

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 plat 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.

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.

Notary Public in and for the State of Texas
GINGER FRANKLIN
My Notary ID # 12405822
Expires July 12, 2016

Notary Public in and for the State of Texas
BRANDI R FRITZ
Notary Public
STATE OF TEXAS
MY COMM. EXPIRES 11/1/16

Commissioners Court Certificate
The above and foregoing Plat was approved by the Commissioners Court of Wharton County, Texas, this 15 day of April, 2016.

County Clerk Certificate
STATE OF TEXAS § COUNTY OF WHARTON § I, 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 10:17:23 AM, in the Plat Records, Plat Cabinet No. 3, Slide No. 13172.

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

ROAD CL CURVE TABLE and ROAD CL LINE TABLE. Includes columns for Curve, Radius, Arc Length, Chord Bearing, Chord Length, Angle, Line, Bearing, Length.

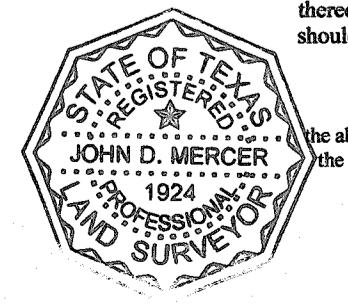
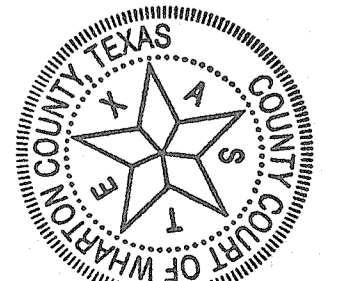
ALL LOTS PLATTED HEREON SHALL HAVE THE FOLLOWING MINIMUM BUILDING SET BACK LINES:
FRONT - 35 FEET
SIDE - 15 FEET
REAR - 15 FEET

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

Certificate for Surveyor
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. 48481 C06002, 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.



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Page Amt: 8121.00 Page 1 of 1
Wharton, TX
Sandra K. Sanders County Clerk
FILED 2016-00002154
bk 1021-311

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.