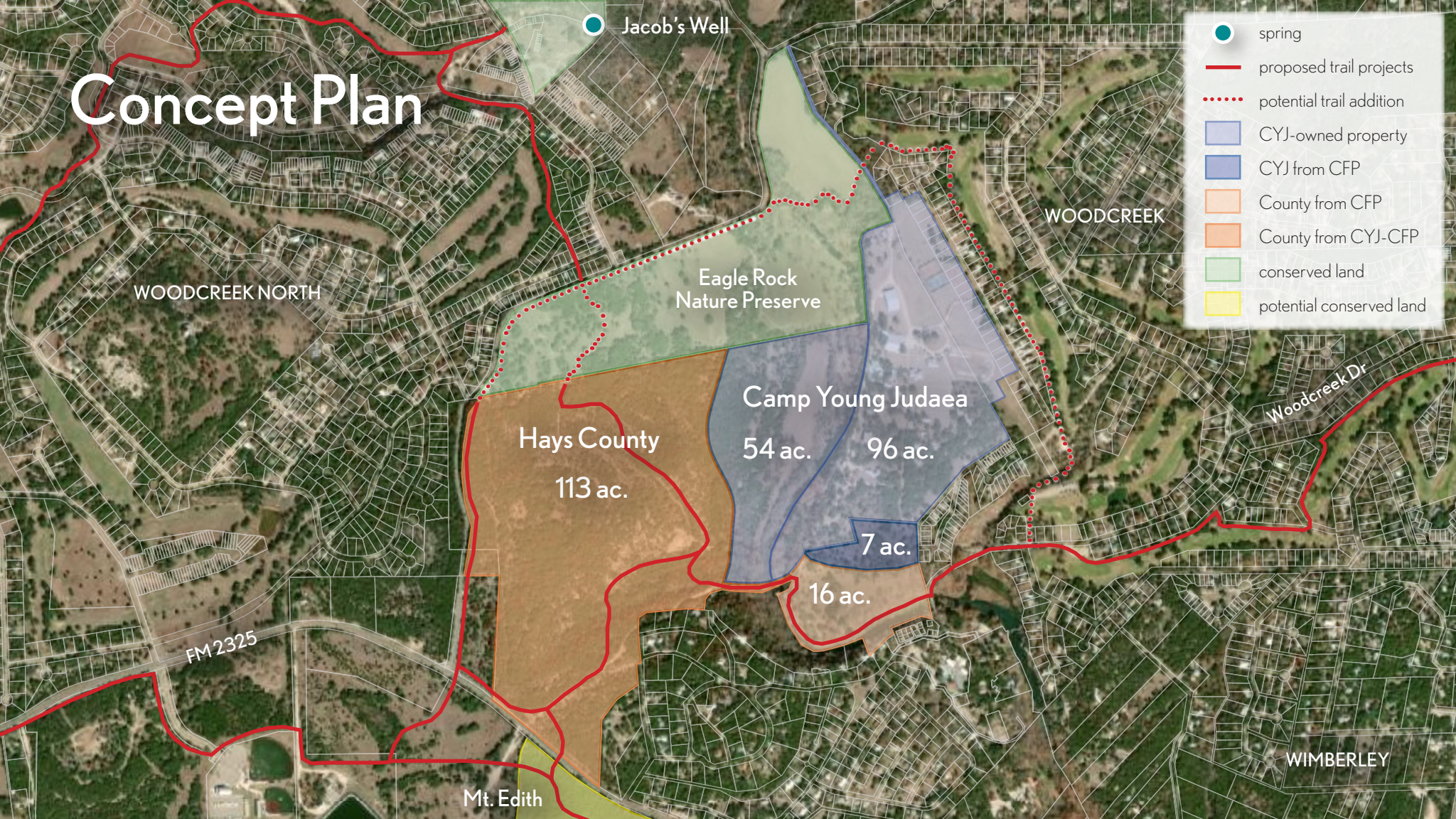
Cypress Falls Event Center

WISD Baseball & Softball

2325

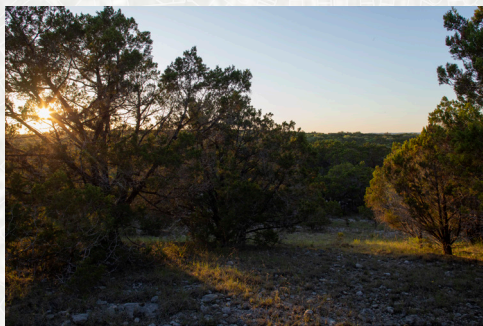


# Concept Plan





# Leveraging Resources



## HAYS COUNTY

+ 113 ac. uplands .... (\$2.8-5.6m)

incl. CFP- CYJ swap, conservation easement

+ 16 ac. creekside... (\$2.1-2.6m)

including 1,700 ft. creek frontage, easement

- community gifts .... \$2.5-4.1m

proceeds from WVWA-led public fundraising

net County cost..... (\$2.5-4.1m)

after land swap, easements, community gifts

## SEQUENCE

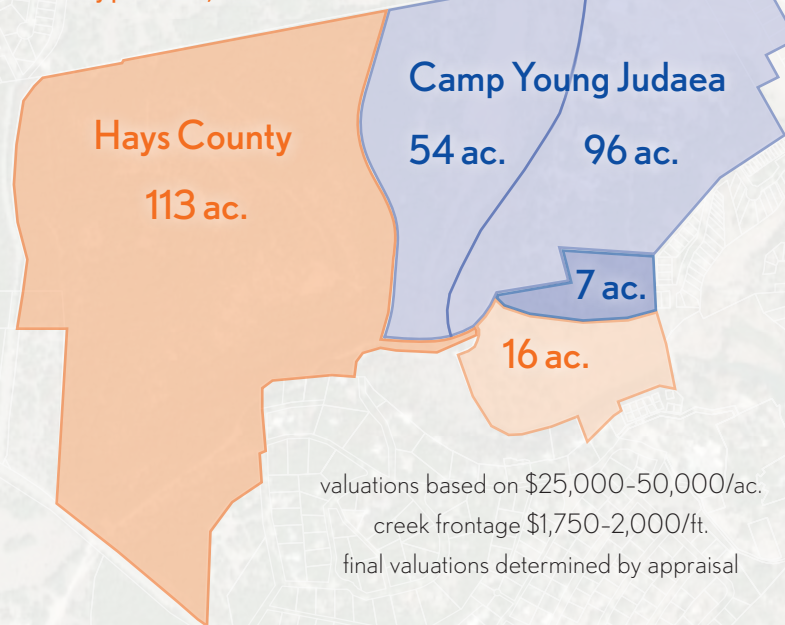
Hays County project selection

WVWA community gifts campaign

conservation easements applied

CFP- CYJ swap of land parcels

County purchase, trails



valuations based on \$25,000-50,000/ac.

creek frontage \$1,750-2,000/ft.

final valuations determined by appraisal

- CYJ-owned property
- CYJ from CFP
- County from CFP
- County from CYJ-CFP swap

## CAMP YOUNG JUDAEA

- 113 ac. uplands ..... \$2.8-5.6m

released from 167 ac. west of Cypress Creek

+ 7 ac. CFP hilltop ... (\$0.2-0.4m)

received in acreage swap with CFP

net cash benefit..... \$2.6-5.2m

## CARSON FAMILY PROPERTIES

- 23 ac. full parcel ..\$3.5-4.0m

including 1,700 ft. creek frontage

+ conservation easement

permanently protect creekside, address hilltop

net benefit value ..... \$3.0-3.5m

accounts for conservation easement