

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF HAMILTON/COMANCHE

WHEREAS LMTXLP, LLC, is the record owner a 1705.64 acre tract of land consisting of 733.48 acres of land out of and part of the B. C. Walters Survey, Abstract No. 864; 101.54 acres of land out of and part of the A. H. Heatley Survey, Abstract No. 1418; 41.48 acres of land being all of the W. C. Marshall Survey, Abstract No. 1459; 169.16 acres of land being all of the J. H. Morris Survey, Abstract No. 1067; 193.35 acres of land being all of the J. D. Bolt Survey, Abstract No. 969; 182.58 acres of land being all of the John L. Berkley Survey, Abstract No. 1110; 210.09 acres of land out of and part of the Joseph Bunker Survey, Abstract No. 49; 59.15 acres of land out of and part of the George H. Denison Survey, Abstract No. 213; 11.08 acres of land being all of the J. D. Bolt Survey, Abstract No. 1192 and 3.73 acres of land out of and part of the Ferdinand Lenders Survey, Abstract No. 495, all situated in Hamilton County, Texas, being that some tract of land described in a deed to LMTXLP, LLC, recorded by Instrument Number 20211906, Official Public Records, Hamilton County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Leonard Simmons, being the owner/agent for the land shown on this plot designated as LONE MOUNTAIN RANCH, an Addition to Hamilton County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, easements and the like shown hereon.

WITNESS my hand at Hamilton County, Texas, this _____ day of _____, 2021.

By: Leonard Simmons, OWNER/AGENT

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of "LONE MOUNTAIN RANCH", was approved by proper action of the Commissioners Court of Hamilton County, Texas on this _____ day of _____, 2021.

COUNTY JUDGE W. MARK TYNES

WITNESS, COUNTY CLERK CYNTHIA K. PUFF

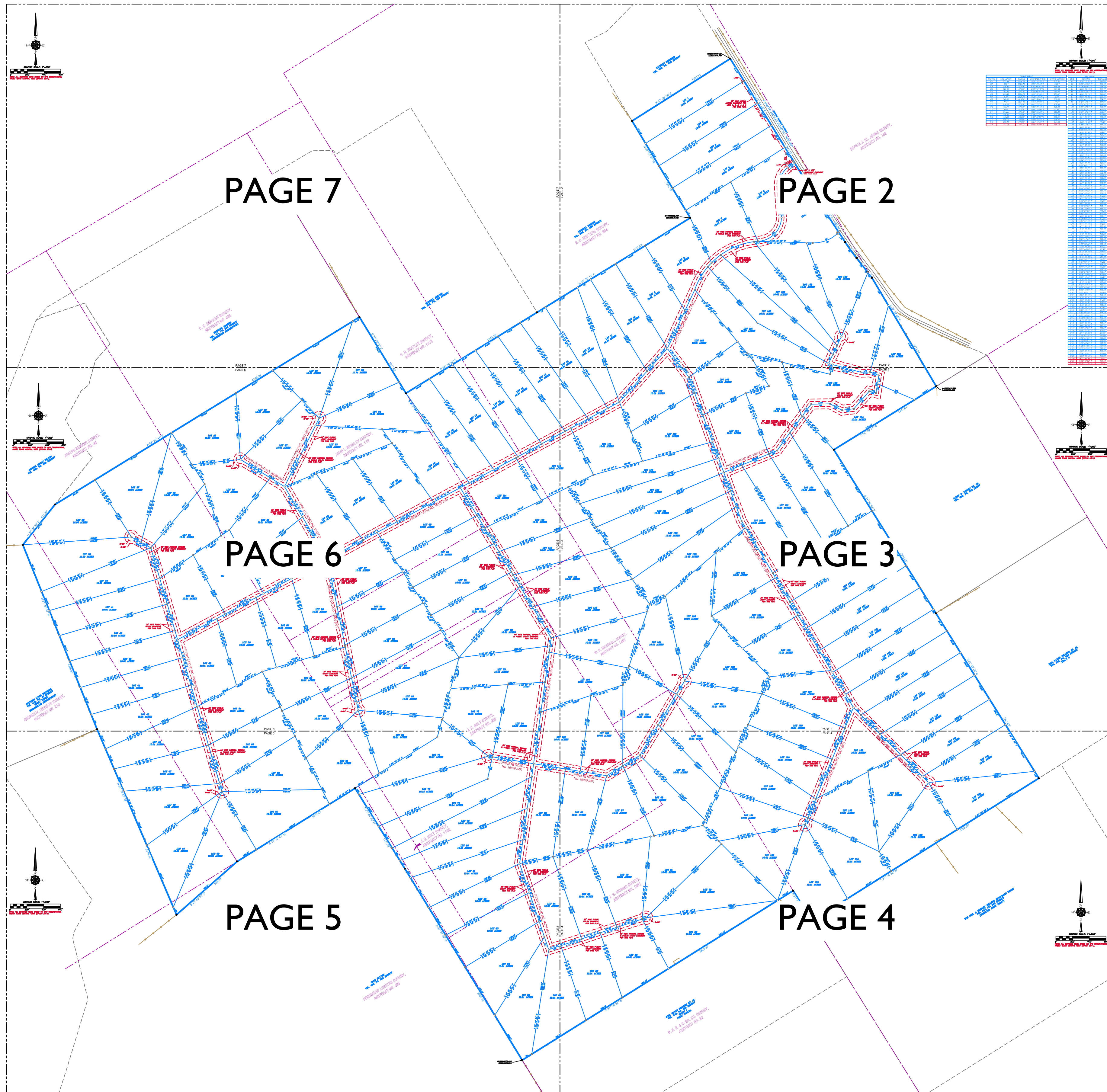
PROPERTY OWNER INFORMATION:
LMTXLP, LLC
OWNER/AGENT: LEONARD SIMMONS
1150 EMPIRE CENTRAL PL. STE. 120
DALLAS, TX 75247



OFFICE: (254) 829-8550 FAX: (254) 829-8524
EMAIL: aarnold@landsurveying.com
TEXAS FORM NO. 101.688-06

BDA GF# 8000872100678 JOB# 2021-172

LEGEND	
	SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
	FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 1579 (CONTROL MONUMENT)
	FOUND 3/8" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
	FOUND 3" PIPE POST (CONTROL MONUMENT)
	FOUND 6" CEDAR FENCE CORNER POST (CONTROL MONUMENT)
	FOUND 30" DOUBLE LIVE OAK TREE (CONTROL MONUMENT)
	FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
	FENCE LINE
	EASEMENT LINE
	DEED LINE
	SURVEY LINE
	MATCH LINE
	LOT LINE
	SUBDIVISION BOUNDARY



LONE MOUNTAIN RANCH

BEING A SUBDIVISION OF A 1705.64 ACRE TRACT OF LAND CONSISTING OF 733.48 ACRES OF LAND OUT OF AND PART OF THE B. C. WALTERS SURVEY, ABSTRACT NO. 864; 101.54 ACRES OF LAND OUT OF AND PART OF THE A. H. HEATLEY SURVEY, ABSTRACT NO. 1418; 41.48 ACRES OF LAND BEING ALL OF THE W. C. MARSHALL SURVEY, ABSTRACT NO. 1459; 169.16 ACRES OF LAND BEING ALL OF THE J. H. MORRIS SURVEY, ABSTRACT NO. 1067; 193.35 ACRES OF LAND BEING ALL OF THE J. D. BOLT SURVEY, ABSTRACT NO. 969; 182.58 ACRES OF LAND BEING ALL OF THE JOHN L. BERKLEY SURVEY, ABSTRACT NO. 1110; 210.09 ACRES OF LAND OUT OF AND PART OF THE JOSEPH BUNKER SURVEY, ABSTRACT NO. 49; 59.15 ACRES OF LAND OUT OF AND PART OF THE GEORGE H. DENISON SURVEY, ABSTRACT NO. 213; 11.08 ACRES OF LAND BEING ALL OF THE J. D. BOLT SURVEY, ABSTRACT NO. 1192 AND 3.73 ACRES OF LAND OUT OF AND PART OF THE FERDINAND LENDERS SURVEY, ABSTRACT NO. 495 ALL SITUATED IN HAMILTON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO LMTXLP, LLC RECORDED BY INSTRUMENT NUMBER 20211906, OFFICIAL PUBLIC RECORDS, HAMILTON COUNTY, TEXAS.

EASEMENT NOTES:
1. 20' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE SIDE LINES OF ALL TRACTS.
2. 20' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE REAR LINES OF ALL TRACTS.

NOTE: 1/2" rebar rods set with survey caps stamped RPLS 6224 were set at the intersection of every tract line with boundary of the 60' wide ingress, egress and public utility easements (not dimensioned hereon plot to retain clarity).

WATER SOURCE NOTE: All tracts shown hereon will be serviced by private water wells.

Flood Zone Information Note:
A Flood Insurance Rate Map for Hamilton County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.

PRIVATE ROADWAY NOTE:
In approving this plat by the Commissioners Court of Hamilton County, Texas, it is understood that the private roads shown hereon designated as PRIVATE ROAD NOS. 16020, 16021, 16022, 16023, 16024, 16025, 16026, 16027, 16028, 16029 & 16030 are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property. The construction, repair and maintenance of these roads and any associated drainage improvements will be the responsibility of the Owner/subdivider/developer and/or subsequent owners of the subdivision and will not be the responsibility of Hamilton County.

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
OR BUILD TO LOCATE
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BURN

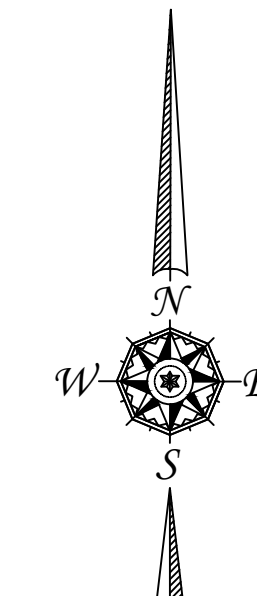
LONE MOUNTAIN RANCH PAGE 1 OF 7

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that I, Barney Dan Arnold, a registered professional land surveyor of the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Hamilton County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that corner monuments were properly placed under my supervision.



[Signature]

07-27-2021



GRAPHIC SCALE: 1" = 200'
 0' 200' 400' 600'

CURVE TABLE				LINE TABLE	
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DISTANCE
C1	237.44'	2904.79'	S 35° 31' 38" E	237.37'	211.46'
C2	85.21'	2824.79'	S 37° 25' 40" E	85.21'	105.10'
C3	346.30'	419.06'	S 67° 50' 42" W	336.53'	275.19'
C4	625.18'	870.70'	S 65° 10' 15" W	611.84'	181.77'
C5	383.35'	870.70'	S 31° 59' 41" W	380.06'	159.29'
C6	237.44'	2904.79'	S 35° 31' 38" E	237.37'	115.92'
C7	5.97'	2824.79'	S 8° 13' 53" E	5.97'	237.31'
C8	346.30'	419.06'	N 67° 50' 42" E	336.53'	264.77'
C9	79.24'	2824.79'	S 37° 22' 02" E	79.24'	314.05'
C10	210.97'	870.70'	N 47° 12' 10" E	209.96'	316.33'
C11	432.77'	870.70'	N 68° 21' 13" E	428.33'	322.79'
C12	47.84'	870.70'	N 84° 10' 00" E	47.84'	327.45'
C13	317.65'	870.70'	N 29° 50' 23" E	315.89'	332.31'
C14	250.70'	270.69'	S 24° 12' 22" W	241.84'	100.00'
C15	440.00'	289.69'	S 44° 45' 53" W	398.91'	155.65'
C16	440.00'	289.69'	N 44° 45' 53" E	398.91'	138.11'
C17	250.70'	270.69'	N 24° 12' 22" E	241.84'	75.40'
C18	250.70'	270.69'	N 24° 12' 22" E	241.84'	75.40'
C19	117.05'	151.77'	N 08° 34' 04" E	114.17'	114.37'

LINE	BEARING	DISTANCE
L1	S 38° 17' 31" E	211.46'
L2	N 30° 55' 56" W	105.10'
L3	S 25° 00' 53" W	275.19'
L4	N 58° 20' 11" E	181.77'
L5	S 61° 42' 51" W	159.29'
L6	N 58° 20' 11" E	115.92'
L7	N 58° 18' 32" E	237.31'
L8	S 61° 42' 51" W	264.77'
L9	S 61° 42' 51" W	314.05'
L10	S 61° 42' 51" W	316.33'
L11	S 61° 42' 51" W	322.79'
L12	S 61° 42' 51" W	327.45'
L13	S 61° 42' 51" W	332.31'
L14	N 26° 54' 20" E	100.00'
L15	S 31° 25' 02" E	155.65'
L16	S 31° 11' 08" E	138.11'
L17	S 88° 19' 09" E	75.40'
L18	S 88° 33' 03" W	114.37'
L19	N 09° 04' 55" E	101.63'
L20	N 68° 04' 39" W	112.32'
L21	N 36° 51' 56" E	174.67'
L22	S 61° 36' 50" E	161.21'
L23	N 83° 05' 39" E	144.32'
L24	S 78° 19' 11" E	85.71'
L25	N 09° 04' 55" E	109.25'
L26	N 67° 42' 23" E	106.20'
L27	S 25° 37' 33" W	119.19'
L28	S 25° 37' 33" W	119.19'
L29	S 25° 37' 33" W	119.19'
L30	S 38° 17' 31" E	211.46'
L31	S 30° 27' 06" E	387.99'
L32	N 74° 52' 35" W	397.49'
L33	N 25° 37' 33" E	357.56'
L34	N 66° 48' 27" E	483.79'
L35	S 66° 48' 27" E	483.79'
L36	N 40° 58' 57" E	275.84'
L37	N 89° 09' 09" E	225.78'
L38	N 36° 48' 59" E	251.63'
L39	N 35° 24' 59" E	263.80'
L40	N 67° 42' 23" E	350.68'
L41	N 67° 42' 23" E	232.72'
L42	S 31° 58' 56" E	54.07'
L43	N 44° 59' 26" W	125.01'
L44	N 44° 59' 26" W	103.25'
L45	S 31° 57' 24" E	97.86'
L46	N 22° 26' 16" W	86.61'
L47	S 22° 26' 16" W	86.61'
L48	N 07° 58' 48" E	172.86'
L49	S 30° 59' 03" W	185.11'
L50	S 58° 29' 09" W	239.14'
L51	S 58° 29' 09" W	226.09'
L52	N 80° 38' 27" W	320.85'
L53	N 30° 59' 03" E	185.11'
L54	S 24° 02' 32" W	67.81'
L55	S 71° 51' 15" W	50.00'
L56	N 71° 51' 15" E	50.00'
L57	S 18° 40' 30" E	160.78'
L58	S 57° 58' 22" W	135.67'
L59	S 18° 40' 30" E	193.23'
L60	N 31° 29' 02" W	126.76'
L61	N 31° 44' 33" W	114.58'
L62	N 31° 44' 33" W	175.73'
L63	S 07° 58' 48" W	158.10'
L64	S 80° 38' 27" E	50.00'
L65	N 31° 44' 33" W	87.43'
L66	N 12° 08' 42" E	268.91'
L67	S 12° 09' 42" W	268.91'
L68	N 15° 18' 33" E	217.78'
L69	N 80° 38' 27" W	50.00'
L70	S 07° 58' 48" W	96.63'
L71	S 31° 11' 52" E	199.33'
L72	N 11° 31' 46" W	99.66'
L73	S 15° 18' 33" W	242.72'
L74	S 73° 24' 03" W	176.57'
L75	N 16° 16' 59" W	100.00'
L76	N 23° 10' 43" W	98.41'
L77	S 26° 51' 55" E	188.64'
L78	S 15° 16' 59" E	100.00'
L79	N 21° 55' 53" W	189.31'
L80	N 60° 45' 06" W	132.58'
L81	N 60° 45' 06" W	132.58'
L82	S 55° 09' 51" W	126.05'
L83	S 58° 12" E	158.16'
L84	S 20° 07' 01" E	185.05'
L85	S 30° 58' 22" E	91.83'
L86	S 20° 07' 01" E	196.46'
L87	S 43° 34' 44" E	134.94'
L88	S 18° 20' 34" W	92.11'
L89	N 78° 19' 11" W	85.71'
L90	S 83° 05' 39" W	144.32'
L91	N 61° 36' 50" W	161.21'
L92	S 36° 51' 56" W	186.18'
L93	N 15° 07' 25" E	120.00'
L94	N 88° 33' 03" E	114.37'
L95	S 68° 04' 39" E	112.32'
L96	S 67° 42' 23" W	110.87'
L97	N 39° 28' 26" W	107.91'
L98	S 74° 52' 35" E	50.00'
L99	S 15° 07' 25" W	120.00'
L100	S 09° 04' 55" W	210.88'
L101	S 40° 58' 57" W	275.84'
L102	S 89° 09' 09" W	225.78'
L103	S 36° 51' 56" W	217.35'
L104	S 35° 24' 59" W	212.32'
L105	S 20° 07' 01" E	181.37'
L106	S 58° 18' 52" W	100.00'
L107	N 58° 18' 52" E	100.00'
L108	S 58° 18' 52" W	30.00'
L109	S 58° 18' 52" W	101.13'
L110	N 35° 11' 38" W	30.06'

ZACHARY NIEMEIER
 VOL. 498, PG. 840 RPHRCT

RUSSELL KOKOSZY
 VOL. 622, PG. 459 RPHRCT
 D. C. WALTERS SURVEY,
 ABSTRACT NO. 864

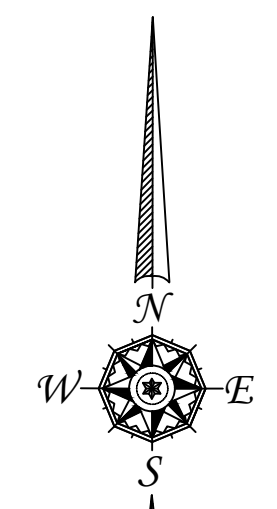
PRIVATE ROAD NO. 16020(600)

SOPHIA J. ST. JOHNS SURVEY,
 ABSTRACT NO. 789

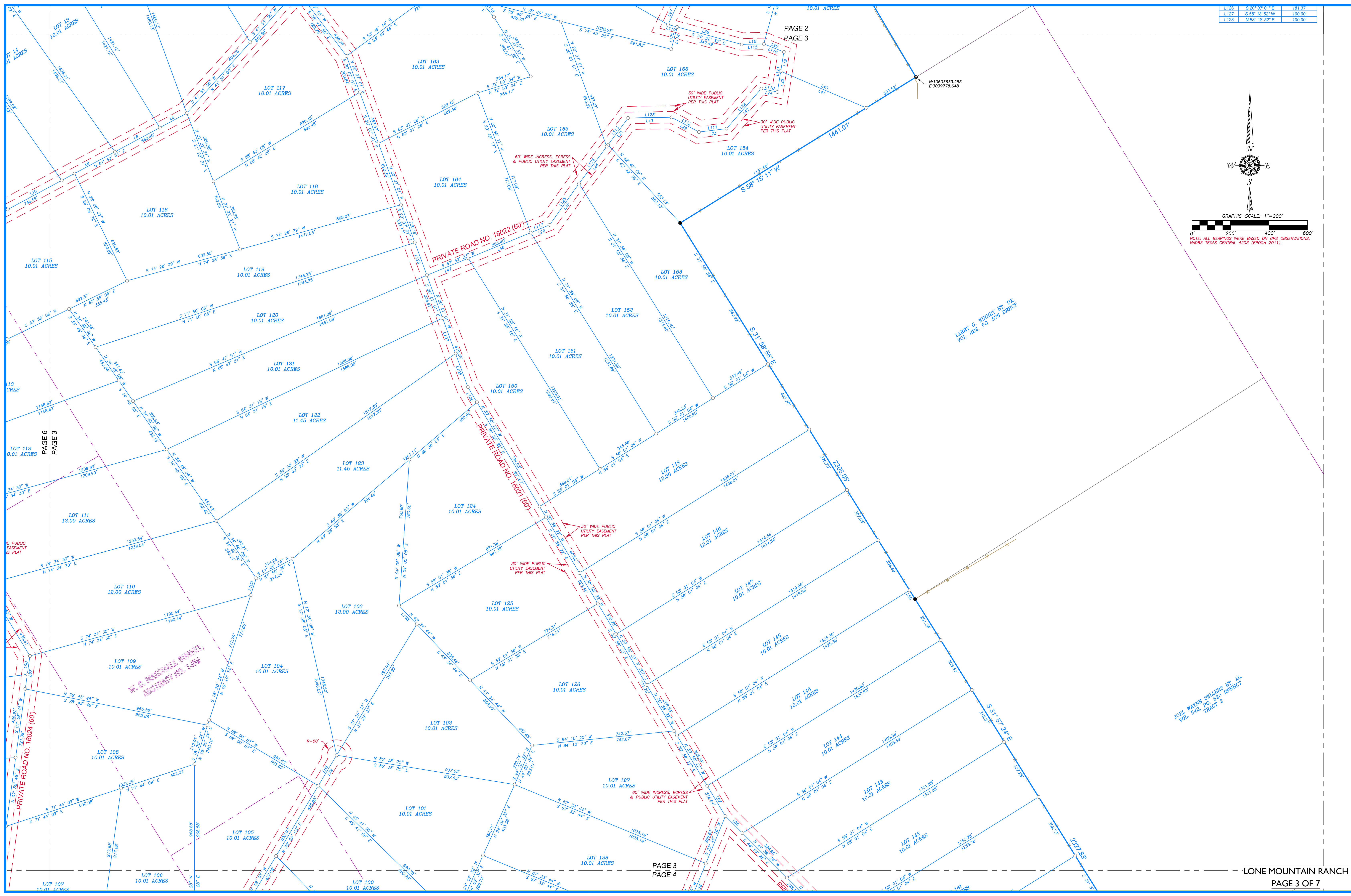
PAGE 2
 PAGE 3

L128	S 20° 07' 01" E	181.37
L127	S 58° 18' 52" W	100.00
L128	N 58° 18' 52" E	100.00

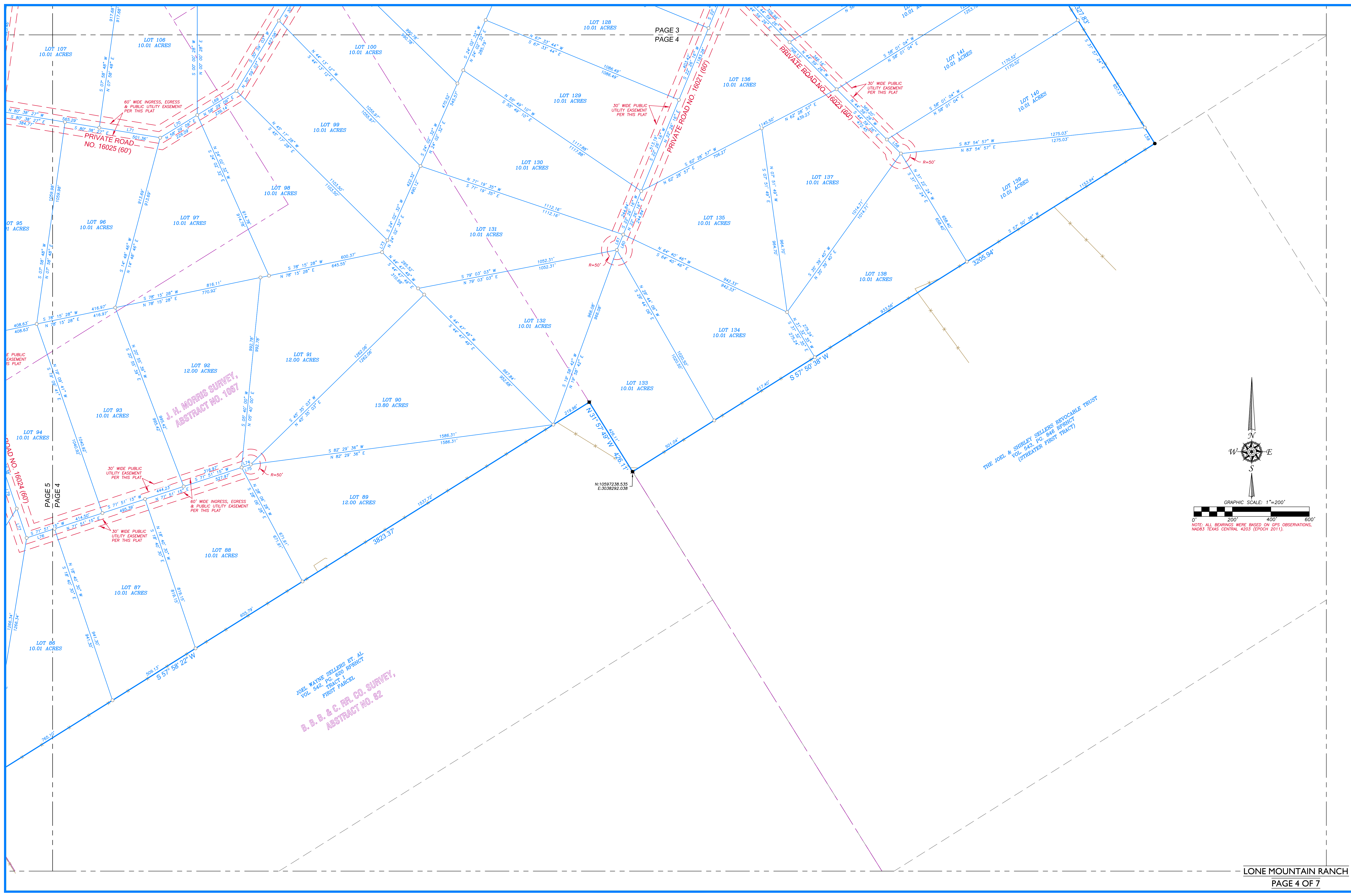
PAGE 2
PAGE 3



GRAPHIC SCALE: 1"=200'
0' 200' 400' 600'
NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS CENTRAL 4203 (EPOCH 2011).



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PAGE 4

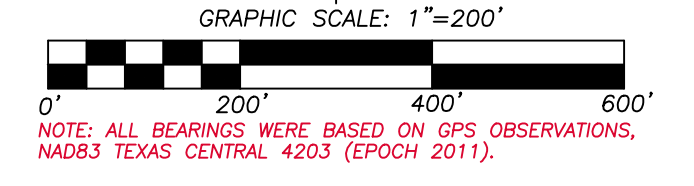
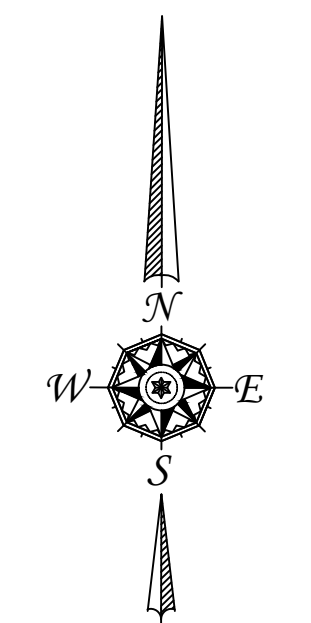


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PAGE 4

J. H. MORRIS SURVEY,
ABSTRACT NO. 1067

JOEL WAYNE SELLERS ET AL.
VOL. 542, PG. 620 REPHICT
TRACT # 1
FIRST PARCEL
B. B. B. & C. RR. CO. SURVEY,
ABSTRACT NO. 82

THE JOEL & SHIRLEY SELLERS REVOCABLE TRUST
VOL. 543, PG. 646 REPHICT
(STREATER FIRST TRACT)



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS,
NAD83 TEXAS CENTRAL 4203 (EPOCH 2011).

J. D. BOLT SURVEY
ABSTRACT NO. 908

PRIVATE ROAD
NO. 16026 (60')

J. D. BOLT SURVEY
ABSTRACT NO. 1192

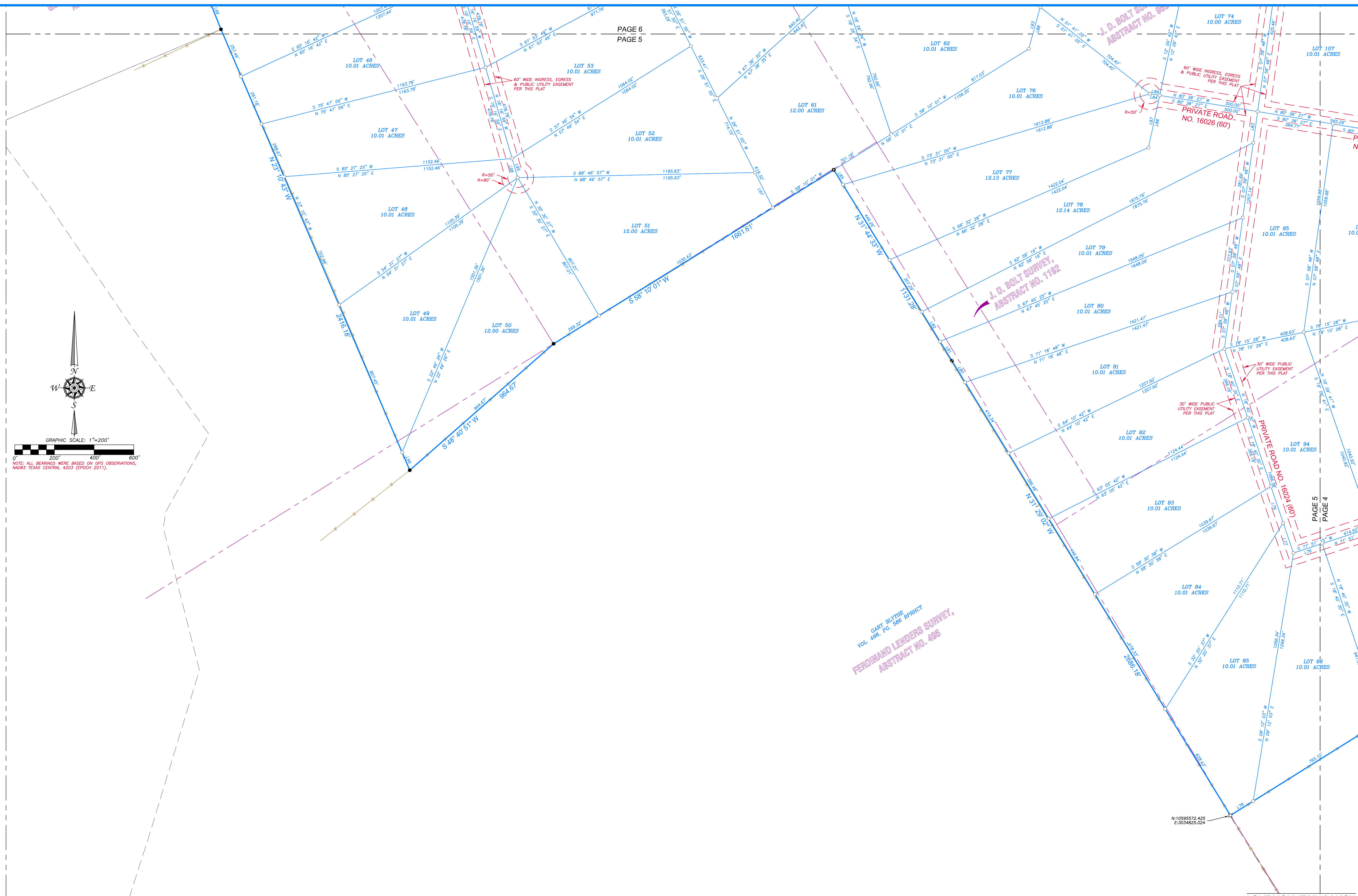
PRIVATE ROAD NO. 16024 (60')

CARY BLYTHE
VOL. 498, PG. 566 REPRCT
FERDINAND LEADERS SURVEY,
ABSTRACT NO. 495

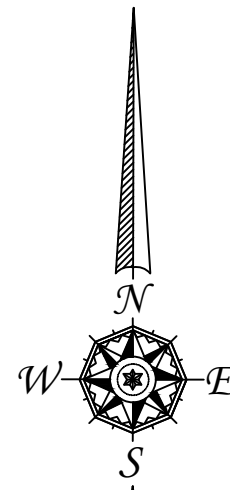
GRAPHIC SCALE: 1"=200'

0' 200' 400' 600'

NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS CENTRAL, 4203 (EPOCH 2011).



N:10595572.425
E:3034825.024



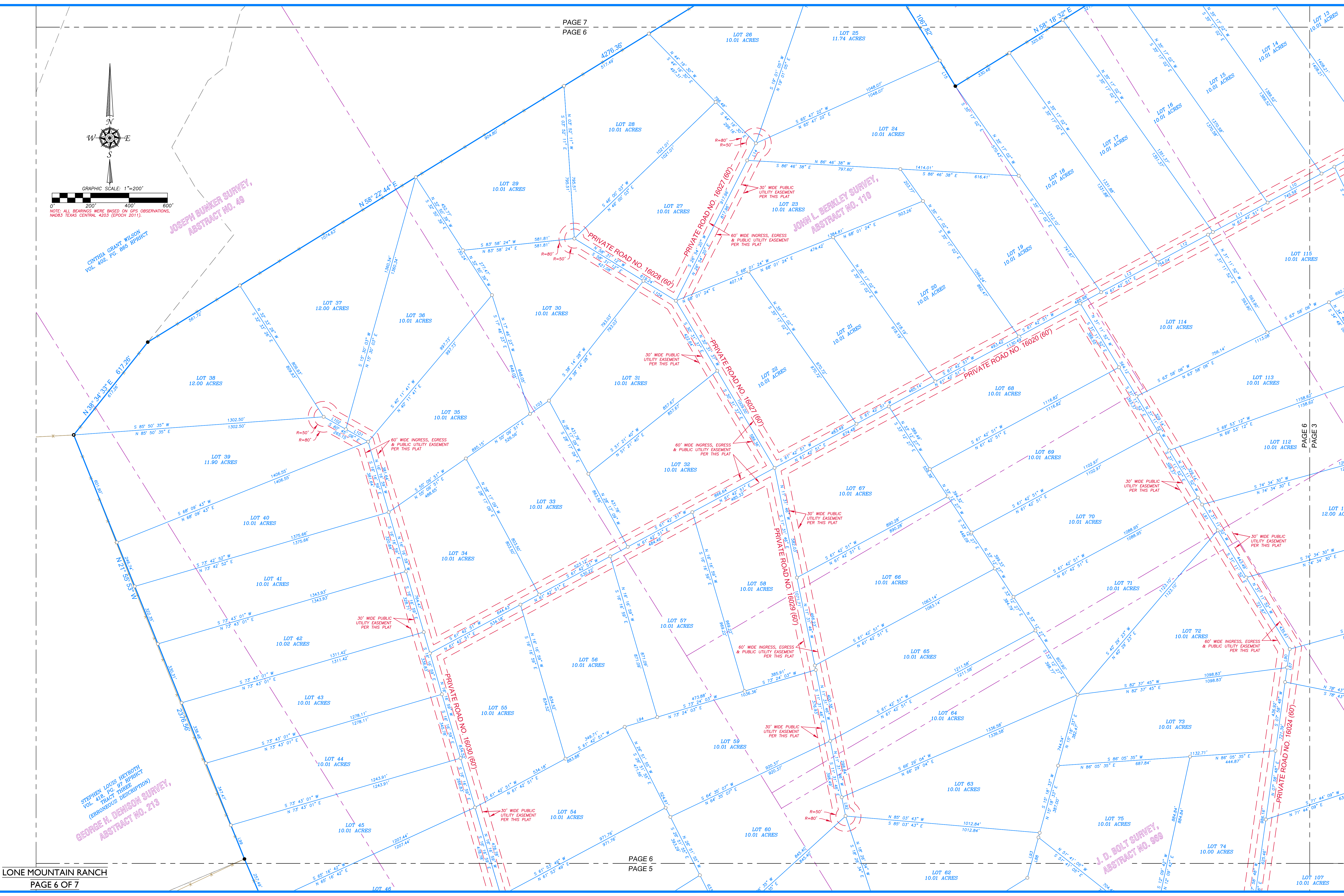
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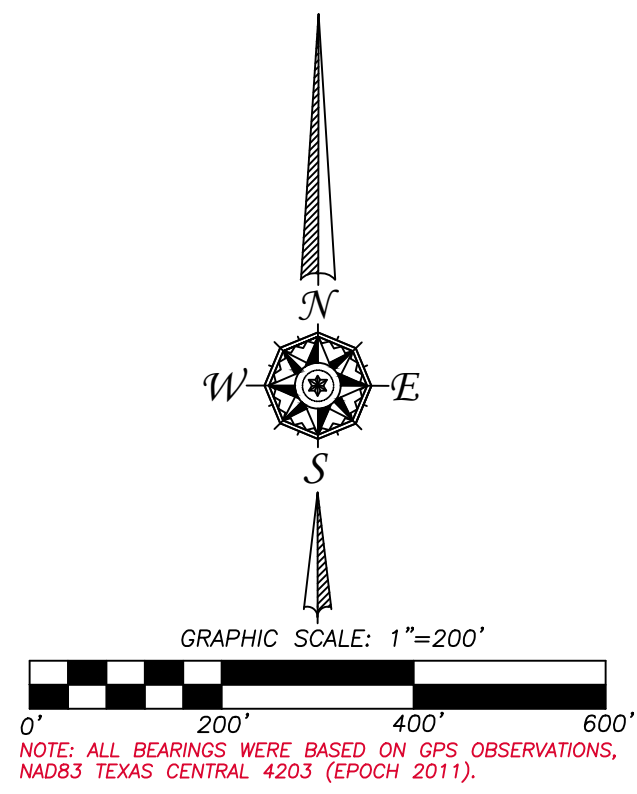
JOSEPH BUNKER SURVEY,
ABSTRACT NO. 49

JOHN L. BERKLEY SURVEY,
ABSTRACT NO. 110

STEPHEN LOUIS HEYROTH
VOL. 418, P.C. 97, R.P.P.H.C.T.
ERRONEOUS DESCRIPTION)
GEORGE H. DENISON SURVEY,
ABSTRACT NO. 213

J. D. BOLT SURVEY,
ABSTRACT NO. 969





NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS CENTRAL 4203 (EPOCH 2011).

D. C. HENDRIX SURVEY,
ABSTRACT NO. 436

MARION BARBER
VOL. 411, PG. 288 RPHCT
(ERRONEOUS DESCRIPTION)

A. H. HEATLEY SURVEY,
ABSTRACT NO. 1416

RUSSELL KOROSZ
VOL. 506, PG. 258 RPHCT

LOT 26
10.01 ACRES

LOT 25
11.74 ACRES

LOT 14
10.01 ACRES

LOT 13
10.01 ACRES