



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 maintain 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 is recorded by the county.
- No HOA or architectural control committee.
- Barndominiums and Modular houses are permitted.
- Mobile or manufactured houses are not permitted.

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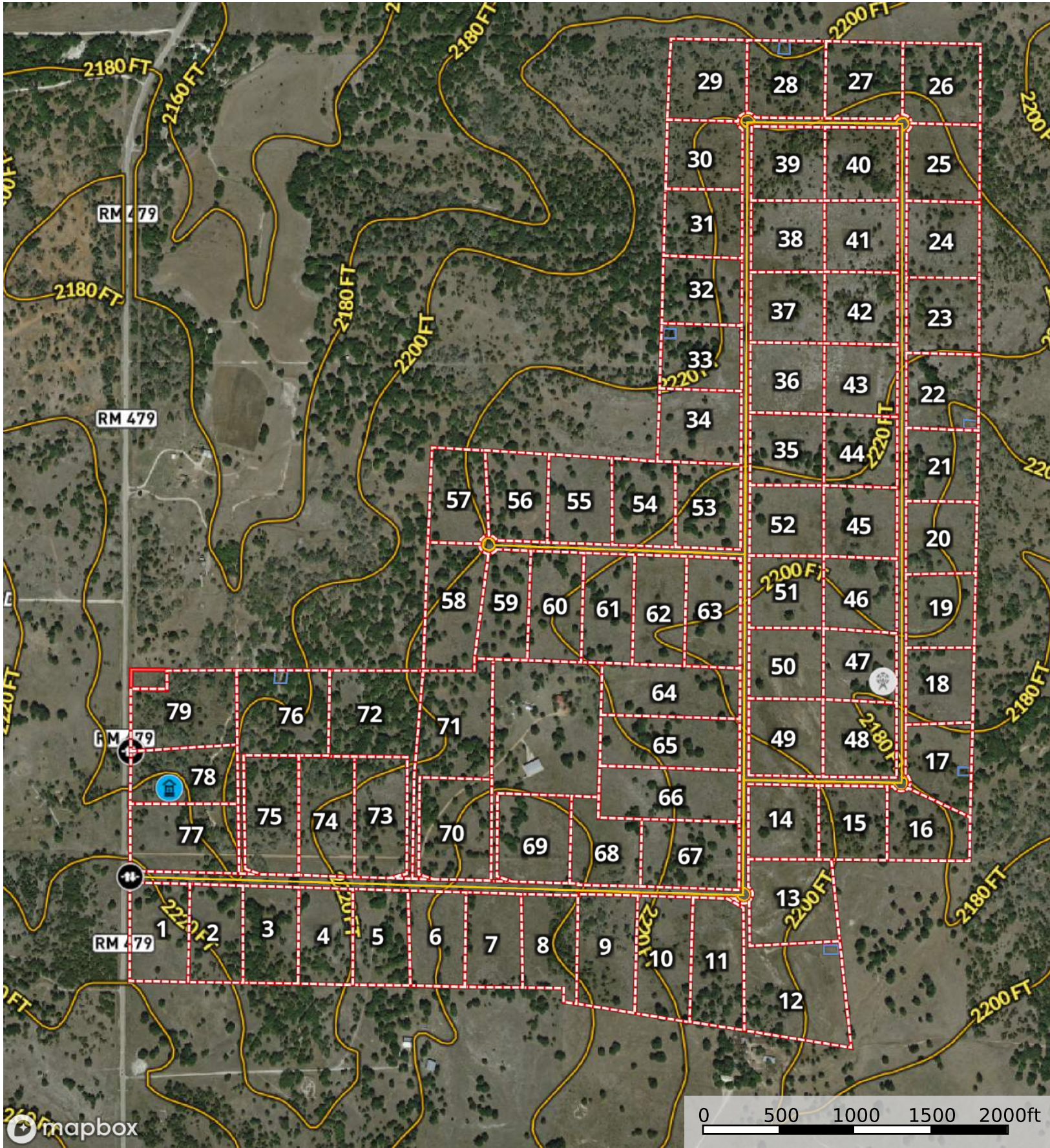


Apache Trace Price List

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





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



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.