

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. 110; 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 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Leonard Simmons, being the owner/agent for the land shown on this plat designated as **LONE MOUNTAIN RANCH**, an addition to Hamilton County, Texas and whose name is subscribed hereon, 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 5th day of August, 2021.

Leonard Simmons
 By: Leonard Simmons, OWNER/AGENT

SUSAN FOSTER
 Notary Public
 STATE OF TEXAS
 ID# 1220335-0
 My Comm. Exp. Dec. 29, 2024

ACKNOWLEDGMENT
 THE STATE OF TEXAS
 COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public of Texas, on this day personally appeared Leonard Simmons, 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

5th day of August, 2021.

Susan Foster
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of **LONE MOUNTAIN RANCH**, was approved by proper action of the Commissioners Court of Hamilton County, Texas on this 5th day of August, 2021.

W. Mark Thies
 COUNTY CLERK, W. MARK THIES

WITNESS, COUNTY CLERK, CYNTHIA K. PUFF.

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. 110; 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.

Plat
 Vol. 3
 Page 59

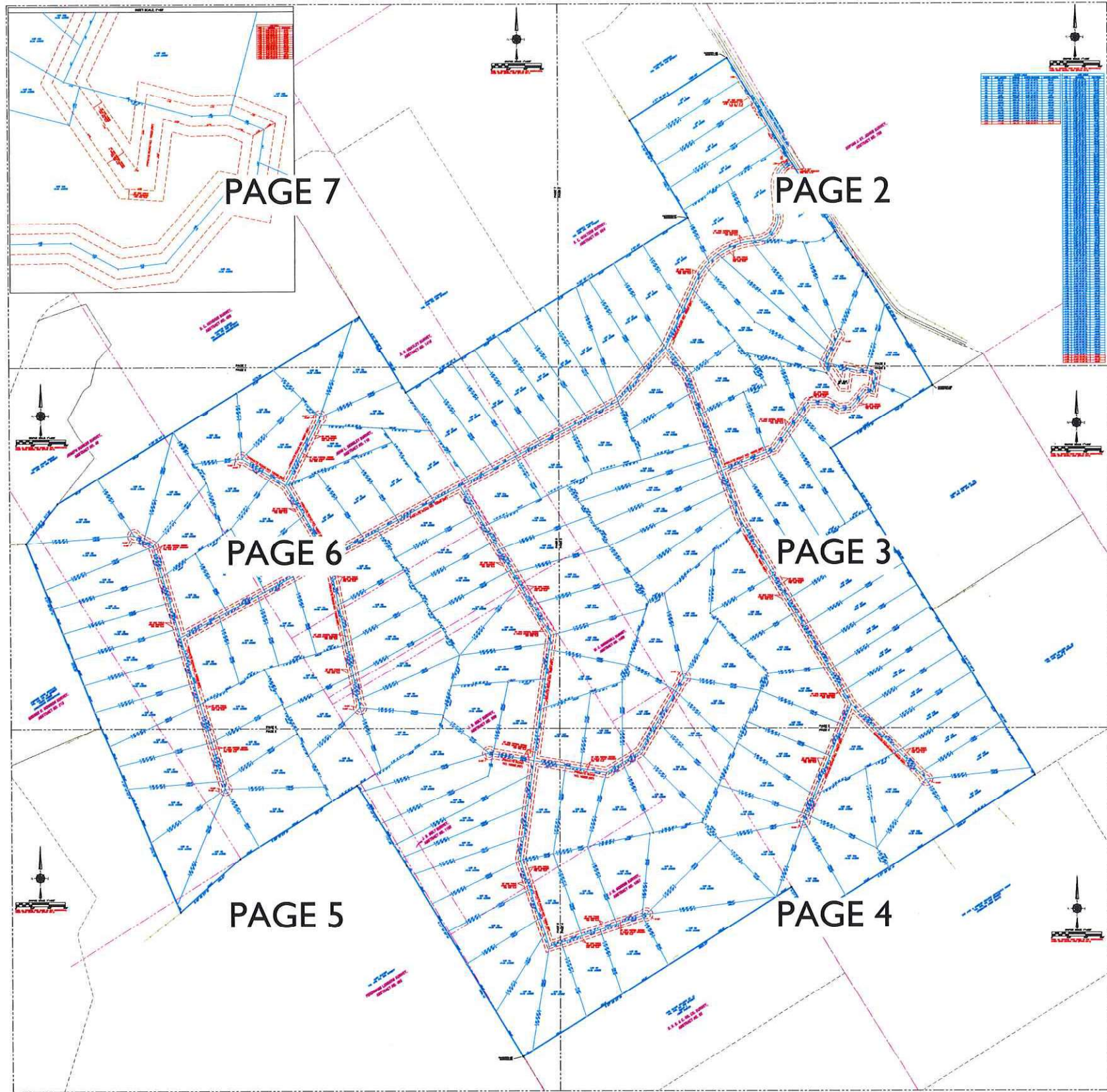
EASEMENT NOTES:
 1. 20' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE SIDE LINES OF ALL TRACTS.
 2. 20' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE REAR LINES OF ALL TRACTS.

NOTE: 1/2" rebar rods set with survey caps stamped NPLS 8224 were set at the intersection of every tract line with boundary of the 60' wide ingress, egress and public utility easements (not dimensioned hereon) 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 herein designated as PRIVATE ROAD NOS. 16000, 16001, 16002, 16003, 16004, 16005, 16006, 16007, 16008, 16009 & 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.



- LEGEND**
- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED NPLS 8224, UNLESS OTHERWISE NOTED HEREON.
 - FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED NPLS 8224 (CONTROL MONUMENT)
 - FOUND 3/8" REBAR ROD WITH SURVEY CAP STAMPED NPLS 1513 (CONTROL MONUMENT)
 - FOUND 3" PIPE POST (CONTROL MONUMENT)
 - FOUND 4" CEDAR FENCE CORNER POST (CONTROL MONUMENT)
 - FOUND 30" DECKLE (CONTROL MONUMENT)
 - FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED NPLS 8224 (CONTROL MONUMENT)
 - FENCE LINE
 - EASEMENT LINE
 - DEED LINE
 - SURVEY LINE
 - MATCH LINE
 - LOT LINE
 - SUBDIVISION BOUNDARY

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

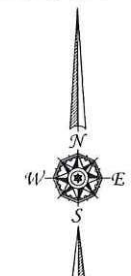


20212101 B: RP V: 590 P: 689 FN
 08/06/2021 08:19 AM Total Pages: 18 Fee: 90.00
 Cynthia K. Puff, County Clerk - Hamilton County, Texas

LONE MOUNTAIN RANCH
 PAGE 1 OF 7
 CERTIFICATE OF SURVEYOR

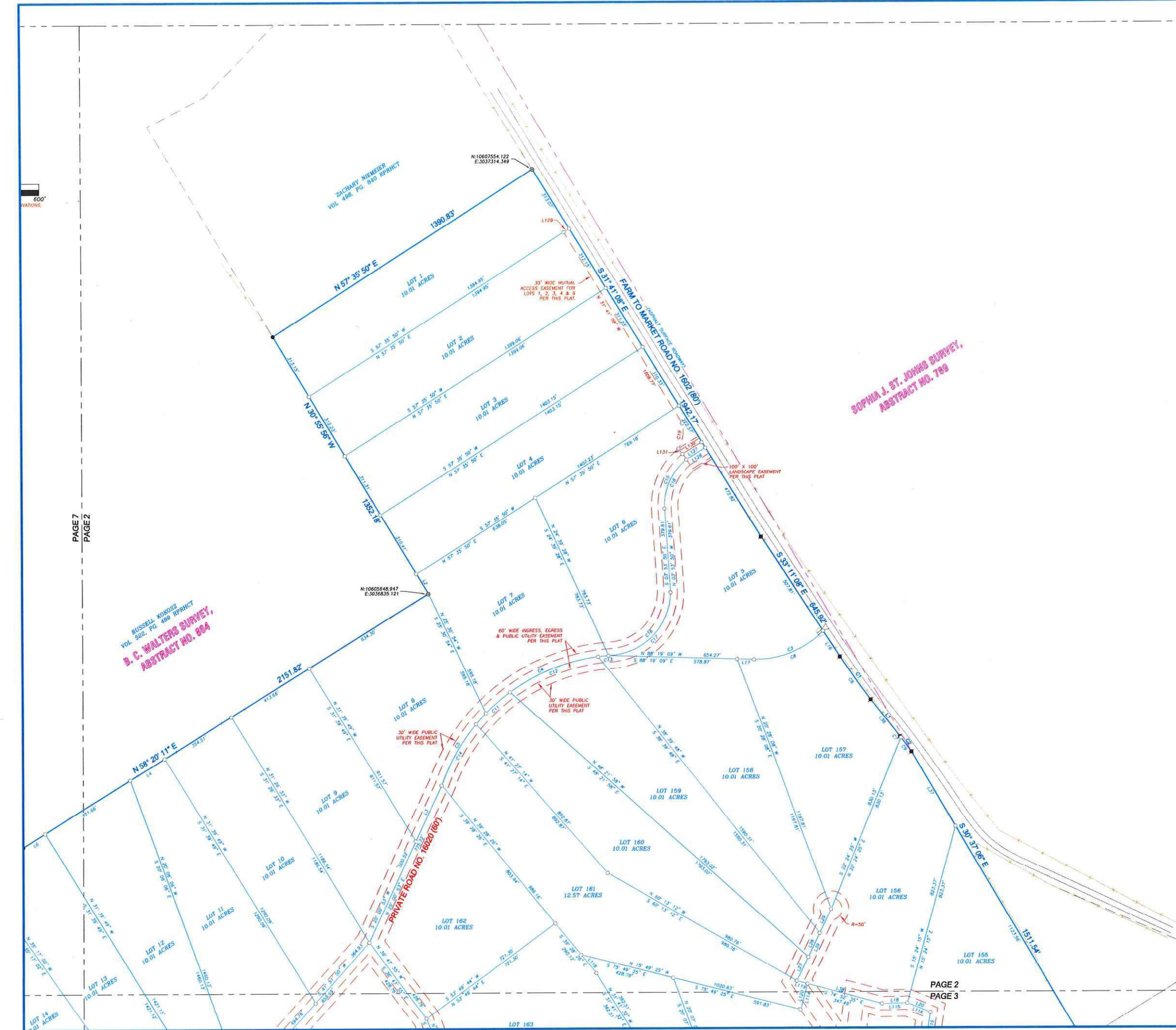
KNOW ALL MEN BY THESE PRESENTS, that I, Barney Dan Arnold, a registered professional land surveyor of the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Hamilton County Subdivision Regulations and I further certify that this plat is true and correctly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

07-27-2021



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

CURVE TABLE					LINE TABLE		
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	LINE	BEARING	DISTANCE
C1	237.44	2904.79	S 35° 31' 38" E	237.37	L1	S 38° 17' 31" E	211.40
C2	85.21	2824.79	S 37° 25' 40" E	85.21	L2	N 30° 55' 56" W	105.10
C3	346.30	419.06	S 67° 50' 42" W	336.53	L3	S 25° 00' 53" W	275.19
C4	625.18	870.70	S 65° 10' 15" W	611.84	L4	N 58° 20' 11" E	181.77
C5	383.15	870.70	S 31° 59' 41" W	380.06	L5	S 61° 42' 51" W	159.29
C6	237.44	2904.79	S 35° 31' 38" E	237.37	L6	N 58° 20' 11" E	115.92
C7	5.97	2824.79	S 38° 15' 53" E	5.97	L7	N 58° 18' 32" E	237.25
C8	346.30	419.06	N 67° 50' 42" E	336.53	L8	S 61° 42' 51" W	254.77
C9	79.24	2824.79	S 37° 22' 02" E	79.24	L9	S 61° 42' 51" W	314.05
C10	210.07	870.70	N 47° 12' 10" E	209.56	L10	S 61° 42' 51" W	318.33
C11	432.77	870.70	N 68° 21' 15" E	428.33	L11	S 61° 42' 51" W	322.79
C12	47.84	870.70	N 64° 10' 00" E	47.84	L12	S 61° 42' 51" W	327.45
C13	317.65	870.70	N 29° 50' 23" E	315.69	L13	S 61° 42' 51" W	332.31
C14	250.70	270.69	S 24° 12' 22" W	241.84	L14	N 28° 54' 20" E	100.00
C15	440.00	289.69	S 44° 45' 53" W	398.91	L15	S 31° 25' 09" E	155.65
C16	440.00	289.69	N 44° 45' 53" E	398.91	L16	S 33° 11' 08" E	138.11
C17	250.70	270.69	N 24° 12' 22" E	241.84	L17	S 88° 19' 09" E	75.40
C18	117.05	151.77	N 08° 34' 04" E	114.17	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 48° 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	108.20
					L27	S 25° 37' 33" W	119.19
					L28	S 25° 37' 33" W	119.18
					L29	S 25° 37' 33" W	119.19
					L30	S 36° 17' 31" E	211.46
					L31	S 30° 31' 09" E	389.88
					L32	N 74° 52' 35" W	397.49
					L33	N 25° 37' 33" E	357.56
					L34	N 66° 48' 27" W	483.79
					L35	S 66° 48' 27" E	483.79
					L36	N 48° 51' 56" E	275.84
					L37	N 89° 09' 09" E	228.78
					L38	N 36° 48' 59" E	251.83
					L39	N 30° 24' 59" E	263.80
					L40	N 67° 42' 23" E	350.68
					L41	N 67° 42' 23" E	350.68
					L42	S 31° 58' 56" E	54.07
					L43	N 44° 59' 26" W	123.01
					L44	N 30° 56' 22" W	183.74
					L45	N 44° 59' 26" W	103.25
					L46	S 31° 58' 56" E	87.96
					L47	N 22° 26' 16" E	86.61
					L48	S 22° 26' 16" W	86.61
					L49	N 07° 58' 48" E	172.86
					L50	S 30° 59' 03" W	185.11
					L51	S 58° 29' 09" W	239.44
					L52	S 58° 29' 09" W	226.09
					L53	N 80° 38' 27" W	320.85
					L54	N 30° 59' 03" E	185.11
					L55	S 24° 02' 32" W	67.81
					L56	S 71° 51' 15" W	50.00
					L57	N 71° 51' 15" E	50.00
					L58	S 18° 40' 30" E	152.34
					L59	S 18° 40' 30" E	152.34
					L60	S 18° 40' 30" E	152.34
					L61	N 31° 29' 02" W	126.76
					L62	N 31° 44' 33" W	114.58
					L63	N 31° 44' 33" W	175.77
					L64	S 07° 58' 48" W	158.79
					L65	S 80° 38' 27" E	50.00
					L66	N 31° 44' 33" W	87.43
					L67	N 12° 09' 42" E	268.91
					L68	S 12° 09' 42" W	268.91
					L69	N 15° 18' 32" E	217.78
					L70	N 80° 38' 27" W	50.00
					L71	S 07° 58' 48" W	96.63
					L72	S 31° 11' 52" E	199.33
					L73	N 11° 31' 48" W	99.66
					L74	S 18° 18' 09" E	100.00
					L75	N 21° 58' 53" W	189.31
					L76	N 60° 45' 06" W	132.58
					L77	N 60° 45' 06" W	132.58
					L78	S 55° 09' 51" W	120.00
					L79	S 18° 02' 25" E	198.18
					L80	S 20° 07' 01" E	165.90
					L81	S 30° 58' 22" E	91.83
					L82	S 20° 07' 01" E	196.40
					L83	S 36° 51' 56" W	134.84
					L84	S 18° 29' 34" W	82.11
					L85	N 78° 19' 11" W	85.71
					L86	S 83° 05' 39" E	144.32
					L87	N 61° 36' 50" W	161.21
					L88	S 36° 51' 56" W	186.18
					L89	N 15° 02' 25" E	120.00
					L90	N 88° 33' 03" E	114.37
					L91	S 68° 04' 39" E	112.32
					L92	S 67° 42' 23" W	110.87
					L93	N 30° 28' 26" W	107.91
					L94	S 24° 52' 35" E	50.00
					L95	S 15° 07' 23" W	120.00
					L96	S 09° 04' 55" W	210.88
					L97	S 40° 58' 57" W	275.84
					L98	S 60° 09' 09" W	223.78
					L99	S 36° 51' 56" W	231.62
					L100	S 35° 24' 59" W	272.32
					L101	S 20° 07' 01" E	181.37
					L102	S 58° 18' 52" W	100.00
					L103	N 58° 18' 52" E	100.00
					L104	N 57° 35' 50" E	30.00
					L105	S 58° 18' 52" W	101.13
					L106	N 35° 11' 38" W	30.06



RUSSELL KOKOSZ RPARCCT
VOL 101
B. C. WALTERS SURVEY,
ABSTRACT NO. 364

ZACHARY NIEMEIER
VOL 198, PG. 840 RERFCT

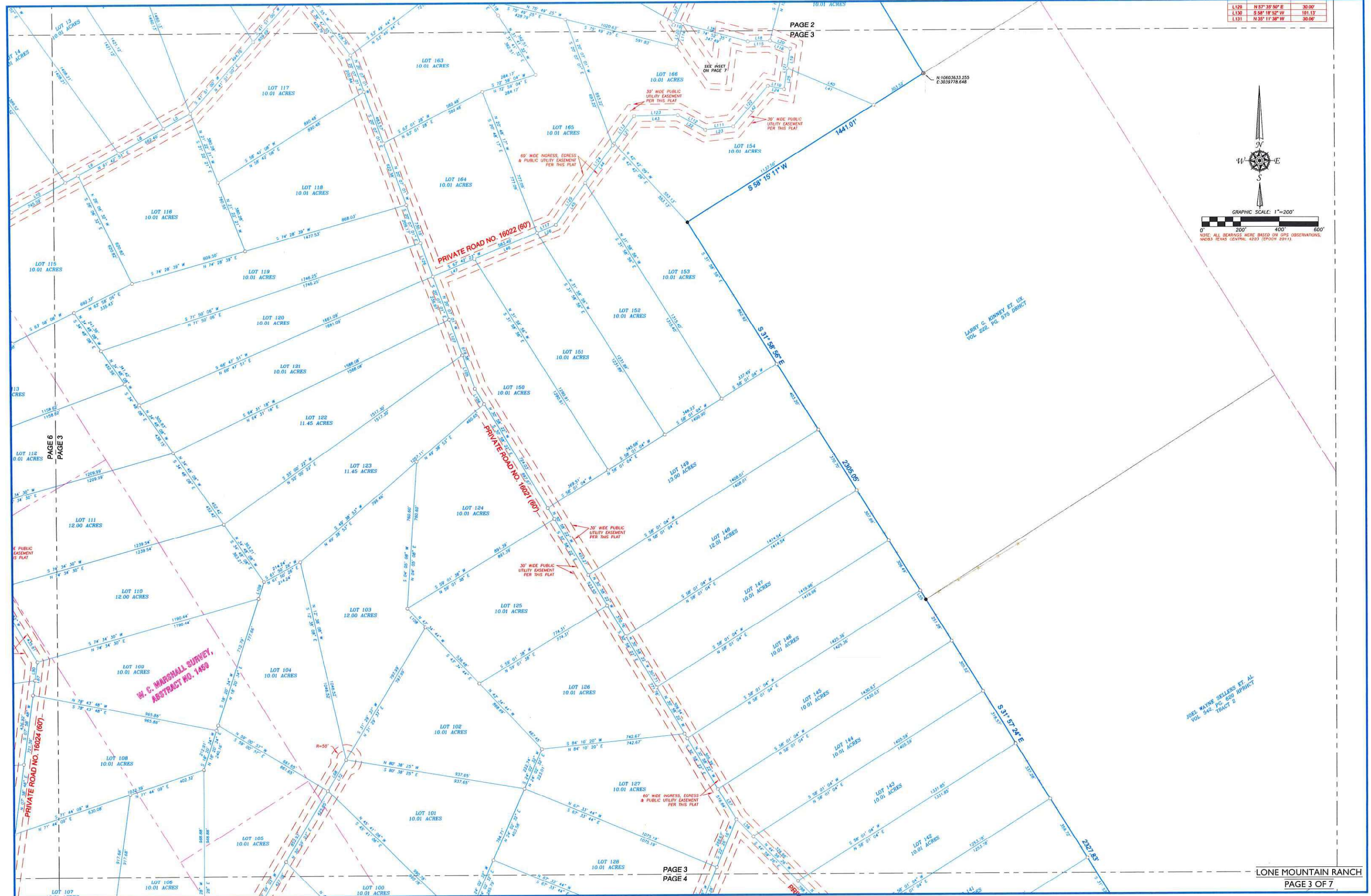
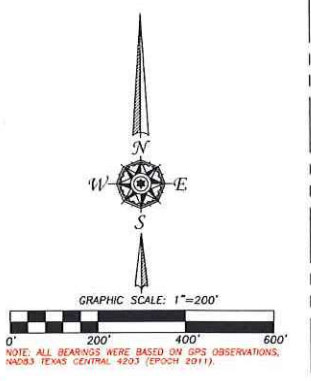
SOPHIA J. ST. JOHNS SURVEY,
ABSTRACT NO. 789

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PAGE 2

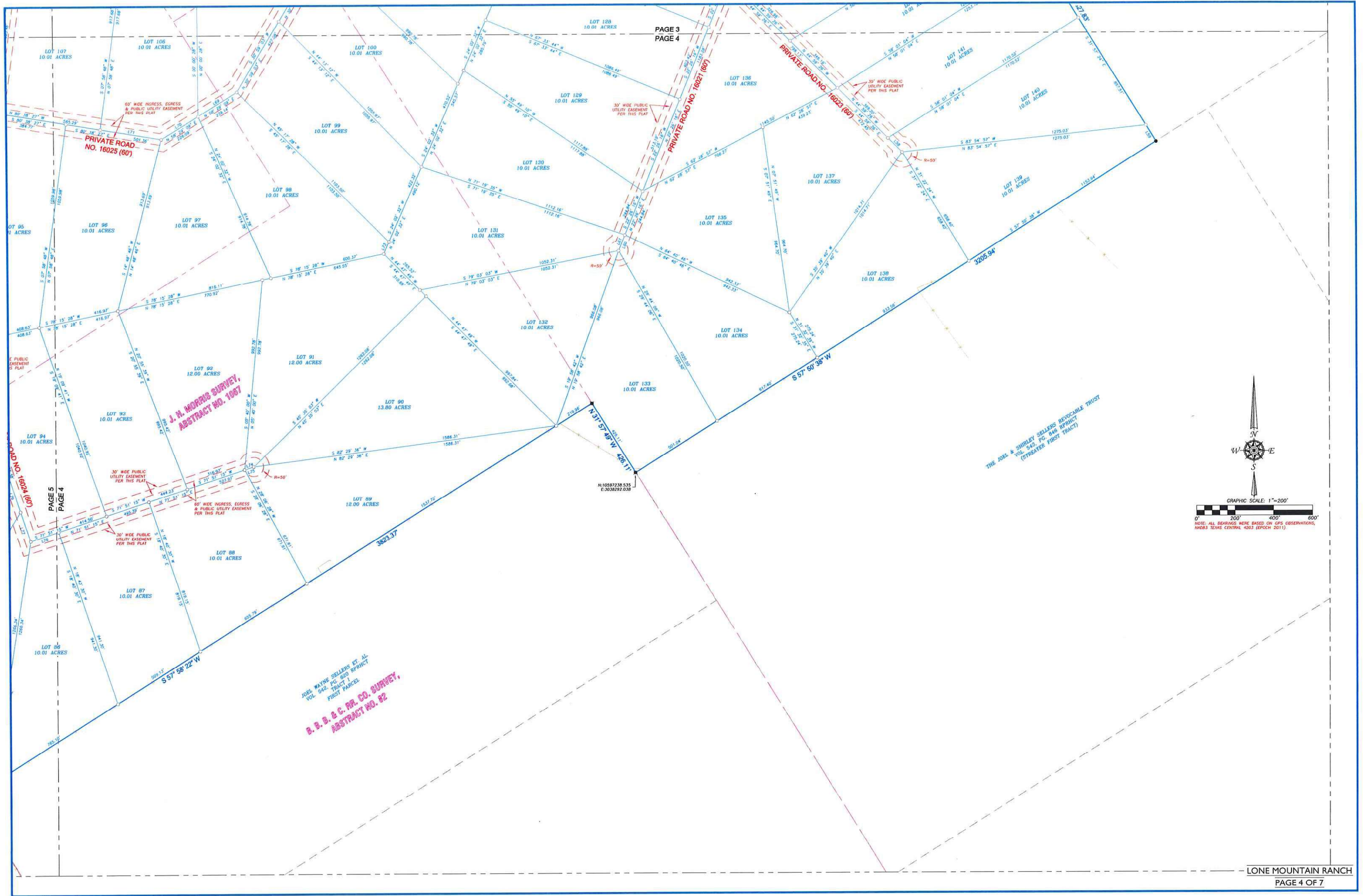
PAGE 2
PAGE 3

L129	N 57° 35' 50" E	30.00'
L130	S 58° 18' 52" W	101.13'
L131	N 35° 11' 38" W	30.00'

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PAGE 3
PAGE 4

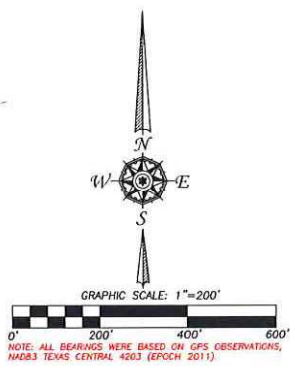


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PAGE 4

**J. M. MORRIS SURVEY,
ABSTRACT NO. 1067**

**B. B. & C. RR. CO. SURVEY,
ABSTRACT NO. 92**

THE JOEL & SHIRLEY BELLERS REVOCABLE TRUST
VOL. 543, PG. B46 RPHRHT
(STREATER FIRST TRACT)

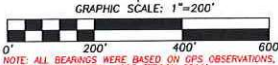
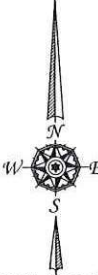


J. D. BOLT SURVEY,
ABSTRACT NO. 98

PRIVATE ROAD
NO. 16026 (60')

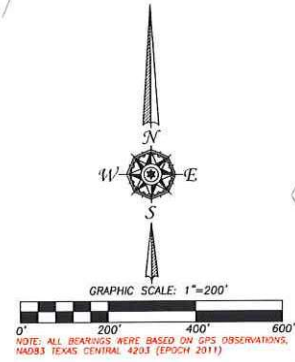
J. D. BOLT SURVEY,
ABSTRACT NO. 1192

COPY BY THE
VOL. 498, PG. 588 REPHRASE
FERDINAND LEWIS SURVEY,
ABSTRACT NO. 495



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS,
NAVD83 TEXAS CENTRAL 4203 (EPOCH 2011).





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

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

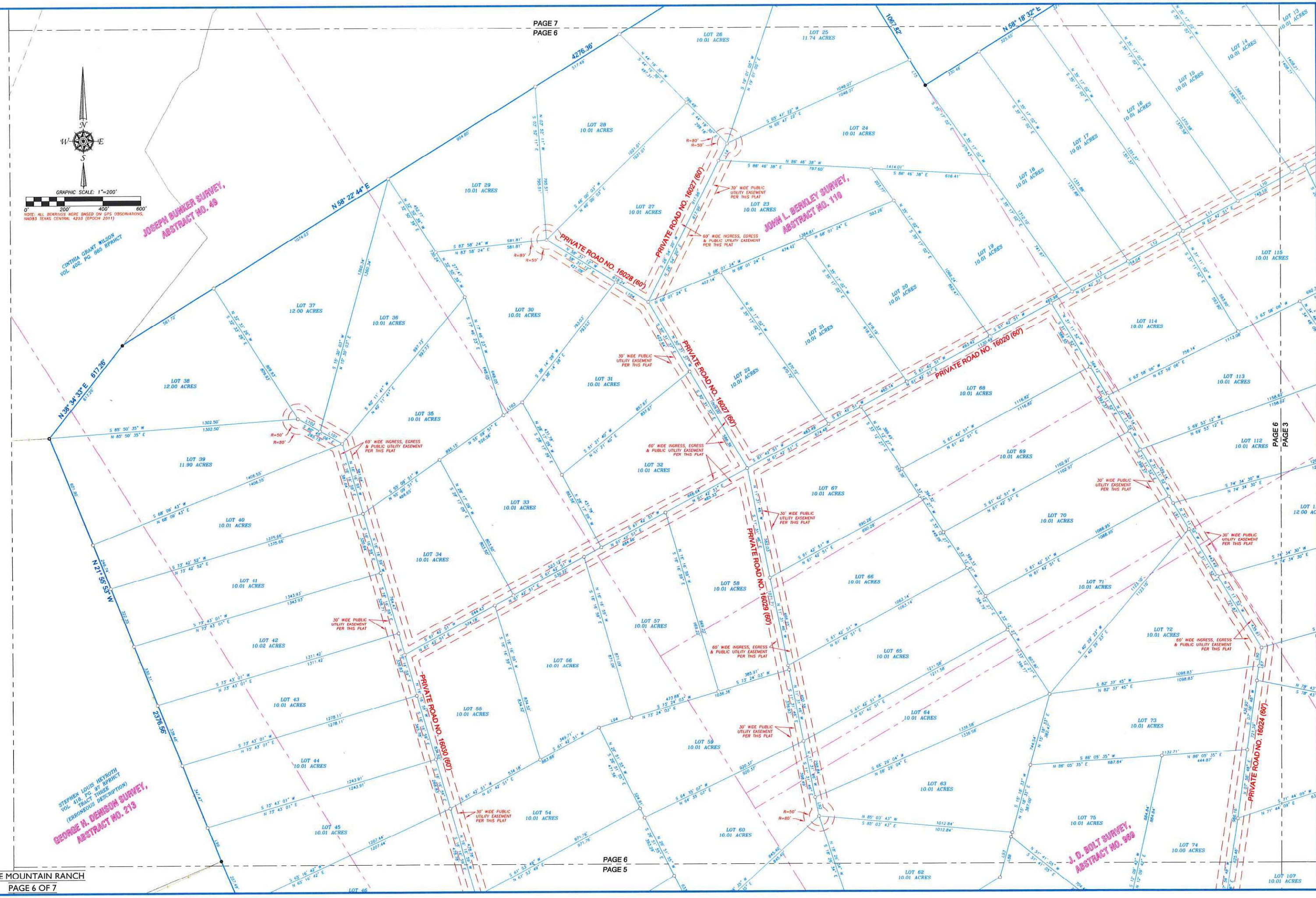
CYNTHIA GRANT WILSON
VOL. 402, PG. 866 RPPHCT

JOSEPH BUNKER SURVEY,
ABSTRACT NO. 49

JOHN L. BERKLEY SURVEY,
ABSTRACT NO. 110

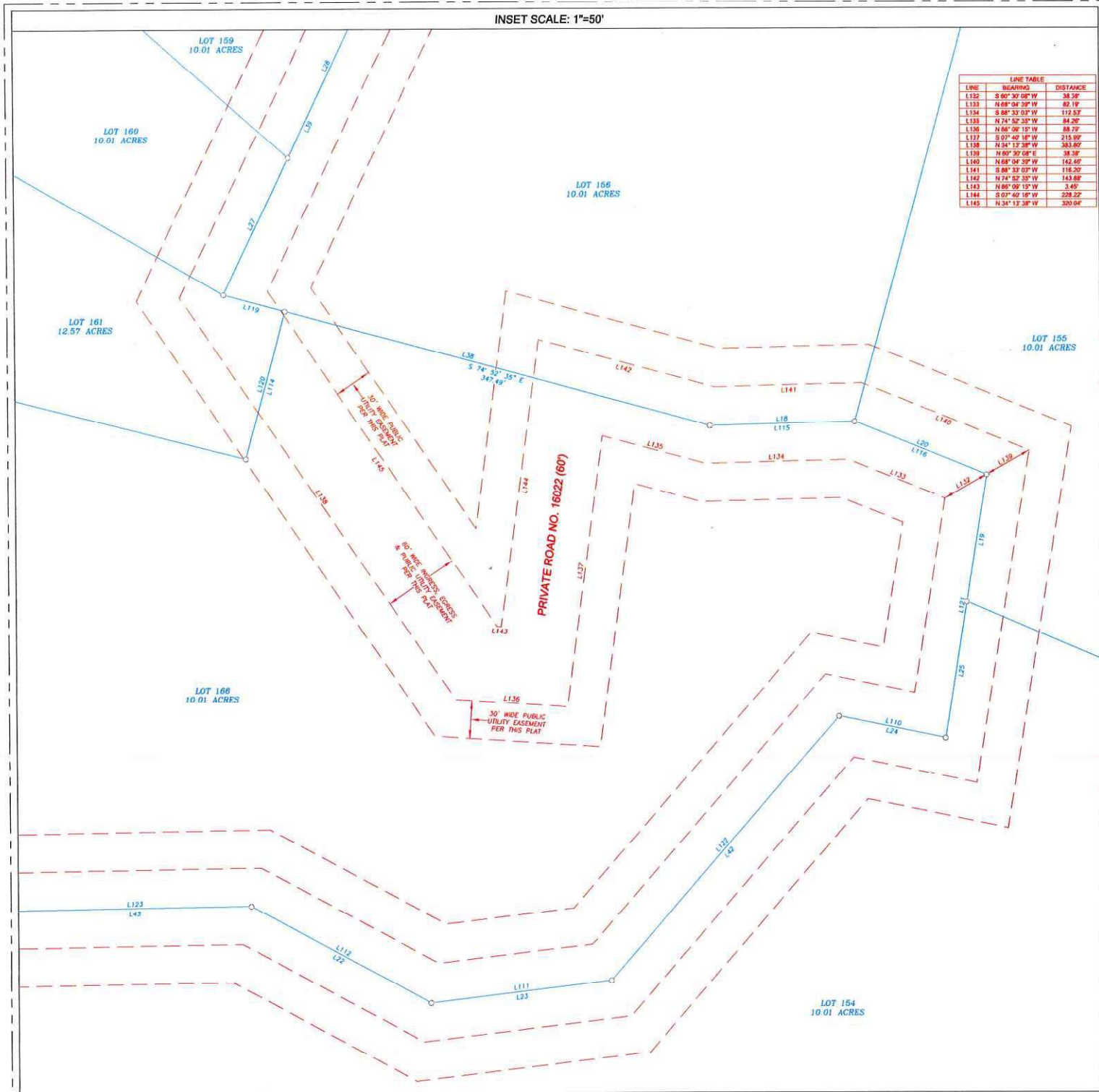
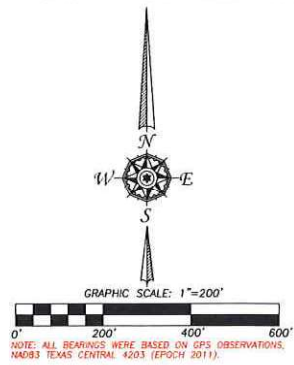
STEPHEN LOUIS HEYROTH
VOL. 418, PGS. 97 RPPHCT
(ERRONEOUS DESCRIPTION)
GEORGE H. DENISON SURVEY,
ABSTRACT NO. 213

J. D. BOLT SURVEY,
ABSTRACT NO. 969



INSET SCALE: 1"=50'

LINE	BEARING	DISTANCE
L132	S 60° 30' 00" W	38.30'
L133	N 68° 04' 30" W	80.10'
L134	S 88° 53' 00" W	112.52'
L135	N 74° 52' 30" W	84.20'
L136	N 68° 06' 15" W	88.70'
L137	S 07° 40' 15" W	215.80'
L138	N 34° 13' 30" W	383.60'
L139	N 60° 30' 00" E	38.30'
L140	N 88° 04' 30" W	142.60'
L141	S 88° 53' 00" W	116.20'
L142	N 74° 52' 30" W	143.80'
L143	N 60° 06' 15" W	2.40'
L144	S 07° 40' 15" W	228.22'
L145	N 34° 13' 30" W	300.00'



**D. C. MENDAY SURVEY,
ABSTRACT NO. 436**
MAROLYN BARBER
VOL. 411, PG. 689 RPHRCT
(ERRONEOUS DESCRIPTION)

**A. M. HEATLEY SURVEY,
ABSTRACT NO. 1478**

RUSSELL KOYOSZ
VOL. 508, PG. 281 RPHRCT

LOT 26
10.01 ACRES

LOT 25
11.74 ACRES

LOT 13
10.01 ACRES

LOT 14
11 ACRES