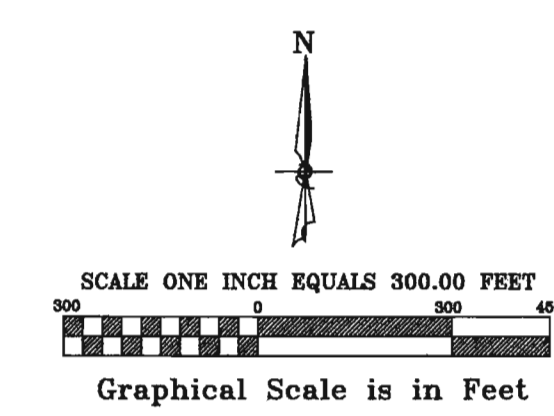
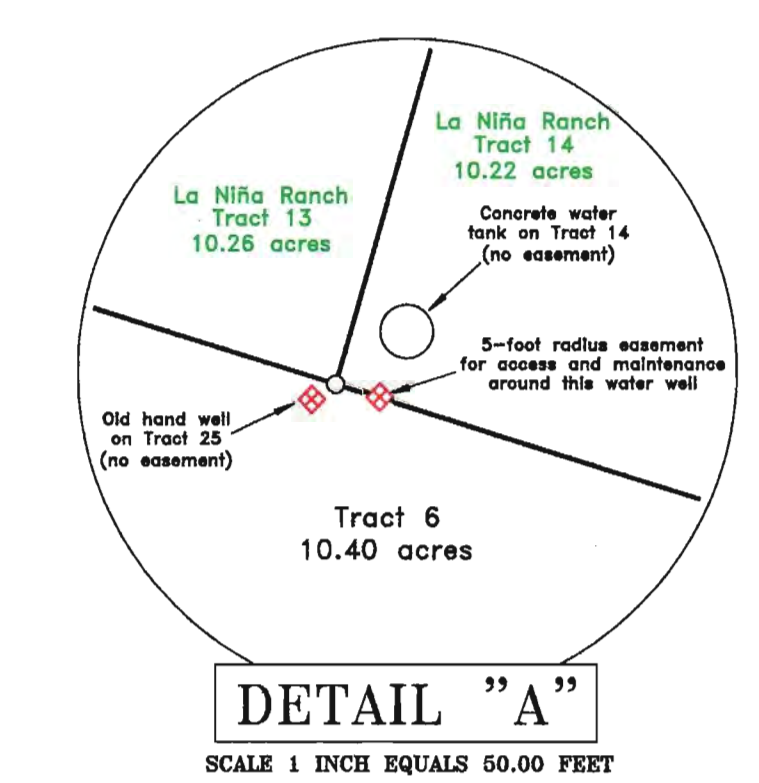


SUBDIVISION PLAT OF San Diego Creek Ranch

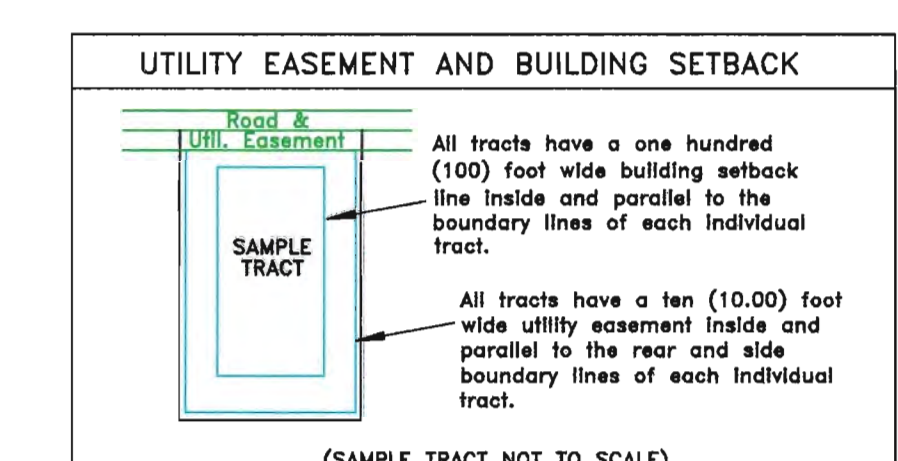
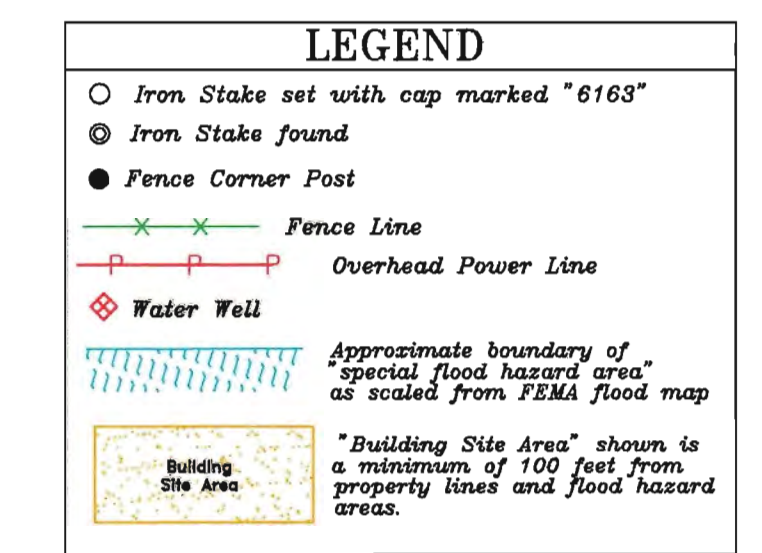
A SUBDIVISION CONTAINING 202.35 ACRES OF LAND, MORE OR LESS, IN DUVAL COUNTY, TEXAS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, AND BEING A SOUTH PORTION OF THAT LAND CALLED "423.82 ACRES" AND DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD FILED OF RECORD IN VOLUME 551, PAGE 672 OF THE OFFICIAL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



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.



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.



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.

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.

RESTRICTION NOTATION
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 FIRM 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 FIRM 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.
Kathleen Seibert
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 records 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 KEER
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
Karrville, Texas 78028
(830)287-5559/287-7692 Fax

STATE OF TEXAS
COUNTY OF KEER
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

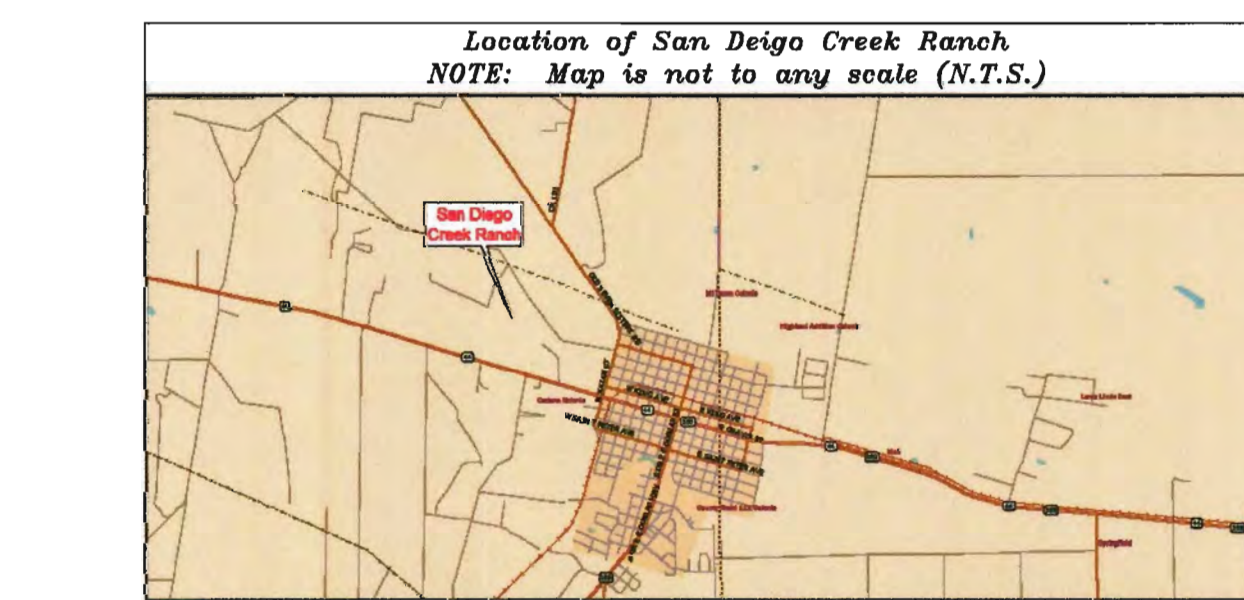
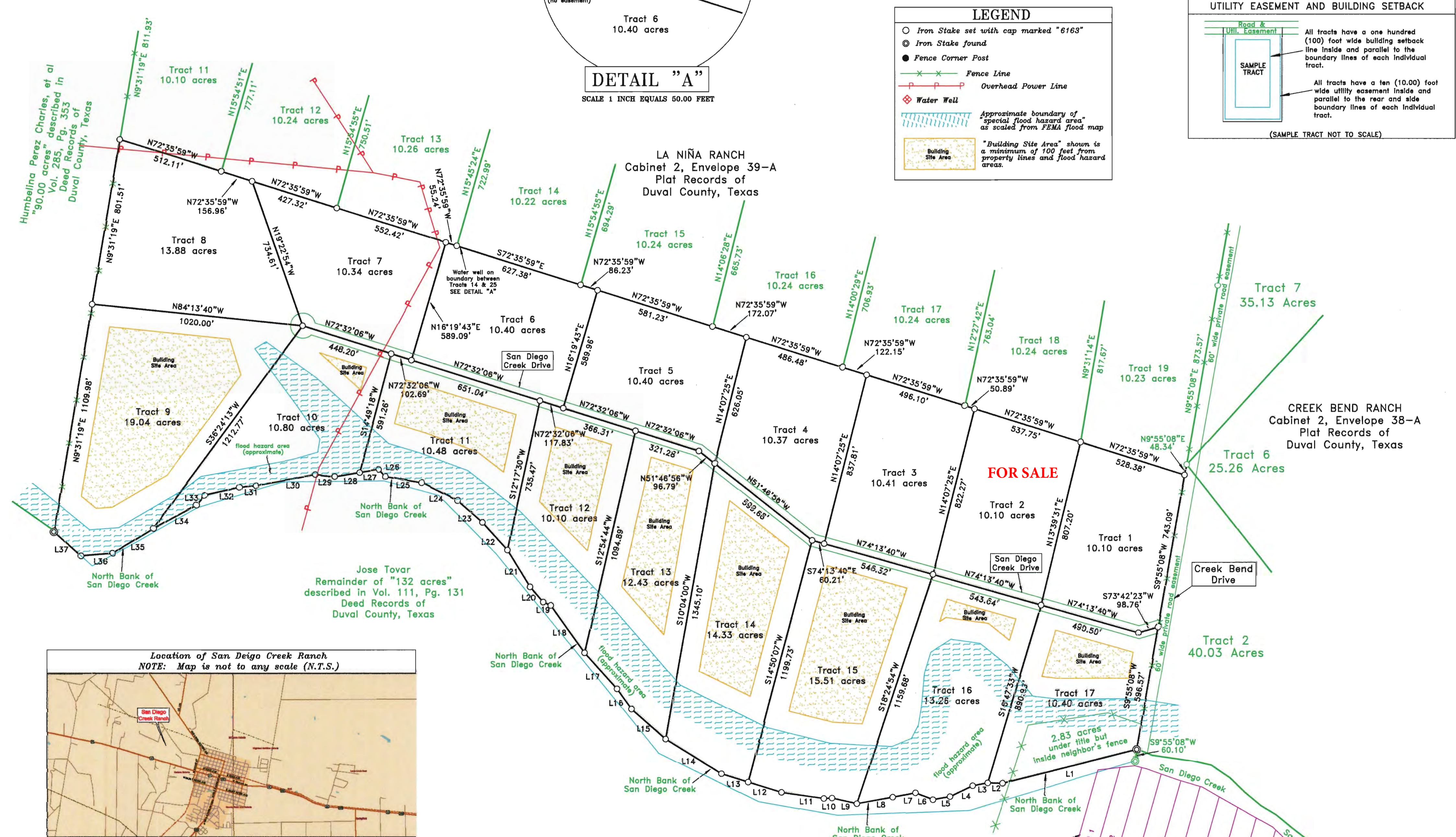
STATE OF TEXAS
COUNTY OF DUVAL
This Final Plat of San Diego Creek Ranch subdivision was Reviewed & Approved on this 12th day of August, 2013.
Abel Ingram
DUVAL COUNTY JUDGE

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.
Stacy L. Little
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 the 9th day of August, 2013.

Stacy L. Little
R.P.L.S. No. 6183
South Texas Geomatics
Land Surveying & Mapping
P.O. Box 144
Calliham, Texas 78007
(361) 788-2800

SOUTH TEXAS GEOMATICS
Land Surveying & Mapping
P.O. Box 144, Calliham, Texas 78007
(361) 449-0327
Stacy L. Little, R.P.L.S. #6183
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J.D.# 20130035 S.L.L.



North Bank of San Diego Creek

L1	S76°59'58"W	669.47'
L2	N62°08'55"W	71.91'
L3	S79°20'52"W	74.18'
L4	S64°21'04"W	121.20'
L5	S79°48'49"W	83.67'
L6	N58°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	316.76'
L15	N48°54'10"W	218.78'
L16	N38°06'22"W	119.57'
L17	N42°09'42"W	233.49'
L18	N38°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°16'64"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°23'46"W	48.66'
L27	S90°44'14"W	91.76'
L28	S90°12'48"W	124.62'
L29	N84°04'06"W	84.14'
L30	S79°43'40"W	291.27'
L31	S84°03'05"W	79.31'
L32	S77°05'05"W	173.40'
L33	S39°42'55"W	60.69'
L34	S81°17'62"W	236.39'
L35	S68°42'67"W	229.27'
L36	S95°23'35"W	153.68'
L37	N48°18'47"W	173.52'

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

