

FINAL PLAT OF AXIS DRAW SUBDIVISION EDWARDS COUNTY, TEXAS

OWNERSHIP OF ROADS—HUNTING FROM ROADS PROHIBITED

All roads within this subdivision are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the tracts or lots within this subdivision, and their heirs, successors and assigns, and the developer, and the developers successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Edwards County.

Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from subdivision roads and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

All deeds, contract for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within this subdivision are hereby deemed to conform with and contain this notice, and this notice shall control and take precedence over omitted, contrary or conflicting terms in such instruments.

The Developer, Triad Land Investments, Ltd., reserves unto the Developer, and the Developer's successors and assigns, in perpetuity, the free and uninterrupted use of the private road easements within the subdivision, to be used in common with the owners of the tracts. The Developer shall have the right to assign the private road easements in whole or in part, as the Developer chooses, including but not limited to landowners on adjacent tracts outside of the subdivision.

No fences, buildings, or other structures shall be erected within the right-of-way of any road easement shown herein.

DISCHARGE OF FIREARMS PROHIBITED ON TRACTS OF TEN ACRES OR SMALLER

Pursuant to V.T.C.A., Local Government Code 240.022 and 3.00, g. (1) of the Edwards County Comprehensive Regulations for the Subdivision of Lands, the discharge of firearms of all types is at all time absolutely prohibited on all tracts and lots, whether presently existing or created in the future, of ten acres or smaller within this subdivision. A person commits a criminal offense if the person intentionally or knowingly engages in conduct that is a violation of the referenced County regulation.

ROAD AND EASEMENT NOTATIONS:

- All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60) feet, being thirty (30) feet on each side of said center line, except as otherwise noted. Cul-de-Sacs have a fifty (50) foot radius.
- The road easements, platted herein, are to remain private roads for the sole use and benefit of Axis Draw Subdivision property owners and Developer, it's successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced herein.

EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS

The roads, streets, ditches, bridges, crossings, culverts and all other such facilities and improvements in this subdivision HAVE NOT BEEN DEDICATED to public use and Edwards County ("the County") is not obligated to construct or maintain such facilities and improvements, nor is the County responsible for constructing or maintaining any non-county roads which provide access to this subdivision. FURTHERMORE, acceptance or approval by the County of this plat does not imply, nor shall same be construed as, an acceptance of dedication to the public of any such facilities and improvements in and to this subdivision. The County shall not be obligated in any way or manner, financial or otherwise, to construct or maintain the roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements, and the County is hereby fully and completely released and relieved from all such obligations or responsibilities, if any, with regard to this subdivision.

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS

All land within this subdivision is subject to certain deed restrictions or restrictive covenants which may limit or otherwise affect the use and enjoyment of the land by the owner. The restrictions or covenants are filed of record in the real estate or plat records of Edwards County, Texas. All tracts within this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Edwards County, Texas.

SEWAGE AND WASTE FACILITIES

The sewage and waste facilities existing or which may be constructed or installed by owners of the tracts or lots within this subdivision must satisfy all applicable minimum state and county laws, rules, regulations and requirements as currently exist or which may be implemented or amended in the future. These requirements may include, for example, a permit for construction or installation of a sewage system, septic tank, or similar facility. For additional information, please refer to the ORDINANCE ADOPTING RULES OF EDWARDS COUNTY FOR ON-SITE SEWAGE FACILITIES, recorded in Volume 12 at Page 127 of the Minutes of the Commissioners' Court of Edwards County, Texas.

DEDICATION OF UTILITY EASEMENTS

There is hereby dedicated, granted and established inside and parallel to the boundary of every tract or lot within this subdivision a ten (10') foot wide strip of land for utility purposes, which easements shall inure to the mutual and reciprocal benefit of the owners of said tracts or lots, their heirs, successors, personal representatives, and assigns, forever, and which easements on every tract or lot may be used for utility service purposes to benefit any or all other tracts or lots and shall include the right of ingress and egress for construction, installation and maintenance, without limitation, of all types of utility services, and during periods of emergency or of repair, maintenance or construction, such additional widths of easements beyond the stated number of above is temporarily granted as may be reasonably necessary to complete the repair, maintenance of construction or address the emergency.

NOTICE WATER WILL NOT BE PROVIDED TO TRACTS IN SUBDIVISION

Neither the owner, developer, nor the subdivider intends to provide a supply of running water to the tracts or owners of tracts in this subdivision. A supply of running water is the responsibility of the individual owners of the tracts in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts within the subdivision, nor does it modify or otherwise affect existing water supply facilities, e.g., windmills, water tanks, water troughs, water pipelines, or the rights corresponding thereto.

Neither the Developer, nor the County, by approval of this plat, represents that there is a sufficient supply of ground water for the use and purposes of the property intended or anticipated by purchasers of the property.

NOTICE REGARDING FLOOD-PRONE AREAS

If indicated by the contour lines on Page 2, any roads that cross draws, ravines, gullies and similar topographical features are subject to being "washed-out" during periods of heavy rains or flooding. Although these areas may be dry virtually all of the year, in addition to being extremely dangerous during periods of high or fast moving water, such flooding can destroy the road-crossing area making vehicle travel to be difficult or impossible even for four-wheel drive vehicles until such crossings are properly worked with road maintenance equipment. Any such roads that are private roads are not a part of Edwards County's road system and are not the responsibility of Edwards County for repair after being washed out.

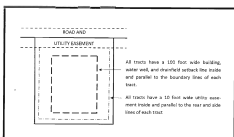
FLOOD PLAIN INFORMATION

A portion of this property lies within Zone "A" according to the Flood Hazard Boundary Map for Edwards County, Texas (unincorporated areas), panel number 481217 0300 A, having an effective date of February 19, 1982. Information was obtained from the Federal Emergency Management Agency website.

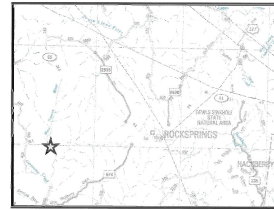
BUILDING SET-BACK LINE

Each individual tract is hereby made subject to a building, water well, and drainfield set-back line of one hundred (100) feet inside the boundary of each tract shown herein.

UTILITY EASEMENTS - SET-BACK



LOCATION MAP



I, the developer and owner of the land identified by abstract numbers recorded in the volume and page numbers shown on this final plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that it is intended that the land will be subdivided as indicated on the plat. No portion of the land within the subdivision is to be dedicated to public use. I further represent that no liens, other than valid purchase money liens, affecting the land to be subdivided are in effect or of record including, but not limited to, judgment, tax and mechanics' & materialmen's liens, lis pendens or bankruptcy notices.

TRIAD LAND INVESTMENTS, LTD.

BY ITS GENERAL PARTNER

General Triad, LLC

David E. Lehmann, Vice President

This instrument was acknowledged before me on the 3rd day of July 2019



Melanie A. Rain
Notary Public in and for the State of Texas

OWNERSHIP

This subdivision, Axis Draw Subdivision is comprised of the lands described as 2119.90 acres in a deed from Weidner Sullivan LLC to Triad Land Investments, Ltd., dated January 7, 2019 and recorded in Volume 376, Page 413 of the Official Public Records of Edwards County, Texas.

I, Bengé L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

B. Bushong
Bengé L. Bushong
R.P.L.S. No. 5690
July 5, 2019

I, the undersigned Tax Assessor, Collector for Edwards County, Texas, after having made a diligent review of the county tax records, find that there are no taxes past due on the land proposed hereby to be subdivided and I further find that the proposed name of the subdivision does not conflict with or otherwise cause confusion with any other name on the tax rolls of this county or otherwise. I further have no objection to the form or content of this plat. Reviewed and Approved this 9th day of July, 2019.

Edwards County Tax Assessor/Collector

This Final Plat of Axis Draw Subdivision was reviewed and Approved this 10th day of July, 2019.

Chief Appraiser: Edwards County Appraisal District

I, the undersigned Treasurer for Edwards County, Texas, after having made a diligent review of my records, and based only upon records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided are presently indebted to Edwards County. Reviewed and Approved this 11th day of July, 2019.

Edwards County Treasurer

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that the same is sufficient and that it satisfies and complies with the Edwards County Subdivision Regulations. I hereby recommend its approval by the Edwards County Commissioners' Court. Reviewed and Approved this 9th day of July, 2019.

Matt Fry, EDWARDS COUNTY COMMISSIONER, Prec. No. 3

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of Axis Draw Subdivision and any supporting documents and materials by the Commissioners' Court of Edwards County, Texas. Reviewed and Approved this 9th day of July, 2019.

Edwards County Judge: Souli A. Shanklin

CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES

I, hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Edwards County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site permitting process, in accordance with the 30TAC, Chapter 285, OSSF Rules.

Dated on this the 12th day of 7, 2019.

Designated Representative for Edwards County OSSF

This Final Plat of Axis Draw Subdivision was reviewed and approved on this the 9th day of July, 2019.

County Clerk, Edwards County, Texas

Date plat first submitted to Commissioners' Court _____
Date plat first considered by Commissioners' Court _____
Date plat approved or denied by Commissioners' Court _____



Inst Bk Vol Pg
789 OR 383 276

Edwards County
Olga Lydia Reyes
Edwards County District Clerk
Rocksprings, Tx 78880



70 2019 00000789

Instrument Number: 2019-789

As

Recorded On: July 18, 2019

Recording Fee

Parties: AXIS DRAW RANCH

Billable Pages: 4

To PUBLIC

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recording Fee 38.00
Total Recording: 38.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2019-789
Receipt Number: 43309
Recorded Date/Time: July 18, 2019 03:40:59P
Book-Vol/Pg: BK-OR VL-383 PG-276
User / Station: S Montoya - Cash Station Counter

Record and Return To:

RANCH ENTERPRISES, LTD.
1001 WATER ST.
STE B-200
KERRVILLE TX 78028-3523



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records of Edwards County, Texas.

Olga Lydia Reyes, County Clerk
Edwards County, Texas

SCANNED

AXIS DRAW RANCH RESTRICTIONS AND COVENANTS

The property in the Axis Draw 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 Axis Draw 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 or temporary camp sites (including hunting blinds and/or deer feeders) shall be permitted within 100 feet of any property line. All fencing must be thirty (30) feet from the centerline of all main access roads.**

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. Discharge of sewage from an RV, home or cabin on your property is strictly prohibited and illegal unless it is discharged into a permitted septic system (On Site Sewage Facility - OSSF) installed by a licensed installer.

7. Not more than one residence shall be permitted on any tract. No communal residences shall be permitted.

8. RV's, travel trailers and tents may not be used as primary residences but only for temporary use. Tents must be dismantled and stored when not in active daily use. All RV's, travel trailers and tents must adhere to setback requirements.

9. That no commercial swine operation shall be permitted.

10. 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. Only those Purchasers who own an interest in an existing well shall have the right to use water from said well unless water use is granted by the owners of the well. Seller will not furnish water to any existing water troughs or tanks.

11. 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.

12. PURCHASER hereby authorizes SELLER and/or Assigns to charge each property owner a maintenance fee of \$3.00 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 Axis Draw 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.


13. 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 roadways 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.

14. No deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by the SELLER.

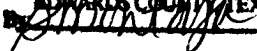


TRIAD LAND INVESTMENTS, LTD
PARTNER, DAVID E. LEHMANN

Inst	Bk	Vol	Pg
789	OR	383	279

 FILED FOR RECORD
At 1:45 O'clock PM

JUL 18 2019

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By  Deputy