

Sentinel Peak Preserve



Land, Rivers and Youth Conservation

Protect and Preserve 2,383 Acres for Generations to Come!

GOAL and MISSION (Summary):

Sentinel Peak Preserve (SPP) is answering the call to raise \$24,500,000 to rescue 2,382 acres of pristine hill country land formerly known as **El Rancho Cima** from development. It is our further desire to maintain, preserve and protect the property in its rural and mostly undeveloped state and to conserve its natural resources and wildlife habitat, utilizing its existing facilities to conduct residential youth camps fundamentally teaching good land stewardship. Our first round of fundraising has been a success and below you will see we are well on our way.

CALL TO ACTION:

This land could go under contract any day with a well-financed developer and we must swiftly submit an offer to give the owner – The Sam Houston Area Council (SHAC) of the Boy Scouts of America – an option for preserving the land. SPP understands America is at a critical point to protect its land, water and wildlife. SPP's philosophy follows the Scouting values and almost all of the board members have heart-felt personal memories with respect to this property. (Refer to letter by Colin T. Parish.)

**"As an American, I will do my best to—
Be clean in my outdoor manners.
Be careful with fire.
Be considerate in the outdoors.
Be conservation minded."**

~ Boy Scouts of America Outdoor Code



BACKGROUND:

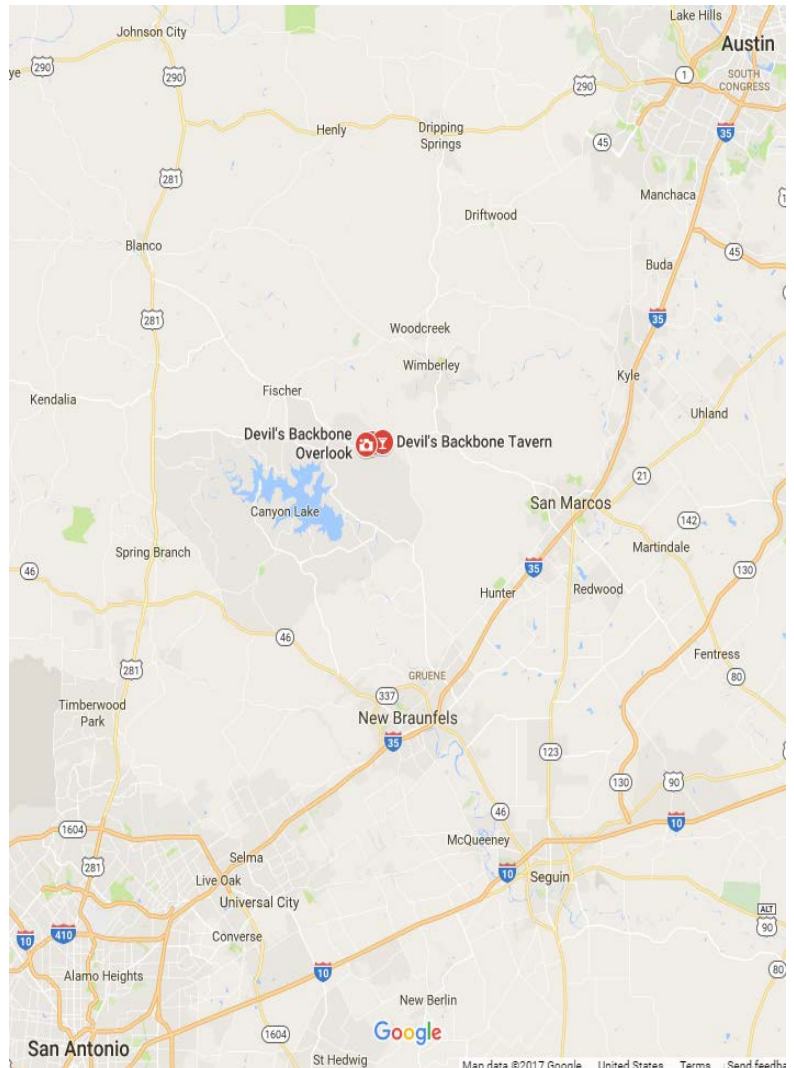
Purchased by SHAC in 1953, this property was a Boy Scout camp for 64 years and features all types of outdoor scouting activities. Driving west between Wimberley and Canyon Lake, it fronts 2 miles of RM 32. There is a well-placed public roadside park known widely as The Devil's Backbone Overlook overlooking the camp. Many people mistake the view for public land, but the camp is privately-owned and **is now For Sale!**

For approximately a year, the property was for sale until a developer put it under contract in June of 2017. Scouting activities soon ended and a Camp Decommissioning Ceremony occurred in mid-July. Expecting 200, it drew 800 people, all Scout families. Four generations of Cima staff, campers and their families were openly grieving. A week later the developer's contract fell-through and Sentinel Peak Preserve was born with great enthusiasm.

LOCATION:

DEVIL'S BACKBONE The Devil's Backbone, a ridge in northeastern Comal County, straddles the Comal/Hays county line thirteen miles north of New Braunfels (at 29°56' N, 98°10' W). The ridge runs east to west, rising to an elevation of 1,274 feet at a roadside park on State Highway 32. It lies in an area of the Balcones Escarpment characterized by flat to rolling terrain with locally deep and dense dissection and generally shallow to deep loamy soil with rock outcrops. Local vegetation consists mainly of live oak and Ashe juniper woods.

~ *Texas State Historical Association*



For thousands of years, Native Americans, as well as contemporary Americans, have inhabited and traversed The Devil's Backbone, and to this date, the famous "Devil's Backbone Overlook" still stands as one of the most scenic and highly-rated views in the world. The roadside park overlooks the property, which extends 1 mile east and west of the shaded public picnic tables. The panoramic view (within an hour's drive of Austin and San Antonio) is breathtaking, with dramatic jagged terrain, steep valleys and hilltops, unencumbered by human development.

RAINWATER CONSERVATION:

Comal County is 8th and Hays County is 4th fastest-growing counties in the USA. Everyone in the community is already feeling the impact of rapid growth. The property is a major rainwater contributor to the Blanco River and is in the contributing zone for the Edwards Aquifer. The terrain, consisting of several peaks along its southern border, channels water into several dry creek beds and caves that empty into the Blanco River Valley and Aquifer. In 1956, Coca-Cola donated \$25,000 for construction of the dam at the eastern end to form a pool that is five times the size of Barton Springs (Austin), a mile long and just as clear and refreshing. The property straddles the Blanco River and is likely the only mile of “The Blanco” that is still unspoiled...at least for now.



PHOTO BY LESLIE COLLIER

LAND AND WILDLIFE CONSERVATION:

The eastern part of the property (approximately 1,000 acres), remains nearly untouched by humans. There are two wind-driven water wells for wildlife and a 100% of it is wildlife habitat. In SHAC's history book, they note the endangered Golden Cheek Warbler is a tenant in this area, and it is home of all four of Texas' poisonous snakes, as well as, the rare ring-tailed cat. There is a wide variety of song birds, hoot owls, screech owls, chaparrals, hawks, poor-will's-widows, Rio Grande Turkey and an occasional mountain lion. Many indigent species of mammals, reptiles, birds and insects abound. Both Hays and Comal County governments strongly agree that this area is a prime candidate for preservation.

YOUTH ENRICHMENT:

The western part of the property, separated from the eastern half mentioned above by an existing road/easement, hosts outdoor activities and amenities that one would expect on a 64-year-old Boy Scout camp, such as, but not limited to:

- 10 water wells
- 12 primitive camp sites
- 4 homes, several cabins
- A covered riding arena

- Horse barn
- Two large maintenance barns and a storage barn
- A dining hall
- Counselors' living quarters
- 2 shooting ranges
- Swimming pool
- Ropes course and a zip line that traverses the Blanco river.

As facilities such as these are becoming rare, youth organizations have already expressed interest in using the property. These include the Boy and Girl Scouts of America, Camp Fire Boys and Girls, Variety of Texas, church groups and school districts.

We have the expertise to manage the property:

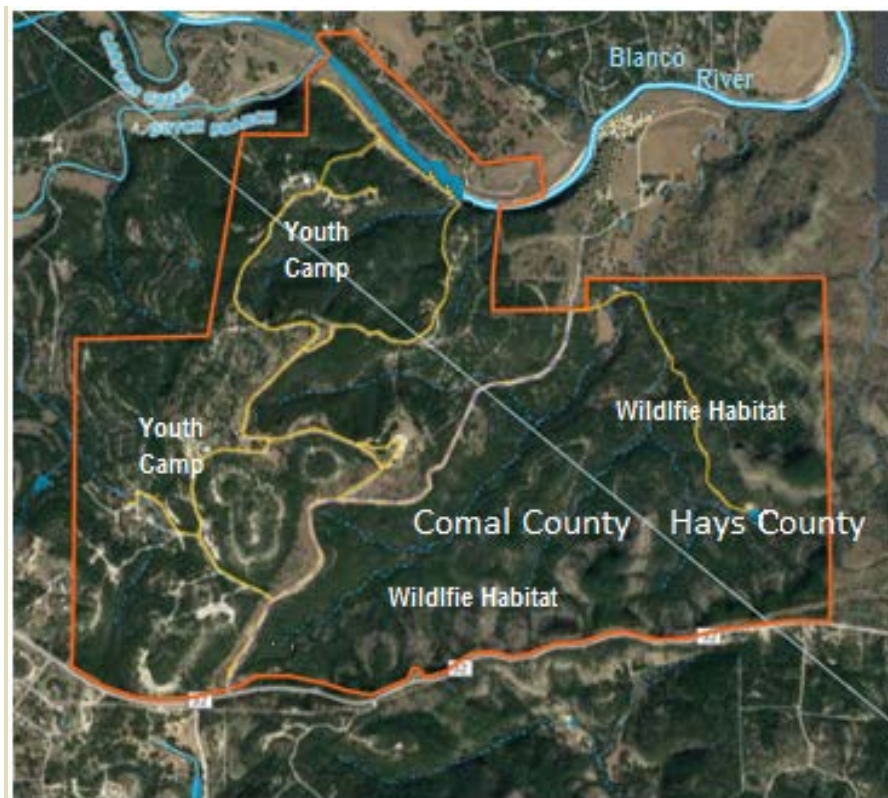
- Our Board of Directors consists of recent ranch managers, wranglers, camp managers and counselors, as well as career educators, a registered professional engineer, legal counsel and business owners. Biographies of the Board of Directors are on our website.
- Our Advisory Council covers an entire spectrum of expertise (wildlife biologists, geologists, conservationists, educators, camp managers, etc.)
- Our supporters have vast camp experience and many have already committed to return as volunteer staff.
- We have developed a Business Plan to accomplish our goals

Together, our talented and experienced organization is ready to launch on Day 1.



POSTED FOR SALE!

"In the heart of the Texas Hill Country, along the edge of the Edwards Plateau, sits the historical El Rancho Cima. This property boasts the iconic Devil's Backbone ridge line and pristine, deep water frontage along both sides of the Blanco River. The beauty of this area has captured the hearts of all who have passed through it. The Devil's Backbone and twelve additional mesas on the ranch provide vantage points for unmatched, panoramic views of the Blanco River Valley. For the past 63 years, the Boy Scouts of America have been stewards of this 2,382 acre ranch, not only preserving and enriching its features but using the property to instill the values of character and land stewardship."



~ <http://republicranches.com/landlisting/el-rancho-cima/>

WHY IT'S REALISTIC THAT WE CAN RESCUE THIS LAND:

Our initial start-up fundraising was a success! To reach our goal, a well-known regional foundation has challenged us to raise the first half, and they will fund the rest. The board of directors have donated time and pledged upwards of \$100,000 towards buying the property. At this time, we are reaching out to donors of any ability, and every dollar counts. As of November 2017, we estimate we have directly reached 15,000 people through our own efforts, many of them standing by patiently for specific information and here it is.

In addition, our Mission has recently been featured in Business Journals around the state, and locally in The Wimberley View. Every day, thousands of people across several hundred miles are talking about helping us with awareness and donations. Our effort has energized and unified area communities, who are excited the opportunity to celebrate the day the ranch is preserved in perpetuity.

HOW CAN YOU HELP?

Join our Facebook page: <https://www.facebook.com/groups/289324974867769/>.

Join our email list to get updates: www.sentinelpeakpreserve.org.

Donate now by clicking



at <http://www.sentinelpeakpreserve.org>.

Fill out the Pledge Card on the following Page or [Click to here to download your own Pledge Card](#).

Questions?

CONTACT US: info@sentinelpeakpreserve.com and tell us your interest.

Donors seeking more information, please call Randy Collier, Vice President and Fundraising Chair, at 512-346-0999, or email info@sentinelpeakpreserve.org.

Thinking of donating more than \$25,000? Request a copy of our Business Plan by emailing info@sentinelpeakpreserve.org.

Sentinel Peak Preserve



Pledge Card

COUNT ME IN !!

Name _____
Address _____
City _____ State _____ Zip _____
Phone (____) _____ - _____
Email _____

Yes, we would like to join with Sentinel Peak Preserve

with a Gift of:

_____ \$50

_____ \$100

_____ \$250

_____ \$500

_____ \$1000

_____ \$2500

_____ \$5000

\$ _____ Other Amount: _____

I would like to remain anonymous _____

Give your gift a name (memory of): _____

Please make your checks payable to

Sentinel Peak Preserve

Send to 13501 Ranch Road 12 Suite 103,

Wimberley, Texas 78676

Or

Email to info@sentinelpeakpreserve.org

ABOUT US: FUNDRAISING FOR PURCHASE AND PURPOSE

WHAT IS SENTINEL PEAK PRESERVE (SPP)?

Sentinel Peak Preserve is a Non-Profit organization created to purchase, protect and preserve 2,382 acres of land in the Texas Hill Country formerly known as El Rancho Cima. On August 16, 2017, we submitted a Certificate of Formation with the Office of the Secretary of State, of the State of Texas and also submitted an application with the Internal Revenue Service for status as a 501(c)3 non-profit entity. On September 17, 2017, we passed initial resolutions to begin this journey.



WHO IS SPP?

Biographies of the Board of Directors are located on our website. Thousands of people are sad to see the land for sale, especially those who have worked and camped at the property. The spirits of the present and past would say, “Please save our sacred grounds!” Sentinel Peak Preserve is a diverse group of conservationists that is growing rapidly and consists of concerned people (and Scouts, of course!) of all ages, who are giving their time, talents and resources to this worthy environmental cause. We intend to lead the charge and accomplish this enormous task quickly. You can be a member, join us on Facebook!

WHAT IS SPP DOING AT THIS TIME?

We have two major undertakings at this time:

- 1. Raising awareness this land is privately-held (it's not public land) and is FOR SALE; we may lose it to development if we don't act now.**
- 2. Raising money to take the land off the market.**

We are pursuing partnerships with anyone interested in joining with us, including, but not limited to, government entities, nature conservancy organizations, corporations and individuals.

WHY DOES SPP THINK THEY CAN SUCCEED?

Everyone we have reached is concerned... and if we can raise half of the purchase price, then we have a commitment to cover the rest. The environmental consequences of this land going to development will be catastrophic to the area. Tens of thousands of concerned people have been listening and committing to the cause in time and money. Our goal is within reach and the community has been responsive. This effort is very exciting and we are optimistic!

WHERE WILL MY MONEY GO AND WHERE WILL IT RESIDE?

We have set up a bank account in the name of Sentinel Peak Preserve with Frost Bank of Texas and it is managed by SPP. All of our efforts have been voluntary.

The land remains at risk until we purchase it. Therefore, we are dedicated to putting every dollar towards the purchase of the land. A tiny portion will pay normal operating expenses; however, we will have no paid staff until the land is in our possession. All proceeds left after the purchase of the land will initially go towards operation and maintenance of the property. Our plans are to establish wildlife easements for the eastern half, and establish an operating fund to permanently manage the western portion of the property for use by youth groups and responsible access for the public. Revenue generated will be used to offset operational expenses, staffing, maintenance and some needed property upgrades. Long term, we hope to obtain funding to refurbish areas of the property to provide outdoor educational opportunities. We have discovered that youth groups from all over need a location for a residential youth camp in Central Texas.

WHAT HAPPENS WHEN THE PURCHASE IS COMPLETE?

We have specific plans, and welcome your ideas. A property of this size will require a source of income. We will be monetizing the many structures, features and attractions in keeping with our vision to host youth campers, while teaching outdoor concepts, team-building, aquatics, land stewardship, water conservation and life skills.

WHAT IF SPP DOES NOT BUY THE LAND?

All remaining money in the operating fund will be returned on a percentage basis to the donors (applies to one-time donations of \$1,000 and above). The remaining funds will be used to continue to preserve land in Central Texas, or go to a nature conservancy organization of SPP's choice.

CAN I MAKE A PLEDGE AND FULFILL LATER?

Yes, especially if your donation is sizable and you want to help us reach our goal without money out-of-pocket right away. We will ask for a cash call 30 days in advance

of the closing date for purchase and you will be expected “On Your Honor” to fund your pledge at that time. Please email us your name, address, phone and the amount of your pledge.





Life is
on at
SPP.
Let's
go
down
to the
river!

- All donors will be invited to The Grand Opening Celebration.
- We look forward to hosting the Full Moon Eclipse in 2024, occurring directly over the property.
- Don't forget to ask for matching funds from employers

An open letter from a Decommissioning Ceremony Attendee:

I am writing today to ask you to help me save the former Boy Scout Camp known as El Rancho Cima. Without your support, the property will be lost forever and the youth enrichment, educational and preservation activities that have impacted generations will have already come to an end. Growing up in Houston, I had the privilege to camp at El Rancho Cima in the late 1980's and was so moved by the grandeur of its nearly 2,400 acres in the Texas Hill Country that I spent nearly every summer of my teens teaching other kids how to ride, respect and care for the horses, calling the ranch home.

Years later, someone stopped me on the street, as I searched my brain for some memory of the man in front of me, he explained that I was his horsemanship instructor "back in the day." He started with "You were a very tough counselor", which made me nervous, but he went on to explain that back when he was a camper, he was having some troubles at home. While taking our week long "boots and saddles" course he was continuously challenged mentally and physically, which not only took his mind off things, we apparently also drove home a philosophy of "anything is possible if you set your mind to it and put your back into it." At the end of our conversation he thanked me and explained that the camp had changed his life and he later even came back as a counselor with the hope of positively influencing others too.

The positive impact on youth and the potential to perpetuate that service mindset in others is the true magic of the property. So, it was with a heavy heart that I attended the decommissioning of the camp this past July. I saw some good friends and told some good stories, but it bothered me that I would never be able to bring my sons here to camp as I had done, secretly I wanted to be the annoying dad telling all my old stories to some have interested kids. However, shortly thereafter, I learned the sale had fallen through and the property was back on the market. Immediately, a group of former campers and staffers started working to put together the bones of a non-profit organization to make a run at conserving the property and keeping it open for youth enrichment and camping activities.

While we have an enormous fundraising challenge, I am happy to report that we already have a path forward to securing more than half of the \$24.5 million purchase price. Our group has added additional talented, dedicated and passionate people, and we are continuing to grow. We have reached a point though where we need to put our money where our mouth is, and are engaging in our first fundraising push. We are relying on people like you to not only want to watch us succeed, but to help us succeed.

If El Rancho Cima or youth enrichment mean as much to you as they do to me, please consider making a donation to our effort, details can be found at sentinalpeakpreserve.org or on our Facebook page. If we are successful, your contribution of \$1,000.00 or more will memorialize your name or the name of someone close to you on our founding donor wall to be constructed in a place of honor. However, your donation of any dollar amount, no matter how large or small, gets us one step closer to preservation. If you simply can't spare a dime, please consider donating your time to this effort and spreading the word. We simply can't do it without you, but anything is possible with your help.

Respectfully Yours,

Colin Parrish