

## How to Self-Tour the property

Welcome to the Preserve at Walnut Springs! In order to successfully self-tour this 2,000 acre ranch, we've created the following guide:

1. All guests are required to Sign-In or register with Jasmin Stidham prior to touring.
2. Printed materials are available at the Clubhouse kiosk (first building on left)
3. Restrooms are available and adjacent to the Clubhouse

Download the LandGlide app on your smart phone. The app is free and will recognize your location and the coordinates of the individual homestead listings.



A comprehensive drive-thru tour will take about 45 minutes.

Don't have that much time to spend? Need Available Homesteads in a nut-shell:

North side of the ranch – rolling hills, mature live oaks, wildlife, livestock and water

South side of the ranch – high elevations, tree diversity, steep terrain, huge views

### **Amenities Include:**

Clubhouse is accessible to members 24/7 or can be rented for private events for \$150

Equestrian Center – Trail rides available \$75/hour for 2 riders, 2 hours, Boarding \$150-\$300/month

22 Mile Trail system – Hiking, Horseback Riding, Biking – No ATV's allowed

Stocked ponds – Catch and release

Hammock Groves

Spring-Fed Pool & Picnic area – located on the south side

Hunting is allowed on the property - \$900/year lease

As you drive through the community, homesteads are marked with a lot in the center of the property. Small cedar posts mark the corners. Please note, open space in between which provides more privacy, buffer and you don't share a fence line with your neighbor.



## FAQ

### **In your opinion, is the North side or the South side of the property more appealing?**

Toughest question yet! The land varies so dramatically! The south side is 400' higher in elevation than the north, so imagine climbing to the top of a hillside to look out over thousands of acres below, with a view to Llano county. The lots are all located on the top of the hill which makes for a beautiful view and building sites that are more wooded. This is considered the forested part of the ranch. It also backs up to three large adjacent property owners including <https://bambergerranch.org/> which makes for an incredible view!

### **Is there live water?**

The Headwaters of Towhead creek start on the property and run North across Hwy 290 to the Pedernales River. The wet weather creek flows most of the year and connects to the man-made tanks or fishing ponds (Picnic Pond and the Dam). No properties within the ranch are at risk of flooding, as we are not in a flood plain nor are we downstream from any larger tributary.

### **What are the taxes?**

Johnson City out of the city limits is 1.6833. The Preserve maintains a Wildlife Management exemption on behalf of the owners, resulting in property tax savings. One acre is taxed as your homestead and based on the value of the residence and the remaining acreage is exempt. Unlike traditional agricultural livestock based exemptions, the Preserve's is based on managing of indigenous wild animals that are native to Texas. Average property taxes on any given lot prior to construction is \$900/year in 2020.

### **How much are the HOA dues and how have they increased since the start?**

\$5900 in 2020. From \$4500-\$5900 over the past 16 years. The Developer is a dues contributing member that has turned the HOA over to membership, as such the HOA has a reserve fund for maintenance of \$130K+ yoy. This is a very transparent and well-funded HOA. Additional financials are offered during sales process.

### **Any special assessments?**

None in the history of the HOA.

### **Are there additional fees for hunting, fishing, horseback riding or trail access on the property?**

The fees are subsidized by the HOA dues and generally cover the costs of the amenity service or staff member required.

### **I read somewhere that the hunting is guided only? Who does the guiding?**

Hunting is managed by the HOA and guided hunts are available but not mandatory. Hunting takes place in the open space areas and is not allowed on individual lots. The hunting is for whitetail deer only, as the ranch is high-fenced and we are trying to manage the numbers in a healthy way. Currently it's on a first come basis, 6 blinds and a staff biologist that assists with the deer harvest.

**Does the ranch allow UTV riding by responsible property owners on the 22 miles of trails?**

UTV's are allowed on the roads but they are not allowed on the trails, unless for ranch business. For example, one of our owners rides the fence line to check for holes and has proven to be a responsible, safe driver in a volunteer working capacity. The HOA is trying to avoid mixing ATV's with horses and hikers.

**How involved do property owners get with management of the property...wildlife, plants, restoration etc.? I'm very interested in this.**

The HOA is responsible for maintaining the Open Space areas and staffs 2.5 employees to do so. Owners are welcome to participate in committees and community events based on their interests. For instance, we have a DEW committee that is working on mapping an arboretum trail, oversees the hunting program, hosted TPWD & other guest speakers for nature walks and seminars, etc. You'd love this aspect of the community and are welcome to participate as much or as little as preferred.

**Is there a required time to build?**

No required time to build once you own a lot. Once construction begins, it must be completed in 2 years.

**What is your minimum square footage?**

The basic construction restrictions include 75% surface stone (though variances do exist) and a minimum of 2,400 sf minimum footprint which may include up to 15% outdoor living space, effectively bringing the required size to 2,040 sf.

We also permit guest homes to precede a main residence – minimum 1,200 sf -1,500 sf max.

The community design guidelines can be accessed from the website: <http://www.walnut-springs.com/images/uploads/DesignGuidelines.pdf>

**Do you have a list of homebuilders that are required?**

We don't have any required builders or architects, but these are a few we recommend - <https://drive.google.com/file/d/1HpXINWJkLjgydGOdydGcEKH3PoUNLQI6/view?usp=sharing>

**In your real estate experience, what could one expect to pay per square ft. for a home that meets the restrictions?**

Around \$200-\$250 psf. but based on size and finish out, it could be \$300. Prep on any given lot is around \$50K – site prep, road install, septic, utility connections, etc. I can share some of the homes with you during a tour for a rough idea of style and costs.

**How many residences are currently built out on the property?**

15 homes on the property and 5 in design phase. Of those only 5 are full time residents and everyone else is part time/vacation or retirement.



**The green transformer boxes are for power I assume?**

Each lot has its own transformer to provide underground power to location. 3 conduits are run in each of the transformers: orange 2 inch for potential fiber, a co-ax and a telephone/ co-ax.

**Who do you use for Internet?**

The rural hill country relies predominately on line of site communications or satellite internet. In 2019, we partnered with a local internet provider Hill Country Wireless who installed equipment on the HOA owner internet tower and several homeowners residences on the hillsides creating a bridge for service across the ranch. For non-savvy internet users – Yes, you can stream  
For internet savvy users we the following speeds in the clubhouse –  
34.11 Mbps download, 49.83 Mbps upload

**Who is responsible for maintaining the roads?**

The HOA is responsible for maintaining the roads, including the long driveways that lead to private properties. Roads are sprayed with herbicides, mowed, patched and paved as needed.

**I see lots listed with Well access on the map, what does that mean?**

The property has wells drilled that date back to 1998 and beyond. The Developer also drilled a number of wells in 2001 to check water viability. If you purchase a lot at the Preserve that has access to a shared well, you can purchase rights to use the well for \$6K.  
Depths and GPM depend largely on location & elevation, but range around 250' static level and around 70 gpm.

**What are your thoughts on a well vs. a rain water collection?**

Drilling is not required and to date, 12 of the 14 newly constructed homes utilize rainwater collection as a preference over the hard tap water of the hill country. Some drilled a well for back-up others went 100% rainwater.

Here's a resource that will do the math for you based on the size of home. Most owners have installed 50,000 + gallon tanks

<https://www.watercache.com/resources/rainwater-collection-calculator>