

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 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

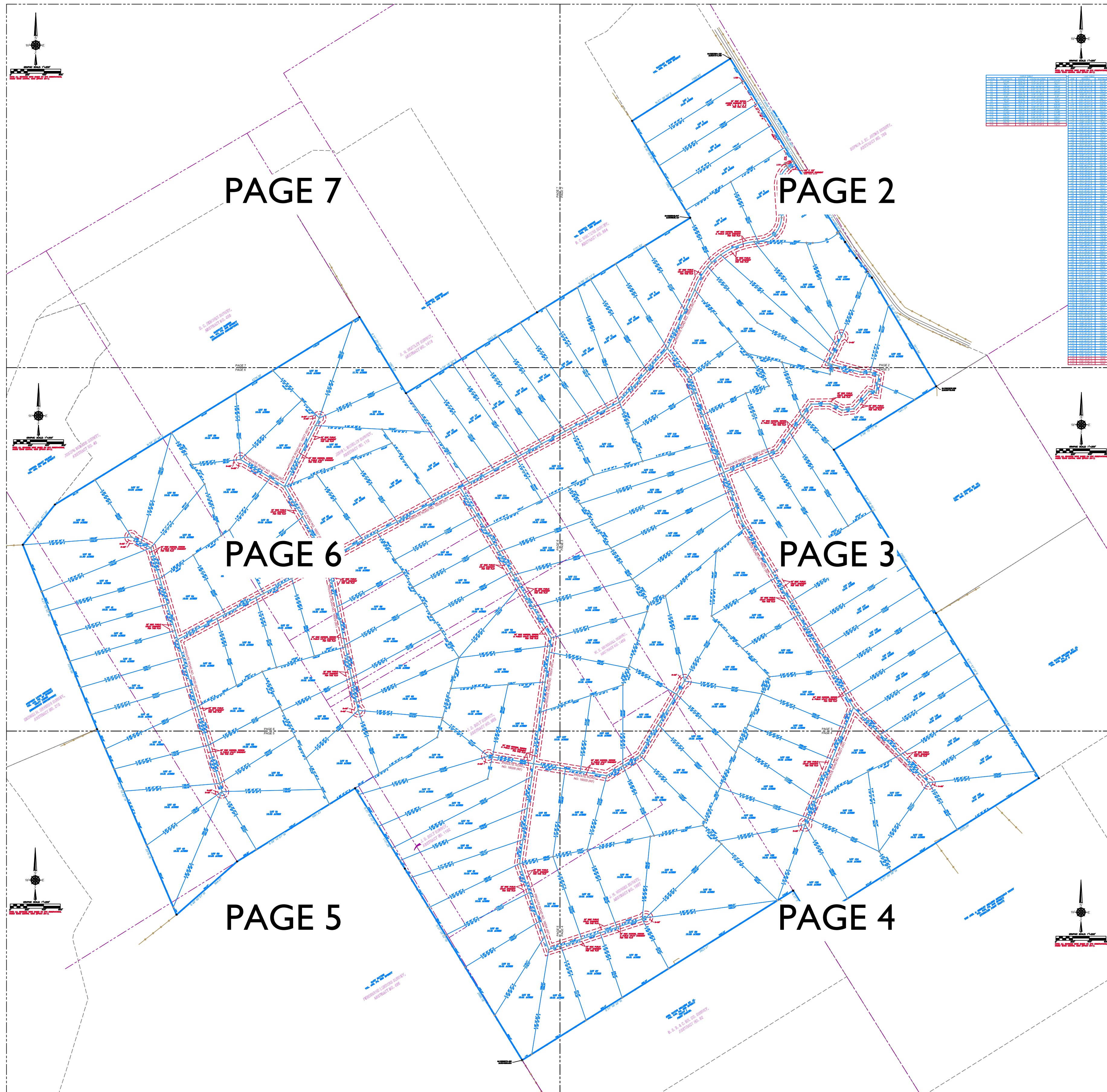


OFFICE: (214) 420-8550 FAX: (214) 420-8524
EMAIL: aarnold@landsurveying.com
TELEPHONE NO. 161688-06
BDA GF# 8000872100678 JOB# 2021-172

- 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 PRINSTEIN 4405 (CONTROL MONUMENT)
FOUND 3/8" REBAR ROD WITH SURVEY CAP STAMPED RPLS 1579 (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. 110; 210.09 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.

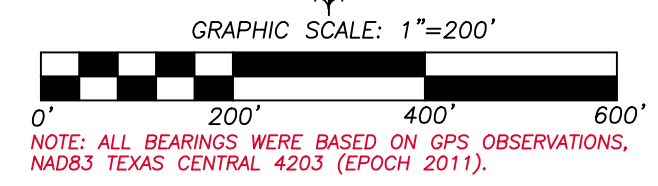
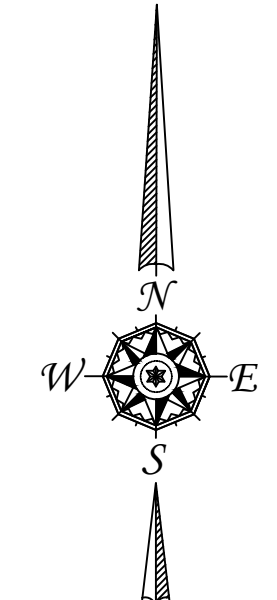
TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
OR BUILD TO LOCATE UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BURN

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.

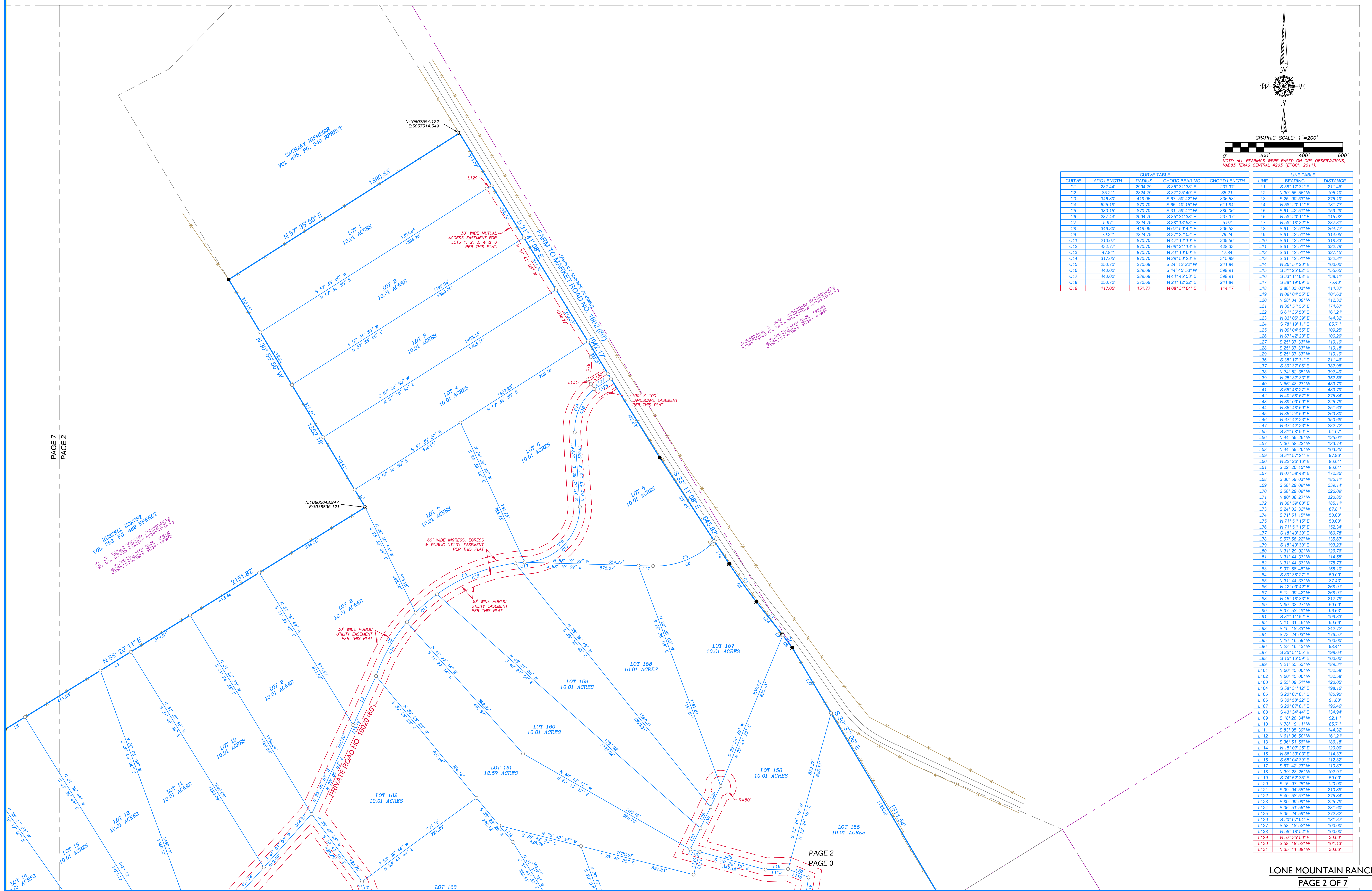


Signature of Barney Dan Arnold
07-27-2021



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS CENTRAL 4203 (EPK 0011).

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 38° 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	209.56'	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'	114.37'
C19	117.05'	151.77'	N 08° 34' 04" E	114.17'	101.63'
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 30° 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		119.18'
L29			S 25° 37' 33" W		119.19'
L30			S 38° 17' 31" E		211.46'
L31			S 30° 27' 06" E		387.98'
L32			N 74° 52' 35" W		393.49'
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 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			N 30° 58' 22" W		183.74'
L46			N 44° 59' 26" W		103.25'
L47			S 31° 57' 24" E		97.86'
L48			N 22° 26' 16" E		86.61'
L49			S 22° 26' 16" W		86.61'
L50			N 07° 58' 48" E		172.86'
L51			S 30° 59' 03" W		185.11'
L52			S 58° 29' 09" W		239.14'
L53			S 58° 29' 09" W		226.09'
L54			N 80° 38' 27" W		323.85'
L55			N 30° 59' 03" E		185.11'
L56			S 24° 02' 32" W		67.81'
L57			S 71° 51' 15" W		50.00'
L58			N 71° 51' 15" E		50.00'
L59			N 71° 51' 15" E		152.34'
L60			S 18° 40' 30" E		160.78'
L61			S 57° 58' 22" W		135.67'
L62			S 18° 40' 30" E		193.23'
L63			N 31° 29' 02" W		126.76'
L64			N 31° 44' 33" W		114.58'
L65			N 31° 44' 33" W		175.73'
L66			N 15° 18' 33" E		217.78'
L67			S 07° 58' 48" W		158.10'
L68			S 80° 38' 27" E		50.00'
L69			N 31° 44' 33" W		87.43'
L70			N 12° 08' 42" E		268.91'
L71			S 12° 09' 42" W		268.91'
L72			N 15° 18' 33" E		217.78'
L73			N 80° 38' 27" W		50.00'
L74			S 07° 58' 48" W		96.63'
L75			S 31° 11' 52" E		199.33'
L76			N 11° 31' 46" W		99.66'
L77			S 15° 18' 33" W		242.72'
L78			S 73° 24' 03" W		176.57'
L79			N 16° 16' 59" W		100.00'
L80			N 23° 10' 43" W		98.41'
L81			S 26° 51' 55" E		188.84'
L82			S 15° 16' 59" E		100.00'
L83			N 21° 55' 53" W		189.31'
L84			N 60° 45' 06" W		132.58'
L85			N 60° 45' 06" W		132.58'
L86			S 55° 09' 51" W		120.05'
L87			S 58° 11' 12" E		158.16'
L88			S 20° 07' 01" E		185.95'
L89			S 30° 58' 22" E		91.83'
L90			S 20° 07' 01" E		196.46'
L91			S 43° 34' 44" E		134.94'
L92			S 18° 20' 34" W		92.11'
L93			N 78° 19' 11" W		85.71'
L94			S 83° 05' 39" W		144.32'
L95			N 61° 36' 50" W		161.21'
L96			S 36° 51' 56" W		186.18'
L97			N 15° 07' 25" E		120.00'
L98			N 88° 33' 03" E		114.37'
L99			S 68° 04' 39" E		112.32'
L100			S 67° 42' 23" W		110.87'
L101			N 39° 28' 26" W		107.91'
L102			S 74° 52' 35" E		50.00'
L103			S 15° 07' 25" W		120.00'
L104			S 09° 04' 55" W		210.88'
L105			S 40° 58' 57" W		275.84'
L106			S 89° 09' 09" W		225.78'
L107			S 36° 51' 56" W		231.60'
L108			S 35° 24' 59" W		272.52'
L109			S 20° 07' 01" E		181.37'
L110			S 58° 18' 52" W		100.00'
L111			N 58° 18' 52" E		101.13'
L112			N 35° 11' 38" W		30.06'



RUSSELL KOKOSZ VOL. 622, PG. 459 RPRHCT D. C. WALTERS SURVEY, ABSTRACT NO. 864

ZACHARY NIEMEIER VOL. 498, PG. 840 RPRHCT

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

PRIVATE ROAD NO. 16020(600)

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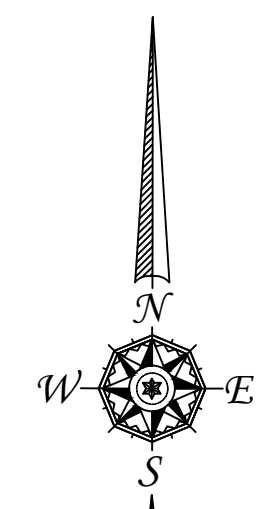
PAGE 2

PAGE 2

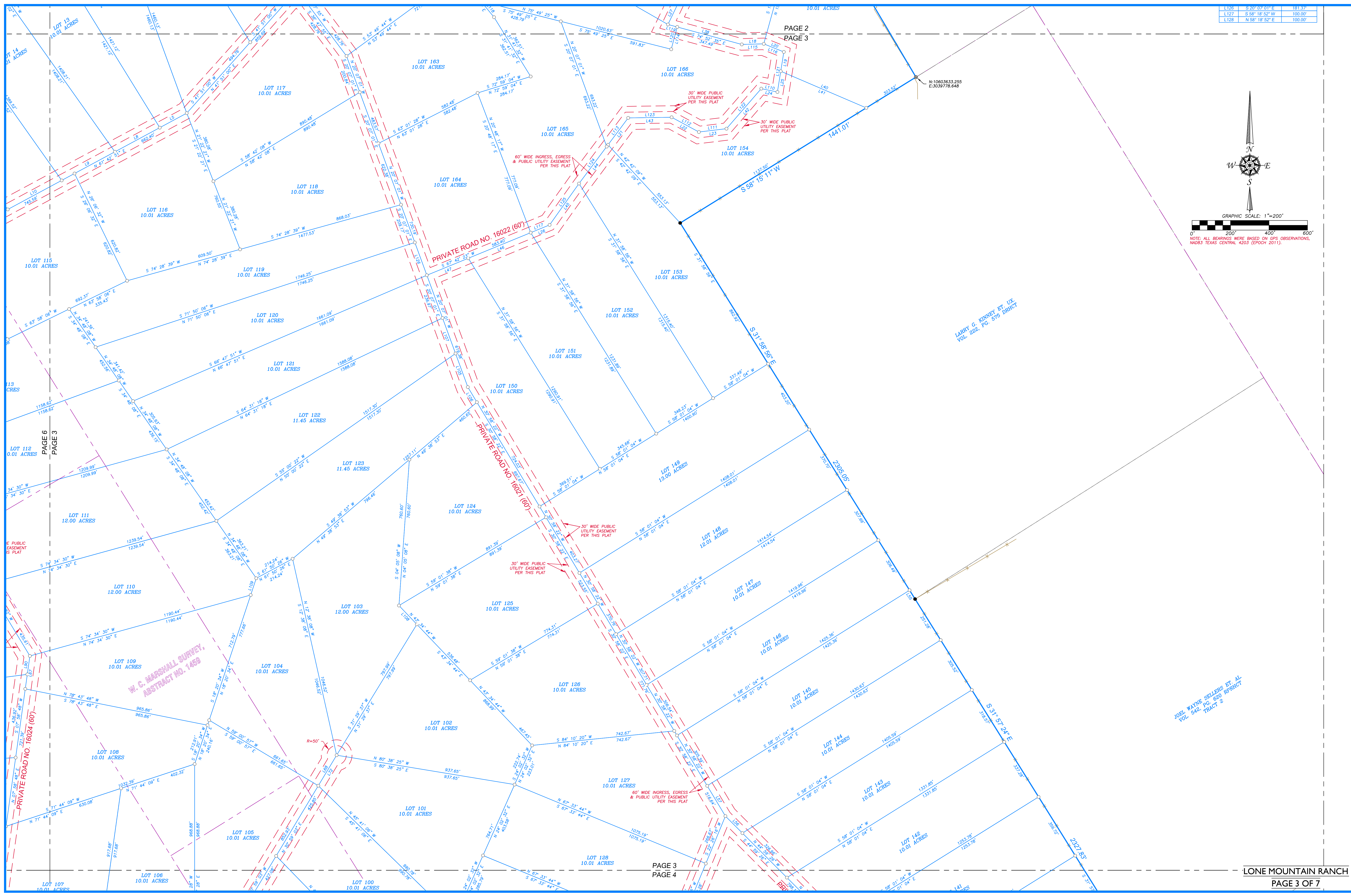
PAGE 3

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).

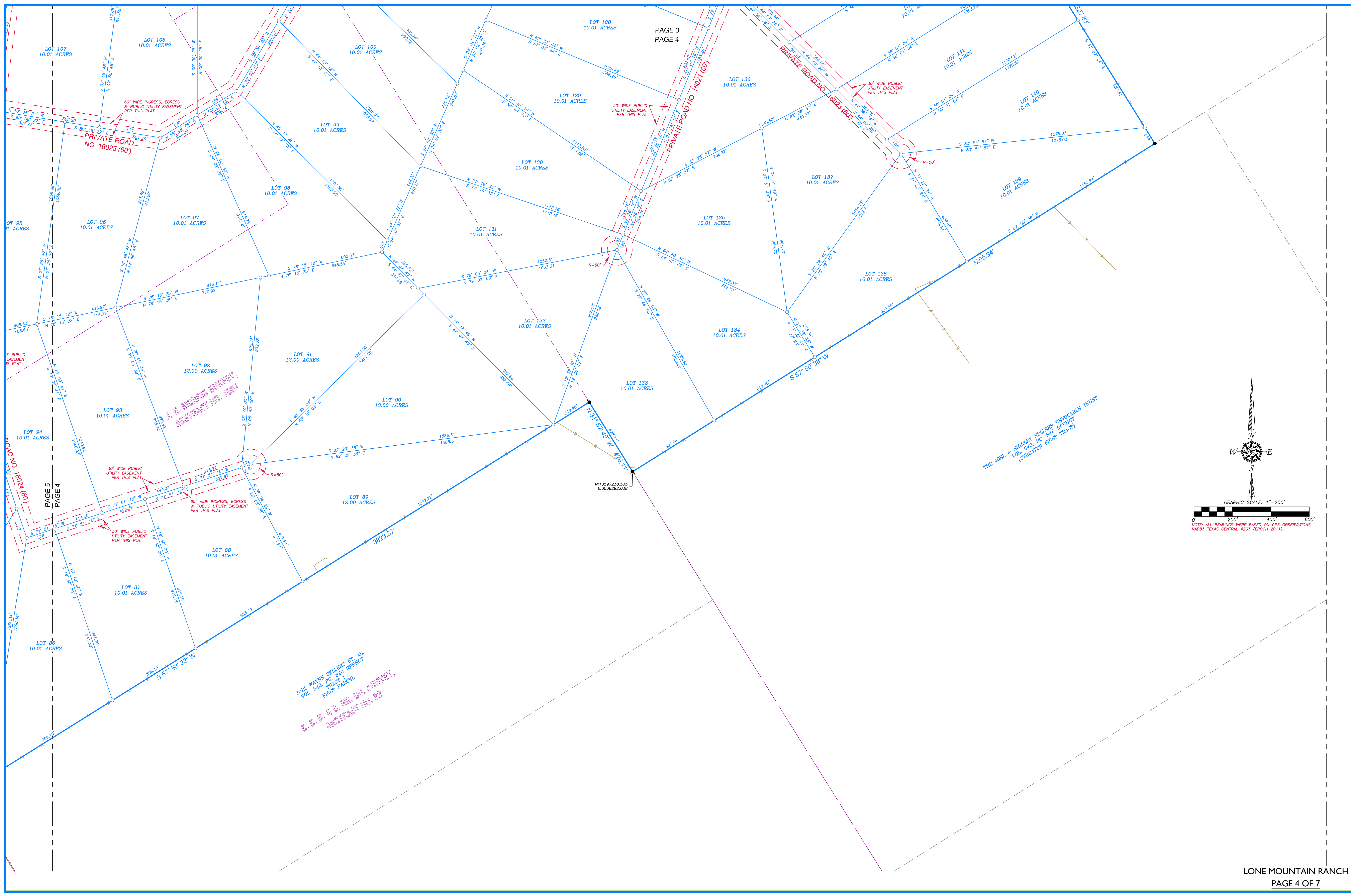


W. C. MARSHALL SURVEY,
ABSTRACT NO. 1459

LARRY G. KINNEY ET. UX
VOL. 222, PG. 575 DEBHT

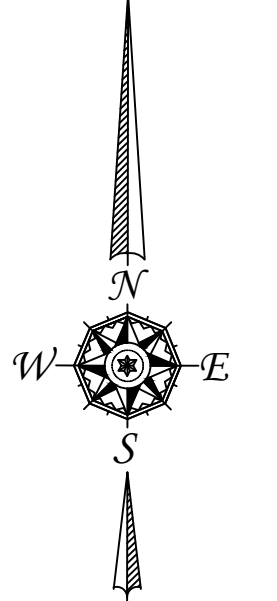
JOEL WAYNE SELLERS ET. AL
VOL. 542, PG. 620 SPRRECT
TRACT 2

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PAGE 4



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PAGE 4



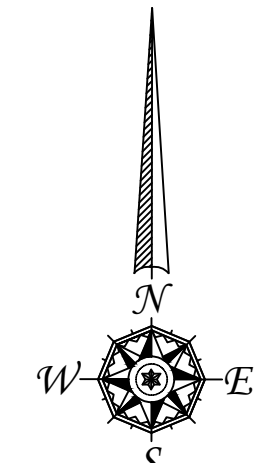
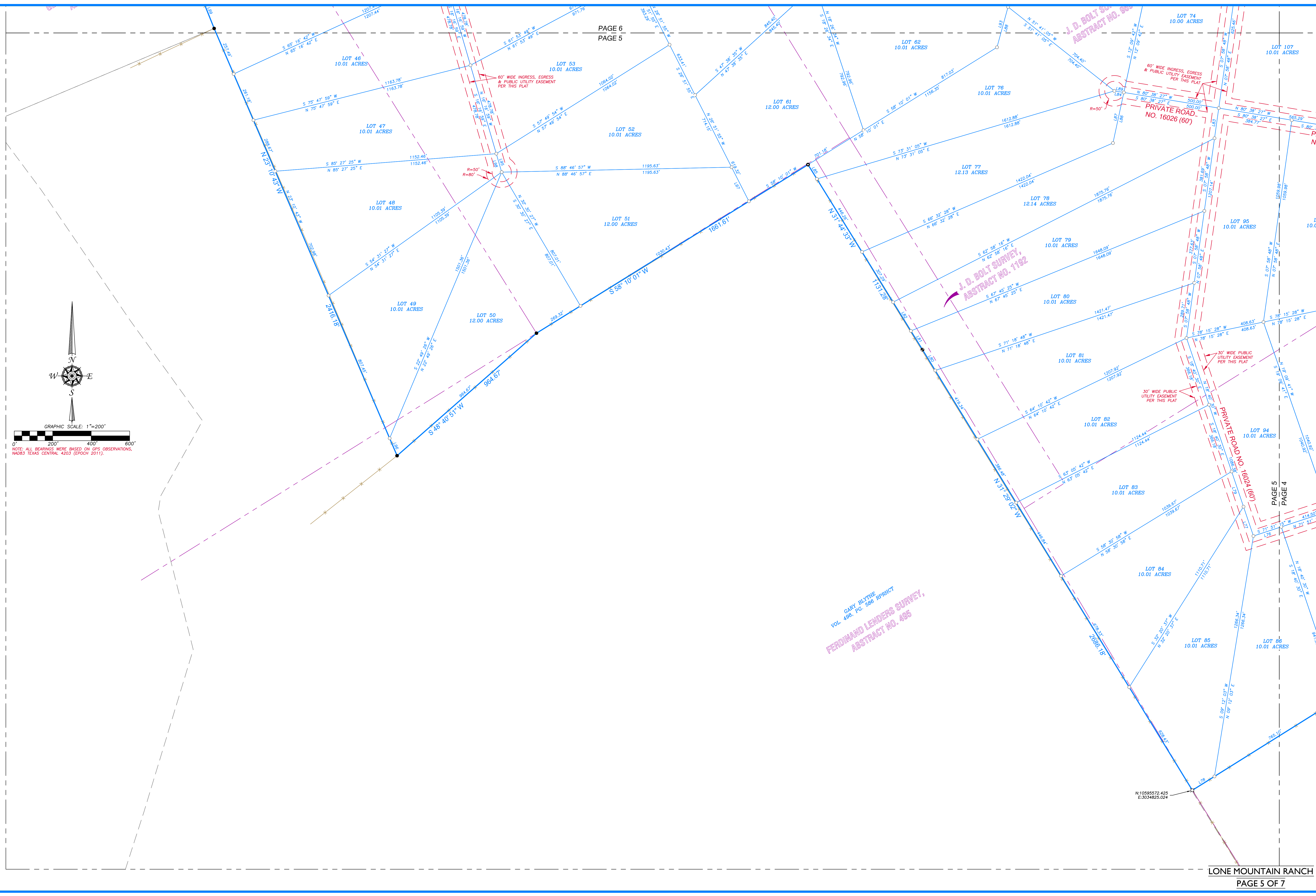
GRAPHIC SCALE: 1"=200'
0' 200' 400' 600'
NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS CENTRAL 4203 (EPOCH 2011).

J. D. BOLT SURVEY
ABSTRACT NO. 908

J. D. BOLT SURVEY
ABSTRACT NO. 1192

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

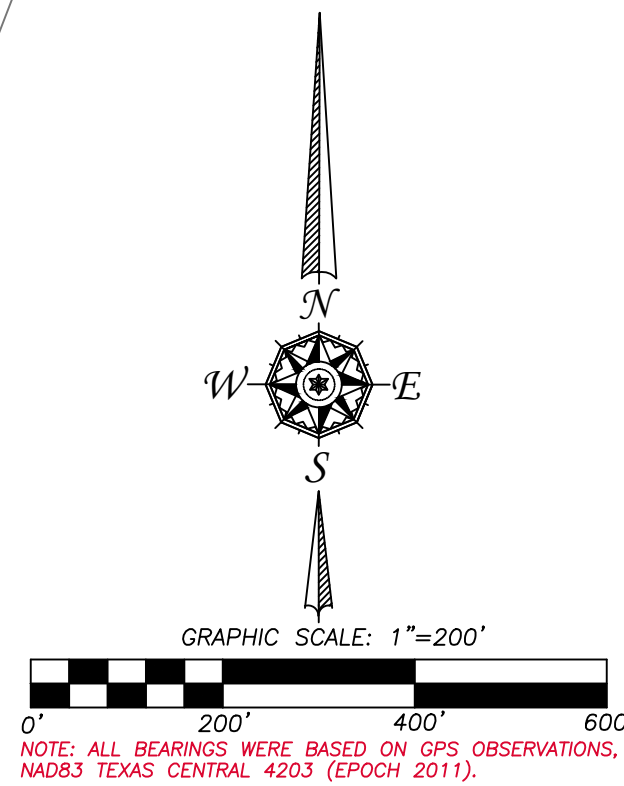
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GRAPHIC SCALE: 1"=200'

0' 200' 400' 600'

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



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

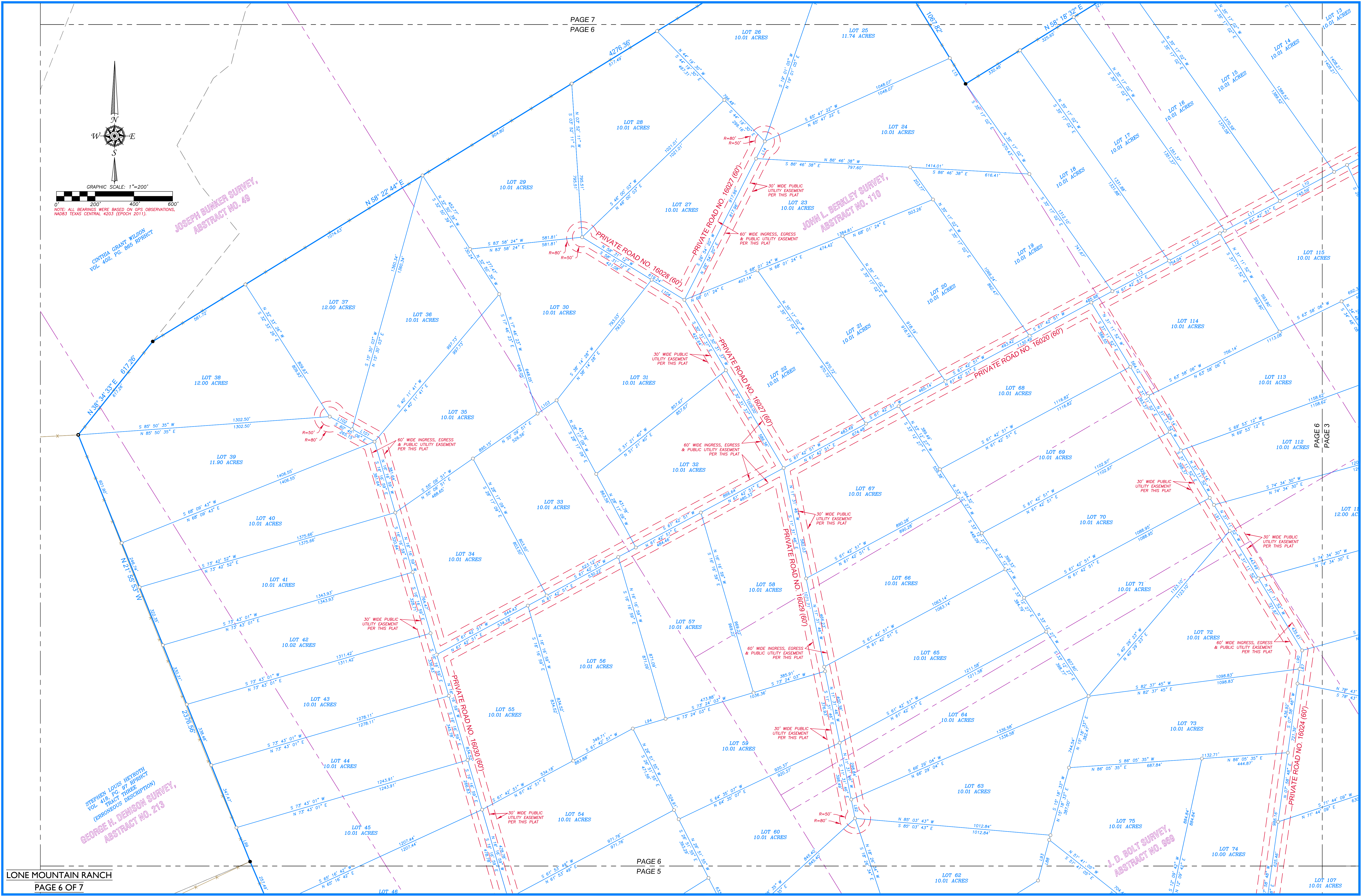
CYNTHIA GRANT WILSON
VOL. 402, PG. 865 RPH/CT

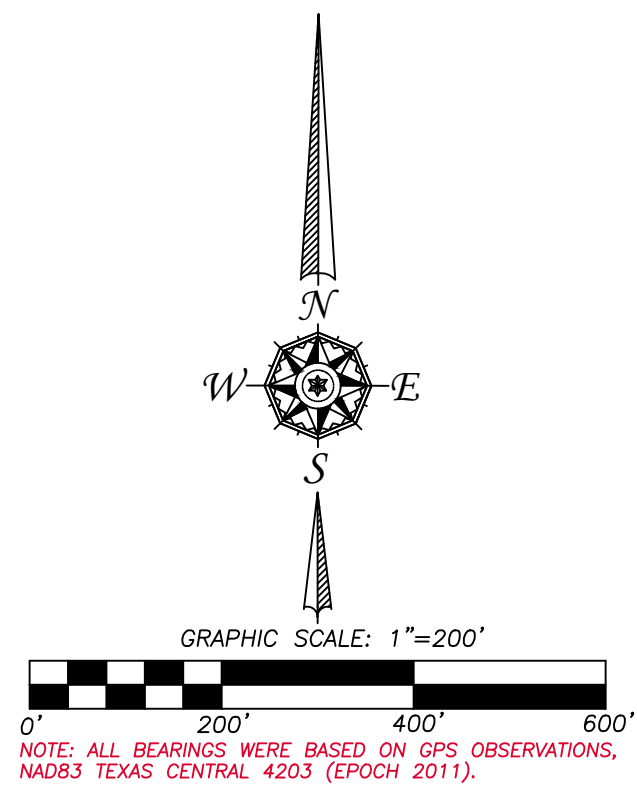
JOSEPH BUNKER SURVEY,
ABSTRACT NO. 49

JOHN L. BERKLEY SURVEY,
ABSTRACT NO. 110

STEPHEN LOUIS HEYROTH
VOL. 418, PG. 97 RPH/CT
(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. 256 RPHCT

LOT 26
10.01 ACRES

LOT 25
11.74 ACRES

LOT 14
10.01 ACRES

LOT 13
10.01 ACRES