

FINAL PLAT OF San Diego Business Park

A SUBDIVISION CONTAINING 44.91 ACRES OF LAND, MORE OR LESS, IN JIM WELLS COUNTY, TEXAS, OUT OF "SAN DIEGO DE ABAJO" JULIAN & VENTURA GRANT, ABSTRACT NO. 155. SAID 44.91 ACRES, MORE OR LESS, BEING LOCATED EAST OF THE CITY OF SAN DIEGO, DUVAL COUNTY, TEXAS, AND BEING A PORTION OF THAT LAND DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD. FOUND OF RECORD IN VOLUME 1167, PAGE 367 OF THE OFFICIAL RECORDS OF JIM WELLS 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 WILL NOT BE PROVIDING CITY SERVICES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, SEWER, 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, 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 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 SAN DIEGO BUSINESS PARK subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within the subdivision.

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.

ROADS AND STREETS
 COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, alleys, ditches, bridges, culverts or any other such facilities within this subdivision may be dedicated to the use of the owners of the land in SAN DIEGO BUSINESS PARK but shall not be dedicated to public use.

Jim Wells County shall never be obliged or obligated in any way to construct, maintain, alter, improve, bridges, culverts or any other such facility within the subdivision, or to maintain or repair the same, nor shall the County ever be obliged or obligated to construct, maintain or repair any non-County roads which provide access to the subdivision.

The approval of the County regarding the filing of SAN DIEGO BUSINESS PARK subdivision, shown and platted hereon, shall not be construed as acceptance of any obligations whatsoever on the part of the County for the maintenance or repair of roads or streets or other such facilities within this subdivision, whether by implication or otherwise. And purchasers of tracts of land within any such subdivision shall be deemed to have had actual notice of this provision prior to purchase.

ROAD AND EASEMENT NOTATIONS:
 1) 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 and 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 Developer, its successors and assigns, for road purposes.
 2) The road easements platted hereon are to remain private roads for the sole use and benefit of San Diego Business Park subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon.
 3) 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 of repair, maintenance or construction, such additional width of easement beyond the number above is temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction or to address an emergency.

UTILITY EASEMENT AND BUILDING SETBACK
 All tracts have a seventy-five (75) foot wide building, water well, and driveway setback line and parallel to the boundary lines of each individual tract.
 All tracts have a ten (10.00) foot wide utility easement and parallel to the rear and side boundary lines of each individual tract.
 (SAMPLE TRACT NOT TO SCALE)

RESTRICTION NOTATION
 ALL TRACTS OF THE SAN DIEGO BUSINESS PARK SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF JIM WELLS COUNTY, TEXAS.
 ALL TRACTS OF THE SAN DIEGO BUSINESS PARK SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF JIM WELLS COUNTY, TEXAS.
 ALL TRACTS OF THE SAN DIEGO BUSINESS PARK SUBDIVISION, ARE INTENDED FOR COMMERCIAL USE ONLY. NO RESIDENTIAL USE IS PERMITTED.

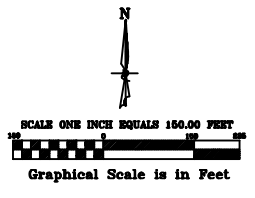
STATE OF TEXAS COUNTY OF KERR
 I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from a current survey performed 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, its 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, 4/7/a
 San Diego Business Park on behalf of said Limited Partnership.
 Paula L. Barcelo
 Notary Public in & for the State of Texas
 My Commission Expires on _____, 20____.

STATE OF TEXAS COUNTY OF KERR
 This instrument was acknowledged before me on the _____ day of _____, 2012, by REGINALD A. TUCK, Vice-President of LTI Long Term Investments, LLC, General Partner of IQ Investments, Ltd., a Texas Limited Partnership, 4/7/a San Diego Business Park on behalf of said Limited Partnership.
 Paula L. Barcelo
 Notary Public in & for the State of Texas
 My Commission Expires on _____, 20____.

STATE OF TEXAS COUNTY OF JIM WELLS
 This Final Plat of San Diego Business Park subdivision was Reviewed & Approved on this the _____ day of _____, 2012.
 JIM WELLS COUNTY JUDGE

STATE OF TEXAS COUNTY OF JIM WELLS
 KNOW ALL MEN BY THESE PRESENTS:
 This Final Plat of San Diego Business Park was filed for record on the _____ day of _____, 2012 at _____ o'clock _____ M. in Volume _____ at Page _____ of the Plat Records of Jim Wells County, Texas.
 JIM WELLS COUNTY CLERK

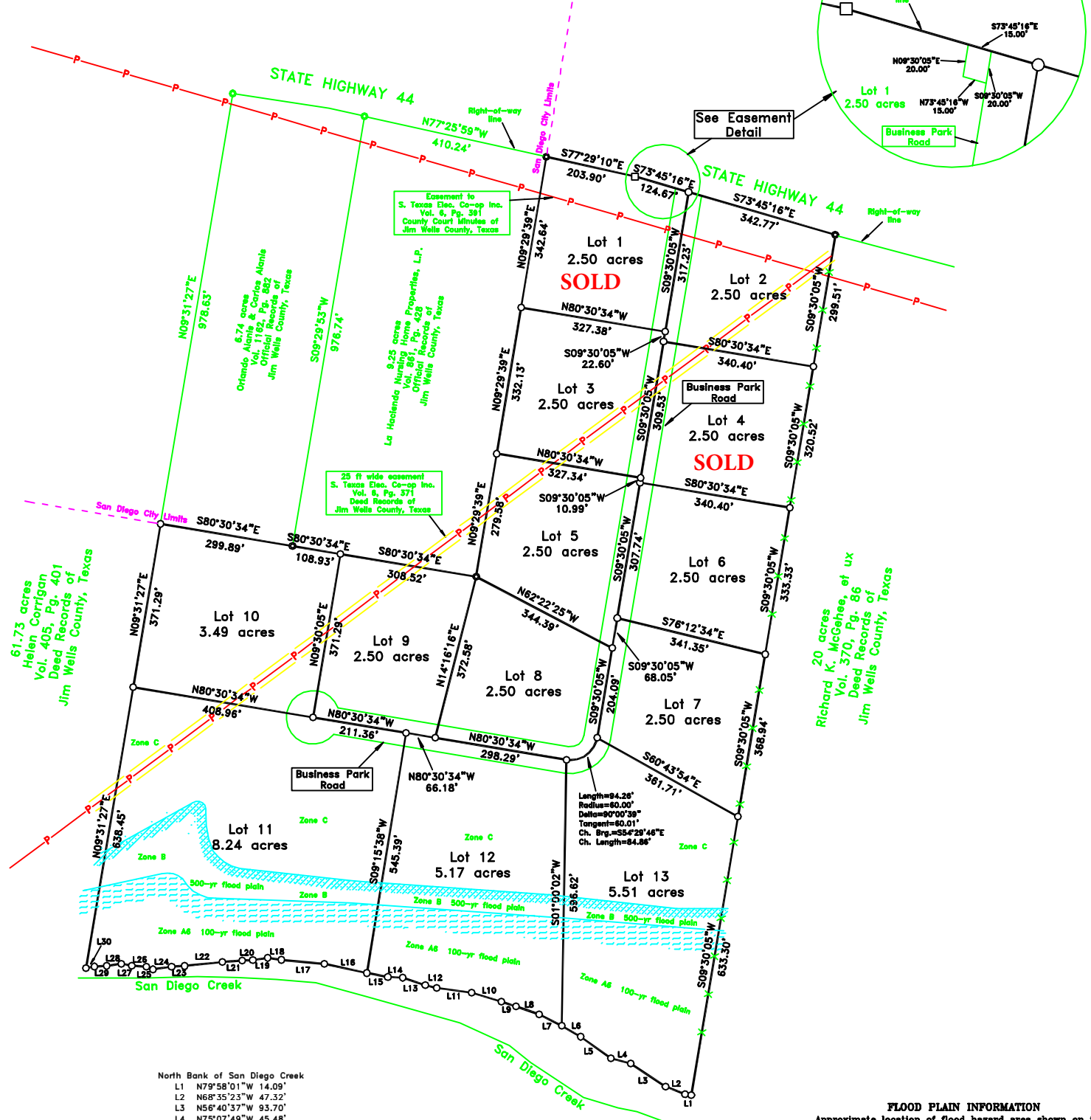
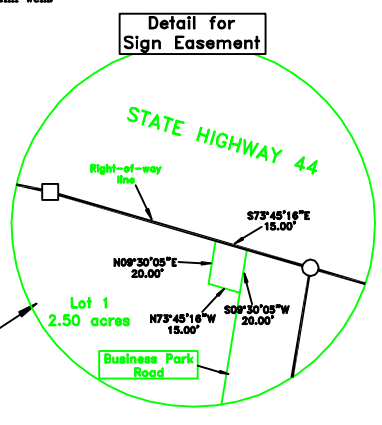


BEARING NOTATION
 Bearing Basis derived from GPS observations in the State Plane Coordinate System, NAD 1983 Texas South Zone, made on April 18, 2012, with all other bearings relative thereto.

LEGEND

- Iron Stake set with cap marked "6168"
- Iron Stake found
- ⊙ Fence Corner Post
- ⊠ Remains of concrete right-of-way marker
- Fence Line
- Overhead Power Line
- Approximate boundary of "special flood hazard area" as scaled from FEMA flood map

NOTES:
 Road shown hereon shall be a PRIVATE road easement sixty (60) feet in width, thirty (30) feet either side of centerline.
 Cul-de-sac shown hereon shall have a radius of sixty (60) feet.
 This property may be affected by easements or other matters of record in the Official Records of Jim Wells County, Texas.



North Bank of San Diego Creek

L1	N79°58'01"W	14.09'
L2	N68°35'23"W	47.32'
L3	N56°40'37"W	93.70'
L4	N75°07'49"W	45.48'
L5	N54°34'21"W	83.38'
L6	N60°02'15"W	48.91'
L7	N63°03'56"W	57.09'
L8	N70°59'30"W	54.32'
L9	N71°59'24"W	34.55'
L10	N73°13'04"W	70.30'
L11	N82°30'36"W	78.48'
L12	N76°01'38"W	26.75'
L13	N71°48'08"W	53.40'
L14	N86°48'10"W	33.04'
L15	N79°36'32"W	47.70'
L16	N77°55'06"W	97.53'
L17	N84°32'14"W	96.63'
L18	N81°57'10"W	31.19'
L19	S81°13'47"W	33.69'
L20	S88°33'00"W	24.05'
L21	S85°16'12"W	44.64'
L22	S84°05'39"W	85.14'
L23	S86°56'21"W	28.93'
L24	S81°50'40"W	42.51'
L25	N66°26'27"W	15.52'
L26	N86°52'11"W	32.79'
L27	N79°04'33"W	24.15'
L28	S81°21'29"W	32.91'
L29	S87°16'07"W	27.54'
L30	S78°51'40"W	19.39'

STATE OF TEXAS COUNTY OF JIM WELLS
 This Final Plat of San Diego Business Park is hereby approved by the County Engineer of Jim Wells County on this the _____ day of _____, 2012.
 County Engineer, Jim Wells County, Texas

FLOOD PLAIN INFORMATION
 Approximate location of flood hazard area shown on this plat was scaled from Zone A6 (100 year flood plain) and "Zone B" (500 year flood plain) as shown on FIRM Map "Jim Wells County, Texas (Unincorporated Areas)", Panel Number 481258-0150-C, Effective Date May 2, 1985. Base flood elevation shown for this area on said FIRM Map is approximately 290-292 feet. All areas in the subdivision not shown lying in "Zone A6" or "Zone B" are located in "Zone C" (areas of minimal flooding). For additional information contact the County Flood Plain Administrator.

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 _____ day of _____, 2012.

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 Land Surveying & Mapping
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