

ROAD CL CURVE TABLE					ROAD CL LINE TABLE		
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	LINE	BEARING	LENGTH
C1	300.00	116.93	S 36°19'53" E	116.19	L1	S 47°29'50" E	891.61
C2	300.00	233.86	S 47°29'50" E	227.98	L2	S 47°29'50" E	561.43
C3	300.00	116.93	S 58°39'47" E	116.19	L3	S 47°29'50" E	840.00
C4	1200.00	1029.91	N 67°02'51" E	998.99	L4	S 47°29'50" E	350.00
C5	1200.00	257.48	N 85°31'50" E	256.98	L5	S 42°30'10" W	1267.50
C6	1200.00	772.43	N 60°56'36" E	759.17	L6	S 42°30'10" W	1752.27
C7	1200.00	772.43	N 29°32'34" W	759.17	L7	N 42°30'10" E	80.92
					L8	N 88°19'21" W	232.61
					L9	S 42°30'10" W	250.92
					L10	N 10°46'58" W	54.79

EASEMENT CL LINE TABLE		
LINE	BEARING	LENGTH
L11	N 71°51'42" E	243.34
L12	N 68°23'44" E	166.00
L13	N 60°40'24" E	346.90

ALL LOTS PLATTED HEREON SHALL HAVE THE FOLLOWING MINIMUM BUILDING SET BACK LINES:
 FRONT - 35 FEET
 SIDE - 15 FEET
 REAR - 15 FEET

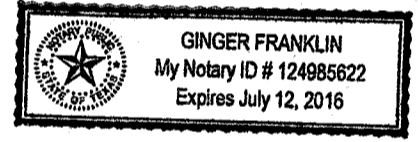
ADJACENT TO ALL STREET RIGHTS-OF-WAY THERE IS A 10' WIDE EASEMENT FOR INSTALLATION OF UTILITIES AND DRAINAGE. ADJACENT TO ALL 16-FOOT WIDE EASEMENTS THERE IS A 14-FOOT WIDE DRY UTILITY EASEMENT. 3-FOOT WIDE BY 45-FOOT LONG GUY EASEMENTS WILL BE LOCATED AS DETERMINED BY THE CENTERLINE OF GUY ANCHERS AS ACTUALLY INSTALLED.

OWNER'S ACKNOWLEDGMENT
 THE STATE OF TEXAS §
 COUNTY OF WHARTON §
 I, Tim Coffey being Manager of Colt Ranch and Land Partners I, L.P., a Texas limited partnership, owner of the 215.599-acre tract described in the above and foregoing map of Colt Ranch and Land Subdivision Phase I, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.
 FURTHER, I do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.
 FURTHER, I do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.
 FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.
 FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1.75) square feet (18" diameter).
 FURTHER, I do hereby dedicate to the public a strip of land twenty (20) feet wide, or as may be otherwise shown hereon, on each side of the center line of any and all bays, creeks, gulches, rivers, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Wharton County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.
 FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gulch, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of trees, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.
 FURTHER, I do hereby certify that Colt Ranch and Land Partners I, L.P. is the owner of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Colt Ranch Subdivision Phase I where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the Colt Ranch and Land Partners I, L.P., a Texas limited partnership has caused these presents to be signed by Tim Coffey, its Manager, hereto authorized this 22 day of APRIL, 2016.

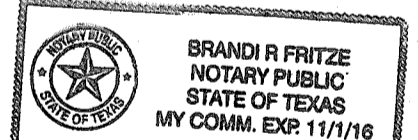
Colt Ranch and Land Partners I, L.P.
 By: *Tim Coffey*
 (Tim Coffey, Manager)

STATE OF TEXAS §
 COUNTY OF WHARTON §
 BEFORE ME, the undersigned authority, on this day personally appeared Tim Coffey, Manager of Colt Ranch and Land Partners I, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said partnership.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 day of APRIL, 2016.



Notary Public in and for the State of Texas
 By: *Ginger Franklin*
 (Signature of Notary Public)

STATE OF TEXAS §
 COUNTY OF WHARTON §
 BEFORE ME, the undersigned authority, on this day personally appeared KEN BRAUN TRUSTEE owner and holder (or owners and holders) of a lien (or liens) against the property described in the plat, do hereby in all things subordinate to said plat said lien(s) and I hereby confirm that I am (or we are) the present owner (or owners) of said lien(s) and have not assigned the office for any part thereof.



By: *Ken Braun*
 (Signature of Lienholder)

Signature of Notary Public
 Notary Public in and for the State of Texas
 By: *Brandi R. Fritze*
 (Signature of Notary Public)

Commissioners Court Certificate
 STATE OF TEXAS §
 COUNTY OF WHARTON §
 The above and foregoing Plat was approved by the Commissioners Court of Wharton County, Texas, this 15 day of April, 2016.

Ken Braun Pet 1, County Commissioner
Donny M. White Pet 2, County Commissioner
Donny M. White Pet 3, County Commissioner
Michael D. Judge County Judge

REFERENCE POINT
 FND 1/2" IRON ROD
 MARKING SOUTH CORNER OF TRACT #1
 CONTAINING 984.91 ACRES
 AS DESCRIBED IN
 WHARTON CO. CLERK'S
 FILE NO. 2015-00003381
 SOUTH CORNER SURVEY 12, A-33
 EAST CORNER A-20

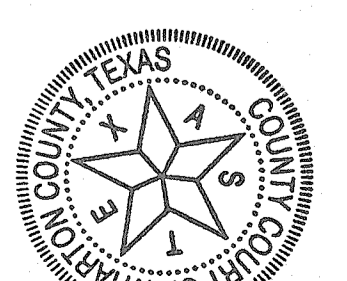
WHARTON COUNTY
 SE LINE SETH INGRAM SURVEY 12, A-33
 MATAGORDA COUNTY

County Clerk Certificate
 STATE OF TEXAS §
 COUNTY OF WHARTON §
 County Clerk of Wharton County, Texas, do hereby certify the foregoing Plat was filed in my office on the 22 day of April, 2016, at 10:12:32 a.m., in the Plat Records, Plat Cabinet No. 3, Slide No. 13117.

Sandra K. Sanders
 County Clerk

AS CAN BE REASONABLY DETERMINED FROM ON-SITE INSPECTION AND EXAMINATION OF RECORDED DOCUMENTS, THERE ARE NO PIPELINES EXISTING ON THE PROPERTY PLATTED HEREON.

ELEVATIONS ARE BASED ON NAVD 88.



COLT RANCH AND LAND SUBDIVISION -- PHASE ONE
 BEING 215.599 ACRES IN THE SETH INGRAM SURVEY 12, A-33, WHARTON COUNTY, TEXAS, AND BEING PART OF TRACT 1 CONTAINING 984.91 ACRES AND PART OF TRACT 4 CONTAINING 12.01 ACRES AS DESCRIBED IN DEED FROM TRIPLE L FARMS, LLC TO COLT RANCH AND LAND PARTNERS I, L.P. AS RECORDED IN WHARTON COUNTY CLERK'S FILE NO. 2015-00003381.

DEVELOPER
 COLT RANCH AND LAND PARTNERS I, L.P.
 979-318-3885
 P.O. BOX 423
 CENTERVILLE, TX 75833

ENGINEER/SURVEYOR
 JOHN D. MERCER & ASSOC., INC
 361-782-7121
 118 E. MAIN ST.
 EDNA, TX 77957

None of this subdivision lies with the city limits or extra-territorial jurisdiction of any incorporated city.

I, John D. Mercer, Registered Public Land Surveyor No. 1924 in the State of Texas, have examined the Flood Insurance Rate Map, FIRM Panel No. 48481C06002, with effective date of April 5, 2006 and have determined that the property platted hereon is not within a recognized flood prone area. This statement does not imply that the property and/or structures constructed thereon will be free from flooding or flood damage. This statement shall not create any liability on the part of the surveyor should any flooding or flood damage occur.

Certificate for Surveyor
 I, John D. Mercer, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct to the best of my knowledge and belief, was prepared from an actual survey of the property made on the ground under my supervision and that all boundary corners, angles points of curvature and other points of reference have been marked with 1/2" iron pins having a length of two and one half (2 1/2) feet and a cap marked John D. Mercer RPLS 1924.

John D. Mercer
 Signature of Surveyor
 John D. Mercer
 Texas Registration No. 1924
 TPLS Form No. 10116640