

Final Plat of Broken Spoke Ranch

1767.19 ACRES OF LAND, MORE OR LESS, LOCATED APPROXIMATELY 27 MILES SOUTHWEST OF ROCKSPRINGS, EDWARDS COUNTY, STATE OF TEXAS, BEING COMPRISED OF THAT 1742.66 ACRES DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD. FOUND OF RECORD IN VOLUME 227, PAGE 701 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND THAT 24.53 ACRES DESCRIBED IN A DEED WITHOUT WARRANTY FOUND OF RECORD IN VOLUME 227, PAGE 708 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, 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 Broken Spoke 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 Broken Spoke 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 Broken Spoke 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, Ranch Enterprises 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 Broken Spoke 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 Broken Spoke 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 §24A.022 and §24.00, 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 Broken Spoke 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 Broken Spoke 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 Broken Spoke 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 WERE DERIVED FROM TRUE NORTH OBSERVATIONS USING C.P.S. (TRIMBLE 4400) R.T.K. SYSTEM ON JULY 27th, 2004.

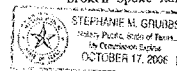
STATE OF TEXAS
COUNTY OF KERR

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, its pendens or bankruptcy notices).

Reginald A. Tuck
RANCH ENTERPRISES, LTD.
Reginald A. Tuck
Vice-President and member of
Southern Land Development, LLC,
the General Partner of Ranch Enterprises, Ltd., a Texas Limited Partnership,
1001 Water Street, Suite B200
Kerrville, Texas 78028
(830)257-5569/257-7692 Fax

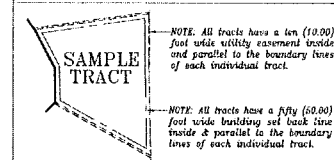
STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the 4th day of March, 2005, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Ranch Enterprises, LTD., a Texas Limited Partnership, d/b/a/ Broken Spoke Ranch, on behalf of said Limited Partnership.



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

SAMPLE TRACT NOT TO SCALE



FLOOD PLAIN INFORMATION

Tracts 1, 2, 3, 5, 6, 8, 9, 11, 12, 13, 15 and 16 are subject to Zone "A" (100 yr. flood plain) as interpolated from F.H.D.M. Community-Panel Panel No. 481217 0400 A, and Panel No. 481217 0375 A, effective date February 19, 1982.

STATE OF TEXAS
COUNTY OF EDWARDS

This Final Plat of Broken Spoke Ranch was

Reviewed & Approved on this the 10th day of March, 2005.

Sarah McNeely
Sarah McNeely
County Clerk

This Final Plat of Broken Spoke Ranch was

Reviewed & Approved on this the 10th day of March, 2005.

Jodie S. Greene
Jodie S. Greene
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 10th day of March, 2005.

Jodie S. Greene
Jodie S. Greene
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 10th day of March, 2005.

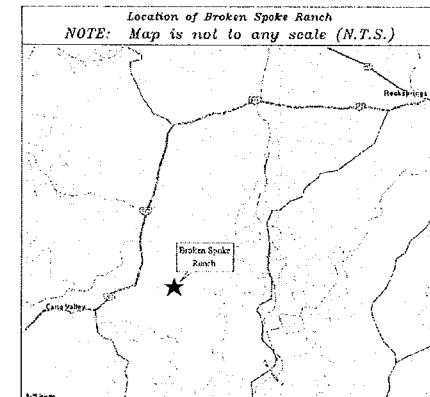
Lupe S. Enriquez
Lupe S. Enriquez
EDWARDS COUNTY TREASURER

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
James Epp
EDWARDS COUNTY COMMISSIONER
Precinct No. 3

ORIGINAL PATENT SURVEY INFORMATION

PART (347.81 acres) SUR. 21, BLOCK VII, G.C.&S.F. HY. CO., A-980
PART (494.75 acres) SUR. 13, BLOCK VII, J. COPENDING, A-1471
PART (549.73 acres) SUR. 16, BLOCK VII, A. GARCIA, A-1478
PART (405.10 acres) SUR. 15, BLOCK VII, A. SANDOVAL, A-1404



FINAL PLAT SUBMISSION OF BROKEN SPOKE RANCH:

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

- If ACCEPTED, date approved: 03/10/05

- 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 Stagecoach Springs Ranch and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this the 10th day of March, 2005.

Nicolas Gallegos
Nicolas Gallegos
EDWARDS COUNTY JUDGE

STATE OF TEXAS
COUNTY OF KERR

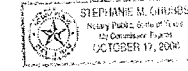
I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent easements or encroachments, except as shown hereon.

Dated this the 4th day of March, 2005.



Gary Max Brandenburg
Gary Max Brandenburg
R.P.L.S. No. 5164
Texas Land Boundaries
838 Sidney Baker
Kerrville, Texas 78028
(830)257-3859

SWORN TO and SUBSCRIBED before me on this the 4th day of March, 2005.



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

Final Plat of Broken Spoke Ranch

(NOTE: Original patent arrangements are shown in parenthesis)

[illegible]

NOTES

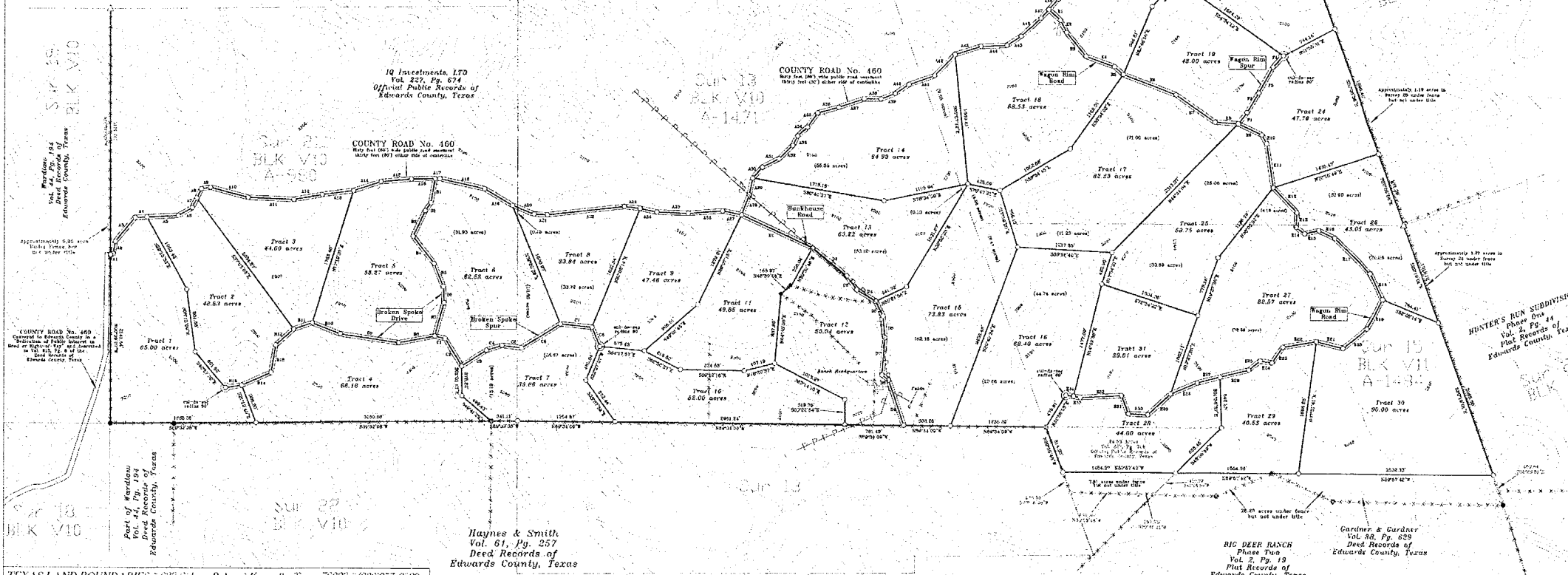
Tracts 18 and 20 share 1/2 interest in water w located on Tract 16.

Tracts 18 and 15 share 1/2 interest in water w located on Tract 12

Aerographic information shown was digitized from Brierley, Celia Valley, Celia Valley N2, and Indian Creek U.S.G.S. 7.5 minute quadrangle maps.

Roads shown herein shall be sixty (60) feet in width thirty (30) feet either side of centerline, except the Private Road easement between Lot 21 and Lot 22 shall be thirty (30) feet in width, fifteen (15) feet either side of centerline as shown herein.

All old-to-new shown herein shall be one hundred



Final Plat of Stagecoach Springs Ranch

2048.41 ACRES OF LAND, MORE OR LESS, LOCATED APPROXIMATELY 27 MILES SOUTHWEST OF ROCKSPRINGS, EDWARDS COUNTY, STATE OF TEXAS, BEING THAT SAME LAND DESCRIBED IN A DEED TO IQ INVESTMENTS, LTD. FOUND OF RECORD IN VOLUME 227, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, 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 Stagecoach Springs 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 of Page 127 of the Minutes of the Commissioners' Court of Edwards County, Texas.

ROAD NOTATIONS

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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 connection 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 Stagecoach Springs 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.

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WATER NOT PROVIDED TO TRACTS

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BEARING NOTATION

BASIS OF BEARINGS WERE DERIVED FROM TRUE NORTH OBSERVATIONS USING C.P.S. (TRIMBLE 4400) R.T.K. SYSTEM ON JULY 27th, 2004.

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 mans' liens, in pendens or bankruptcy notices.

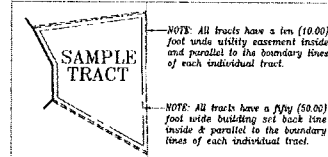
Reginald A. Tuck
Reginald A. Tuck
Vice-President and member of
ITI Long Term Investments, LLC,
the General Partner of IQ Investments, Ltd.,
a Texas Limited Partnership,
1001 Water Street, Suite B200
Kerrville, Texas 78028
(830)257-5559/257-7692 Fax

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the 10th day of March, 2005, by Reginald A. Tuck, President of ITI Long Term Investments LLC, General Partner of IQ Investments, Ltd., a Texas Limited Partnership, d/b/a/ Stagecoach Springs Ranch, on behalf of said Limited Partnership.

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

SAMPLE TRACT NOT TO SCALE



FLOOD PLAIN INFORMATION

Tracts 1, 20, 21, 23, 24, and 25 are subject to Zone "A" (100 yr. flood plain) as interpolated from F.H.M. Community-Panel Panel No. 481217 0400 A. and Panel No. 481217 0375 A, effective date February 19, 1982.

STATE OF TEXAS
COUNTY OF EDWARDS

This Final Plat of Stagecoach Springs Ranch was

Reviewed & Approved on this the 10th day of March, 2005.

Sarah McNeely
Sarah McNeely
County Clerk

This Final Plat of Stagecoach Springs Ranch was

Reviewed & Approved on this the 10th day of March, 2005.

Jodie S. Greene
Jodie S. Greene
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 10th day of March, 2005.

Jodie S. Greene
Jodie S. Greene
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 10th day of March, 2005.

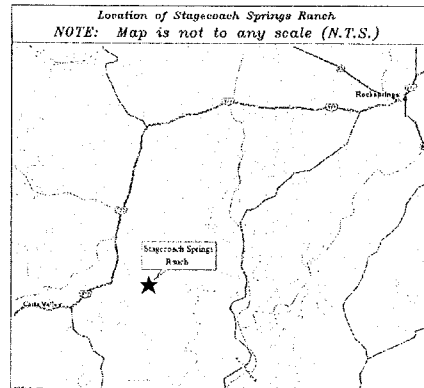
Lupe S. Enriquez
Lupe S. Enriquez
EDWARDS COUNTY TREASURER

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

ORIGINAL PATENT SURVEY INFORMATION

PART (1084.86 acres) SUR. 14, BLOCK VII, J. FAULKNER, A-2880
PART (292.14 acres) SUR. 21, BLOCK VII, G.C.&S.F. Ry. Co., A-980
PART (304.58 acres) SUR. 13, BLOCK VII, J. COPENING, A-1471
PART (306.63 acres) SUR. 16, BLOCK VII, A. GARCIA, A-1478



FINAL PLAT SUBMISSION OF STAGECOACH SPRINGS RANCH:

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

- If ACCEPTED, date approved: 03/10/05

- 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 Stagecoach Springs Ranch and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this the 10th day of March, 2005.

Nicholas Gallegos
Nicholas 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 4th day of March, 2005.

Gary Max Brandenburg
Gary Max Brandenburg
R.P.L.S. No. 5184
Texas Land Surveyor
830 Sidney Baker
Kerrville, Texas 78028
(830)257-3839

SWORN TO and SUBSCRIBED before me on this the 4th day of March, 2005.

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

