Population of the Hill Country in 2010: 3,291,864

Source: Texas State Demographer, 2013
Via Hill Country Studio, UT Community and Regional Planning 2015
Conservation Tools

Conservation Easements Defined:

• Conservation easements are designed to preserve undeveloped lands and keep them in their natural state forever  
  (Source: The Law of Easements & Licenses in Land § 12:2, by Ely and Bruce)

• Landowners usually donate or sell conservation easements to government agencies or private land trusts

• Landowners who donate land for conservation are eligible for federal income tax deductions and inheritance tax benefits
Conservation Easements Purposes:

• Varies easement by easement:
  – Water quality and quantity
  – Wildlife habitat
  – Scenic viewsheds
  – Rural working lands
  – Ecosystem services (ie. Carbon sequestration)
  – Outdoor recreation/public access
Conservation Tools

Trail Easements:

• A trail easement grants a party access to cross through another’s private land. *May* allow:
  – Hiking
  – Biking
  – Running
  – Off-roading
  – Horseback riding
Conservation Tools
Trail Easement Considerations:

- **Benefit to the public**
  - Promotes public health and recreation
  - Allows public interaction with the environment
  - Increased environmental awareness
  - Eco-tourism and increased economic activity
  - Community pride

- **Benefit to the landowner**
  - Still retains ownership despite granting public access to a small portion of the land
  - Often receives compensation for easement
  - Possibly eligible for property, income tax deductions
  - Demonstrates environmental philanthropy and community mindedness
  - Increased property value due to proximity to trail
  - Economic potential of providing services to trail users
Conservation Tools

Trail Easement Considerations:

• Additional Landowner considerations:
  – Liability
  – Privacy
  – Trespassers and disorderly visitors
  – Property damage
  – Interference with business operations
Keys to Conservation Success:

- Strong conservation leadership
- Committed landowner partners
- Local demand for conservation
- Resources to leverage funding opportunities
Success Stories

• San Antonio Edwards Aquifer Protection Program
• Austin Water Quality Protection Lands
• Hays County Parks and Open Space Conservation
• Comal County Conservation Alliance
• Travis County: Onion Creek Trail
• City of Austin: Violet Crown Trail
• South Llano River: Paddling Trail
Publicly Funded Land Conservation

San Antonio
San Antonio Edwards Aquifer Protection Program:
• Voter approved 4 times since 2000
• Approved more than $300 million so far
• Conserving approximately 136,000 acres in Bexar, Medina, Uvalde counties
Publicly Funded Land Conservation

Austin
Publicly Funded Land Conservation

The Water Quality Protection Lands:

- Voter approved 4 times since 1998
- More than $275 million so far
- 26,000 acres preserved
- Secures water quality in Barton Springs and other streams, outdoor recreation, open space
Publicly Funded Land Conservation

Hays County
Publicly Funded Land Conservation

Hays County Parks and Open Space Bond:

• Voter approved in 2007

• $30 million public investment, brought in an additional $47 million in matching funds

• 30 conserved areas, new or improved

• Some parks, some conservation easements
Land Conservation Comal County

Success Story Coming Soon!
Trail Development

City of Austin
CONSERVATION EASEMENT WORKSHOP

FRIDAY, AUGUST 16, 2019

$20 REGISTRATION
CIBOLO NATURE CENTER
AUDITORIUM
140 City Park Road | Boerne, TX 78006

WORKSHOP TOPICS TO INCLUDE:
- the basics of conservation easements
- tax implications and estate planning
- open space valuation
- the role of land trust organizations
- a panel discussion with landowners

REGISTRATION: 1:30 PM
WORKSHOP: 2:00 - 5:00 PM

REGISTER ONLINE AT
www.cibolo.org
(walk-ins welcome)

For more information, contact:
Carolyn Vogel
Workshop Coordinator
(512) 633 - 4995
cavogel2013@gmail.com

Hosted by The Cibolo Conservancy

More info!
More info!

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