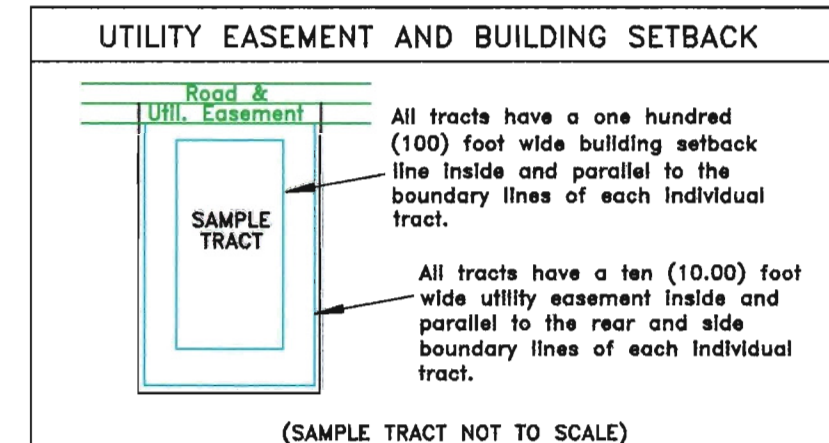
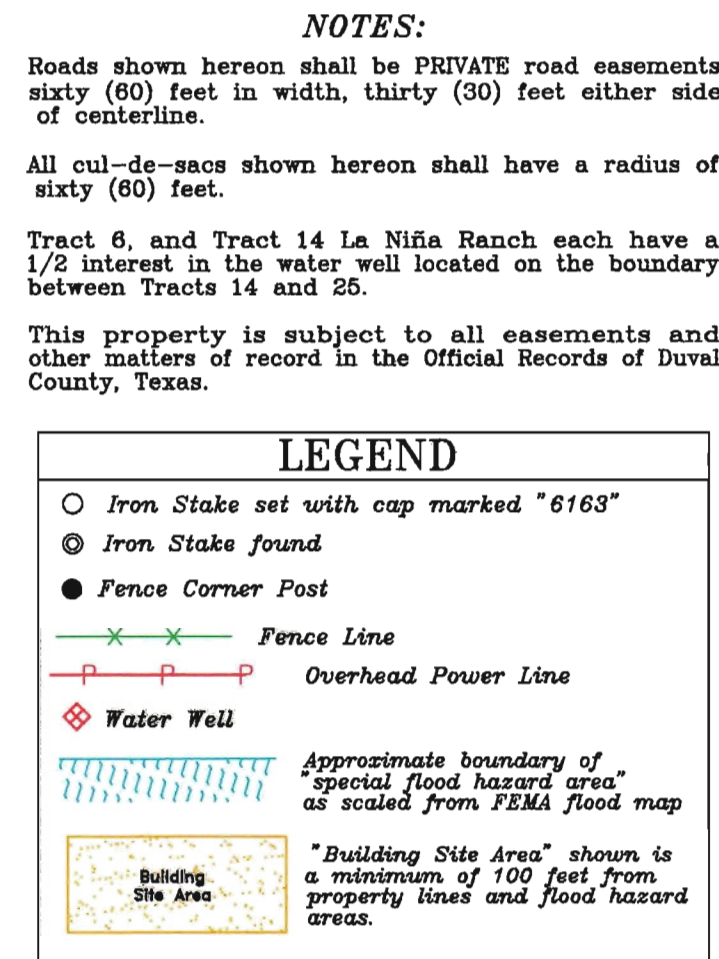
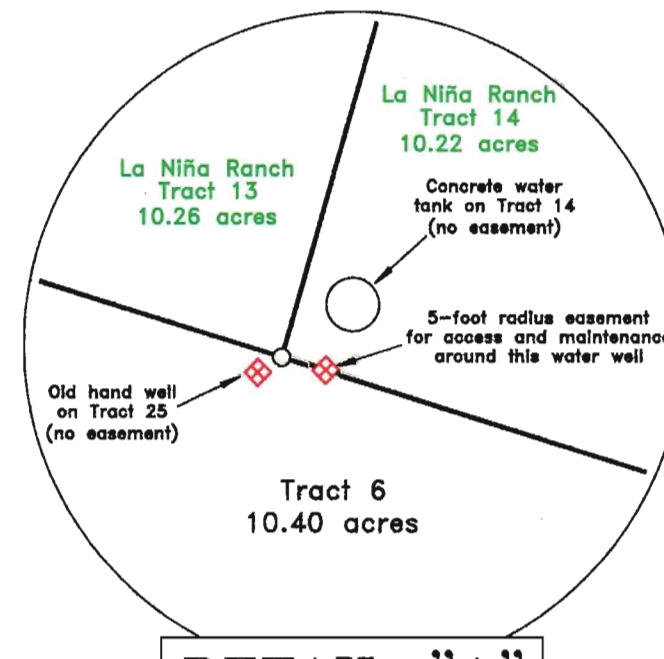
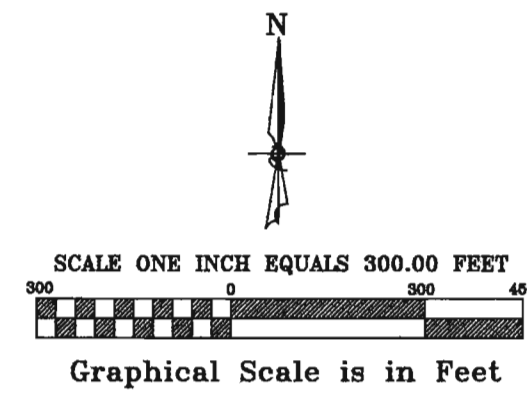


# SUBDIVISION PLAT OF San Diego Creek Ranch

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.



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".

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.

- 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.

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 the 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 the 12th day of August, 2013.

Kevin S. Smith  
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 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 8th 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 the 12th day of August, 2013.

Abel Anglin  
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 of Envelope 40 A of the Plat Records of Duval County, Texas.

Sherry V. Frye  
DUVAL COUNTY CLERK

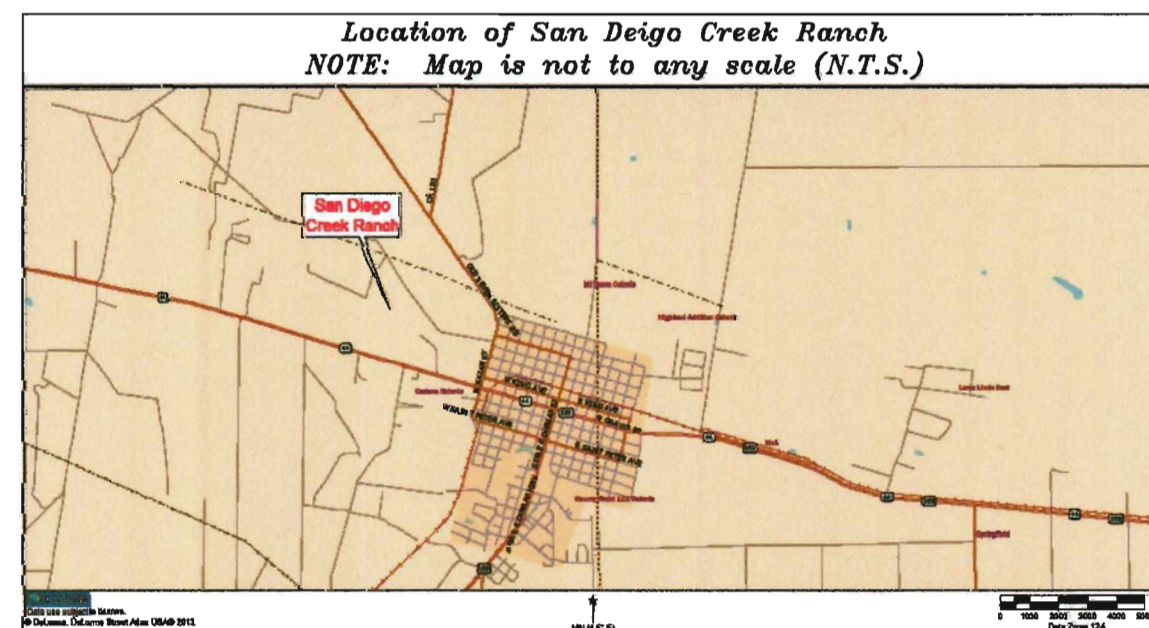
STATE OF TEXAS  
COUNTY OF MCMULLEN

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 encroachments or encroachments, except as shown hereon.

Dated this the 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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All Rights Reserved  
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 | 74.16'  |
| L4  | S64°21'04"W | 121.20' |
| L5  | S79°48'49"W | 83.67'  |
| L6  | N68°26'19"W | 90.44'  |
| L7  | S79°21'25"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°48'35"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 | S85°23'35"W | 153.69' |
| L37 | N48°18'47"W | 173.52' |

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