



CREEKSIDE
AT CAMP VERDE

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Our Company

At National Land Partners, LLC and National Timber Partners, LLC, we aim to carry on our founding family's commitment to achieving 100% customer satisfaction, established over a century ago.

We pride ourselves in:

- 100 years of success through the Patten family companies
- Tens of thousands of satisfied land owners
- Completing over 950 acreage communities
- Developing successful communities in 48 states and Canada
- Delivering outstanding customer service, with over 30% of sales coming from owner referrals



4 Generations of Developing Communities

Our Commitment

We are committed to remaining a strong and influential leader in land sales, by:

Continuing our fundamental principles of researching and inspecting hundreds of potential land opportunities every year, acquiring only a select few that meet our stringent requirements

Developing only those communities that we could see ourselves living in, and offering them at recognizable values

Providing financing opportunities for prospective customers through our financial division

Preserving and protecting valuable forest lands, as recognized by the USDA Forest Legacy Plan

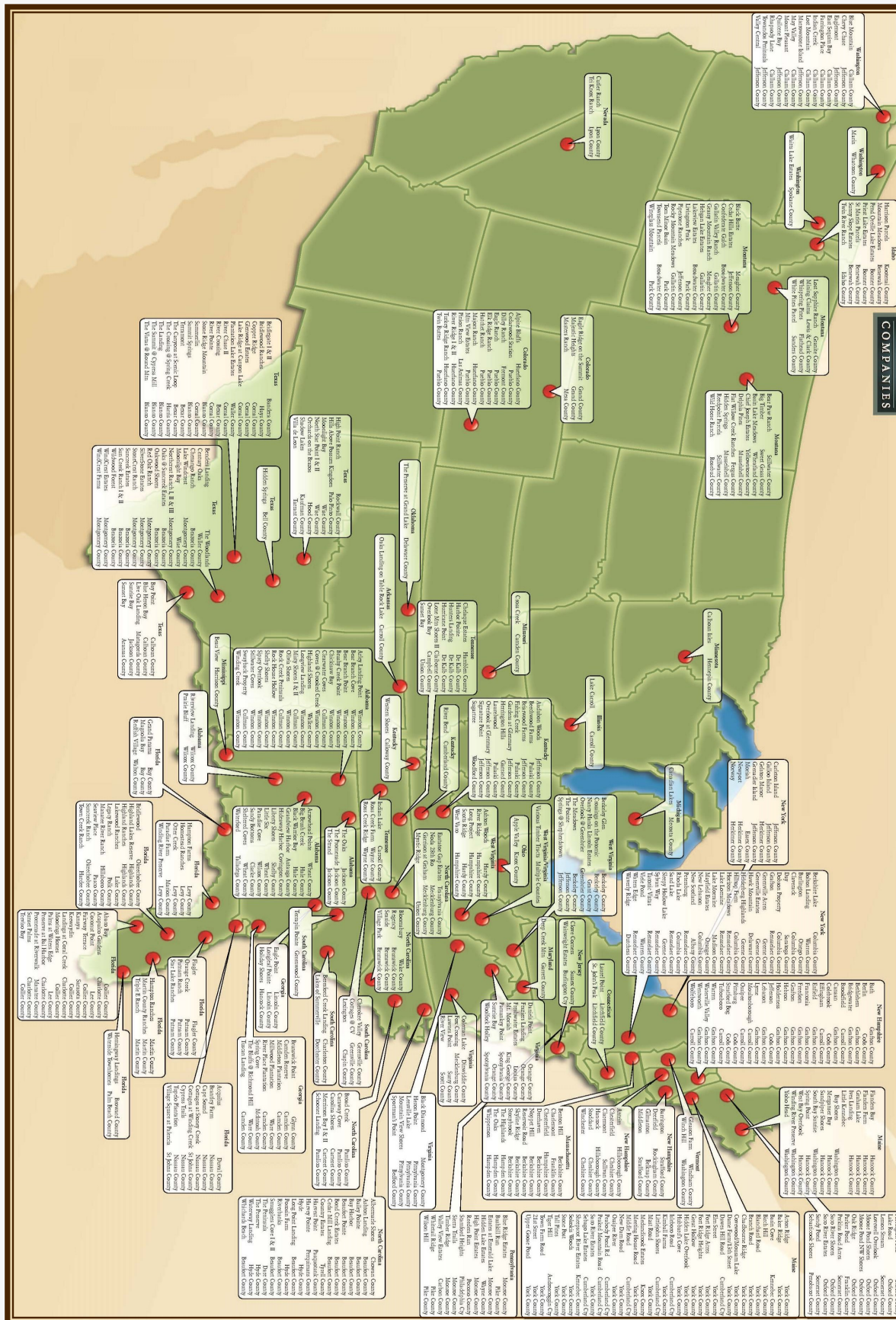
Establishing homeowner associations and protective covenants to ensure the integrity of each community after its completion



4 Generations of Developing Relationships



PATTEN FAMILY COMPANIES



CREEKSIDE

AT CAMP VERDE



Our Community

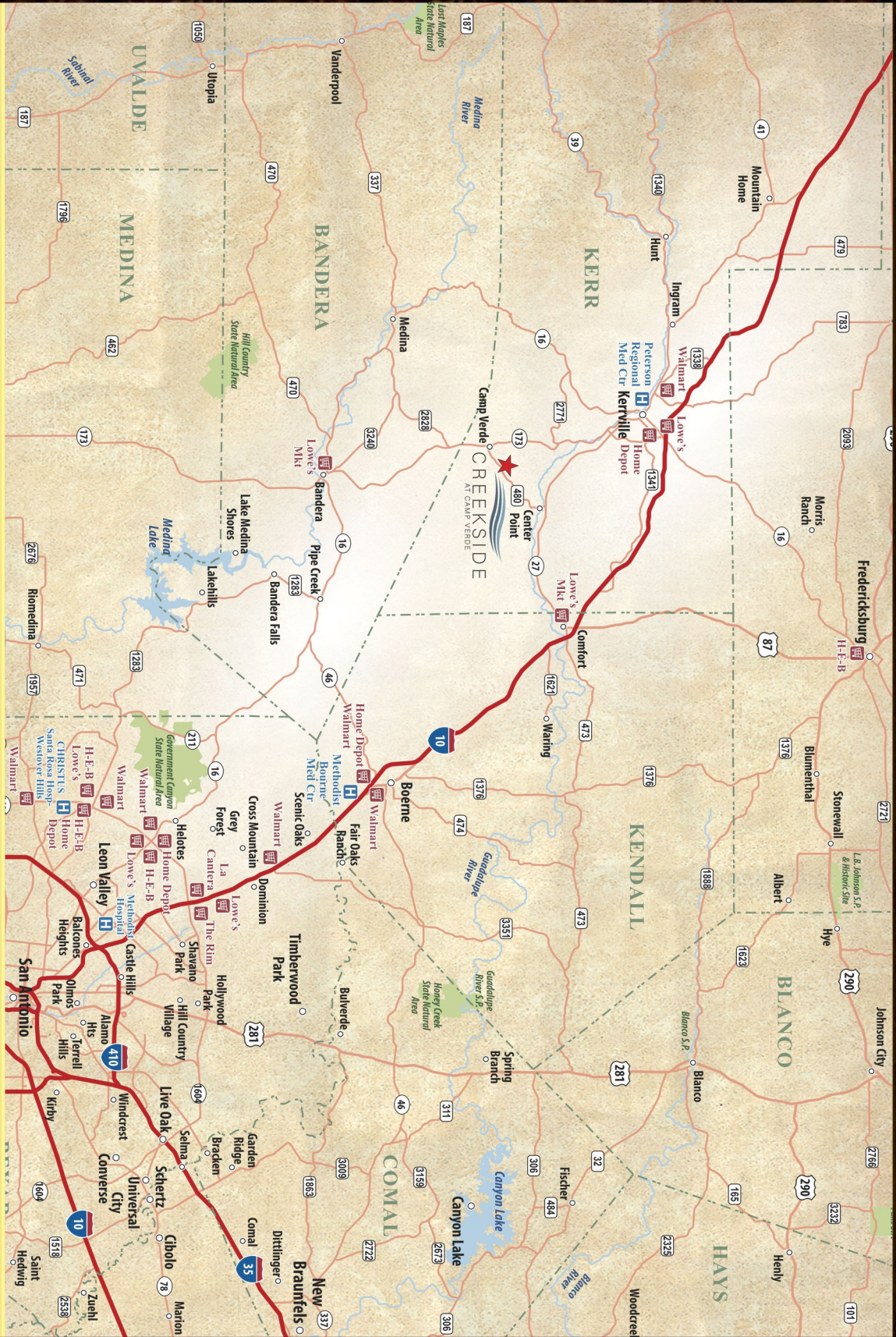


Situated within minutes of Creekside at Camp Verde is the charming town of Camp Verde, packed full of marvelous stories and rich history. Camp Verde started out as a United States Army post in 1855. This post was where researchers looked into the feasibility of camels in the United States. Researchers noticed that other animals panicked at the smell of camels. So, they decided against using camels and released them from the facility to roam around as they please. Residents, at this time, described that there were several beasts roaming the area. These "beasts" they referred to was the Army post's camels. In 1861, Confederate Forces captured Camp Verde. Egyptian handlers took the camels and used them to haul cotton to Mexico. Soon after, the camels were sold to different zoos and circuses. Today, Camp Verde is a community consisting of a general store, and remains of the military post. It is listed on the National Register of Historic Places.

The gorgeous large acreage community leaves nothing to chance, incorporating many upscale community features to make living in the country not only easy, but convenient for everyone. The private and peaceful setting is like no other. 20-mile panoramic, long-range Hill Country views and peaceful shoreline excursions along a 1.5 mile long stretch of Verde Creek... there really is no better place to be with yourself or with your family than out here at Creekside at Camp Verde. And, this community is poised with your dream country home in mind, with features including a gated entrance, paved and private roads, underground electric, high-speed fiber internet - great for working at home, a low cost of living, and so much more.

Everyday essentials, shopping, dining, and more are also just down the road. Offering a prime location, just minutes from everyday essentials in Kerrville and Bandera, and only 30-minutes to Boerne, The bustling big city endeavors of North San Antonio, with its fine dining, high-end shopping, vast network of top-rated medical facilities, theatres, amusement parks, sports teams, and more are all an easy 45-minute drive away, so property owners will appreciate the benefits of living near all the small towns with their rich history, family-oriented atmosphere, unique shops, local restaurants, and more, while still having easy access to all that the big city has to offer, not too far down the road. Whether you're looking for a better place to work from home or just want to escape the crowds and constant noise of city life, Creekside at Camp Verde will provide that slower paced, quieter lifestyle you've been searching for.

Our Local Area





Summary of Covenants

- ◇ Single family residential only
- ◇ 1,800 sq ft minimum- house or Barndo/Barndo Style House
- ◇ Guest house allowed with minimum 500 sq ft and up to sixty percent square footage of main dwelling
- ◇ All dwellings must have a covered porch or no less than 2 distinct vertical surface finishes at the front elevation of such dwelling. All residences must have a garage
- ◇ All garages, including detached garages, will be of the same general construction and exterior as the main dwelling and located on the tract according to the committee approved building site plan and shall be suitable for not less than 2 vehicles.
- ◇ Set backs are: 60' on the front, 25' on the side and 60' at the rear.
- ◇ One permanent metal, wood, rock and/or hardiplank barn, storage building or workshop (herein after collectively "Workshop") shall be allowed so long as such building footprint is no larger than 4,000 square feet enclosed space. The workshop must be built with new construction materials, and be of neutral color or match the main dwelling. Each Workshop shall have rock wainscoat beginning at the bottom of the building and extending three (3) feet upward on front and all sides. Such structure may be constructed on the lot prior to the main dwelling.



Summary of Covenants

- ◇ The exterior walls of any residence constructed on any lot shall be constructed of stucco, rock, timber frame, and/or fibrous cement. Brick accents may be used but shall not comprise more than 10% of the front, sides and rear of the main dwelling. Timber frame, barndominiums and metal barns/workshops must have a 3 foot rock wainscoat of front and sides. The exterior of all chimneys shall be 100% masonry of a type and color matching the exterior walls of dwelling.
- ◇ No time frame to build – choose your own builder.
- ◇ POA dues \$695 per year



Area/Property Information

Property Tax: 1.37%

Water: Private Wells

Electric: Bandera Electric Co.

Airports: Kerrville Municipal Airport

San Antonio International Airport



Medical Facilities

Peterson Regional Center: Located in Kerrville. Has 124 beds and offers the following:

Ambulatory Surgery Center	Orthopedics
Ambulatory Care Center	Out-patient Rehab Services
Acute Rehabilitation Unit	Peterson Community Care
Cardiac Catheterization	Peterson Medical Associates
Cardiopulmonary	Peterson Women Associates
Care Cordiation	Peterson Specialty Care
Diabetes Management	Peterson Urgent Care Clinic
Food & Nutrition Services	Pharmacy
Home Care	Sleep Lab
Hospice	Surgical Services
ICU	Womens Services & The Baby Place
Laboratory/Outreach Lab	Wound Healing Center

Comfort Community Hospital: Located in Comfort, Texas 15 miles from Kerrville. Has 22 beds and offers:

Anesthesia Service	Blood Bank Services
Clinical Laboratory Services	Diagnostic Radiology Services
Dietary Services	Emergency Services
Inpatient Surgical Services	Operating Room Services
Outpatient Services	Outpatient Surgery Unit Services



Center Point ISD

Center point ISD cultivates a desire for continuous learning by providing a safe and exceptional education experience grounded in collaboration with the home and community.

Vision: "The mission of the Center Point Independent School District is to provide excellence in education for every student. With a dedicated, caring staff, we seek to foster a safe, positive, and creative atmosphere. In this environment, students will be empowered with the critical-thinking, problem-solving, and decision-making skills necessary to succeed in a complex, global, multi-cultural society."

Learning Environment provides:

- ◇ Adequate funding that supports students and family involvement
- ◇ Up-to-date technology that is available to all students and staff
- ◇ The community with information regarding their public education system
- ◇ A safe climate that is conducive to achievement
- ◇ An environment designed to attract and retain highly qualified teachers and staff
- ◇ Our students with teachers who exhibit solid classroom management techniques

Our community and district provides:

- ◇ State-of-the art facilities and technology
 - ◇ An aligned curriculum at all levels
 - ◇ Opportunities to form partnerships with the school
 - ◇ Support to foster pride in our students
 - ◇ Positive support to students, faculty, and staff
- Goals

Provide diverse academic opportunities for all students:

- ◇ Vocational
- ◇ College workforce prep (Dual Credit when possible)
- ◇ Accelerated learning
- ◇ Continue with professional development and look for enhancements. Look for opportunities to diversify teaching staff.
- ◇ Educating the community about school district activities, operations and events.

Continue to stay ahead of technology trends and requirements by providing students and staff with technology tools to be successful.



Kerrville Private Schools

Notre Dame Catholic School: PreK3-8th Approximately 140 students in school. The student ratio is 12:1. They offer an early bird program with drop off available from 7:30am and after school care until 5:30pm.

Foundation Academy: Pre K 3-4 – 12th Foundation Academy is committed to the total development of their students-spiritually, academically, and physically.

Grace Academy- First Baptist Church: K4-5 – 12th Grace Academy is an independent, non-profit private Christian school. Uses accelerated Christian Education Criteria to best address the educational needs of their students.

Our Lady of the Hills College Prep – 9th – 12th Our Lady of the Hills uses a 4 day per week school schedule with extended class periods. Their condensed school week (Monday thru Thursday) allows the students the opportunity to learn time management skills, practice independent study, meet with teachers outside of class time and schedule valuable SAT and PSAT prep.

St. Peter Episcopal School: pre-school and kindergarten Approximately 138 students. Accredited by the National Association for the Education of Young Children.

Pre-school – 18 months to 5 years 8:30am – 12 noon

Kindergarten – 8:30am – 2pm

They offer after school care. early bird program, elementary school care, kids day out and gymnastics.

Grace Christian School: 1st – 12th Approximately 46 students and is a member of the Accelerated Christian Education or (school of tomorrow). The student:teacher ration is 9:1 and the schools religious affiliation is Christian.



Kerrville Area Attractions

Cailloux Theater – The Cailloux Theater earns rave reviews for providing excellent acts, everything from community theater to performances from the local symphony and touring musical groups.

The Museum of Western Art – This museum has hundreds of sculptures, paintings and artifacts of life in Texas in the 19th and 20th centuries. The ever evolving exhibitions also highlight the works of western artists of all kinds.

Rivers Edge Gallery – Rivers Edge showcases artists who have been featured in accredited museums for their work and/or craft pieces.

Hidden Springs Golf Course – Fun and challenging course located in the Double B Resort in nearby Harper.

James Avery Visitor Center and Store – Visitors can view the workshop where the jewelry is handmade and learn the history of the company through 6 exhibits.

YO Ranch – Located in Mountain Home, this 14,000 acre Texas ranch is the place to go horse-back riding, on a wildlife tour, play paintball, swim, hunt, take a painting class, go skeet shooting and more.

The Coming King Sculpture Prayer Garden – A 24.5 acre garden park featuring 2.5 million dollars worth of Christian arts including “The Empty Cross”, the most symbolic cross sculpture in the world, 8 monumental spiritual sculptures have been donated by 3 internationally collected artists. The Bronze and Cor-ten Steel art is displayed with world class landscaping and 3000 massive limestone blocks. This Prayer Garden is located half way between the Atlantic Ocean and Pacific Ocean at the same latitude as Israel.



Kerrville Area Parks

Kerrville-Schreiner Park – 517 acres Day use and overnight camping. Facilities on the Guadalupe River include 30 & 50 amp RV sites, tent camping, cabins and a Ranch House.

Louise Hayes Park – Day Use. Bike and walking trails along the Guadalupe River, picnic areas, playground , pavilions and trail heads.

Guadalupe Park – 4.5 acres on the Guadalupe River at Nimitiz Lake.

Lytle Park – 4 acre park day use

Singing Wind Park –Day Use. Vast nature site with trails, birdwatching, playground, and skate park.

Cypress Park – 1 acre park on Guadalupe River with fishing pier and boat ramp.
No motorized boats allowed.

Carver Park – 5 acre Day Use. Large pavilion with basketball court, small pavilions, trails, bar-b-que pits, playground, sprayground and multi-use sports field.

River Trail – 10' wide walking and biking trail approximately 6 miles long with trail heads at several parks.

Westland Park – 2.5 acre Day Use with playground.



Kerrville Area Parks

Sample Park – 5 acres Day Use. Multi-use field, playground, and bar-b-que pits.

Lehmann-Monroe Park – 27 acres connected to Louise Hayes Park. Access to river trail, birding, dog park, volleyball and pavilions

Habitat Park – 3.5 acres Day Use. Open space park.

C. Richards Park – 4.6 acres Day Use. Open space park.



Golf Courses near Camp Verde

The Buckhorn Golf Course



The Buckhorn Golf Course is located halfway between Boerne and Kerrville just off Interstate 10. Designed by Art Schaupeter, ASGCA it is one of Foresight Golf's most loved golf courses. The Buckhorn's championship layout utilizes a natural 100 foot elevation change, pristine creeks and valleys

that make for great vistas of the surrounding Hill Country.

Resort at Tapatio Springs



The Resort at Tapatio Springs is located in Boerne. The course is fun to play and challenging for all skill levels. All 18 holes provide guests with dramatic elevation changes and panoramic views of some of the tallest hills in the area at 1990 feet.

Westin La Cantera



There are 2 courses located at the Westin La Cantera. They are located between Boerne and San Antonio. **The Resort Course at La Cantera** is 7001-yard par-72 . Many natural water features, swift running streams, magnificent live oak trees and 75 dramatic, white sand bunkers. **The Palmer Course at La Cantera** was designed by Arnold Palmer and

The Arnold Palmer Design Company. It features a variety of holes touched with dramatic wa-



Vineyards & Wineries nearby

Kerrville Hills Winery



Kerrville's first winery is situated at the top of a hill high above Kerrville and the Guadalupe River Valley. The winery and tasting room are built on the footprint of a Kerrville homestead. Offered are wine tastings, wine by the glass, winery tours, events, indoor & outdoor seating, gift shop and windows to the winery. The tasting room is situated on the footprint of a home which was built in 1960 and lost to fire in 2004. The tasting room features a massive double-sided brick fireplace that once stood in the home's living room. Reclaimed materials from the home and property are incorporated in the tasting room. Picture windows allow tasting-room visitors to view the tank room and winemaking activities.

Bending Branch Winery



A boutique winery near Comfort is a sustainable practices and organized focused operation with 20 acres of vines, containing 16 varietals. Our wines include Award Winning Petite Sirah, Picpoul Blanc, Cabernet, Souzao, Vermentino and Tannat, our signature grape, has quickly emerged as a true champion of the terroir unique to Texas, we have found great success with many more.



Vineyards & Wineries nearby

Singing Water Vineyards



Dick and Julie Holmberg planted their first Merlot vineyard located in Comfort in 1998. Family and friends came together to help plant the first grapevines and this custom still continues. The name Singing Water describes the wonderful sound that fills the air as the waters of Bruins creek cascade over the waterfall on the property. Their wines have been awarded many medals at local and international wine competitions. The winery offers beautiful scenic grounds with picnic areas which host many art and music events throughout the year.