

**STAGECOACH SPRINGS RANCH  
RESTRICTIONS AND COVENANTS**

The property in the Stagecoach Springs Ranch, as recorded in the plat records of Edwards County, Texas, is subject to the covenants hereby made by the developer, (Seller), to-wit:

1. That these covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him. Purchaser understands that these restrictions and covenants are filed in the Real Property Records of Edwards County, Texas.
2. Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from roads in Stagecoach Springs Ranch. That the above property herein shall not be used for commercial or day lease hunting nor any manufacturing purposes. There exists a grazing lease on this property. Purchaser understands that livestock may be present on his land and that sources of water on his land that existed when the property was purchased may be used for said livestock. Purchaser has no obligation to continue this lease and may cancel the lease on his property by constructing fencing that meets local standards and is adequate to keep Lessee's livestock off his property and then giving Lessee 30 days advance notice that he wishes to not participate in the lease. If Purchaser desires to remove or alter any existing fences on his property Lessee shall be notified in advance in order to maintain control of the livestock.
3. That no automobile, truck, trailer, or other vehicle shall be abandoned on this property, nor shall there be any dumping or placing of unsightly objects of any kind on the property.
4. That no structure of any kind (including hunting blinds and/or deer feeders) shall be permitted within 300 feet of any public road, 200 feet of any roadway easement or 100 feet of any property line.
5. No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to any adjoining tract. No tract shall be maintained or utilized in such a manner as to violate any applicable statute, ordinance or regulation of the United States of America, the State of Texas, the County of Edwards, if applicable, or any other governmental agency having jurisdiction thereof.
6. Not more than one residence shall be permitted on any tract. No communal residences shall be permitted.
7. That no commercial swine operation shall be permitted.
8. PURCHASER agrees not to impede the flow of water in and to existing water lines, tanks, or troughs that are on his property and grants ingress and egress to persons who need to maintain said improvements and wells which furnish water to the lines, tanks or troughs.
9. That no tract may be subdivided without the express written consent of the SELLER. This restriction will not prevent the Texas Veteran's Land Board (TVLB) from deeding a tract to a veteran for the purpose of a home site.
10. PURCHASER hereby authorizes SELLER and/or Assigns to charge each property owner a maintenance fee of \$1.00 per acre, per year, not to exceed \$300.00 to improve and maintain entrances, roads, community wells, water lines, storage tanks and any other maintenance deemed necessary by the SELLER and/or Assigns in the Stagecoach Springs Ranch Subdivision. Such charge shall not be assessed against SELLER and/or Assigns. Such charge shall be made by direct billing to the property owner. If PURCHASER refuses to make said payments, PURCHASER hereby authorizes SELLER, at SELLER's option, to deduct such charge from payments made by PURCHASER, and any such charge so deducted will not be credited to the payment on the balance due on the purchase price, principal or interest. It is understood and agreed that this road maintenance charge (if not paid within 60 days of billing date) shall become a lien against the tract being conveyed, permitting SELLER and/or Assigns such rights to enforce said liens as may be set forth in Sec. 51.002 of the Texas Property Code, as amended time to time.
11. That at such time as SELLER may determine at his sole discretion, the SELLER shall have the authority but not the obligation to notify each tract owner of the time, date, and a place of a meeting of all tract owners to be held for the purpose of organizing a Property Owner's Association. A majority of the votes of the tract owners in attendance at such meetings or by written proxy shall be sufficient to transact business at such meeting. Each tract owner, including SELLER, attending or represented by written proxy at such meetings shall have one vote for each tract owned by such owner on all business to come before the meeting. Upon the creation and organization of such organization, as non-profit corporation, or otherwise, SELLER shall transfer and assign to the association the current balance of the road improvement and maintenance, if any. Thereafter such association shall have the power, authority and obligation to maintain the roads of the development and collect the road maintenance assessment. All such assessments upon any tract in the development shall become the personal obligation of the owners of such tract and such association is hereby granted a lien upon each lot to secure the payments of such assessments, permitting said association such rights to enforce said liens as may be set forth in Sec. 51.002 of the Texas Property Code, as amended time to time. It is understood that SELLER, or SELLER'S assigns, shall not be responsible for paying this assessment under any circumstances. In the event a lien has been placed on property to secure the payment of assessments and that property is repossessed or otherwise transferred to SELLER it is understood that all such liens will be released.
12. No deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by the SELLER.

This instrument was acknowledged before me on the 9th day of March, 2005, by Reginald A. Tuck, Vice-President and member of LTI Long Term Investments, LLC the General Partner of IQ Investments Ltd., a Texas Limited Partnership, d/b/a/ Stagecoach Springs Ranch Subdivision, on behalf of said Limited Partnership.

Reginald A. Tuck  
Reginald A. Tuck  
Vice-President LTI Long Term Investments, LLC



PAULA L. BARCELO  
Notary Public, State of Texas

Paula L. Barcelo

James E. Epperson, Jr. makes a motion to approve Final Plat of Stagecoach Springs Ranch Sub.d, seconded by Erwin Parks.

Voting For: Three

Voting Against: None

Doc 50318 Bk OR Vol 231 Ps 861

*Final Plat of Stagecoach Springs Ranch*

Sheet 1 of 2

2048.41 ACRES OF LAND, MORE OR LESS, LOCATED APPROXIMATELY 27 MILES SOUTHWEST OF ROCKSPRINGS, EDWARDS COUNTY, STATE OF TEXAS, BEING THAT SAME LAND DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD. FOUND OF RECORD IN VOLUME 227, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND BEING PORTIONS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW.

**FINAL PLAT SUBMISSION OF STAGECOACH SPRINGS RANCH:**  
Final plat submitted to Commissioners' Court:  
Final plat reviewed by Commissioners' Court:


- IF ACCEPTED, date approved: 03/10/05

- IF DENIED, date resubmitted: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of the Stagecoach Springs Ranch and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this the 10<sup>th</sup> day of March 2005.

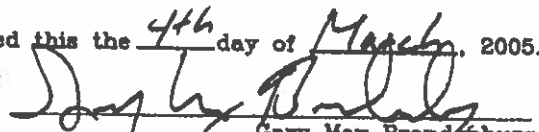
  
Nicolas Gallegos  
EDWARDS COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF KERR

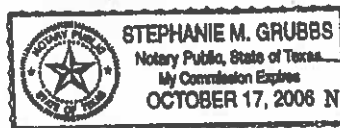
I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent easements or encroachments, except as shown hereon.


Dated this the 4<sup>th</sup> day of March, 2005.



  
Gary Max Brandenburg  
R.P.L.S. No. 5164  
Texas Land Boundaries  
838 Sidney Baker  
Kerrville, Texas 78028  
(830)257-3839

SWORN TO and SUBSCRIBED before me on  
this the 4<sup>th</sup> day of March, 2005.



  
Stephanie M. Grubbs  
Notary Public in & for the State of Texas  
My Commission Expires on 10/17/06

Recorded in Volume 3 Page 15 and 16

FILED FOR RECORD IN  
Edwards County  
Sarah McNealy  
COUNTY CLERK

DN: Mar 10:2005 AT 04:38P

Plat

Document Number: 50318