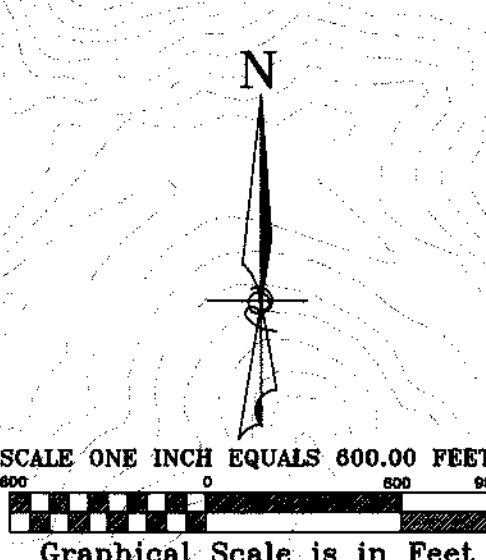


76

A-1012/1013



LEGEND

- △ Found Rock Mound
- ⊙ Found Iron Stake
- Fence Corner Post
- Set 1/2" diameter iron stake with a cap marked "4304"
- Overhead powerline
- - - Fence
- Original Survey Line
- ⊕ Water Well

BASIS OF BEARINGS was derived from True North observations using G.P.S. (Trimble 4400) R.T.K. system October 14, 2004 and verified May 23, 2005.

NOTES:

Tracts 6, 7 and 10 share 1/3 interest in water well located on Tract 7.
 Tracts 19, 20, 21, 22 and 23 share 1/5 interest in water well located on Tract 22.
 Tracts 36, 38 and 40 share 1/3 interest in water well located on Tract 38.
 Topographical information shown was digitized from U.S.G.S. 7.5 minute quadrangle maps.
 Roads shown hereon shall be sixty (60) feet in width, thirty (30) feet either side of centerline, except that the Private road easements between Tract 24 and Tract 8 and between Tract 38 and Tract 39, shall be thirty (30) feet in width, fifteen (15) feet either side of centerline.
 All cul-de-sacs shown hereon shall be one hundred twenty (120) feet in diameter.

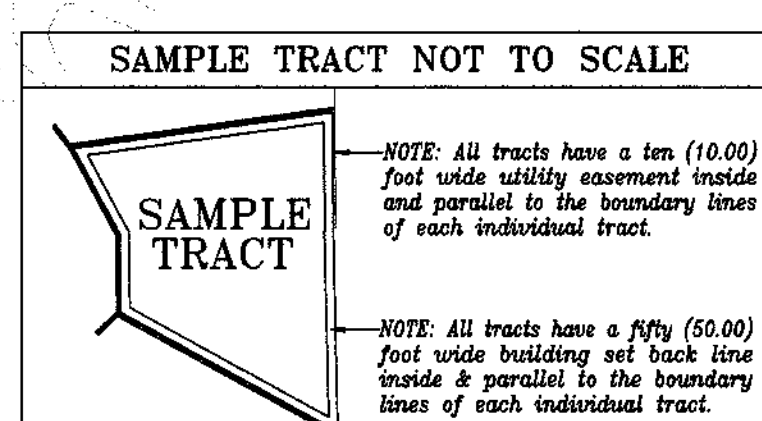
Clyde Westbrook, et ux
 Vol. 153, Pg. 847
 Official Public Records of
 Edwards County, Texas

Dudley Veal III
 Vol. 85, Pg. 15
 Deed Records of
 Edwards County, Texas

Rough Canyon Ranch Ltd.
 Vol. 66, Pg. 636
 Deed Records of
 Edwards County, Texas

2159.85 Acres
 Ranch Enterprises, LTD.
 Vol. 230, Pg. 323
 Official Public Records of
 Edwards County, Texas

PROPOSED SUBDIVISION



2159.85 Acres
 Ranch Enterprises, LTD.
 Vol. 230, Pg. 323
 Official Public Records of
 Edwards County, Texas

PROPOSED SUBDIVISION

Forty (40) foot wide
 Road Easement
 Vol. 120, Pg. 327
 Official Public Records of
 Edwards County, Texas

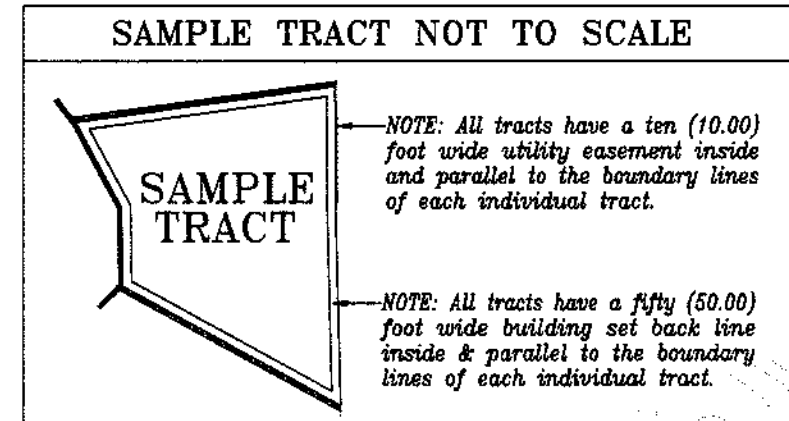
Axis Road										Bobcat Loop										Private Road for										Grey Fox Run									
E1	S47°05'13"	102.57	B1	N34°20'37"	361.38	B44	N55°25'05"	257.20	C1	N58°42'11"	264.51	F1	S65°43'54"	230.57																									
E2	S13°03'22"	424.31	B2	N40°03'55"	433.38	B45	N48°51'48"	279.89	C2	S70°07'11"	161.47	F2	S65°50'36"	262.49																									
E3	S35°06'37"	225.70	B3	N19°27'08"	424.27	B47	N82°47'12"	204.23	C3	S61°26'52"	223.16	F3	S43°14'46"	335.16																									
E4	S21°51'53"	405.32	B4	N19°27'09"	54.39	B48	S85°10'00"	245.27	C4	N73°03'17"	105.13	F4	S70°08'07"	159.57																									
E5	S47°09'47"	212.48	B5	N38°55'37"	734.18	B49	N77°01'16"	220.96	C5	N67°04'11"	105.13	F5	S89°02'46"	329.91																									
E6	S32°34'38"	228.65	B6	N84°22'59"	189.12	B50	N80°46'00"	314.11	C6	N82°49'53"	110.94																												
E7	S62°55'54"	281.40	B7	S37°45'14"	297.70	B51	S80°23'46"	157.40	C7	S77°36'46"	157.40																												
E8	N75°35'04"	195.06	B8	N77°22'44"	213.29	B52	S32°34'27"	61.93	C8	N64°42'46"	167.09	G1	N01°62'00"	612.90																									
E9	N35°43'41"	314.45	B9	N29°30'51"	331.62	B53	S38°10'38"	427.82	C9	N82°49'53"	110.94	G2	N44°50'12"	179.45																									
E10	N30°27'05"	287.49	B10	N10°45'30"	999.47	B54	N85°11'25"	248.36	C10	N85°01'17"	316.77	G3	N44°50'12"	179.45																									
E11	N41°19'27"	424.41	B11	N45°30'36"	60.00	B55	S68°30'38"	333.37	C11	N67°40'45"	165.74	G4	N51°02'31"	284.73																									
E12	N61°15'28"	599.40	B12	N43°30'40"	60.09	B56	N87°11'47"	625.63	C12	S64°44'15"	110.44	G5	N51°02'31"	284.73																									
E13	S85°47'26"	407.68	B13	S79°27'55"	237.37	B57	N81°26'00"	97.61	C13	N80°34'49"	134.60	G6	N91°57'51"	256.48																									
E14	S32°43'33"	433.98	B14	S74°10'36"	381.58	B58	N63°41'25"	336.50	C14	N90°34'06"	205.32	G7	N65°56'56"	247.78																									
E15	S27°30'33"	466.83	B15	S57°01'19"	455.59	B59	S57°38'01"	896.89	C15	N39°04'49"	89.60	G8	S87°30'28"	119.73																									
E16	S24°42'44"	374.63	B16	S82°15'19"	245.00	B60	N75°03'30"	312.61	C16	N77°34'40"	89.60	G9	N87°30'28"	119.73																									
E17	S7°06'57"	211.08	B17	N62°19'48"	176.06	B61	N88°02'19"	246.66																															
E18	S14°27'53"	276.33	B18	N23°45'59"	355.75	B62	N29°46'09"	274.70																															
E19	S16°39'07"	202.22	B19	N30°44'09"	698.08	B63	N71°55'22"	63.35																															
E20	S44°59'40"	533.73	B20	N70°23'23"	199.63	B64	S62°15'42"	162.28																															
E21	S17°17'06"	322.90	B21	S87°19'42"	533.17	B65	S33°33'58"	342.84																															
E22	N48°45'57"	257.16	B22	N51°03'48"	181.78	B66	S77°04'07"	207.38																															
E23	N48°53'59"	94.90	B23	N75°15'26"	402.41	B67	S54°09'26"	94.94	D5	S12°05'55"	815.26	G10	N36°30'54"	224.03																									
E24	S15°32'12"	660.75	B24	N88°02'00"	438.95	B68	S44°45'50"	161.70	D6	S29°02'42"	209.32	G11	N56°30'56"	133.50																									
E25	S18°51'34"	717.26	B25	S33°05'13"	279.63	B69	S41°33'09"	47.17	D7	S51°13'18"	131.35	G12	N44°50'12"	179.45																									
E26	S10°30'21"	737.67	B26	N23°45'59"	355.75	B70	N29°46'09"	274.70	D8	S01°19'00"	477.78	G13	N56°30'56"	133.50																									
E27	S82°16'16"	328.71	B27	N42°00'26"	187.40	B71	S35°05'55"	357.30	D9	S29°02'42"	209.32	G14	N88°04'48"	184.67																									
E28	N89°22'15"	436.92	B28	N42°07'01"	254.03	B72	S97°07'10"	328.24	D10	S29°02'42"	209.32	G15	N13°24'38"	161.66																									
E29	S46°07'19"	365.23	B29	N42°07'01"	150.71	B73	S57°52'27"	509.89	A1	S78°36'13"	234.52																												
			B30	N42°07'02"	59.79	B74	S40°04'04"	43.82	A2	S65°58'33"	615.48	H1	N4°35'55"	140.88																									
			B31	N07°17'14"	372.36	B75	S24°55'00"	438.82	A3	S83°12'17"	325.58	H2	N16°20'51"	176.05																									
			B32	N21°20'10"	440.96	B76	S37°31'15"	270.46	A4	N63°15'15"	666.12	H3	N33°55'55"	199.31																									
			B33	N30°21'40"	531.00	B77	S73°56'11"	233.46	A5	N69°31'17"	416.20	H4	N31°35'55"	199.31																									
			B34	N37°53'56"	315.87	B78	S73°56'11"	151.19	A6	N61°08'37"	359.07	H5	N5°57'28"	317.27																									
			B35	N11°44'55"	274.05	B79	S20°53'54"	172.76	A7	N43°17'02"	750.58	H6	N20°51'27"	288.09																									
			B36	N18°11'44"	355.06	B80	S51°47'40"	67.81	A8	N42°24'24"	654.37	H7	N10°34'19"	245.97																									
			B37	N27°41'26"	196.32	B81	S29°56'51"	479.84	A9	N29°53'44"	313.82	H8	N30°38'58"	299.49																									
			B38	N41°29'16"	208.52	B82	S31°10'49"	218.01	A10	N55°57'57"	1234.77	H9	N12°05'51"	230.07																									
			B39	N18°45'00"	271.51	B83	S63°45'05"	377.64	A11	N61°46'32"	882.43	H10	N28°11'44"	394.07																									
			B40	N34°19'33"	380.51	B84	S63°45'05"	377.64	A12	N74°00'07"	620.48	H11	N37°38'53"	219.58																									
			B41	N6°42'44"	628.89	B85	S26°55'40"	235.91	A13	S89°16'37"	605.81	H12	N37°53'12"	403.23																									
			B42	N51°39'44"	254.94	B87	S13°20'59"	166.38	A14	S89°04'54"	666.79	H13	N37°53'12"	403.23																									
			B43	N64°15'34"	282.36	B88	S41°18'23"	361.41	A15	N62°18'23"	134.18	H14	N55°53'03"	461.28																									
						B89	N42°56'58"	174.90	A16	N62°18'23"	134.18																												
						B90	N38°23'26"	64.09	A17	N38°23'26"	64.09																												
						B91	N401°03'75"	601.92	A18	N401°03'75"	601.92	J1	N71°74'24"	181.51																									
						B92	N35°23'16"	933.59	A19	N35°23'16"	933.59	J2	N81°8'388"	291.41																									
						B93	N38°54'06"	235.30	A20	N38°54'06"	235.30	J3	N03°10'44"	666.29																									
						B94	N73°10'75"	782.67	A21	N73°10'75"	782.67	J4	S70°05'07"	1001.18																									
						B95	N46°12'04"	529.11	A22	N46°12'04"	529.11	J5	N30°39'01"	363.77																									
						B96	N47°56'58"	736.72																															
						B97	N33°51'45"	499.25	A23	N33°51'45"	499.25	K1	S89°54'48"	272.48																									
						B98	N57°41'32"	746.66	A24	N57°41'32"	746.66	K2	S48°00'00"	211.87																									
						B99	N45°08'00"	654.00	A25	N45°08'00"	654.00	K3	S89°13'08"	168.92																									
						B100	N45°08'13"	488.76	A26	N45°08'13"	488.76	K4	S64°31'56"	127.30																									
						B101	N40°38'08"	479.52	A27	N40°38'08"	479.52	K5	S89°59'15"	200.92																									
						B102	N33°10'31"	216.07	A28	N33°10'31"	216.07	K6	S45°06'53"	226.48																									
						B103	N62°18'23"	134.18	A29	N62°18'23"	134.18	K7	N41°12'57"	246.74																									
						B104	N62°18'23"	134.18	A30	N62°18'23"	134.18	K8	N41°12'57"	246.74																									

FINAL Plat of Bobcat Hollow Ranch (North Part)

(NOTE: Approximate patent acreages are shown in parenthesis.)

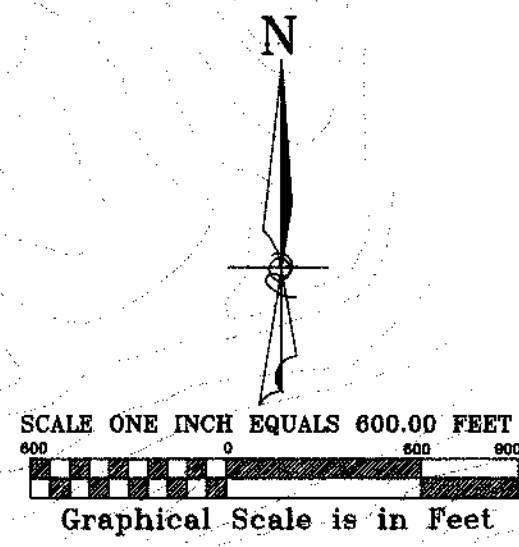
NOTES:

Tracts 6, 7 and 10 share 1/6 interest in water well located on Tract 7.
Tracts 19, 20, 21, 22 and 23 share 1/5 interest in water well located on Tract 22.
Tracts 36, 38 and 40 share 1/3 interest in water well located on Tract 36.
Topographical information shown was digitized from U.S.G.S. 7.5 minute quadrangle maps.
Roads shown hereon shall be sixty (60) feet in width, thirty (30) feet either side of centerline, except that the Private Road easements between Tract 24 and Tract 8, and between Tract 38 and Tract 39, shall be thirty (30) feet in width, fifteen (15) feet either side of centerline.
All cul-de-sacs shown hereon shall be one hundred twenty (120) feet in diameter.



C.E. Taylor, et al.
Vol. 223, Pg. 281
Official Public Records of
Edwards County, Texas

IQ INVESTMENTS, LTD.
(3 Tracts)
Vol. 236, Pages 318-331
Official Public Records of
Edwards County, Texas

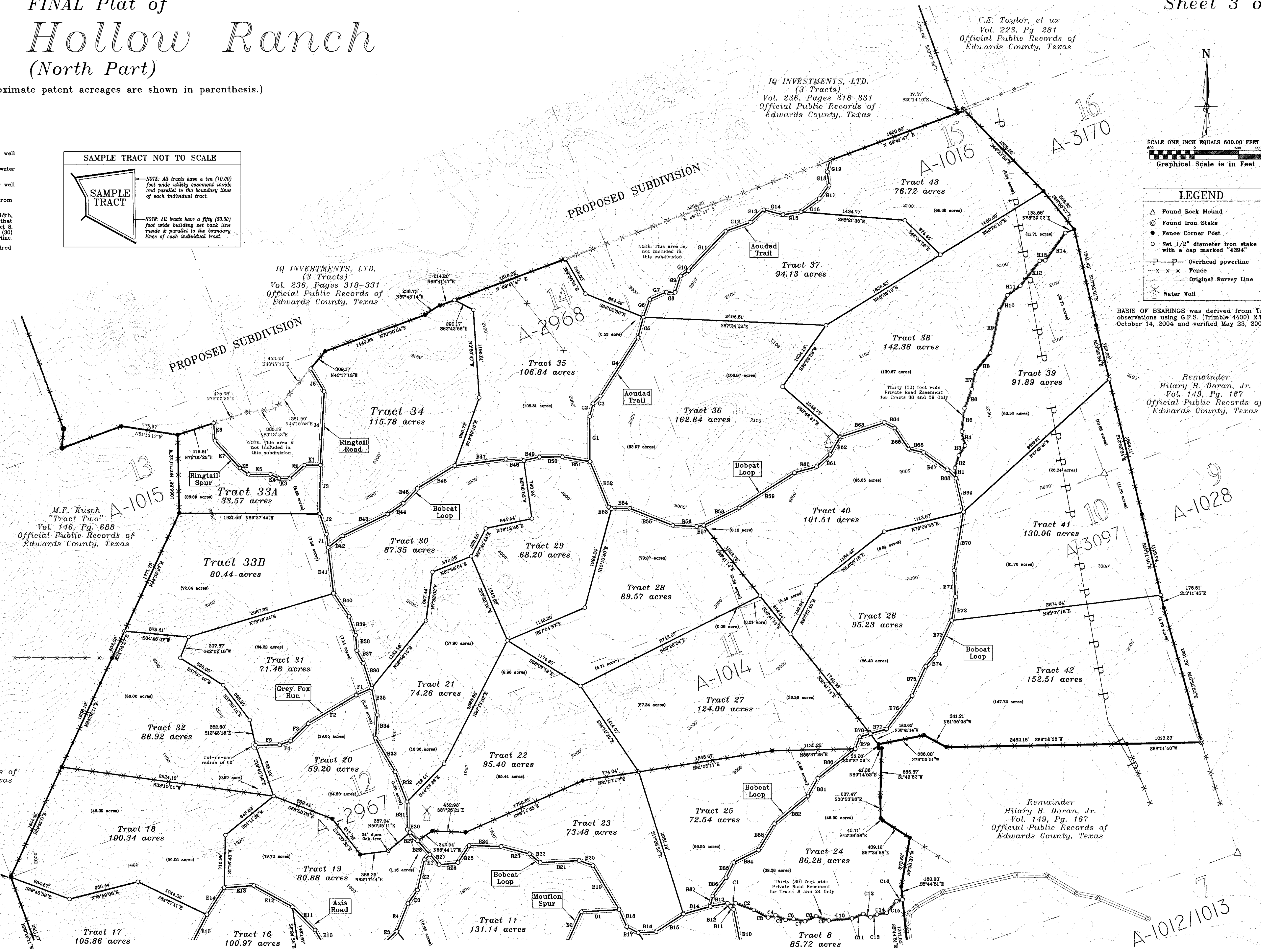


LEGEND	
△	Found Rock Mound
⊙	Found Iron Stake
●	Fence Corner Post
○	Set 1/2" diameter iron stake with a cap marked "4394"
—P—P—	Overhead powerline
—X—X—	Fence
—	Original Survey Line
⊕	Water Well

BASIS OF BEARINGS was derived from True North observations using G.P.S. (Trimble 4400) R.T.K. system October 14, 2004 and verified May 23, 2005.

Remainder
Hilary B. Doran, Jr.
Vol. 149, Pg. 167
Official Public Records of
Edwards County, Texas

Remainder
Hilary B. Doran, Jr.
Vol. 149, Pg. 167
Official Public Records of
Edwards County, Texas



Final Plat of Bobcat Hollow Ranch

4268.84 ACRES OF LAND, MORE OR LESS, LOCATED APPROXIMATELY 32 MILES SOUTHWEST OF ROCKSPRINGS, EDWARDS COUNTY, STATE OF TEXAS, BEING A PORTION OF THAT 4352.34 ACRES CALLED "TRACT ONE" AND DESCRIBED IN A DEED TO IQ INVESTMENTS LTD FOUND OF RECORD IN VOLUME 230, PAGE 373 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND TEXAS, AND BEING PORTIONS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW.

SEWAGE AND SEPTIC FACILITIES

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 the Bobcat Hollow Ranch 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 as recorded in Volume 12 at Page 127 of the Minutes of the Commissioners' Court of Edwards County, Texas.

ROAD NOTATIONS

EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements in the Bobcat Hollow Ranch 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; the County is hereby fully and completely released and relieved from all such obligations or responsibilities, if any, with regard to this subdivision.

OWNERSHIP OF ROADS

HUNTING FROM SAID ROADS PROHIBITED

All roads within the Bobcat Hollow Ranch 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.

The Developer, I.Q. 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.

Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from Bobcat Hollow Ranch 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, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within the Bobcat Hollow Ranch 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.

DISCHARGE OF FIREARMS-Ten Acres or Less

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.

WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in the Bobcat Hollow Ranch. 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, water troughs, water pipelines, or the rights corresponding thereto. Neither the owner, developer, subdivider, nor Edwards County guarantees the availability, depth, or amount of subsurface water on individual tracts or lots within this subdivision.

NOTICE: ACCESS ROADS SUBJECT TO "WASH-OUT". This subdivision uses roads for access, all of which may not be shown on this plat, and which may be subject to being washed out during periods of flooding or heavy rains. 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 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 part of Edwards County's road system and are not the responsibility of Edwards County for repair after being washed out.

DEED RESTRICTIONS

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: All land within the Bobcat Hollow Ranch 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.

UTILITY EASEMENTS

DEDICATION OF UTILITY EASEMENT: There is hereby provided dedicated, granted and established inside and parallel to the boundary of every tract or lot within the Bobcat Hollow Ranch a ten (10.00) 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 easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete the repair, maintenance or construction or address the emergency.

BEARING NOTATION

BASIS OF BEARINGS WAS DERIVED FROM TRUE NORTH OBSERVATIONS USING G.P.S. (TRIMBLE 4400) R.T.K. SYSTEM ON OCTOBER 14th, 2004 AND VERIFIED MAY 23, 2005.

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 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' and material men's liens, lis pendens or bankruptcy notices.

Reginald A. Tuck
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 8th day of December, 2005, 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/ Bobcat Hollow Ranch, on behalf of said Limited Partnership.

STEPHANIE M. GRUBBS
Notary Public, State of Texas
My Commission Expires
OCTOBER 17, 2006

Stephanie M. Grubbs
Notary Public in & for the State of Texas
My Commission Expires on 10/17/06

ORIGINAL PATENT SURVEY INFORMATION

PART (316.81 acres) of SUR. 13, G.C.&S.F. BLOCK OIA, A-1015
PART (602.69 acres) of SUR. 14, G.C.&S.F. BLOCK OIA, A-2968
PART (600.34 acres) of SUR. 15, G.C.& S.F. BLOCK OIA, A-1016
PART (59.74 acres) of SUR. 16, G.C.& S.F. BLOCK OIA, A-3170
PART (643.09 acres) of SUR. 12, G.C.& S.F. BLOCK OIA, A-2987
PART (652.63 acres) of SUR. 11, G.C.& S.F. BLOCK OIA, A-1014
PART (423.28 acres) of SUR. 10, G.C.& S.F. BLOCK OIA, A-3097
PART (16.09 acres) of SUR. 9, G.C.& S.F. BLOCK OIA, A-1028
PART (203.73 acres) of SUR. 50, H.E. & W.T. BLOCK A-10, A-3468
PART (458.02 acres) of SUR. 5, G.C.& S.F. BLOCK OIA, A-1012
PART (279.95 acres) of SUR. 6, G.C.& S.F. BLOCK OIA, A-3096
PART (12.47 acres) of SUR. 5, G.C.& S.F. BLOCK OIA, A-1012/1013
(patent acreages are approximate)

FLOOD PLAIN INFORMATION

The tracts in Bobcat Hollow Ranch are subject to Zone "A" (100 year flood plain) as interpolated from F.H.B.M. Community-Panel Panel No. 481217 0475 A, and Panel No. 481217 0375 A, effective date February 19, 1982.

STATE OF TEXAS
COUNTY OF EDWARDS

This Final Plat of Bobcat Hollow Ranch was reviewed

and Approved on this the 8th day of December 2005.

Joanna Baker
Edwards County Clerk

This Final Plat of Bobcat Hollow Ranch was reviewed

and Approved on this the 8th day of December, 2005.

Jeff B. P...
CHIEF APPRAISER
Edwards Central Appraisal District

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 & Approved on this the 8th day of Dec., 2005.

Edwards County Tax Assessor/Collector

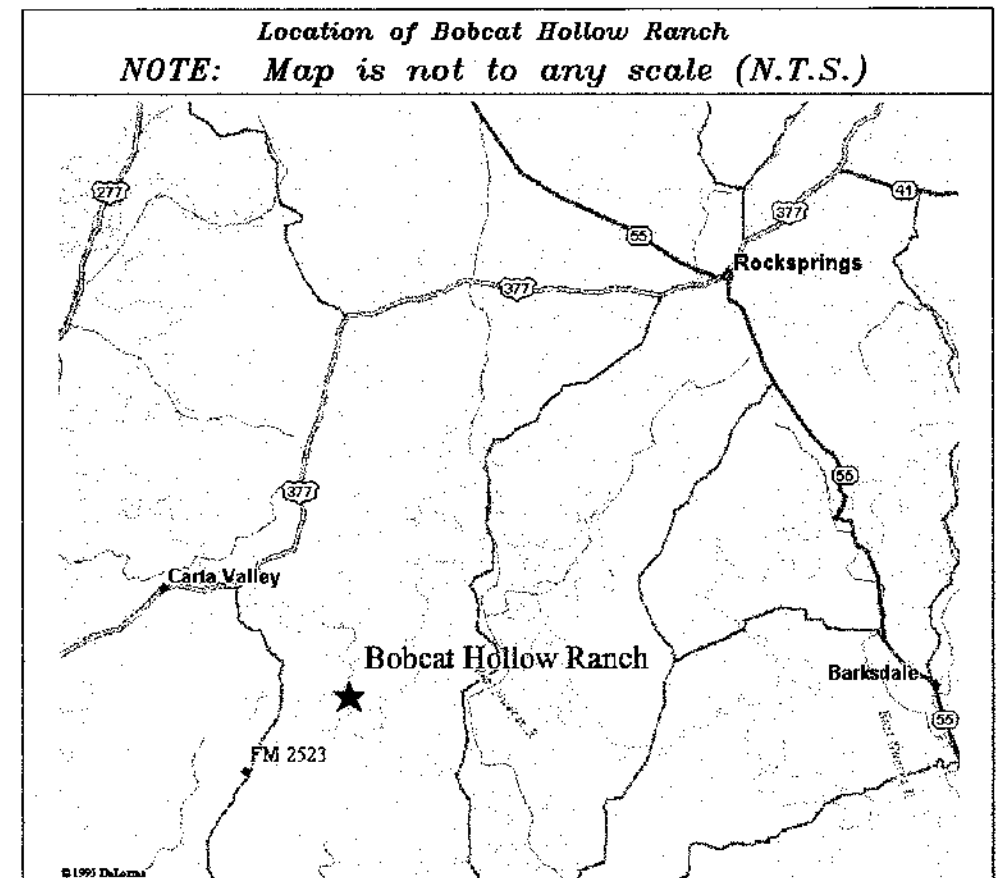
I, the undersigned Treasurer for Edwards County, Texas, after having made diligent review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided are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

Reviewed & Approved on this the 8th day of Dec., 2005.

Edwards County Treasurer

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that 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.

James (Epp) Epperson
EDWARDS COUNTY COMMISSIONER
Precinct No. 3



FINAL PLAT SUBMISSION OF BOBCAT HOLLOW RANCH:

Final plat submitted to Commissioners' Court:
Final plat reviewed by Commissioners' Court:

- If ACCEPTED, date approved: December 8, 2005

- If DENIED, date resubmitted:

STATE OF TEXAS
COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of the Bobcat Hollow Ranch and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this the 8th day of December 2005.

Nicolas Gallegos
EDWARDS COUNTY JUDGE

STATE OF TEXAS
COUNTY OF KERR

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 the 14th day of December, 2005.
Rodney W. Little
R.P.L.S. No. 4394
Land Surveying & Mapping
P.O. Box 1593
Medina, Texas 78055
(830) 460-4900

KNOWN ALL MEN BY THESE PRESENTS:

This is to hereby certify that this subdivision plat of BOBCAT HOLLOW RANCH is recorded in Volume 3 at page 34 of the Plat Records of Edwards County, Texas on This the 8th day of December, 2005.

Joanna Baker
Edwards County Clerk

FINAL Plat of Bobcat Hollow Ranch, Phase Two

Sheet 1 of 2

1673.91 ACRES OF LAND, MORE OR LESS, LOCATED APPROXIMATELY 31 MILES SOUTHWEST OF ROCKSPRINGS IN EDWARDS COUNTY, TEXAS, BEING A PORTION OF THAT "4352.34 ACRES" DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD. RECORDED IN VOLUME 230, PAGE 373 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, ALL OF THAT "519.64 ACRES" DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD. RECORDED IN VOLUME 236, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, ALL OF THAT "532.62 ACRES" DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD. RECORDED IN VOLUME 236, PAGE 325 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND ALL OF THAT "514.45 ACRES" DESCRIBED IN A DEED TO IQ INVESTMENTS RECORDED IN VOLUME 236, PAGE 331 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND BEING ALL OR PORTIONS OF THE ORIGINAL PATENT SURVEYS AS SET FORTH BELOW.

SEWAGE AND SEPTIC FACILITIES

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 Bobcat Hollow Ranch, Phase Two 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 as recorded in Volume 12 at Page 127 of the Minutes of the Commissioners' Court of Edwards County, Texas.

ROAD NOTATIONS

EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements in Bobcat Hollow Ranch, Phase Two 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; the County is hereby fully and completely released and relieved from all such obligations or responsibilities, if any, with regard to this subdivision.

OWNERSHIP OF ROADS

HUNTING FROM SAID ROADS PROHIBITED

All roads within Bobcat Hollow Ranch, Phase Two 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.

The Developer, IQ 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.

Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from Bobcat Hollow Ranch, Phase Two 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, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within Bobcat Hollow Ranch, Phase Two 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.

DISCHARGE OF FIREARMS-Ten Acres or Less

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.

WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in Bobcat Hollow Ranch, Phase Two. 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, water troughs, water pipelines, or the rights corresponding thereto. Neither the owner, developer, subdivider, nor Edwards County guarantees the availability, depth, or amount of subsurface water on individual tracts or lots within this subdivision.

NOTICE: ACCESS ROADS SUBJECT TO "WASH-OUT". This subdivision uses roads for access, all of which may not be shown on this plat, and which may be subject to being washed out during periods of flooding or heavy rains. 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 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 part of Edwards County's road system and are not the responsibility of Edwards County for repair after being washed out.

DEED RESTRICTIONS

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: All land within Bobcat Hollow Ranch, Phase Two 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.

UTILITY EASEMENTS

DEDICATION OF UTILITY EASEMENT: There is hereby provided dedicated, granted and established inside and parallel to the boundary of every tract or lot within Bobcat Hollow Ranch, Phase Two a ten (10.00) 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 easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete the repair, maintenance or construction or address the emergency.

BEARING NOTATION

BASIS OF BEARINGS WAS DERIVED FROM TRUE NORTH OBSERVATIONS USING G.P.S. (TRIMBLE 4400) R.T.K. SYSTEM ON OCTOBER 14th, 2004 AND VERIFIED MAY 23, 2005.

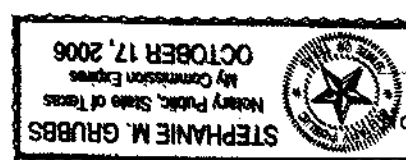
STATE OF TEXAS
COUNTY OF KERR

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

Reginald A. Tuck
IQ INVESTMENTS, LTD.
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 11th day of May, 2006, 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/ Bobcat Hollow Ranch, Phase Two, on behalf of said Limited Partnership.



Stephanie M. Grubbs
Notary Public in & for the State of Texas
My Commission Expires on 10/17/06

ORIGINAL PATENT SURVEY INFORMATION

PART (308.87 acres) of SUR. 72, T.C. R.R. CO. BLOCK JGA, A-3046
ALL (637.02 acres) of SUR. 42, T.C. R.R. CO. BLOCK JGA, A-2886
PART (620.83 acres) of SUR. 43, T.C. R.R. CO. BLOCK JGA, A-1311
PART (43.95 acres) of SUR. 15, G.C. & S.F. BLOCK OIA, A-1016
PART (39.75 acres) of SUR. 14, G.C. & S.F. BLOCK OIA, A-2968
PART (23.49 acres) of SUR. 13, G.C. & S.F. BLOCK OIA, A-1015
(patent acreages are approximate)

FLOOD PLAIN INFORMATION

The tracts in Bobcat Hollow Ranch, Phase Two are subject to Zone "A" (100 year flood plain) as interpolated from F.H.B.M. Community-Panel Panel No. 481217 0475 A, and Panel No. 481217 0375 A, effective date February 19, 1982.

STATE OF TEXAS
COUNTY OF EDWARDS

This Final Plat of Bobcat Hollow Ranch, Phase Two was reviewed

and Approved on this the 11 day of May, 2006.

James Barker
Edwards County Clerk

This Final Plat of Bobcat Hollow Ranch, Phase Two was reviewed

and Approved on this the 11 day of May, 2006.

John B. P. R.
CHIEF APPRAISER
Edwards Central Appraisal District

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 & Approved on this the 11 day of May, 2006.

Johna J. Fry
EDWARDS COUNTY TAX ASSESSOR/COLLECTOR

I, the undersigned Treasurer for Edwards County, Texas, after having made diligent review of my records, and based only upon the 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.

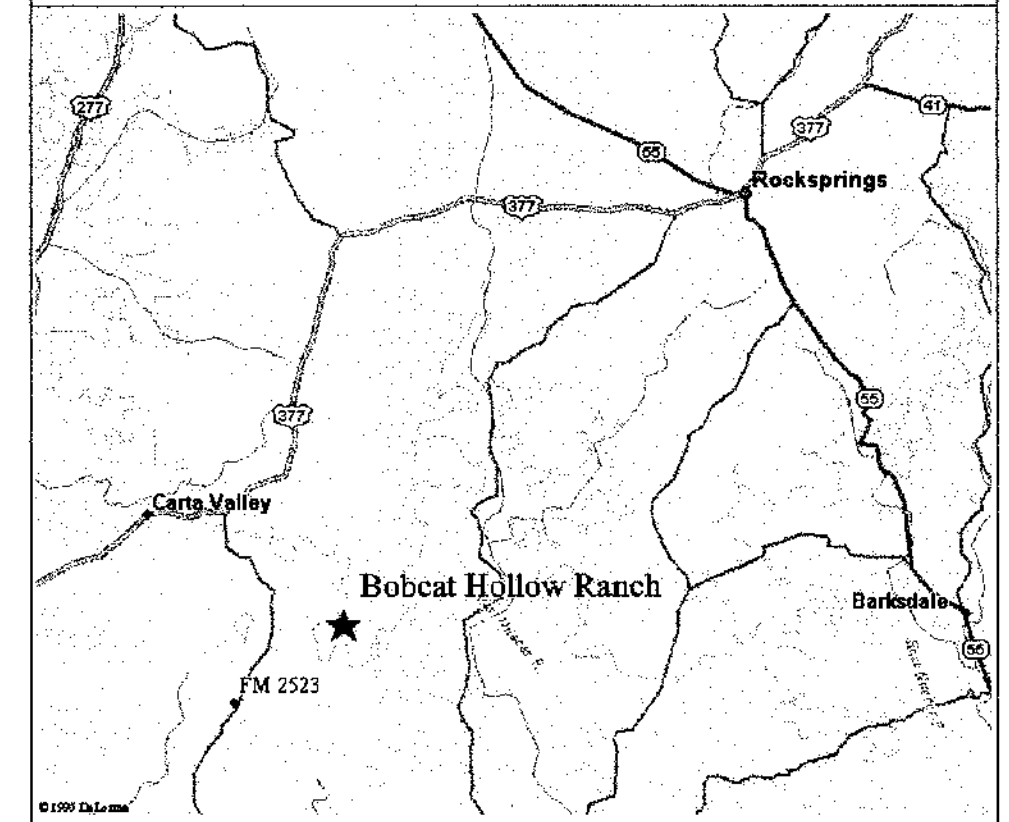
Reviewed & Approved on this the 11 day of May, 2006.

James Epperson
EDWARDS COUNTY TREASURER

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that 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.

James Epperson
James (Jpp) Epperson
EDWARDS COUNTY COMMISSIONER
Precinct No. 3

Location of Bobcat Hollow Ranch, Phase Two
NOTE: Map is not to any scale (N.T.S.)



FINAL PLAT SUBMISSION OF BOBCAT HOLLOW RANCH, PHASE TWO:

Final plat submitted to Commissioners' Court:
Final plat reviewed by Commissioners' Court:

- If ACCEPTED, date approved: S-11-06

- If DENIED, date resubmitted: _____

STATE OF TEXAS
COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of Bobcat Hollow Ranch, Phase Two and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

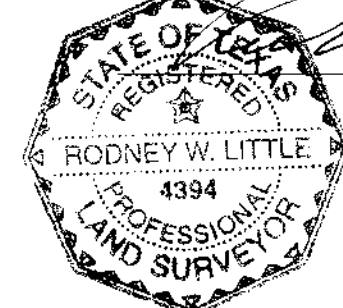
Reviewed & Approved on this the 11 day of May, 2006.

Nicolas Gallegos
Nicolas Gallegos
EDWARDS COUNTY JUDGE

STATE OF TEXAS
COUNTY OF KERR

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 the 11th day of May, 2006.



Rodney W. Little
R.P.L.S. No. 4394
Land Surveying & Mapping
P.O. Box 1593
Medina, Texas 78055
(830) 460-4900

KNOWN ALL MEN BY THESE PRESENTS:

This is to hereby certify that this subdivision plat of BOBCAT HOLLOW RANCH, PHASE TWO is recorded in Volume 3 at Page 46 of the Plat Records of Edwards County, Texas on

This the 11 day of May, 2006.

James Barker
Edwards County Clerk

FINAL Plat of Bobcat Hollow Ranch, Phase Two

(NOTE: Approximate patent acreages are shown in parenthesis.)

Aoudad Trail	Ringtail Road	Ringtail Spur	Bighorn Spur
G6 N19°57'51"E 256.48'	J4 N3°06'50"E 1001.18'	J27 S64°26'18"W 240.73'	L1 N9°14'10"W 302.70'
G7 N65°57'56"E 247.78'	J5 N30°39'01"W 363.77'	J28 N31°59'17"W 402.85'	L2 N41°55'00"W 201.24'
G8 S87°50'28"E 119.75'	J6 N48°51'27"W 241.78'	J29 N53°02'26"W 306.25'	L3 N7°58'24"W 562.79'
G9 N18°15'49"E 232.99'	J7 N6°54'08"W 280.08'	J30 N27°38'42"W 179.39'	L4 N22°21'42"W 679.59'
G10 N56°30'56"E 133.50'	J8 N21°42'34"E 400.98'	J31 N43°23'31"W 116.92'	L5 N30°48'25"W 321.56'
G11 N43°28'11"E 739.60'	J9 N53°41'30"E 217.75'	J32 N3°45'04"W 231.70'	L6 N53°51'01"W 237.45'
G12 N70°26'02"E 356.98'	J10 N11°08'28"E 357.13'	J33 N30°21'18"E 235.46'	L7 N1°15'52"E 134.20'
G13 N47°06'27"E 230.61'	J11 N83°45'40"E 279.60'	J34 N54°19'45"E 92.51'	
G14 S75°33'06"E 269.63'	J12 N60°17'51"E 304.78'	J35 N72°51'16"E 289.51'	
G15 N80°50'13"E 248.12'	J13 N77°25'40"E 453.98'	J36 S50°23'00"E 182.52'	
G16 N54°16'57"E 309.51'	J14 N57°39'24"E 132.14'	J37 S88°16'23"E 165.77'	
G17 N36°30'54"E 224.03'	J15 S70°58'12"E 476.05'	J38 S57°35'22"E 237.97'	
G18 N8°08'44"W 184.67'	J16 N67°00'57"E 374.88'	J39 S74°46'08"E 392.60'	
G19 N13°24'38"E 161.06'	J17 N19°12'47"E 627.58'	J40 S63°06'22"E 156.98'	
G20 N4°00'51"E 100.85'	J18 N30°25'34"W 418.39'	J41 S53°47'54"E 698.23'	
G21 N58°35'13"W 483.43'	J19 N40°57'50"W 513.77'	J42 S53°47'54"E 658.13'	
G22 N39°03'01"W 303.87'	J20 N24°42'55"W 217.31'	J43 S72°09'25"E 130.83'	
G23 N23°01'35"W 303.26'	J21 N47°41'26"W 172.21'	J44 N75°13'59"E 316.33'	
G24 N13°40'12"E 206.55'	J22 N10°40'04"E 353.85'	J45 N87°54'14"E 303.08'	
G25 N37°49'01"E 259.51'	J23 N23°39'48"W 460.61'	J46 N69°15'57"E 203.22'	
G26 N26°03'34"E 278.51'	J24 N4°47'19"W 187.13'	J47 N25°34'52"E 324.67'	
G27 N67°22'41"E 280.64'	J25 N39°49'54"W 177.73'	J48 N3°43'53"W 267.44'	
G28 N5°37'38"E 561.17'	J26 N83°28'35"W 117.50'	J49 N20°15'15"W 345.62'	

L. C. Wallyung
Vol. 77, Pg. 534
Official Public Records of
Edwards County, Texas

E 1/2 OF SUR. 72
W 1/2 OF SUR. 72

BASIS OF BEARINGS was derived from True North observations using G.P.S. (Trimble 4400) R.T.K. system October 14, 2004 and verified May 23, 2005.

LEGEND

- △ Found patent corner as noted
- Found Iron Stake
- Fence Post
- Set 1/2" diameter iron stake with a cap marked "4394"
- Overhead powerline
- Fence
- Patent Survey Line
- ⊕ Water Well

M.F. Kuach
"Tract Two"
Vol. 146, Pg. 688
Official Public Records of
Edwards County, Texas

BOBCAT HOLLOW RANCH
Vol. 3, Pg. 34
Plat Records of
Edwards County, Texas

G.C. & S.F.
BLOCK OIA

N&W PT. OF SUR. 9

Ned Bishop
Vol. 39, Pg. 243
Official Public Records of
Edwards County, Texas

C.E. Taylor, et ux
Vol. 223, Pg. 281
Official Public Records of
Edwards County, Texas

C.E. Taylor, et ux
Vol. 223, Pg. 281
Official Public Records of
Edwards County, Texas

C.E. Taylor, et ux
Vol. 223, Pg. 281
Official Public Records of
Edwards County, Texas

SCALE ONE INCH EQUALS 600.00 FEET
Graphical Scale is in Feet

BOBCAT HOLLOW RANCH
Vol. 3, Pg. 34
Plat Records of
Edwards County, Texas

NOTES:

Tracts 6, 9 and 10 share 1/4 interest in water well located on Tract 6.

Topographical information shown was digitized from U.S.G.S. 7.5 minute quadrangle maps.

Roads shown hereon are sixty (60) feet in width, thirty (30) feet either side of centerline.

All cul-de-sacs shown hereon have a diameter of one hundred twenty (120) feet - a radius of sixty (60) feet.

SAMPLE TRACT NOT TO SCALE

NOTE: All tracts have a ten (10.00) foot wide utility easement inside and parallel to the boundary lines of each individual tract.

NOTE: All tracts have a fifty (50.00) foot wide building set back line inside & parallel to the boundary lines of each individual tract.