

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: May 8, 2023

Grantor: Triad Land Investments, Ltd., a Texas limited partnership d/b/a Freedom Trail Ranch

Grantor's Mailing Address:

1001 Water Street, Ste. B-200
Kerrville, Texas 78028

Grantee: Schleicher Ranches Property Owners Association

Grantee's Mailing Address:

8325 Cholla Blvd.
Lantana, TX 76226

Consideration:

Ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Grantor's interest in and to the Water Well and Water Well Easement located on 0.32 acres of land, known as Well Lot, Freedom Trail Ranch, an unrecorded subdivision in Schleicher County, Texas, and being more particularly described in and subject to the exceptions stated in Exhibit "A" and made a part hereof for all purposes.

Reservations from Conveyance: See Exhibit "B".

Exceptions to Conveyance and Warranty: See Exhibit "B"

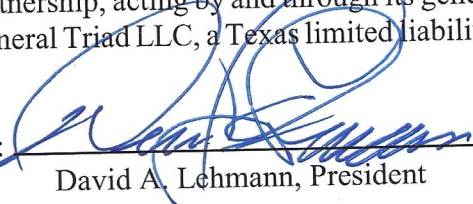
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's

heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE WARRANTY OF TITLE EXPRESSLY CONTAINED IN THIS DEED.

When the context requires, singular nouns and pronouns include the plural.

Triad Land Investments Ltd., a Texas limited partnership, acting by and through its general partner, General Triad LLC, a Texas limited liability company

By: 

David A. Lehmann, President

STATE OF TEXAS

§
§
§

COUNTY OF KERR

This instrument was acknowledged before me on May 8, 2023, by David A. Lehmann, President and Member of General Triad, LLC, which is the General Partner of Triad Land Investments, Ltd, a Texas limited partnership, acting on behalf of said Limited Partnership.


Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

AFTER RECORDING RETURN TO:

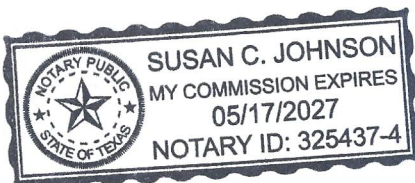


Exhibit "A"

PROPERTY DESCRIPTION

All of Grantor's interest in and to the Water Well and Water Well Easement located on 0.32 acres of land, known as Well Lot, Freedom Trail Ranch, an unrecorded subdivision in Schleicher County, Texas, and being more particularly described on Exhibit A-1 attached hereto.

For the same consideration expressed above, there is also conveyed to Grantee, Grantee's heirs and assigns, a non-exclusive right of way for the purposes of ingress and egress between State Highway No. 190 and the tract of land herein conveyed, and such other uses, including but not limited to the construction of utility lines, which are consistent with the use of a right of way easement, at all times in common with, but not limited to, the Grantor, Grantor's heirs, executors, administrators, successors and assigns, and the landowners of the Freedom Trail Ranch, their heirs, executors, administrators, successors, and assigns. This right of way easement is more particularly described in that certain Easement Agreement for Reciprocal Access dated December 13, 2021, and recorded in Clerk's Document No. 20210000756, Official Public Records of Schleicher County, Texas; and in the First Amendment to Easement Agreement for Reciprocal Access dated March 21, 2022, recorded in Clerk's Document No. 20220000267, Official Public Records of Schleicher County, Texas; and in the Second Amendment to Easement Agreement for Reciprocal Access dated June 2, 2022, recorded in Clerk's Document No. 20220000542, Official Public Records of Schleicher County, Texas; and refiled in Clerk's Document No. 20220000582, Official Public Records of Schleicher County, Texas.

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State
631 Main Street • PO Box 284 Junction, Texas 76849
Phone: (830) 928-4070 • Email: benge.bls@gmail.com
www.bushonglandsurveying.com

WELL LOT – FREEDOM TRAIL RANCH – UNRECORDED SUBDIVISION

DESCRIPTION OF 0.32 ACRES OF LAND OUT OF SURVEY NO. 18, A.B.&M., BLOCK A, SCHLEIHER COUNTY, TEXAS. (WELL LOT – FREEDOM TRAIL RANCH)

Being 0.32 acres of land, known as Well Lot, Freedom Trail Ranch, an unrecorded subdivision in Schleicher County, Texas, and , and being a part of Survey No. 18, A.B.&M. Block A, Abstract No. 1664. Subject tract being a part of the lands described as 5475.12 acres in a deed from Terrell A. Braly, Trustee of the Braly Family Trust to Triad Land Investments, Ltd., dated September 9, 2021 and recorded in Document Number 20210000553 of the Official Public Records of Schleicher County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING ½" iron stake set in the center of a 60' wide cul-de-sac marking the southwest terminus of Turkey Run (60' wide road and utility easement) and south corner of a certain 22.15 acre tract, known as Lot 27, Freedom Trail Ranch, from which a pipe 3-way fence corner post found in the south right-of-way line of U.S. Highway No. 190 marking the northwest corner of said 5475.12 acre tract bears N 30° 18' W, 4957.50 feet;

THENCE N 25° 00' W (basis of bearings – GPS readings) with the common line between subject tract and said Lot 27 a distance of 80.00 feet to a set ½" iron stake marking the north corner of said subject tract and most easterly southeast corner of a certain 33.17 acre tract, known as Lot 29, Freedom Trail Ranch;

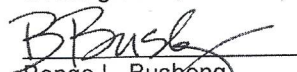
THENCE S 65° 00' W with the common line between subject tract and said Lot 29 a distance of 175.00 feet to a set ½" iron stake marking the west corner of subject tract and a reentrant corner of said Lot 29;

THENCE S 25° 00' E with the common line between subject tract and said Lot 29 a distance of 80.00 feet to a set ½" iron stake marking the south corner of subject tract and west corner of a certain 36.09 acre tract, known as Lot 28, Freedom Trail Ranch;

THENCE N 65° 00' E with the common line between subject tract and said Lot 28 a distance of 175.00 feet to the place of BEGINNING.

Surveyed on the ground September - November, 2021. Job No. 3732

I, Benge L. Bushong certify that this survey was made on the ground, under my supervision, on the date shown.


Benge L. Bushong
R.P.L.S. No. 5690
Firm# 10055200

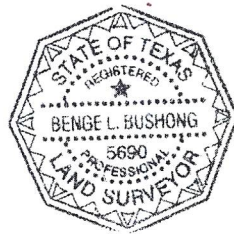


Exhibit "B"

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

RESERVED EASEMENT NUMBER ONE

There is hereby EXCEPTED and RESERVED unto Grantor, Grantor's successors and assigns, in perpetuity, the free and uninterrupted use and easement of passing in and along those certain existing passageways or roads across, over, upon and inside Freedom Trail Ranch, said roads being sixty (60') feet in width, and being more particularly described in certain Easement Agreement for Reciprocal Access dated December 13, 2021, and recorded in Clerk's Document No. 20210000756, Official Public Records of Schleicher County, Texas; and in the First Amendment to Easement Agreement for Reciprocal Access dated March 21, 2022, recorded in Clerk's Document No. 20220000267, Official Public Records of Schleicher County, Texas; and in the Second Amendment to Easement Agreement for Reciprocal Access dated June 2, 2022, recorded in Clerk's Document No. 20220000542, Official Public Records of Schleicher County, Texas; and refiled in Clerk's Document No. 20220000582, Official Public Records of Schleicher County, Texas, and made a part hereof for all purposes(hereinafter "Reserved Easement Number One") and to use such Reserved Easement Number One at all times in common with Grantee, Grantee's heirs, successors and assigns. Grantor shall be entitled to convey the non-exclusive rights in such Reserved Easement Number One to Grantor's successors and assigns (which may include assignees who do not own property in the subdivision), subject always to Grantee's non-exclusive right to use said Reserved Easement Number One.

RESERVED EASEMENT NUMBER TWO

There is hereby EXCEPTED and RESERVED unto Grantor, Grantor's successors and assigns, in perpetuity, the free and uninterrupted use and easement of passing in and along ten (10') feet in width along the perimeter of the aforementioned tract, and all tracts in Freedom Trail Ranch, for the purpose of installation and maintenance of poles, wires, down guys and fixtures for electric and telephone lines and to trim any trees which at any time may interfere or threaten to interfere with maintenance of such lines, with right of ingress to and egress from and across said property for employees of the utilities owning such lines (hereinafter "Reserved Easement Number Two") and to use such Reserved Easement Number Two at all times in common with Grantee, Grantee's heirs, successors and assigns. Grantor shall be entitled to convey the non-exclusive rights in such Reserved Easement Number Two to Grantor's successors and assigns (which may include assignees who do not own property in the subdivision), subject always to Grantee's non-exclusive right to use said Reserved Easement Number Two.

This conveyance is made and accepted SUBJECT TO the following easements, reservations, and other matters, but only to the extent that the same are valid and affect the tract herein conveyed:

1. Restrictive Covenants dated October 25, 2021 and found at Instrument Number 20210000648, Official Public Records, Schleicher County, Texas, First Amendment to

Restrictive Covenants dated December 13, 2021 and found at Instrument Number 20210000755 Official Public Records, Schleicher County, Texas.

2. Standby fees, taxes and assessments by any taxing authority for the year 20~~21~~²³, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
4. Any visible and apparent easement on or across the subject property or any portion thereof the existence of which is not disclosed by the records of the County Clerk of Schleicher County, Texas, including but not limited to utility lines or facilities in place.
5. Captioned land is included within the boundaries of the Plateau Underground Water Conservation and Supply District, as shown by order of the Texas Water Rights Commission, recorded in Volume 149, Page 14, Deed Records, Schleicher County, Texas, as such district was created by Article 8280-305 V.A.C.S.
6. 30' easement across insured tract to be established as referenced in Addendum to Farm and Ranch Contract dated July 26, 2021, between the Braly Family Trust, Seller and Triad Land Investments, Ltd., Buyer.
7. Reservation of Mineral found in Special Warranty Deed dated July 15, 2019, from Corinne Russell Judkins Trust, Craig Penfold Receiver to Braly Family Trust and Terrell A. Braly, found in Instrument Number 20190000412, Official Public Records, Schleicher County, Texas.
8. Reservation of Minerals found in Partition Deed to Corinne Judkins and Elma Dill Russell Spencer found in Volume 36, Page 137, Deed Records, Schleicher County, Texas.
9. Abandonment of County Road dated May 10, 1948, from Schleicher County, Texas, to Corinne Judkins, presence of prior public county road on the insured tract of land recorded in Volume 48, Page 449, Deed Records, Schleicher County, Texas.
10. Royalty Deed dated May 9, 1953, from Corinne Russell Judkins to Henry I. Maxson, found in Volume 67, Page 406, Deed Records, Schleicher County, Texas.
11. Easement dated May 1, 1962, from Frost National Bank, Trustee to General Telephone Company and Southwest Texas Electric Cooperative, Inc., recorded in Volume 98, Page 375, Deed Records, Schleicher County, Texas.

12. Oil and Gas Lease dated May 21, 1984, from Frost National Bank, Trustee to RBH Exploration Inc., recorded in Volume 253, Page 438, Deed Records, Schleicher County, Texas.
13. Oil and Gas Lease dated September 6, 1996, from Nations Bank of Texas, Trustee and Corinne Russell Judkins Irrevocable Trust to James K. Anderson Inc., recorded in Volume 405, Page 233, Official Public Records, Schleicher County, Texas.
14. Right of Way Easement dated March 14, 2002, from Bank of America, Trustee and Corinne Russell Judkins to Verizon Southwest, recorded in Volume 429, page 975. Official Public Records, Schleicher County, Texas.
15. Existence of electrical lines upon the insured tract as shown on the survey plat dated February 13, 2019, and revised on March 10, 2019, prepared by Bengie L. Bushong R.P.L.S. No. 5690.

FILED FOR RECORD

AT 1:28 **O'CLOCK** P. **M.**

ON THE 22nd **DAY OF** May

A.D., 20 23.

Mary Ann Gonzalez
COUNTY AND DISTRICT CLERK
SCHLEICHER COUNTY, TEXAS

BY Mary Ann Gonzalez

**STATE OF TEXAS
COUNTY OF SCHLEICHER**

I hereby certify that this instrument
was FILED on the date and at the time
stamped hereon by me and was duly
RECORDED in the Official Records of
Schleicher County, Texas



COUNTY AND DISTRICT
CLERK SCHLEICHER
COUNTY, TEXAS