

The Comanche Star Ranch

3701 FM 1477
Comanche, Texas 76442



Comanche Star Ranch Fishing Lease 2020 - 2021

FISHING RIGHTS: The Owner grants fishing privileges on and around the seven designated lakes on the *Comanche Star Ranch* located in Comanche County, Texas. The Lessee may invite one guest per visit, the lessee must be present at all times. Minor children or grandchildren of the lessee do not count as a guest. Any deviations from the guest policy must be coordinated in advance.

LEASE RATE/PERIOD: The Annual Fishing Lease is \$3000. Family and Corporate Leases are available. The lease year runs from April 1, 2020 until March 31, 2021.

LEASE TERMINATION / PRORATION: In the event of the sale of the ranch or owner termination of lease (for any reason); a refund will be offered based upon a linear proration.

EQUIPMENT ON THE LAKE: Electric trolling motors only. One boat may be stored at the Boat Storage Area. Lessee assumes full responsibility for the boat and all equipment stored on the ranch. All property abandoned after seven days from termination of the lease becomes the property of the landowner.

ACCESS TO LAKES: Access to CSR shall be through the main ranch entrance. Vehicular traffic is limited to the established designated roads leading to and from the respective lakes. No sightseeing or exploring is allowed. Leave gates as you find them in every case. **In the event of rain, or when roads are wet, fishing is restricted to Super Lake.** During hunting season, access restrictions apply, otherwise fishermen and guests are allowed to enter the ranch one hour prior to sunrise to be at their respective lakes near sunup and may remain on the lakes until sunset to be off the ranch within one hour after sunset.

SAFETY: Safety is Paramount. **Lessees and Guests are required to register at the ranch entrance showing destination lake(s), time in, and time out of the ranch.** No alcohol, drugs, dogs or weapons* are allowed on the ranch. Surveillance cameras are in use on CSR. *CCL permit holders may carry and a .410 shotgun may be used as a snake gun.

PROTECTION OF PROPERTY: Lessee agrees not to cut, injure or destroy any trees, crops, roads, fences, buildings or other improvements located on the property. Lessee agrees not to enter, use, or otherwise disturb any residence, building, utility, or equipment located on CSR. Lessee agrees to compensate the owner for any damages caused by lessee or guests for a breach of this paragraph.

LIABILITY: A Release of Liability form is required from each lessee and guest. **ENTRY IS DENIED TO ANYONE NOT SIGNING A RELEASE of LIABILITY. Parents or Legal Guardians must sign for minor visitors.** All Children under the age of 13 must wear a U.S. Coast Guard approved personal floatation device when occupying a boat or within 50 feet of any lake.

Agreed to this date: this ____ day of _____ 2020.

Lessee Name: _____

Signature: _____

Address: _____

Primary Phone Number: _____

Emergency Contact Number: _____

Email Address: _____

Primary Vehicle Tag Number: _____

Larry King, Lakes Manager

Make check out to: **Robert Starks.**

Mail signed lease, release of liability and check to: **King Lake Management, LLC, 1100 Williamson Road, Granbury, TX 76048**

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Rules of the Lease

- 1. Culling of small, injured, or diseased fish is required.** The Slot limit for culling of individual species of fish is listed at the bottom of each Catch Report. It is absolutely vital that species caught, that fall within the specified cull limit range, be removed from the food chain.
- 2. Complete a Catch Report by the end of each visit to CSR.** Take a blank catch report with you on the boat. Log results as you catch individual fish. Return the completed Catch Reports to the sign-in shed. List the appropriate lake at the top of the report, do not combine reports for two of more lakes
- 3. Document all Largemouth Bass over 7 pounds.** Take a picture of all Largemouth Bass caught over 7 pounds and send to the Lakes Manager. Please photograph any unusual, injured, or diseased fish caught.
- 4. An accurate scale and length measuring device.** All Largemouth Bass over 12 inches must be weighed and measured and the results annotated on the Catch Report. Use the **Brecknell Electro Samson Scale with Clip.**
- 5. A Rubberized Net.** Please bring a rubberized dipping net to handle all fish caught. The rubber coating mitigates the loss of the slime coat during the extraction / de-hooking / release of each fish. The cheap braided nets are very bad on the fish and often result in bacterial infections and death from loss of their slime coats.
- 6. Hand-held fish grabber.** A hand-held fish grabber will keep your hands away from the fish's mouth and/or hook and will protect the fish's slime coat by reducing the amount of contact that your hands have on the fish's body. The preservation of the individual fish's slime coat during the catch / release phase cannot be over-emphasized.
- 7. Please do not mess with the fish feeders.** If you notice any fish feeder in distress, please inform the Lakes Manager
- 8. Proper handling of all Largemouth Bass.** Preserve and protect the slime coat. Use fish grabbers and needle nose pliers to remove as gently as possible all hooks. Limit the time out of water to 2 minutes or less for each fish caught. If the fish is to be released, release ASAP. Do not place on stringer and then release at the end of the day. All Largemouth Bass over 5 pounds need to be supported with a second hand and not held with one hand at the mouth. Enjoy the fish that you have caught. Take pictures, show the kids. But also protect the life of the fish.
- 9. Lake Access.** During hunting season, the hunting schedule will be posted on the website and sent to you by email. On Scheduled hunt dates, fishermen must wait until 9:30 to leave for any lake other than Super Lake and must be off of the lakes (except Super Lake) in order to be back into the boat storage area by NLT 3:45 pm or you may stay on the lake that you are on and come off with the hunters when it is absolutely completely dark. On days with no scheduled hunting, then normal lease guidelines apply. **All lakes will close to fishing of any kind from sunset November 30 until sunrise February 1.**
- 10. Having Fun and enjoying time with friends and family.** Please be Safe, be family-friendly, and have fun.

Agreed to this date: the ____ day of _____ 2020.

Signature: _____

Lessee Name: _____

Larry G. King
Lakes Manager

SAFETY IS PARAMOUNT ON THE COMANCHE STAR RANCH.

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Rules of the Ranch

1. If the roads are wet, please do not travel on the ranch. Super Lake is available for fishing when the roads are wet. Pay attention to emails, texts, and/or the website (trophybasscsr.com) advising of road conditions. Any doubts call.
2. All guests must sign a release of liability form before entering the ranch. Parent/grandparent or legal guardian must sign for and be responsible for minors.
3. All Children under 13 must wear a U.S. Coast Guard approved personal floatation device while occupying a boat or when within 50 feet of any body of water on CSR.
4. No weapons will be carried* on the ranch. *CCL permit holders may carry their weapon and a .410 shotgun may be used as a snake gun.
5. No alcohol and no drugs are allowed on the Comanche Star Ranch.
6. Please do not leave trash on the ranch. Pick up after yourself! This includes cigarette butts.
7. Please stay on the roads and use the most direct route that is designated to the lake you plan on fishing. Do not sightsee or wander around the ranch under any circumstances.
8. All Lessees are required to sign in and out on the registration board. This includes visits to the boat storage area.
9. You may enter the ranch one hour prior to sunrise so that you can be on the lake you wish to fish at sunrise. Likewise, you may remain on any lake until sunset but be off the ranch within one hour of sunset. The intent is to leave the lake at sunset and be back in the boat storage area before complete darkness. Please leave the ranch promptly after leaving the lakes. Expect a Game Warden response if driving the ranch after complete darkness.
10. Please do not tinker with the feeders or feeding stations.
11. Please be careful. The ranch does have poisonous snakes, can have swollen streams, and does have wild animals that can be dangerous.
12. Please do not wander away from the area you have declared to visit and have signed in for. Do not attempt to pick up artifacts, fossils, arrowheads, antler sheds, or other items found on the ranch.
13. No dogs are allowed on the ranch.

Agreed to this date: the ___ day of _____ 2020.

Signature: _____

Lessee Name: _____

Larry G. King
Lakes Manager

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