

OWNER'S CERTIFICATE
THE STATE OF TEXAS
COUNTY OF HAMILTON/COMANCHE

WHEREAS LMTXL, 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. 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 being all of the George H. Denison Survey, Abstract No. 49; 182.58 acres of land being all of the J. D. Bolt Survey, Abstract No. 213; 11.08 acres of land being all of the Joseph Bunker Survey, Abstract No. 49; 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 LMTXL, 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 hereunto, do hereby dedicate to the public use forever this street, alleys, easements and the like shown hereon.

WITNESS my hand at Hamilton County, Texas, this

day of January, 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 purpose and consideration therein expressed, and in the capacity wherein stated. Given under my hand and seal of office this

day of January, 2021.

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

day of January, 2021.

COUNTY JUDGE W. MARK TYNES

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 BEING ALL OF THE GEORGE H. DENISON SURVEY, ABSTRACT NO. 49; 182.58 ACRES OF LAND BEING ALL OF THE JOSEPH BUNKER SURVEY, ABSTRACT NO. 49; 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 LMTXL, LLC RECORDED BY INSTRUMENT NUMBER 20211906, OFFICIAL PUBLIC RECORDS, HAMILTON COUNTY, TEXAS.

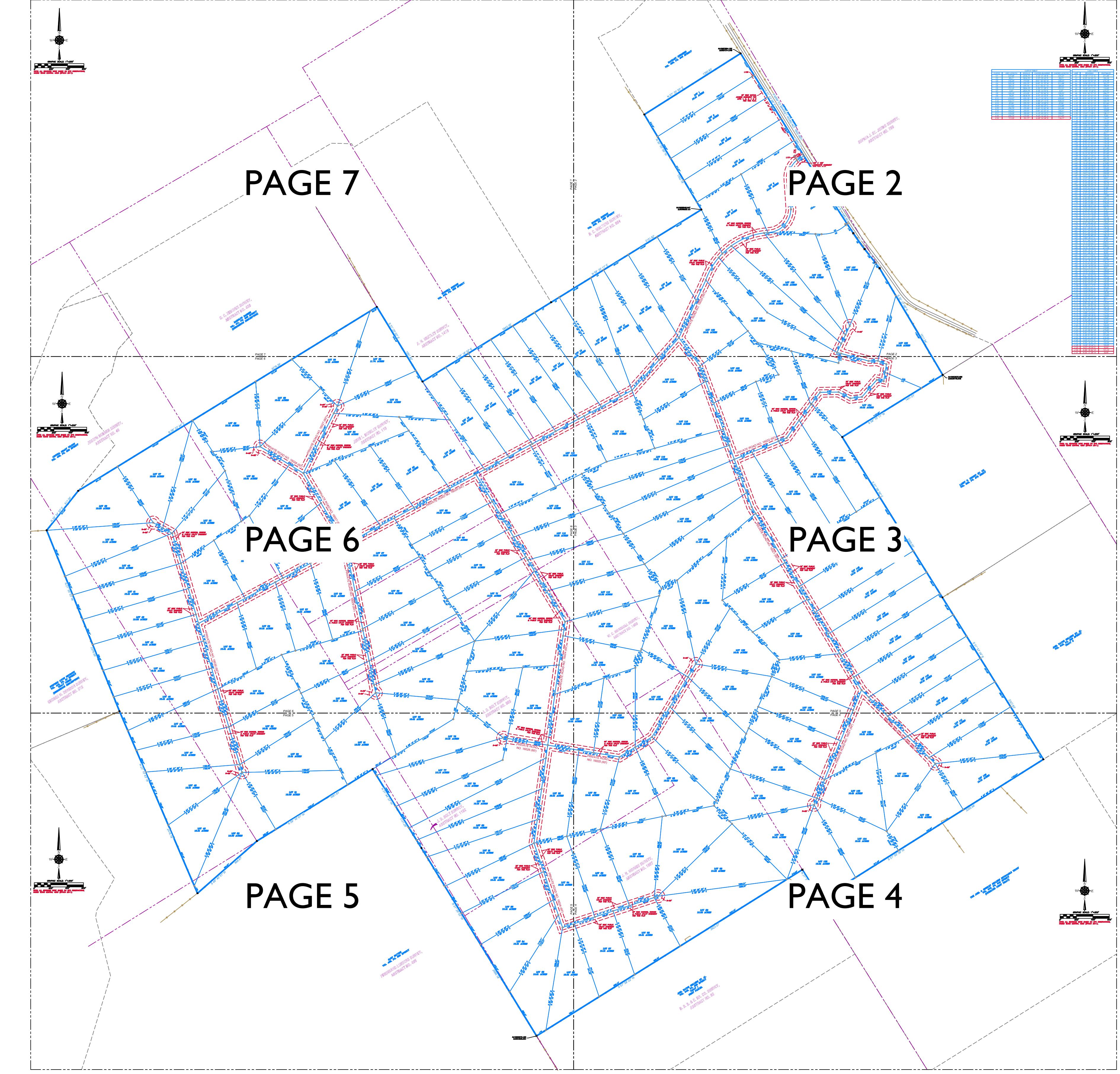
EASEMENT NOTES:
1. 20' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE SIDE LINES OF ALL TRACTS.
2. 20' WIDE DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ALONG THE REAR LINES OF ALL TRACTS.

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 to plot to retain clarity).

WATER SOURCE NOTE: All water wells to 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'** 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 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.



LONE MOUNTAIN RANCH

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CERTIFICATE OF SURVEY
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 was surveyed in accordance with the requirements of the Hamilton County Subdivision Regulations and I further certify that this plat is true and correctly made and is a true and correct representation of the property made under my supervision on the ground and the corner monuments were properly placed under my supervision.

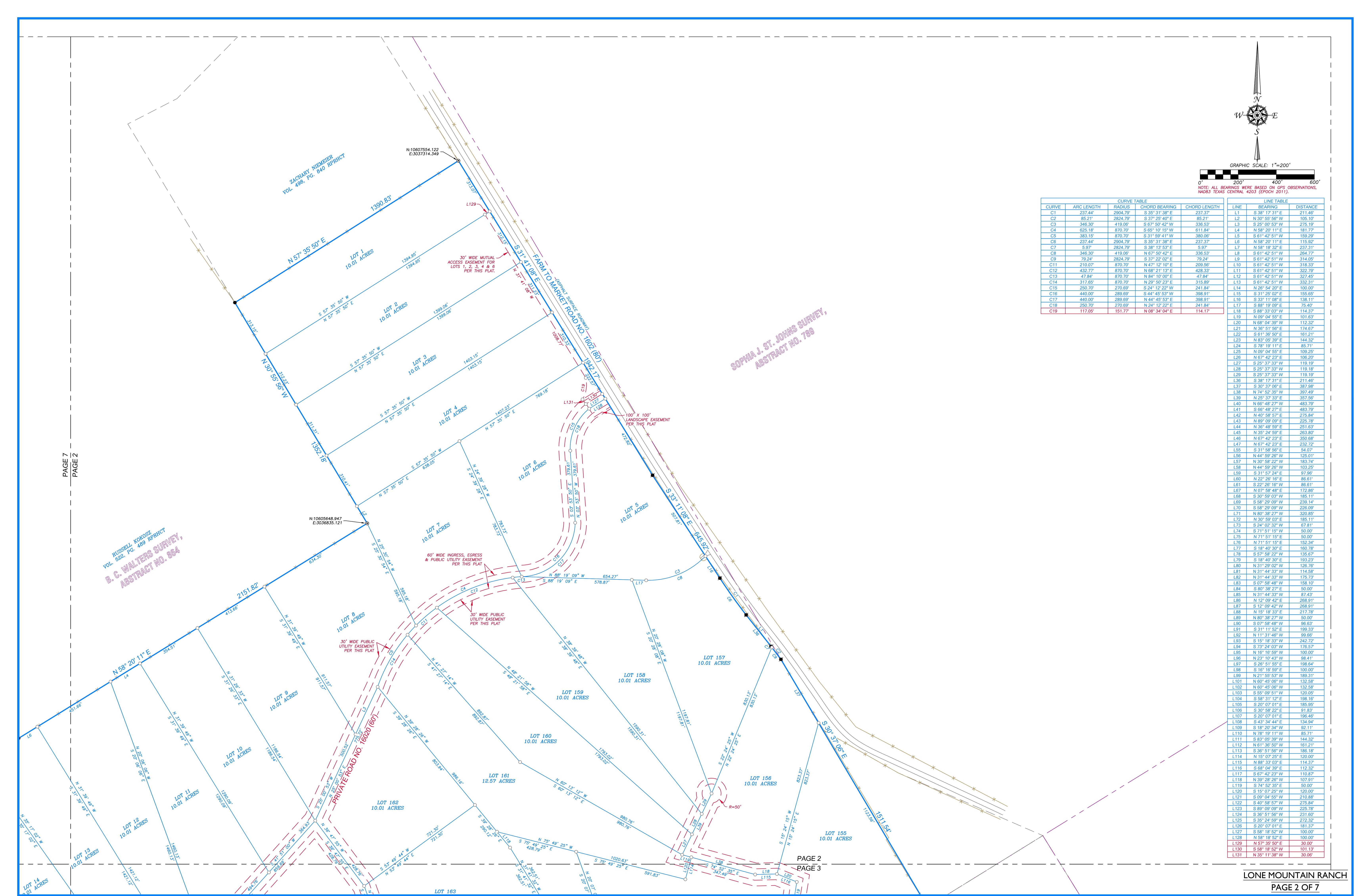


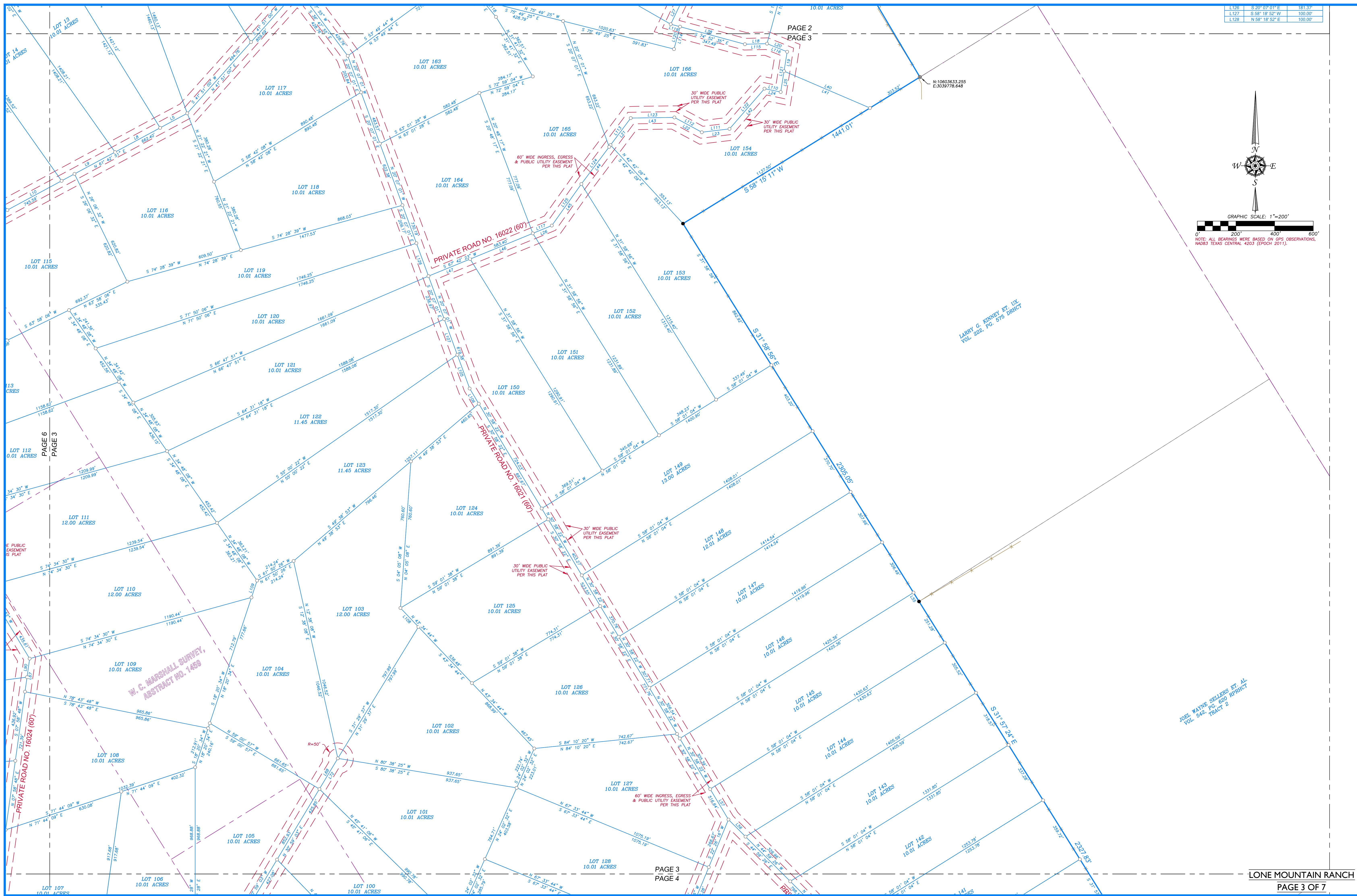
07-27-2021

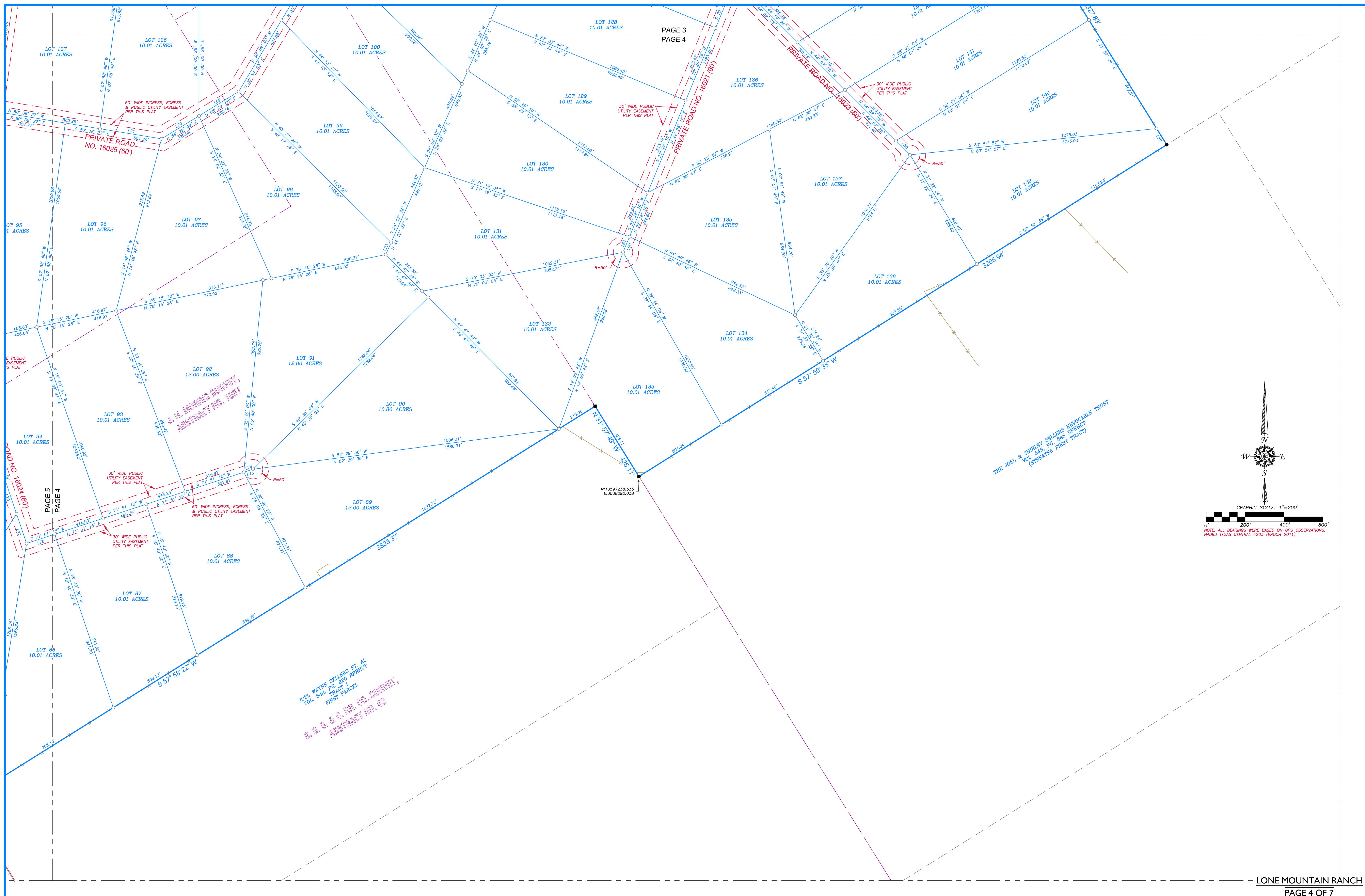
PROPERTY OWNER INFORMATION
LMTXL, LLC
OWNER/AGENT: LEONARD SIMMONS
1150 EMPIRE CENTRAL PL STE. 120
DALLAS, TX 75247

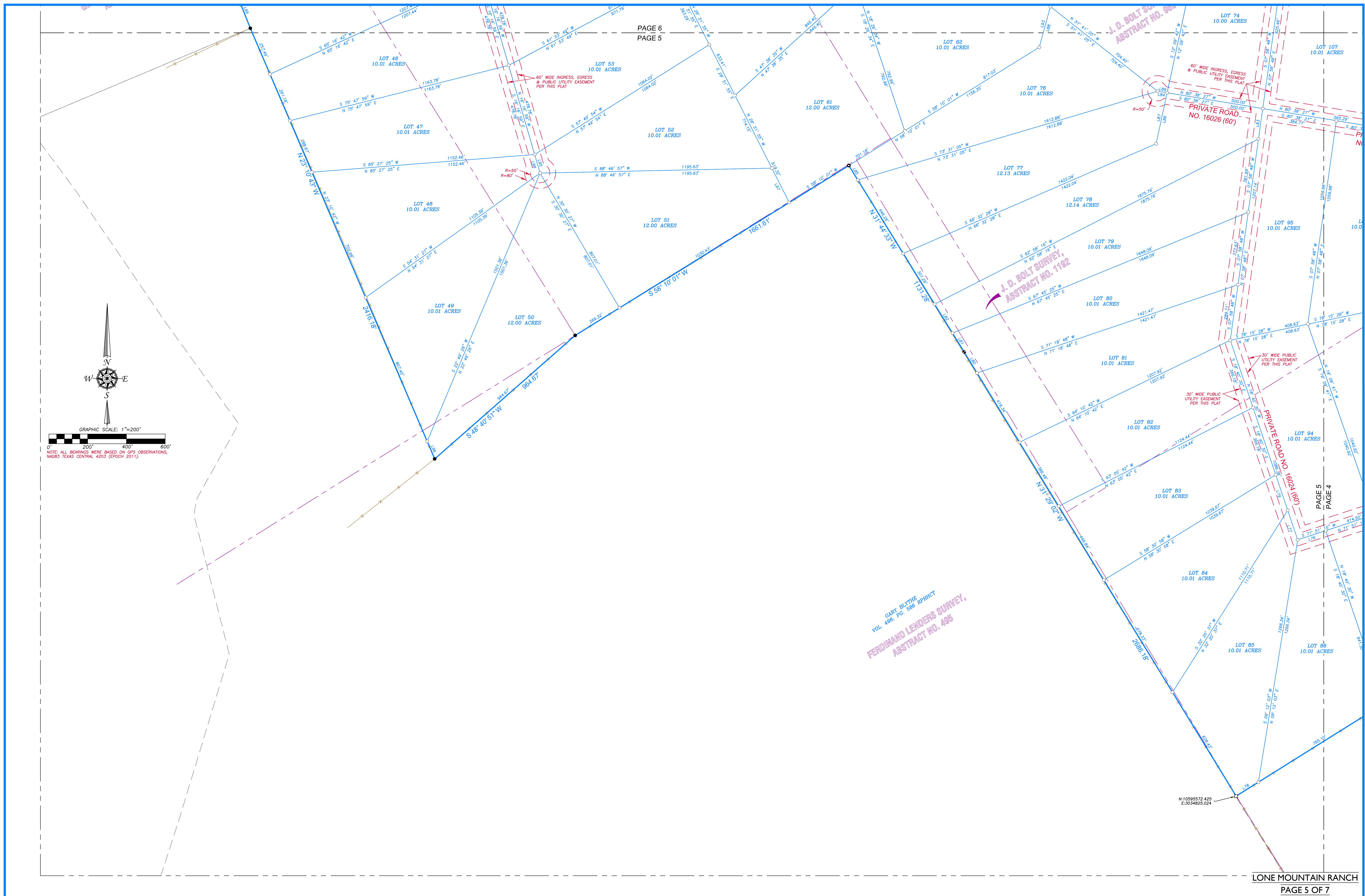
OFFICE: 972-4889-8520 FAX: 972-4889-8524
EMAIL: arnoldlandersurvey@att.net
TIN/PLS FIRM NO. 101885-00
BOA G# 8000872100678 JOB# 2021-172

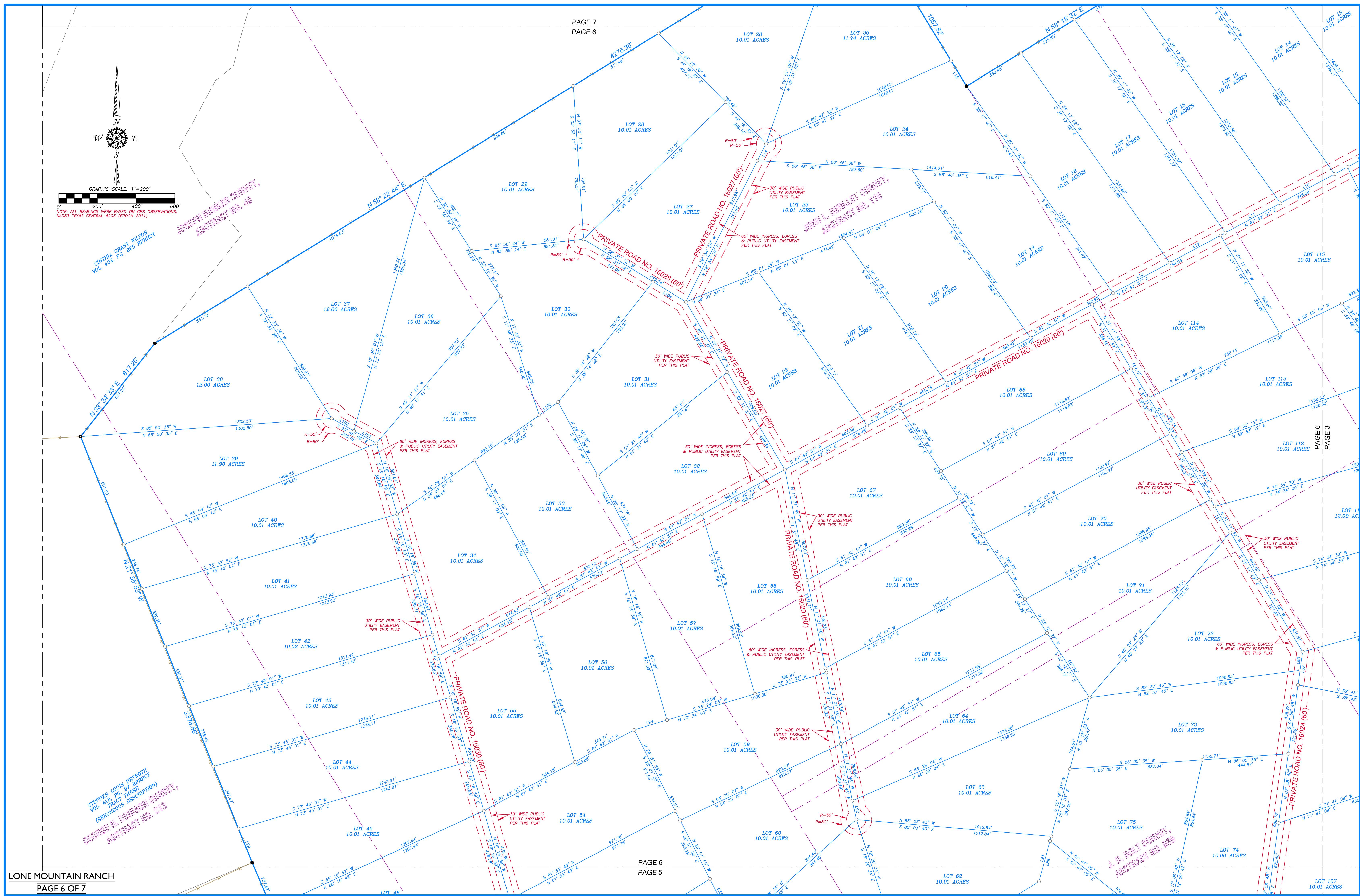


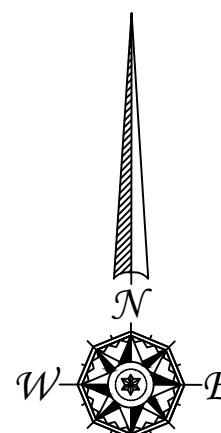












GRAPHIC SCALE: 1"=200'



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

D. C. HENDRIX SURVEY,
ABSTRACT NO. 436
VOL. MAROLYN BARBER
(ERRONEOUS DESCRIPTION)

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LONE MOUNTAIN RANCH
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A. H. HEATLEY SURVEY,
ABSTRACT NO. 1418
VOL. RUSSELL KOKOSZ
PG. 258 RP/RHCT

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