



EL RANCHO CIMA



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, deepwater 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 12 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 2,523-acre ranch, not only preserving and enriching its features, but also using the property to instill the values of character and land stewardship.

As this chapter comes to an end, a new one begins. The Sam Houston Area Council Boy Scouts of America is in the process of building a new 2,816-acre Scout camp to serve its Scouts in the Houston Region. The new Scout camp is in the Sam Houston National Forest and will be one of the finest Scout camps in the country, creating a 21st century Scouting experience for Scouts and their leaders.





LOCATION

El Rancho Cima is located 18 miles northwest of San Marcos, providing easy access from both Austin and San Antonio. As you drive away from the outskirts of San Marcos, you leave the rolling, coastal prairies and are quickly greeted by the dramatic topographic relief of the Edwards Plateau. The 2,523-acre ranch has more than 2.5 miles of frontage on winding Ranch Road 32 and is located in both Hays and Comal County.





“THE MOST IMPORTANT OBJECT IN
SCOUT TRAINING IS TO EDUCATE,
NOT INSTRUCT.”





TOPOGRAPHY, TERRAIN & HABITAT

The eastern portion of the ranch provides miles of hiking and horseback riding trails through rugged topography. Live oaks, Spanish oaks, elms, madrones, ash juniper and Texas red oak trees line these trails and are the general makeup of the timber that can be found in the back country of the ranch. The topographic relief on this portion of the property is approximately 400 feet. The highest point, Little Round Top Mesa, sits at 1,276 feet above sea level. The Wimberley Fault lies beneath the eastern portion of the ranch and travels southwest to northeast. Frio Springs and Indian Valley Springs, located in Cima Canyon, emerge from the subsurface due to the location of the Wimberley Fault. Downstream of the springs, there are several sections of two- to five-foot deep crystal clear pools. In the northeast corner of the ranch, a low-water dam captures the waters of Frio and Indian Valley Springs. The western portion of the ranch is home to many improvements and a well-maintained road infrastructure. As you move down toward the river, hickory, cypress, pecan, sycamore and wild plum trees can be found.





“LOYALTY IS A FEATURE IN A
SCOUT’S CHARACTER THAT
INSPIRES BOUNDLESS HOPE.”



WATER

El Rancho Cima has frontage on both sides of the Blanco River, with approximately 4,425 feet of frontage on the south side and approximately 2,600 feet of frontage on the north side. The Harry E. Bovay, Jr. low-water dam and crossing provides a cypress-lined, blue hole stretch of river for fishing, kayaking and swimming. Carpers Creek and Dutch Creek, which are located just up river of El Rancho Cima, help feed the deep water along the property's banks. There are several water wells on the property that service the ranch amenities.





“IF YOU MAKE LISTENING
AND OBSERVATION YOUR
OCCUPATION, YOU WILL GAIN
MUCH MORE THAN YOU
CAN BY TALK.”



WILDLIFE

There has been very little hunting on the ranch in the past 63 years. Whitetail deer and other mammals can be found throughout the property. Also present, but seldom seen, is the ring-tailed cat. There is a wide variety of song birds, hoot owls, screech owls, chaparrals, hawks, poor-will's-widows and Rio Grande Turkey.





“WHERE IS THERE A SCOUT TO
WHOM THE CALL OF THE WILD
AND THE OPEN RANGE DOES
NOT APPEAL?”



IMPROVEMENTS & ELECTRICITY

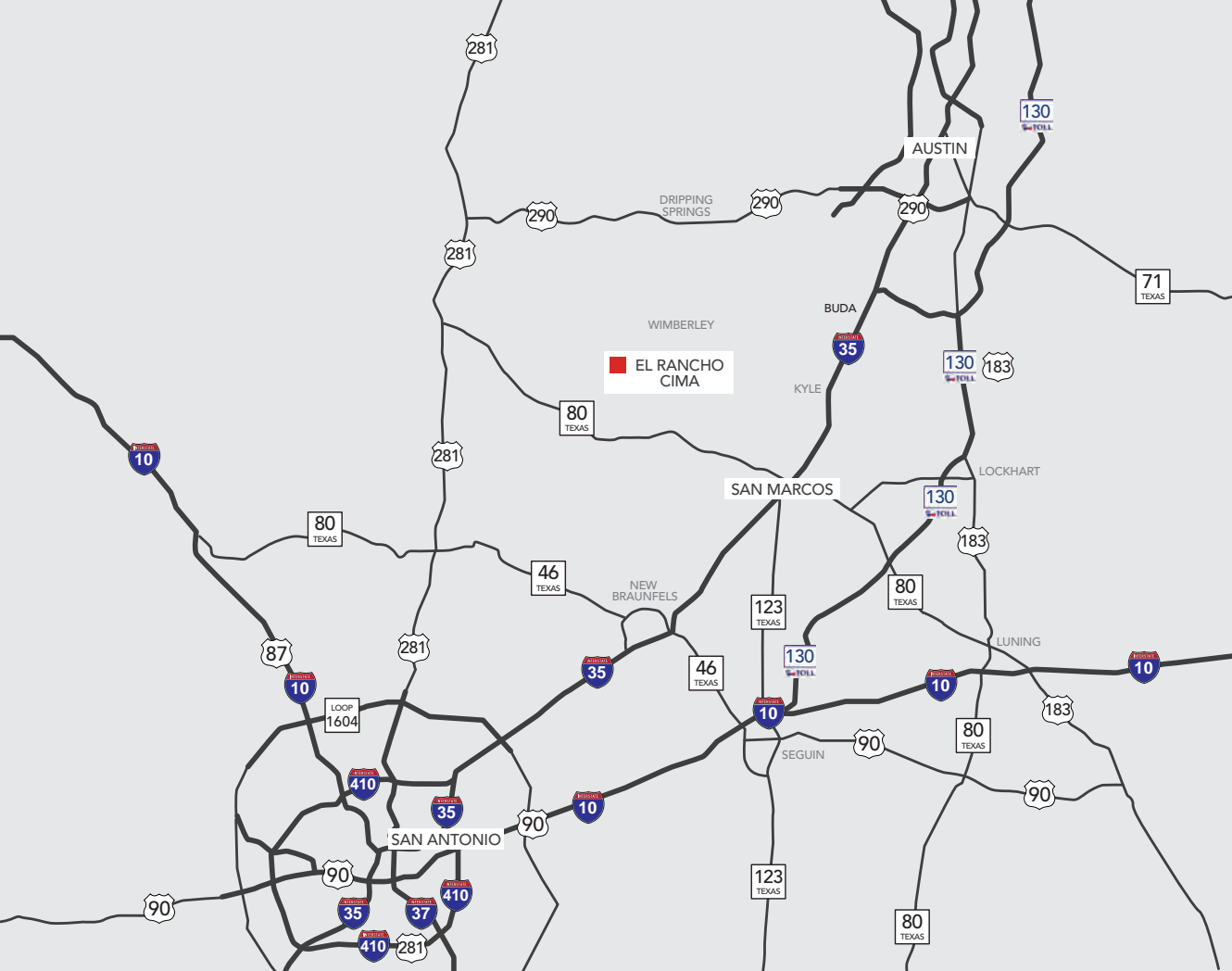
The camp improvements consist of four older homes, cabins, a covered riding arena, horse barn, two large maintenance barns and a storage barn. There is also a dining hall, counselors' living quarters, shooting range, swimming pool and ropes course. The ropes course has a zip line that takes you across the river.

Electricity can be found throughout the eastern portion of the ranch.





“A WEEK OF CAMP LIFE IS WORTH
SIX MONTHS OF THEORETICAL
TEACHING IN THE BOARD
ROOM.”



AREA OVERVIEW

El Rancho Cima benefits from its strategic location within the vibrant Austin-San Antonio corridor. One of the fastest-growing regions in the U.S., this corridor is home to approximately 4.27 million people and is expected to increase 35 percent by 2030 to 5.71 million, roughly the current population of Dallas-Fort Worth.

Year after year, people move to the area because this 13-county corridor ranks high for its quality of life, affordable housing, outstanding schools, no personal state income tax, lush green hills, cool natural springs and miles of hike and bike trails. Businesses have relocated and are growing here because of a pro-business climate, entrepreneurial spirit and low cost of doing business in Austin and San Antonio.

AUSTIN

The nation's 11th largest city, with a population of 912,791, Austin boasts a highly educated, bilingual and multi-tiered workforce. Billed as the *Live Music Capital of the World*, Austin has a thriving and diverse business base that includes technology, digital media, clean energy and life sciences, advanced manufacturing and data centers. Its dynamic business climate has provided consistent growth for some of the world's most successful and recognizable companies, including Dell, Whole Foods, Ebay, Facebook, 3M, General Motors, NXP Semiconductors, Samsung and more. In fact, Forbes ranked Austin in 2016 as the city most likely to prosper over the next decade.

The outlook for Austin is bright, with national and global media ranking Austin at or near the top in numerous polls such as: Fastest-Growing City, #1 City for Tech Start-Ups, Best Place for Small Businesses and #1 for STEM Job Growth. Additionally, the Dell Medical School at The University of Texas at Austin, which welcomed its first class of 50 students in June 2016, is establishing the city as the future of medical education, care and research. The Dell Medical School is at the heart of downtown Austin's burgeoning health district, which includes three Dell Medical School buildings comprising 600,000 square feet of space dedicated to innovative education, care and research. The health district is already serving as a catalyst for growth in Austin's health tech and entrepreneur community, an essential part of the health ecosystem and the economic impact that the medical school will have on Central Texas.

SAN ANTONIO

With a population of more than 1.4 million people, San Antonio ranks as the 7th largest city in the U.S. San Antonio's workforce of 1.1 million and associated 3.7 percent unemployment rate is one of the reasons why the Milken Institute recognized San Antonio as one of the best-performing cities and the Brookings Institute named San Antonio #1 in overall performance based on employment and unemployment levels.

San Antonio's dynamic economy includes a healthy mix of business and financial services, a rapidly growing biomedical and healthcare sector, diversified manufacturing (producing everything from aircraft and semiconductors to Toyota trucks) and a significant military/defense presence. As a major economic driver for the San Antonio region, Joint Base San

Antonio (JBSA), which includes Fort Sam Houston (Army), Lackland Air Force Base and Randolph Air Force Base, contributes to the livelihood of at least one in eight people in the area and has an impact of \$48.7 billion on the Texas economy.

With San Antonio's mix of nationally recognized healthcare systems, research institutions and biotech companies, the bioscience and healthcare industry is a dominant force in the city's economy. The industry includes both direct (hospitals, physician offices, nursing homes and clinics) and indirect healthcare services (health insurance carriers, pharmaceutical companies, medical equipment producers and manufacturers, biomedical research organizations). According to the most recent study by the Greater San Antonio Chamber of Commerce, the economic impact of the bioscience and healthcare industry on the San Antonio area was more than \$23.9 billion. This industry has added 41,567 net new jobs during the past decade, and now employs one in every six San Antonio workers.

As the population grows in Austin, San Antonio and the surrounding suburbs, the area between Austin and San Antonio is growing closer together. San Marcos, just 18 miles southeast of El Rancho Cima, ranked as the fastest-growing city in America three years in a row (2013-2015), and continues to grow both as a suburb of Austin and economically on its own. Home to Texas State University and its more than 36,000 students, San Marcos is indicative of the trend that area communities are attracting companies, talent and good jobs. As suburbs like San Marcos grow and build on the economic expansion of the Austin-San Antonio corridor, El Rancho Cima is strategically positioned to benefit from exponential and diverse growth currently happening and forecasted for the coming decade.



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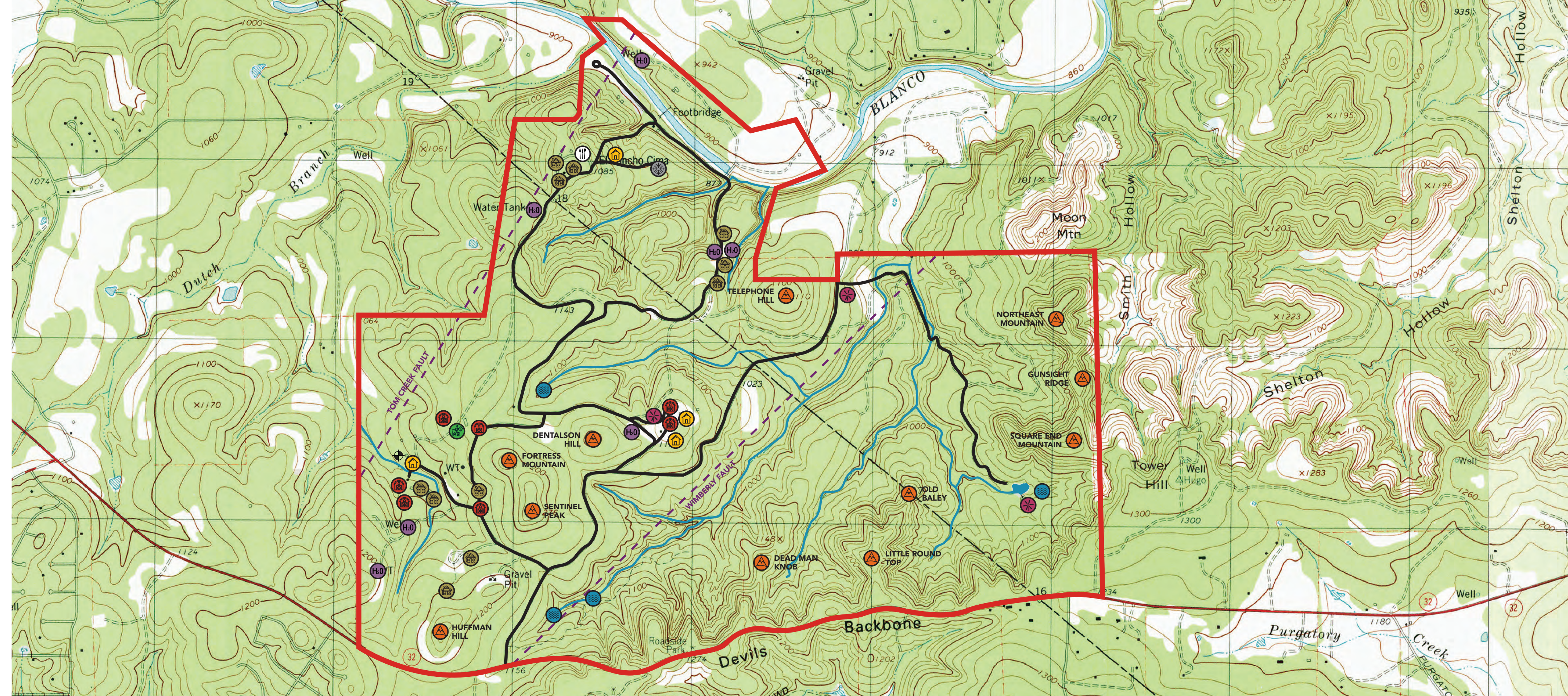
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-  BARN
-  CABIN
-  LAND FEATURES
-  HORSE STALL
-  HOUSE
-  MESS HALL
-  PLUGGED WATER WELL
-  SHOOTING RANGE
-  SPRING
-  WELL
-  WINDMILL
-  PROPERTY BOUNDRY
-  FAULT LINE
-  PRIMARY ROAD
-  STREAM / RIVER



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