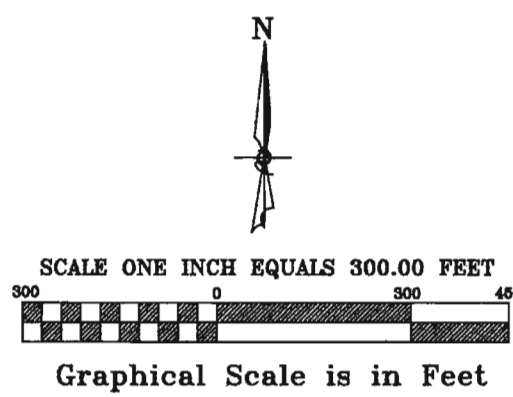


SUBDIVISION PLAT OF San Diego Creek Ranch

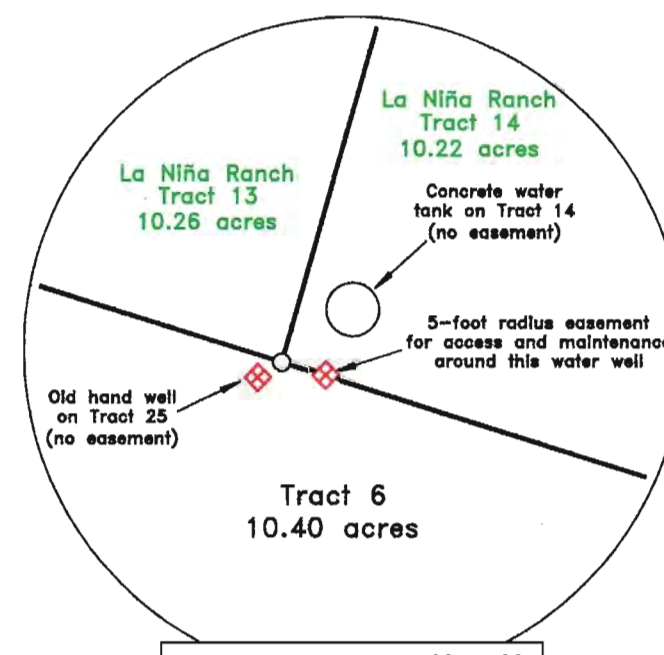
A SUBDIVISION CONTAINING 202.35 ACRES OF LAND, MORE OR LESS, IN DUVAL COUNTY, TEXAS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, AND BEING A SOUTH PORTION OF THAT LAND CALLED "423.82 ACRES" AND DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD FILED OF RECORD IN VOLUME 551, PAGE 672 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.



Graphical Scale is in Feet

BEARING NOTATION

Bearing Basis derived from GPS observations in the State Plane Coordinate System, NAD 1983 Texas South 4205 Zone, made on April 19, 2012, with all other bearings relative thereto.



DETAIL "A"

SCALE 1 INCH EQUALS 50.00 FEET

NOTES:

Roads shown hereon shall be PRIVATE road easements sixty (60) feet in width, thirty (30) feet either side of centerline.

All cul-de-sacs shown hereon shall have a radius of sixty (60) feet.

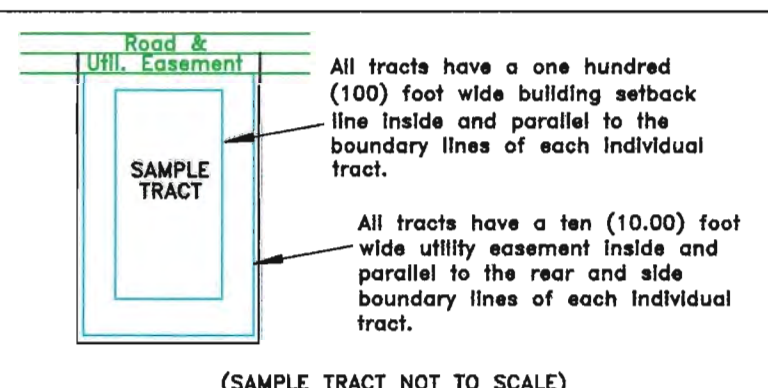
Tract 6, and Tract 14 La Niña Ranch each have a 1/2 interest in the water well located on the boundary between Tracts 14 and 25.

This property is subject to all easements and other matters of record in the Official Records of Duval County, Texas.

LEGEND

- Iron Stake set with cap marked "6163"
- Iron Stake found
- Fence Corner Post
- Fence Line
- Overhead Power Line
- Water Well
- Approximate boundary of special flood hazard area as scaled from FEMA flood map
- "Building Site Area" shown to a minimum of 100 feet from property lines and flood hazard areas.

UTILITY EASEMENT AND BUILDING SETBACK



(SAMPLE TRACT NOT TO SCALE)

IMPORTANT NOTICE: THE PROPERTY YOU ARE BUYING MAY BE IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN DIEGO. THE CITY OF SAN DIEGO AND DUVAL COUNTY WILL NOT BE PROVIDING CITY SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, GARBAGE PICKUP, PAVING AND GUTTERS FOR ROADS) TO THE PROPERTY. THE CITY OF SAN DIEGO HAS NO PLANS TO EXPAND THE CITY LIMITS TO INCLUDE THE PROPERTY. THE DEVELOPER HAS NO PLANS TO PROVIDE SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, GARBAGE PICKUP, PAVING AND GUTTERS FOR ROADS) TO THE PROPERTY. THE PROPERTY IS SOLD "AS IS", "WITH ALL FAULTS WITHOUT UTILITIES OR SERVICES".

ROAD NOTATION

- All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet. Except as otherwise noted, owners of the tracts adjoining said roads own property to the centerline of said roads. Owners must reserve a thirty (30.00) foot wide strip from the center line of the road easement for the benefit of the land owners in this subdivision and the Developer, its successors and assigns, for road purposes.
- The road easements platted hereon are to remain private roads for the sole use and benefit of San Diego Creek Ranch subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced herein. These private roads HAVE NOT BEEN AND WILL NEVER be dedicated to public use, and Duval County is not responsible for the maintenance of said roads.
- Said road easements are hereby dedicated as utility easements and a ten (10.00) foot wide strip of land for utility purposes, is reserved along and parallel to the rear and side property lines of all tracts or lots within the subdivision for the 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 repair, maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction or to address an emergency.

WATER NOT PROVIDED TO TRACTS

NOTICE: Water will not be provided to tracts in the subdivision. Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or owners of the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within the subdivision, nor does it modify or otherwise affect existing water supply facilities, for example, windmills, water tanks, troughs, pipelines, or the rights corresponding thereto. Neither the owner, developer, subdivider, nor Duval County guarantees the availability, depth, or amount of subsurface water on individual tracts or lots within this subdivision.

NO HUNTING FROM ROADS

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

RESTRICTION NOTATION

ALL TRACTS OF THE SAN DIEGO CREEK RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.

ALL TRACTS OF THE SAN DIEGO CREEK RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS.

SEWAGE AND WASTE FACILITIES

All sewage and waste facilities existing or to be installed or constructed within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained from the County.

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 Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 507MC, Chapter 285, OSSF Rules.

Dated this 12th day of August, 2013.

Reginald A. Tuck
Designated Representative
for Duval County OSSF

FLOOD PLAIN INFORMATION

Approximate location of "special flood hazard area" shown on this plat was scaled from "Zone A" as shown on FEMA Map Duval County, Texas (Unincorporated Areas), Panel Number 480202-0009A Effective Date May 1, 1987 - base flood elevations have not been determined. The land shown in the "flood hazard area" lies within the areas referred to as "Zone A" on said FEMA maps. For additional information contact the County Flood Plain Administrator.

CERTIFICATION BY FLOOD PLAIN ADMINISTRATOR

I have reviewed and acknowledged the foregoing statement as applicable to the Duval County Flood Prevention Order.

Dated this 12th day of August, 2013.

Reginald A. Tuck
Flood Plain Administrator
for Duval County

NOTICE: All structures built on Tracts 9-17 of SAN DIEGO CREEK RANCH shall be located within the "Building Site Area" as shown on the plat as recorded in the plat record of Duval County. If a lot owner desires to place a structure in a flood hazard area as shown on San Diego Creek Ranch plat, they must obtain a Flood Development Permit from Flood Plain Administrator of Duval County and conform to the requirements of the Flood Damage prevention Court Order for Duval County adopted February 11, 2011

STATE OF TEXAS

COUNTY OF KERR

I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this 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' and material man's liens, lis pendens or bankruptcy notices.

IQ INVESTMENTS, LTD.

Reginald A. Tuck
Vice-President and member of
LTI Long Term Investments, LLC,
the General Partner of IQ Investments, Ltd.,
a Texas Limited Partnership,
1001 Water Street, Suite B200
Kerrville, Texas 78028
(830)257-5559/257-7692 Fax

STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on the 12th day of August, 2013, by REGINALD A. TUCK, Vice-President of LTI Long Term Investments LLC, General Partner of IQ Investments, Ltd., a Texas Limited Partnership, d/b/a San Diego Creek Ranch on behalf of said Limited Partnership.



Sherry V. Frye
Notary Public in & for the State of Texas
My Commission Expires on 3-2-2016

STATE OF TEXAS

COUNTY OF DUVAL

This Final Plat of San Diego Creek Ranch subdivision was Reviewed & Approved on this 12th day of August, 2013.

Abel Anguiano
DUVAL COUNTY JUDGE

STATE OF TEXAS

COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS:

This Final Plat of San Diego Creek Ranch was filed for record on the 12th day of August, 2013

at 11:17 O'clock A.M. in Cabinet 2 at

Envelope 40 A of the Plat Records of Duval County.

Texas.

Sherry V. Frye
DUVAL COUNTY CLERK

STATE OF TEXAS

COUNTY OF MCMULLEN

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 9th day of August, 2013.

Stacy L. Little
R.P.L.S. No. 6163
South Texas Geomatics
Land Surveying & Mapping
P.O. Box 144
Callahan, Texas 78007
(361) 788-2800

SOUTH TEXAS GEOMATICS

Land Surveying & Mapping
P.O. Box 144, Callahan, Texas 78007
(361) 449-0327

Stacy L. Little, R.P.L.S. #6163

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J.D.# 20130035 S.L.L.

North Bank of San Diego Creek

L1 S76°59'58"W 669.47'
L2 N68°08'55"W 71.91'
L3 S79°20'42"W 74.18'
L4 S64°21'04"W 121.20'
L5 S79°48'49"W 83.67'
L6 N68°26'19"W 90.44'
L7 S79°21'26"W 112.02'
L8 S79°48'47"W 175.99'
L9 N77°04'22"W 122.89'
L10 S87°01'06"W 39.74'
L11 N81°42'07"W 206.43'
L12 N72°39'45"W 168.46'
L13 N72°39'45"W 136.44'
L14 N58°24'01"W 316.78'
L15 N48°54'10"W 218.78'
L16 N38°06'22"W 119.57'
L17 N42°09'42"W 233.49'
L18 N36°37'33"W 281.00'
L19 N68°51'54"W 40.28'

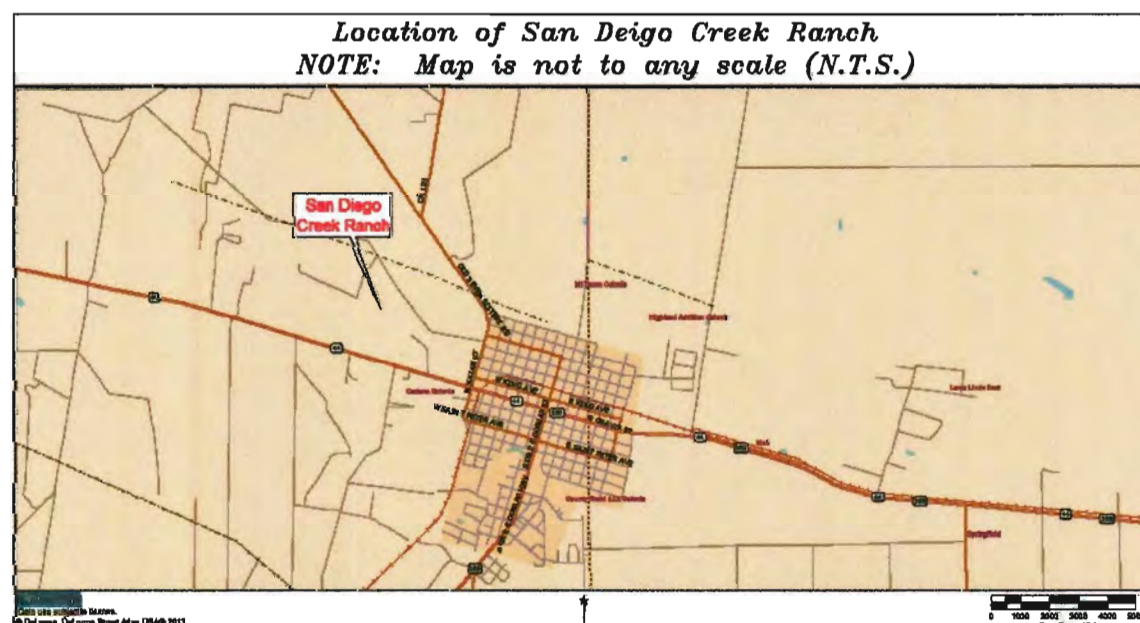
L20 N40°58'29"W 96.85'
L21 N31°48'36"W 207.74'
L22 N42°14'54"W 179.45'
L23 N48°58'36"W 169.86'
L24 N63°40'19"W 193.49'
L25 N80°33'58"W 177.41'
L26 N43°23'48"W 48.66'
L27 S80°44'14"W 91.76'
L28 S80°12'48"W 124.52'
L29 N34°04'08"W 84.14'
L30 S79°43'40"W 291.27'
L31 S84°03'05"W 79.31'
L32 S77°06'05"W 173.40'
L33 S39°42'56"W 60.69'
L34 S81°17'52"W 236.39'
L35 S68°42'57"W 229.27'
L36 S95°23'35"W 153.69'
L37 N48°18'47"W 173.52'

TOVAR SUBDIVISION

Envelope 75, Side 1
Plat Records of
Duval County, Texas

FOR SALE

CREEK BEND RANCH
Cabinet 2, Envelope 38-A
Plat Records of
Duval County, Texas



Location of San Diego Creek Ranch
NOTE: Map is not to any scale (N.T.S.)