

**Sidarous Ranch
Coryell & Hamilton County, Texas**

**SPORT HUNTING PERMIT AGREEMENT
And
Release of Liability and Acknowledgment and Acceptance
of Dangers, Risks and Hazards of Hunting Property**

This agreement is entered into between Hani Sidarous, employees and assignees, referred to hereinafter as GRANTOR, and:

And all associated parties, referred to hereinafter as PERMITTEE.

This agreement grants the PERMITTEE a permit to hunt legal game in a manner consistent with the laws and regulations of the Texas Parks and Wildlife Department, any Wildlife Management Area in which this property is a member of and any further rules and regulations imposed by the Grantor, as described below or transmitted verbally. For the consideration and upon the terms and considerations, GRANTOR hereby grants to PERMITTEES the right, privilege and license to enter upon described real property situated in ~~Burnet~~ ^{Burnet} County, Texas for the purpose of Sport Hunting Activities, which includes only whitetail deer, turkey, dove and feral hogs.

Hamilton/Coryell

1. This permit is for **Whitetail Deer, Turkey, Dove and feral hogs only**. No other game/animals may be harvested.
2. Only named and paying hunters and their immediate family may hunt or occupy the property. (Immediate family is limited to children 18 years and under, only. Paid hunter must accompany the family member on the ranch.)
3. PERMITTEE may **hunt during whitetail deer, Turkey and Dove seasons designated by TPWD**. Feral hogs may be hunted when PERMITTEE is occupying the property.
4. This SPORT HUNTING PERMIT shall extend for a term or period beginning June 1, 2021 and shall terminate on May 31, 2022. As the monetary consideration for this permit, PERMITTEE agree to pay GRANTOR the sum of \$7,500. The sum shall be paid as follows: \$3,750 due upon acceptance with the balance of \$3,750 due on or before September 1, 2021.
5. PERMITTEE **hereby indemnify and shall save harmless GRANTOR from and against all and any liability, damages, expenses and judgments by reason of any injury or claim of injury to the person or property of PERMITTEE, their guest or other authorized users and from and against all liability, damages and expenses and judgments by reason of every injury or claim of injury to persons or property alleged to have been caused by PERMITTEE or their guests or other authorized users during the period of this Agreement.**
6. PERMITTEE agree to conduct their hunting operations upon the subject premises in accordance with generally accepted wildlife conservation principles. In this

connection, it is agreed and understood that PERMITTEE and their guests shall have the right to hunt and take during the appropriate seasons, and in accordance with the appropriate laws and regulations, all legal wild game and fowl which may be suited upon the subject premises subject to the following restrictions, to-wit:

(a) In no event shall PERMITTEE kill or take more game of any particular species than the maximum harvest recommendation of the appropriate representatives of the GRANTOR or Parks and Wildlife Department of the State of Texas.

(b) Notwithstanding any other provision hereof, PERMITTEE shall take and kill not more than 12 deer, in the aggregate, during any one hunting season. In addition, the camp total deer killed shall not exceed more than 12 deer total and be managed so that 6 shall consist of Bucks and 6 shall consist of Does. In addition, bucks killed shall be managed so that 3 whose rack contains EIGHT (8) or more points and a minimum age of 5.5 years and 3 shall consist of cull or spiked BUCKS for a total not to exceed 12 deer total.




7. No making of new roads unless they are direct routes to and from hunting feeders and blinds.
8. Varmint calling or varmint trapping is prohibited.
9. No spotlighting. All night hunting must be confined to a non moving blind.
10. Hunting of non-game species is prohibited.
11. All trash must be removed from the property.
12. All camps must be kept mowed, picked up and clean.
13. All water in camps must be turned off when camp is temporarily or permanently vacated.
14. Drinking of alcoholic beverages must be confined to camp.
15. Be prepared to furnish identification when requested by Ranch officials or Game Wardens.
16. Do not cross fences or boundary and enter or hunt in pastures not covered by your permit.
17. Hunting must be conducted so as not to interfere with livestock operation or crop planting and harvest.
18. Any damaged to Ranch improvements, equipment, livestock or crops must be reported and paid for.
19. All spent shotgun shells must be picked up immediately and not left on the ground.
20. No one, except hunters who have paid for the right to hunt and whose names have been furnished to GRANTOR prior to the season will be allowed on the Ranch, as provided in the Sport Hunting Permit.
21. All blinds must be a minimum of 100 yards from an exterior fence and structured so feeders/shooting is in a direction to the interior of the ranch.
22. Electricity can be provided in camps, however monthly electricity charges are the responsibility of the PERMITTEE.
23. Improvements to the camp, land or campsites are the responsibility of the hunters. Do not ask the GRANTOR to fix or maintain camps, roads etc.
24. Tree removal or brush clearing must first be approved by Rex Bumpus. No cutting or trimming **oak trees**.

25. No pets. No hunting using dogs. Blood tracking dogs must be approved by Rex Bumpus.
26. **All gates must be left the way they are found!** If you pass through a closed gate, close it and latch it behind you. If a gate is open, leave it open. This is a very serious and costly problem.
27. "Four Wheeling" and/or "Mudding" is prohibited. All vehicles must stay on the roads. No new roads may be made unless they are a direct route to and from a feeder or blind. Please do not do any unnecessary driving during wet or muddy conditions and help maintain our ranch roads.
28. Always use "Leave No Trace" practices so as to maintain the integrity of the ranch environment for generations to come.
29. GRANTOR has the exclusive right to terminate this SPORT HUNTING PERMIT should the property be placed under contract to a third party. Prior to change of ownership the PERMITTEE must remove all personal belongings. GRANTOR will refund full payment if change of ownership occurs prior to the start of whitetail deer season. If change of ownership occurs after the start of whitetail deer season, refund amount will be based on a per diem for the full term of the hunting agreement.
30. PERMITTEES that choose not to renew their permits for the upcoming year must remove any and all campers, trailers, vehicles, feeders, stands, pens, trash etc no later than May 31, 2022. Hunters are welcome at the ranch after they have killed their limit of game.
31. Gross Violation of the hunting permit or any of these rules may, at the option of the GRANTOR, result in loss of permit to violator without refund of money paid.

Please call/text Rex Bumpus at 512-734-1204 or email:
rexbumpus@mossyoakproperties.com if you experience any trouble or problems or questions. Non emergency concerns should be put in an email.

It is important we all help in maintaining and growing a healthy wildlife population. All hunters must follow guidelines and recommendations set forth by the ranch manager and wildlife biologists.

I have read and understand all rules above and I agree to comply with these, as well as those not expressly described herein. I understand that failure to comply with these rules or those transmitted to me verbally may result in termination of hunting/access privileges without refund.

PERMITEE	SIGNATURE	DATE
1. Matthew Mann		5/28/21
2. Mitch Lundquist		5/28/21
3. Daniel Mossberger		5/28/21