

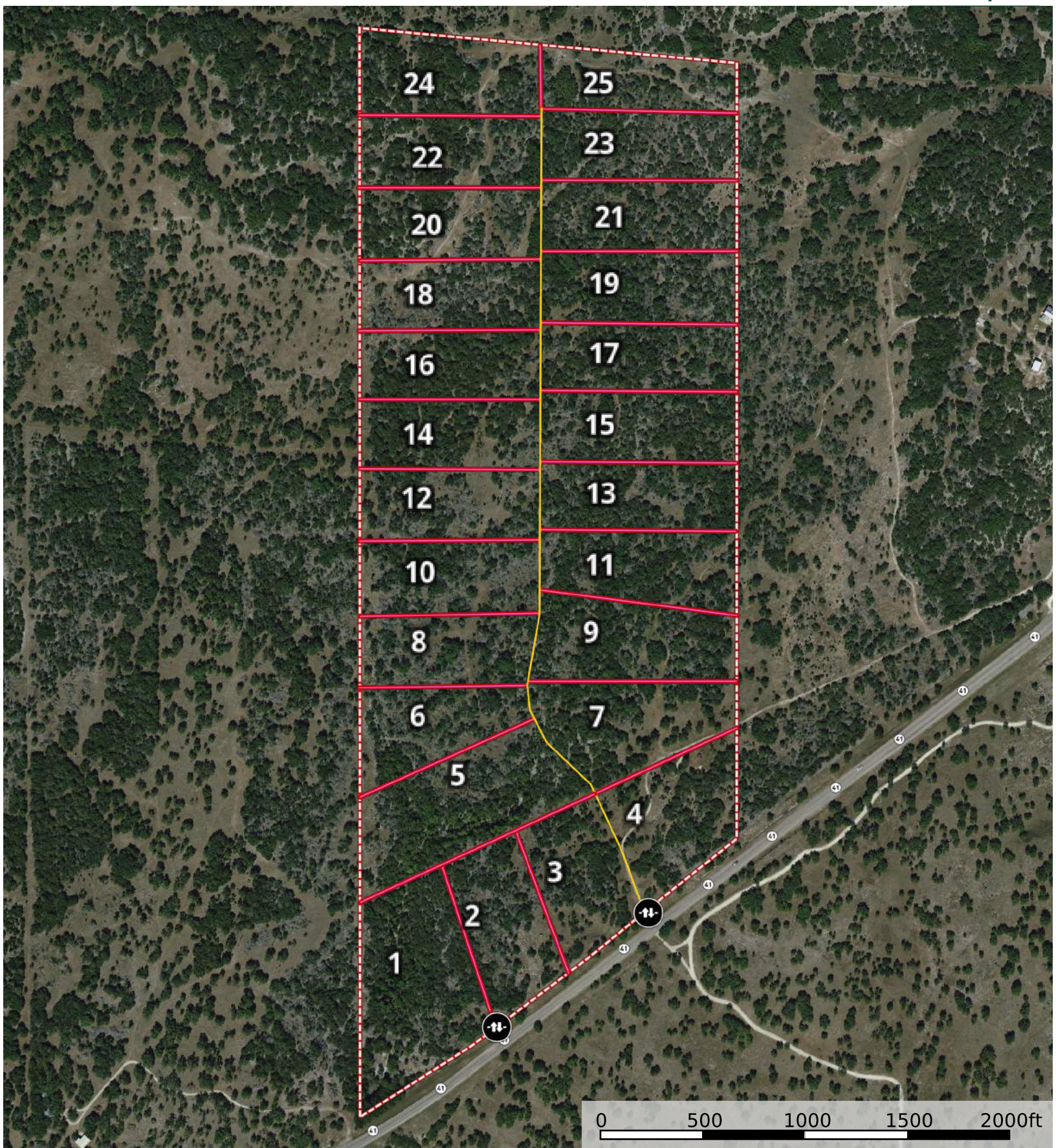


## Paloma Ranch

<b>TRACT</b>	<b>ACRES</b>	<b>PRICE</b>
1	7.88	\$145,000
2	5.74	\$115,000
3	5.6	\$115,000
4 NEW WELL	5.74	\$155,000
5	9.27	\$170,000
6	5.01	\$115,000
7	6.44	\$125,000
8	5.01	\$115,000
9	6.96	\$135,000
10	5.03	\$115,000
11	5.26	\$115,000
12	5.01	\$115,000
13	5.26	\$115,000
14	5.01	\$115,000
15	5.26	\$115,000
16	5.02	\$115,000
17	5.25	\$115,000
18	5.02	\$115,000
19	5.25	\$115,000
20	5.03	\$115,000
21	5.25	\$115,000
22	5.03	\$115,000
23	5.23	\$115,000
24	5.43	\$115,000
25	5.01	\$115,000

This information is deemed reliable but is not warranted or guaranteed by Reno Realty Group and/or agents of Reno Realty Group. Information is subject to change.





Gate    Boundary    Tract Boundary    Primary Road



## Paloma Ranch High Points

1. Paloma Ranch Rd. will be a county maintained Rd.
2. Central Texas Electric Co-op will be the electric provider.
3. Hill Country Telephone will provide Fiber Optics.
4. Each tract owner will be responsible for drilling their own well and installing their own septic system.
5. Closing will take place within 30 days after the final plat has been recorded with Kerr County.
6. There is **NO** HOA or Architectural Committees.

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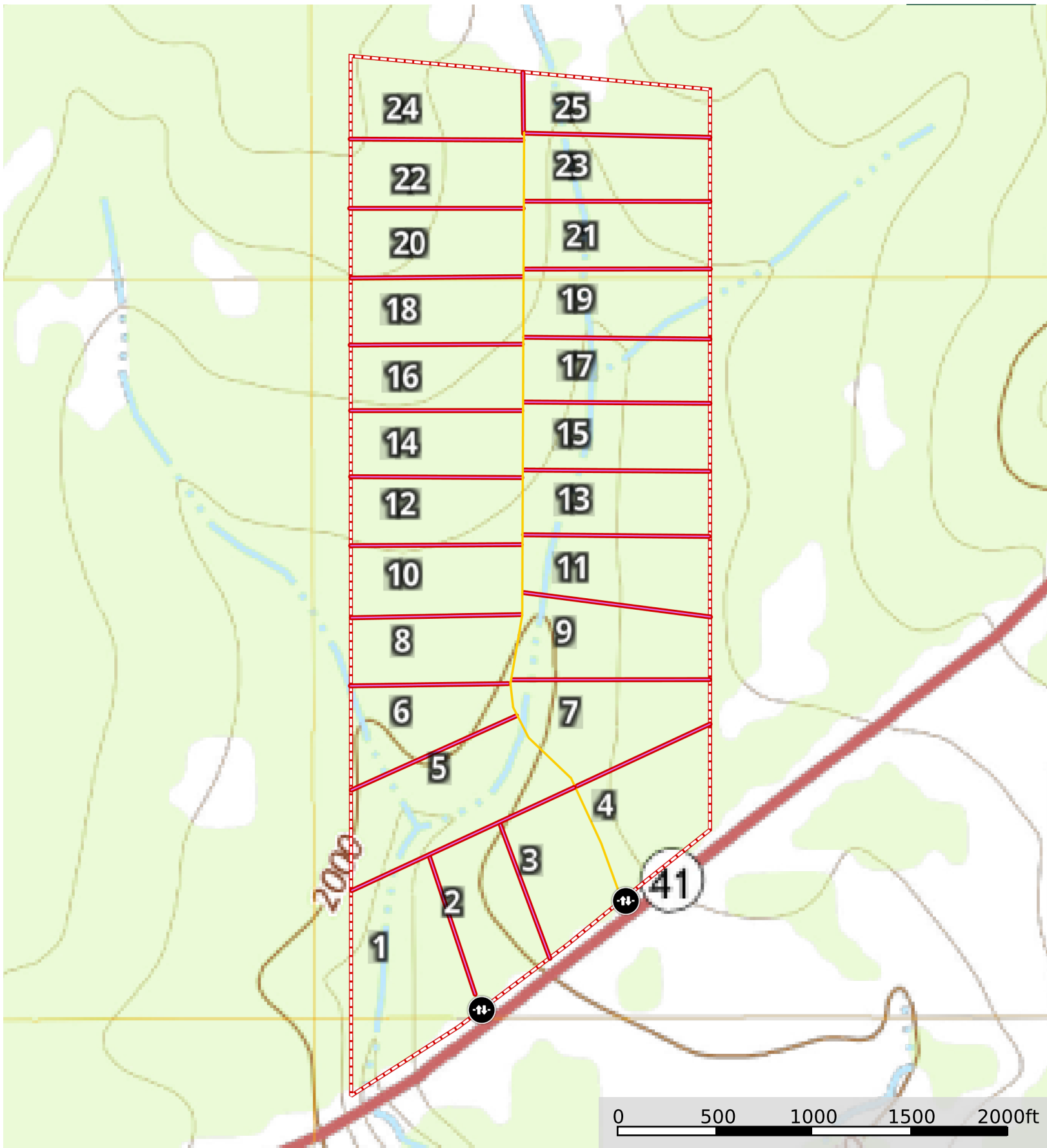




## Paloma Ranch Preliminary Deed Restrictions

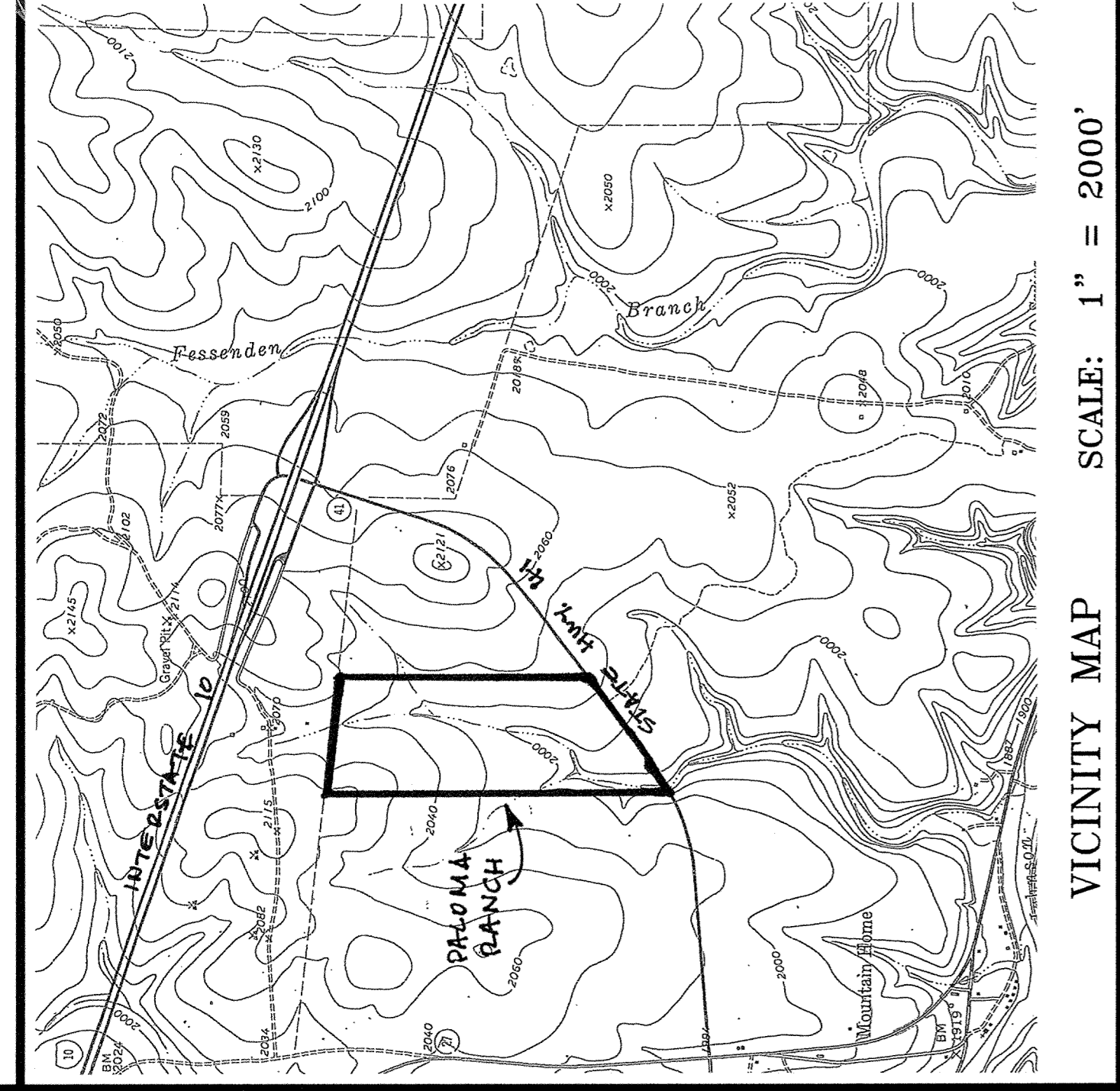
1. No Manufactured or mobile homes. (Modular & Barndominiums will be allowed.)
2. No commercial activity other than in-home businesses will be allowed. Bread & Breakfasts will be allowed
3. Main residence will be a minimum of 1200 square feet of living space.
4. One guest house is permitted, and will be a minimum of 700 square feet. It can only be built after the construction of the main house is completed.
5. There will be a 100 foot building setback from Paloma Ranch Rd. and a 50 foot building setback from all property lines.
6. Travel trailers, recreational vehicles, and campers may not be used as a permanent residence and must be stored in an enclosed structure.
7. Owners may use travel trailer, or recreational vehicle as a temporary residence during the construction of the main residence, for a period of time not to exceed one year.
8. No eighteen wheeler trucks, or other large commercial type vehicles will be allowed to park along Paloma Ranch Rd.
9. No feedlots are permitted.
10. No swine is allowed other than for a 4-H project.
11. On tracts smaller than 10 acres, hunting will be allowed with a bow and arrow, or crossbow only. No hunting with firearms on tracts smaller than 10 acres.

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TAX CERTS. FILE NO.

FILE NO.



VICINITY MAP SCALE: 1" = 2000'

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of...

GENERAL NOTES

- 1. THIS PROPERTY IS LOCATED IN THE INGRAM INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0250F, DATED MARCH 3, 2011.
3. EACH TRACT WILL BE SERVED BY INDIVIDUAL PRIVATE WELL AND OSSF.
4. UTILITY COMPANIES: TELEPHONE - CENTRAL TEXAS ELECTRIC CO-OP TELEPHONE - HILL COUNTRY TELEPHONE CO-OP
5. PRIOR TO CONSTRUCTION ON ANY LOT, THE OWNER OF SAID LOT SHALL CONTACT KERR COUNTY OSSF DESIGNATED REPRESENTATIVE...

STATE OF TEXAS COUNTY OF KERR

The owner of the land shown on this plat, and whose duly authorized agent, dedicates to Kerr County, Texas, for the use of the public forever all roads, alleys, parks, water courses, drains, easements, in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed. The owner has written permission from the lien holder.

Witness my hand this \_\_\_ day of \_\_\_, 2021

Texas AVJ 3, LLC By: Aubry Gold, Managing Partner

STATE OF TEXAS COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Aubry Gold, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_ day of \_\_\_, 2021

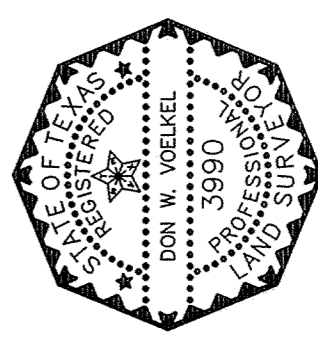
Notary Public for the State of Texas

This plat is a true and accurate representation of the land described hereon as determined from an actual survey of the property made on the ground under my direction and supervision.

Date surveyed: April 9, 2021

Dated this \_\_\_ day of July, 2021

Don W. Voelkel Registered Professional Land Surveyor No. 3990



PRELIMINARY PLAT FOR PALOMA RANCH BEING 145.00 ACRES OF LAND, MORE OR LESS, OUT OF VARIOUS ORIGINAL PATENT SURVEYS, AS SHOWN HEREON IN BRACKETS, IN KERR COUNTY, TEXAS

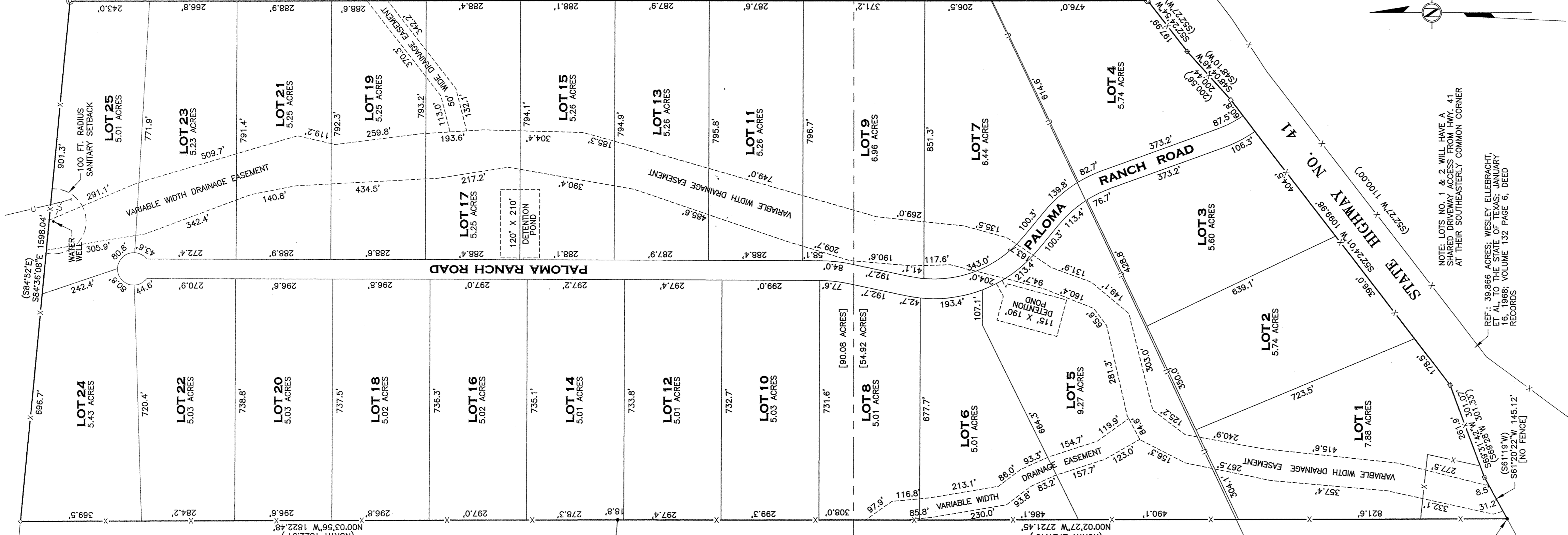
JULY 2021

VOELKEL LAND SURVEYING, PLLC 212 CLAY STREET, SUITE 100, WAXAHACH, TEXAS 75090-3573-3313

Jackie Dowdy, Kerr County Clerk

PalomaRanch.PreliminaryPlat.145Acres.StateHwy41.dwg

REF.: 283,720.3 ACRES AS TRACT II, EVELYN BLOYS TO JAMES BENJAMIN BLOYS; GENERAL WARRANTY DEED, RECORDS 2016; FILE NO. 16-05021, OFFICIAL PUBLIC RECORDS



NOTE: A SECOND FENCE EXISTS ALONG NORTH AND WEST LINES OF THE 145.00 ACRES PLATTED HEREON.

REF.: 35.6 ACRES; GRADY TUCK, JR. ET UX, TO HEX C. BRAND. ET UX; WARRANTY DEED WITH VENDOR'S LIEN; DECEMBER 13, 1993; VOLUME 723 PAGE 450, REAL PROPERTY RECORDS

REF.: REMAINDER OF 256.6 ACRES; MARGARET SEIB TO DAVID E. SEITZ; TRUSTEE; WARRANTY DEED WITH VENDOR'S LIEN; APRIL 17, 2006; VOLUME 1522 PAGE 161, OFFICIAL PUBLIC RECORDS

C.C.S.D. & R.G.N.G. R.R. CO. SURVEY NO. 1103 ABSTRACT NO. 496

C.C.S.D. & R.G.N.G. R.R. CO. SURVEY NO. 1101 ABSTRACT NO. 497

REF.: 100.00 ACRES; GRADY TUCK, JR. ET UX, TO KERRY R. SMITH; ET UX; WARRANTY DEED WITH VENDOR'S LIEN; DECEMBER 13, 1993; VOLUME 725 PAGE 542, REAL PROPERTY RECORDS

SCALE: 1" = 200' FENCE POST IRON STAKE FOUND CONCRETE P-C-S-W MARKER SET IN TOP OF IRON STAKE FENCE LINE PALE GREEN UTILITY LINES PALE GOY & ANCHOR PATENT SURVEY LINE

RECORD CALLS SHOWN IN PARENTHESES NOTE: ALL SET 1/2" IRON STAKES MARKED WITH RED PLASTIC CAP INSCRIBED WITH 'VOELKEL SURVEYING'

TADTOT NOTES

- 1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE TADTOT SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TADTOT MANUAL AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
2. THE DEVELOPPER AND/OR LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS APPLICABLE BY THE CURRENT EDITION OF THE TADTOT ACCESS MANAGEMENT MANUAL.

DATED THIS \_\_\_ DAY OF \_\_\_, 2021

WARRSHAUL REED, P.E. TADTOT AREA ENGINEER

This plat of Paloma Ranch has been submitted to and considered by the Commissioner's Court of Kerr County, Texas and is hereby approved by such court.

Dated this \_\_\_ day of \_\_\_, 2021.

Robt Kelly Kerr County Judge

I hereby certify that recognized engineering practices and standards were used in preparation of this final plat and in the design of site improvement structures and was accomplished under my direct supervision.

Dated this \_\_\_ day of \_\_\_, 2021.

John M. Hewitt, P.E., C.F.M.

I hereby certify that this plat is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

Dated this \_\_\_ day of \_\_\_, 2021.

Kerr 911

I hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Kerr County on-Site Sewage Facilities, Individual OSSF Requirements, Individual OSSF Requirements with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 286 OSSF Rules.

Dated this \_\_\_ day of \_\_\_, 2021.

Patricia S. Huetli, Designated Representative Kerr County OSSF

I hereby certify that this subdivision plat conforms to all requirements of the Subdivision Rules and Regulations of Kerr County.

Dated this \_\_\_ day of \_\_\_, 2021.

Charlie Hastings, P.E., C.F.M. Kerr County Engineer

APPROVED by the Commissioner's Court of Kerr County, Texas on the \_\_\_ day of \_\_\_, 2021 by Order No. \_\_\_ of said Court and was FILED for RECORD on the \_\_\_ day of \_\_\_, 2021 at \_\_\_ O'clock \_\_\_ M. RECORDED on the \_\_\_ day of \_\_\_, 2021 at \_\_\_ O'clock \_\_\_ M. in File No. \_\_\_ of the Official Public Records of Kerr County, Texas.

Jackie Dowdy, Kerr County Clerk