



## Apache Trace

- **A 500 acre ranch community with lots ranging from 5 to 9 acres.**
- Apache Trace subdivision roads will be maintained by the county.
- Electricity, telephone, and fiber optic cable to each tract.
- Each individual tract owner will be responsible for the drilling of their own water well & installation of their own septic system.
- A wildlife association will be setup for the subdivision to keep up the wildlife tax exemption.
- For tracts going under contract before the Final Plat is recorded, the closing date will be 30 days from the date the Final Plat being recorded by the county.
- No HOA or architectural control committee.
- Barn dominiums and Modular houses are permitted.
- Mobile or manufactured houses are not permitted.

### **Jimmy Reno**

Broker

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### **Travis Reno**

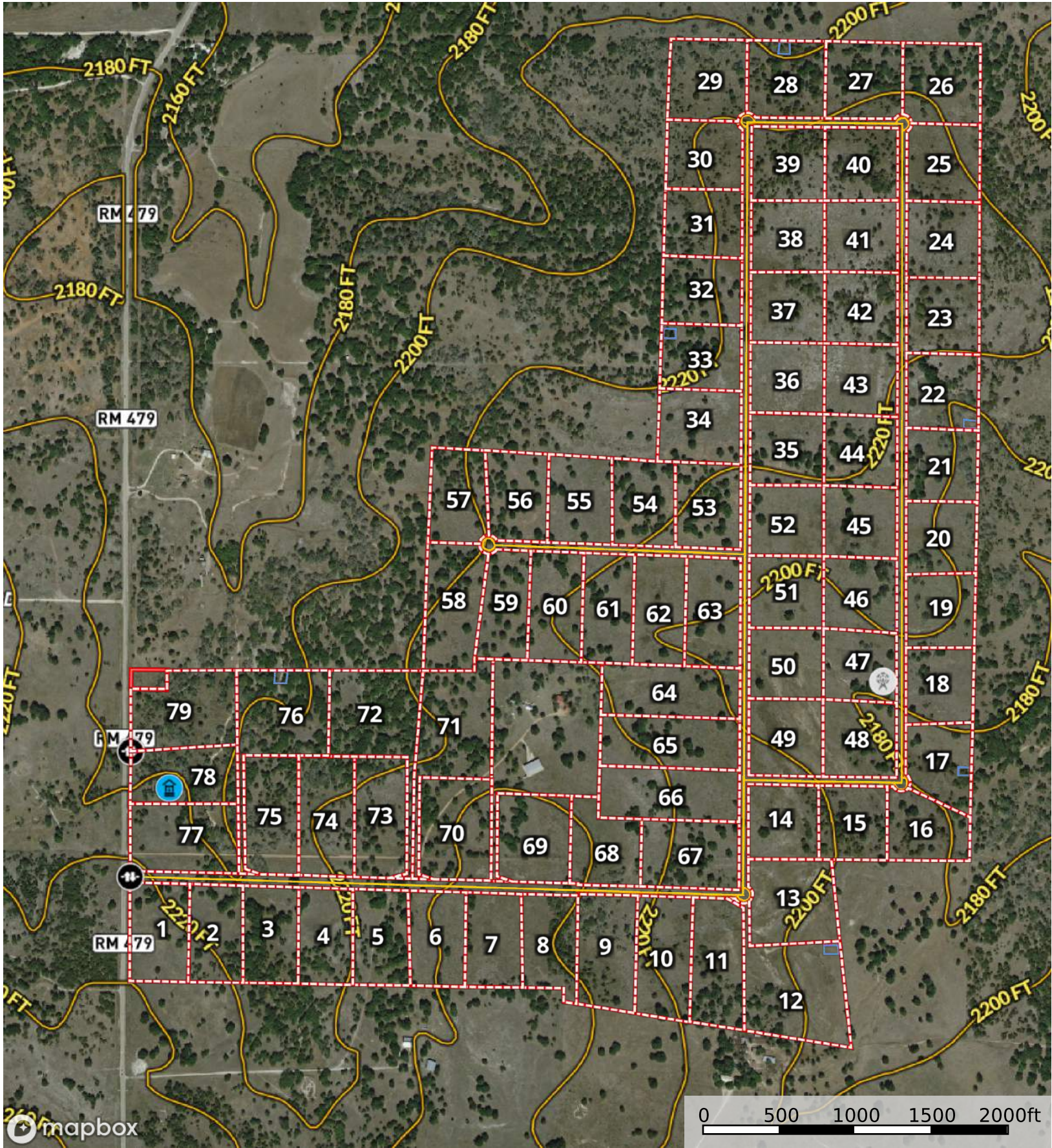
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- Well
- Gate
- Windmill
- Detention Pond
- Primary Road
- Boundary
- Boundary





## Apache Trace Price List

|                             |                                   |                                  |
|-----------------------------|-----------------------------------|----------------------------------|
| Lot 1 – 5.35 Ac - \$149K    | Lot 27 – 5.90 Ac - \$189K         | Lot 54 – 5.38 Ac - \$179K        |
| Lot 2 – 5.20 Ac - \$159K    | Lot 28 – 5.92 Ac - \$189K         | Lot 55 – 5.53 Ac - \$179K        |
| Lot 3 – 5.35 Ac - \$169K    | Lot 29 – 6.24 Ac - \$189K         | Lot 56 – 5.38 Ac - \$179K        |
| Lot 4 – 5.21 Ac - \$154K    | Lot 30 – 5.07 Ac - \$159K         | Lot 57 – 5.29 Ac - \$179K        |
| Lot 5 – 5.32 Ac - \$164K    | Lot 31 – 5.11 Ac - \$159K         | Lot 58 – 7.01 Ac - \$219K        |
| Lot 6 – 5.30 Ac - \$154K    | Lot 32 – 5.20 Ac - \$169K         | Lot 59 – 5.12 Ac - \$179K        |
| Lot 7 – 5.25 Ac - \$154K    | Lot 33 – 5.15 Ac - \$169K         | Lot 60 – 5.81 Ac - \$169K        |
| Lot 8 – 5.32 Ac - \$159K    | Lot 34 – 5.84 Ac - \$169K         | Lot 61 – 5.54 Ac - \$179K        |
| Lot 9 – 6.56 Ac - \$184K    | Lot 35 – 5.16 Ac - \$159K         | Lot 62 – 5.68 Ac - \$164K        |
| Lot 10 – 6.54 Ac - \$199K   | Lot 36 – 5.06 Ac - \$145K         | Lot 63 – 5.77 Ac - \$169K        |
| Lot 11 – 6.55 Ac - \$189K   | Lot 37 – 5.08 Ac - \$159K         | Lot 64 – 6.98 Ac - \$199K        |
| Lot 12 – 9.88 Ac - \$249K   | Lot 38 – 5.09 Ac - \$149K         | Lot 65 – 7.01 Ac - \$209K        |
| Lot 13 – 7.12 Ac - \$189K   | Lot 39 – 5.26 Ac - \$179K         | Lot 66 – 7.14 Ac - \$199K        |
| Lot 14 – 5.11 Ac - \$169K * | Lot 40 – 5.26 Ac - \$179K         | Lot 67 – 6.35 Ac - \$189K        |
| Lot 15 – 5.02 Ac - \$169K   | Lot 41 – 5.19 Ac - \$149K         | Lot 68 – 5.23 Ac - \$159K        |
| Lot 16 – 5.03 Ac - \$169K   | Lot 42 – 5.19 Ac - \$159K         | Lot 69 – 6.36 Ac - \$189K        |
| Lot 17 – 5.11 Ac - \$169K   | Lot 43 – 5.19 Ac - \$145K         | Lot 70 – 7.21 Ac - \$209K        |
| Lot 18 – 5.08 Ac - \$159K   | Lot 44 – 5.16 Ac - \$159K         | Lot 71 – 8.80 Ac - \$249K        |
| Lot 19 – 5.05 Ac - \$149K   | Lot 45 – 5.16 Ac - \$159K         | Lot 72 – 8.48 Ac - \$249K        |
| Lot 20 – 5.04 Ac - \$149K   | Lot 46 – 5.31 Ac - \$159K *       | Lot 73 – 6.28 Ac - \$179K        |
| Lot 21 – 5.14 Ac - \$149K   | Lot 47 – 5.15 Ac - \$189K(well) * | Lot 74 – 6.66 Ac - \$169K        |
| Lot 22 – 5.41 Ac - \$149K   | Lot 48 – 5.52 Ac - \$179K         | Lot 75 – 6.38 Ac - \$179K        |
| Lot 23 – 5.47 Ac - \$169K   | Lot 49 – 5.55 Ac - \$159K         | Lot 76 – 8.53 Ac - \$249K        |
| Lot 24 – 5.51 Ac - \$169K   | Lot 50 – 5.15 Ac - \$149K *       | Lot 77 – 7.33 Ac - \$209K        |
| Lot 25 – 5.57 Ac - \$179K   | Lot 51 – 5.18 Ac - \$159K *       | Lot 78 – 7.12 Ac - \$229K (well) |
| Lot 26 – 6.17 Ac - \$199K   | Lot 52 – 5.08 Ac - \$159K         | Lot 79 – 6.35 Ac - \$189k        |
|                             | Lot 53 – 5.53 Ac - \$179K         |                                  |

\* Under Contract





## **Apache Trace Deed Restrictions**

### **Building Restrictions**

1. No more than one Main Residence and one Guest Residence per Lot.  
Construction of the Main Residence shall be completed prior to or at substantially the same time as the Guest Residence.
2. The total area of the Living Area in a Main Residence must be at least 1200 square feet and the total Living Area in a Guest Residence must be at least 700 square feet.
3. A Residence shall not be occupied until the exterior thereof is completed and the plumbing is connected to either an On-Site Sewage Facility (OSSF) system ("septic system") or other water disposal system in accordance with state laws and Kerr County local rules and regulations.
4. Modular home and barn dominium construction are permitted.
5. Modular homes must be fully skirted with mortared rock or brick.
6. Modular homes must have a permanently attached and full covered front porch (the porch facing the county road) that is a minimum of 10' deep by 15' wide.
6. Outbuildings, barns, stables, pens, fences and other similar Structures may be constructed or erected on a Lot.

### **Setback Requirements**

1. No Residence or Structure may be located within 50 feet from a boundary line between Lots, nor located within 100 feet from the centerline of any Public Roads within Apache Trace Subdivision. The setback requirements under this paragraph do not apply to entrance and other gates, fences, roadways, wells, well houses, septic systems, buried or overhead electric or telephone lines, buried utility lines, or buried fiber optic cable.
2. The setback requirements do not apply to a boundary line separating adjoining Lots owned by the same Owner, or a boundary line separating a Lot from land not subject to the Subdivision.

### **Use Restrictions**

1. Lots shall be used and occupied by the Owners for Single Family residential purposes, Bed and Breakfast, or VRBO only. Use of Lots for any other professional, business or commercial purpose in which the general public is invited to enter the Property is prohibited.
2. No pigs, hogs or swine shall be permitted on the Property unless raised in conjunction with a 4-H or FFA related project. In no event may an owner of a Lot have more than six pigs, hogs or swine.

3. Feedlot operations or commercial breeding of animals or fowl on any Lot is prohibited. Animals used for grazing a Lot or Lots while raising young (e.g., a cow/calf operation) shall not be considered commercial breeding of animals.
4. Abandoned or inoperative equipment or Vehicles, and/or other things of any sort which in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Property to any Owner shall not be stored or maintained on any Lot. Owners are to keep their Lots clean and neat in appearance and free of litter at all times.
5. No Lot shall be divided into a Lot containing less than five (5) acres.
6. No Hunting Blinds/Stands/Game Feeders shall be placed within 100 feet of the boundary of any other Lot unless the abutting Lot is owned by the same Owner.
7. Commercial hunting of wildlife is prohibited.
8. Any noxious or offensive activity which tends to cause embarrassment, discomfort, annoyance or nuisance to any Owner shall be prohibited within the Property.
9. Oil/gas drilling, development or refining, and mineral quarrying or mining operations of any kind are strictly prohibited on the Property.
10. The installation or storage of a mobile home or manufactured home is prohibited.
11. A travel trailer, motor home or recreational vehicle may not be used as a permanent Residence. Owners may temporarily install a travel trailer, recreational vehicle or motor home on their Lot while the Main Residence is under construction, for a period not to exceed one year. While in use as a temporary residence, a travel trailer, recreational vehicle or motor home must be connected to an operational septic system that complies with all state laws and Kerr County local rules and regulations.
12. Hunting wildlife is restricted to bow and arrow, or crossbow only for Owners with less than 10 contiguous acres.
13. A travel trailer, recreational vehicle or motor home may be used as a Guest Residence for no more than 7 days in a month.
14. Eighteen-wheeler vehicles and other larger commercial vehicles are prohibited from parking along any public roads within Apache Trace subdivision.