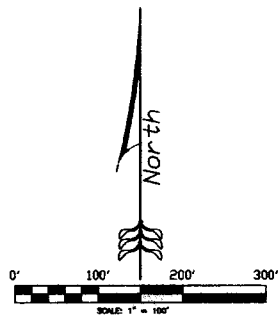


LEGEND
 CIP = COPIED FROM CIP HOLDING
 CIP = COPIED FROM CIP HOLDING
 RPL = REPRODUCED FROM ORIGINAL
 FOR = POINT OF BEGINNING

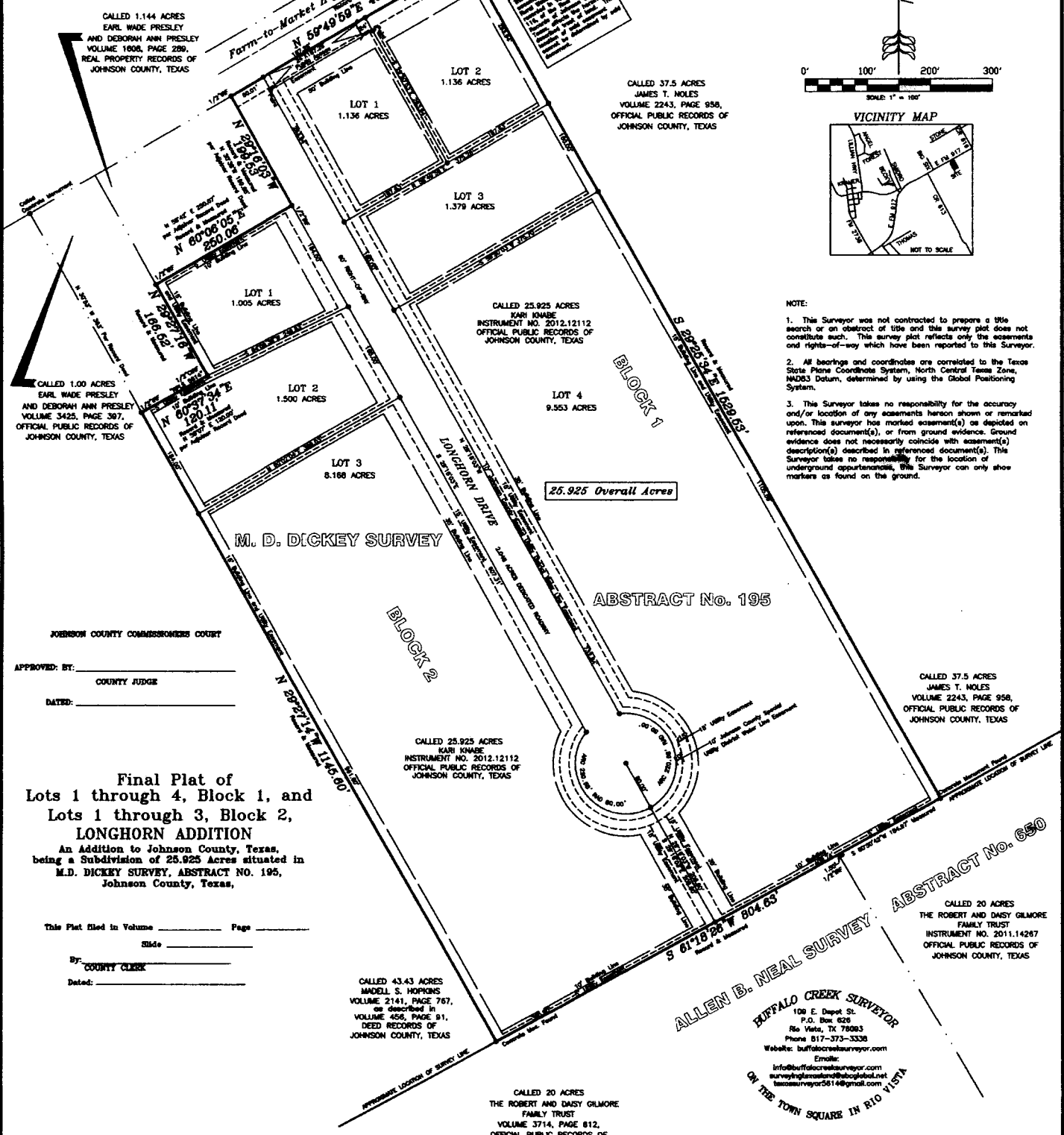
Scale: 1"=100' Drawn by: JDB/dwb Approved by: JDB
 Job No. 10913 Date drawn: 5/8/14 Date Approved: 5/8/14

Subdivision Owner: Karl Knabe
 9208 County Road No. 523
 Burleson, Texas 76028
 Phone No. 214-967-8121

NOTE:
 5' Utility Easement and 10' Building Line on all side lot lines.



NOTICE:
 This survey was prepared by the Surveyor on the basis of the information furnished by the owner and other persons who claim to have knowledge of the facts. The Surveyor does not warrant the accuracy of the information furnished, nor does he warrant that the survey is correct in all particulars. The Surveyor's liability is limited to the accuracy of the survey as shown on the ground.



- NOTE:**
1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plot does not constitute such. This survey plot reflects only the easements and rights-of-way which have been reported to this Surveyor.
 2. All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Tamas Zone, NAD83 Datum, determined by using the Global Positioning System.
 3. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground appurtenances. This Surveyor can only show markers as found on the ground.

JOHNSON COUNTY COMMISSIONERS COURT
 APPROVED BY: _____
 COUNTY JUDGE
 DATED: _____

Final Plat of
Lots 1 through 4, Block 1, and
Lots 1 through 3, Block 2,
LONGHORN ADDITION
 An Addition to Johnson County, Texas,
 being a Subdivision of 25.925 Acres situated in
 M.D. DICKEY SURVEY, ABSTRACT NO. 195,
 Johnson County, Texas,

This Plat filed in Volume _____ Page _____
 Slide _____
 By: _____
 COUNTY CLERK
 Dated: _____

CALLLED 43.43 ACRES
 KARL KNABE
 MADELL S. HOPKINS
 VOLUME 2141, PAGE 787,
 as described in
 VOLUME 456, PAGE 91,
 DEED RECORDS OF
 JOHNSON COUNTY, TEXAS

CALLLED 20 ACRES
 THE ROBERT AND DASY GILMORE
 FAMILY TRUST
 VOLUME 3714, PAGE 812,
 OFFICIAL PUBLIC RECORDS OF
 JOHNSON COUNTY, TEXAS

CALLLED 20 ACRES
 THE ROBERT AND DASY GILMORE
 FAMILY TRUST
 INSTRUMENT NO. 2011.14287
 OFFICIAL PUBLIC RECORDS OF
 JOHNSON COUNTY, TEXAS

ALLEN B. NEAL SURVEY
BUFFALO CREEK SURVEY
 100 E. Depot St.
 P.O. Box 626
 Rio Vista, TX 78085
 Phone 817-373-3338
 Website: buffaloalacresurveyor.com
 Email: info@buffalocreesurveyor.com
 survey@alacresurveyor.com
 alacresurveyor@buffalocree.net
 alacresurveyor5614@gmail.com
 ON THE TOWN SQUARE IN RIO VISTA

SURVEYOR'S CERTIFICATION
 That I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

Joe Davis Ballard
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5614



Water Supply - Johnson County Special Utility District
 Phone: 817-760-5200
 Electricity - United Cooperative Services
 Phone: 817-556-4000
 Sewer - Private Individual Septic Systems

Designation of the proposed usage is
 Commercial
 *Valid unless recorded in the Plat Records
 of Johnson County, within five (5) years.

NOTES:

- 1. All monumentation of the herein described addition shall be capped (stamped "RPLS 5614") 1/2 inch iron rods set unless otherwise shown.
2. FLOOD NOTES: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
3. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
4. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
5. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
6. Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.
7. FLOOD STATEMENT: The property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), according to the Flood Insurance Rate Map, Map No. 48251C0100D, Map Revised: December 4, 2012. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studies or addressed as part of the "NFIP".

8. If road and drainage construction is not completed within 10 months after the approval in Commissioners Court and being recorded with the county clerk the development must meet current development standards of Johnson County. This may require a new plat approval by the Commissioners' Court of Johnson County.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed hereon or actually existing on the property portrayed by this plat does not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property that subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

KNOW ALL MEN BY THESE PRESENTS THAT I, Karl Knabe, am the owner of the following described property to wit:

Being all of that certain tract or parcel of land situated in the M. D. DICKEY SURVEY, ABSTRACT NO. 195, Johnson County, Texas, and being all of that certain called 25.925 acres of land as conveyed by Raymond Dry and Gloria Dry to Karl Knabe, by the deed recorded as Instrument No. 2012.12112, of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found on a southeasterly right-of-way line of Farm-to-Market Highway No. 917, said concrete monument found being the northeast corner of said 25.925 acre tract, and said concrete monument found also being the southwest corner of that certain called 37.5 acre tract of land as conveyed to James T. Hales, by the deed recorded in Volume 2243, Page 856, of the Official Public Records of Johnson County, Texas;

THENCE South 29 degrees 25 minutes 34 seconds East, generally converging in and out of a barbed wire fence line, and along the common line between said 25.925 acre tract and said 37.5 acre tract, a distance of 1529.53 feet, to a concrete monument found for the southwest corner of said 25.925 acre tract of land, said monument found being the southwest corner of said 37.5 acre tract of land, and said monument found being on a northwesterly line of that certain called 20 acre tract of land as conveyed to The Robert and Daisy Gilmore Family Trust by the instrument recorded as 2011.14267, of the Official Public Records of Johnson County, Texas;

THENCE South 61 degrees 18 minutes 26 seconds West, generally converging in and out of a barbed wire fence line, and along the southeasterly line of said 25.925 acre tract, at a distance of 184.97 feet, passing a point (monument not found) that bears North 28 degrees 41 minutes 34 seconds West, 1.49 feet, from a 1/2 inch iron rod found at the base of a 3 inch in diameter wood fence post found for an angle point and a corner of said 20 acre tract of land, said iron rod found being called a corner of that certain called 20.0 acre tract of land conveyed to The Robert and Daisy Gilmore Family Trust, by the deed recorded in Volume 3714, Page 612, of the Official Public Records of Johnson County, Texas, and continuing along the southeasterly line of said 25.925 acre tract, in all, a distance of 804.83 feet, to a concrete monument found for the southwest corner of said 25.925 acre tract of land, and said concrete monument found being the southwest corner of that certain called 43.43 acre tract of land as conveyed to Model S. Hopkins, by the deed recorded in Volume 2141, Page 767, and described by the deed recorded in Volume 456, Page 91, of the Deed Records of Johnson County, Texas;

THENCE North 29 degrees 27 minutes 14 seconds West, generally converging in and out of a barbed wire fence line, and along the common line between said 25.925 acre tract and said 43.43 acre tract, a distance of 1145.60 feet, to a 1/2 inch iron rod found for the most westerly northwest corner of said 25.925 acre tract of land, said iron rod found being the southwest corner of that certain called 1.00 acre tract of land as conveyed to Earl Wade Prasley and Deborah Ann Prasley by the deed recorded in Volume 3425, Page 388, of the Official Public Records of Johnson County, Texas;

THENCE North 60 degrees 37 minutes 34 seconds East, generally converging in and out of a barbed wire fence line, and along the common line between said 25.925 acre tract and said 1.00 acre tract, a distance of 120.11 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod found for an inset all corner of the herein described tract of land, said iron rod found being the southeast corner of said 1.00 acre tract of land;

THENCE North 29 degrees 27 minutes 16 seconds West, along the common line between said 25.925 acre tract and said 1.00 acre tract, a distance of 184.52 feet, to a 1/2 inch iron rod found for an inset all corner of said 25.925 acre tract, said iron rod found being the southwest corner of that certain called 1.144 acre tract of land as conveyed to Earl Wade Prasley and Deborah Ann Prasley by the deed recorded in Volume 1608, Page 288, of the Official Public Records of Johnson County, Texas;

THENCE North 60 degrees 06 minutes 05 seconds East, generally along a fence, and along the common line between said 25.925 acre tract and said 1.144 acre tract, a distance of 250.06 feet, to a 1/2 inch iron rod found for the southeast corner of said 1.144 acre tract, said iron rod found being an inset all corner of said 25.925 acre tract of land;

THENCE North 60 degrees 06 minutes 05 seconds East, generally along a fence, and along the common line between the herein described tract and said 1.144 acre tract, a distance of 250.06 feet, to a 1/2 inch iron rod found for the southeast corner of said 1.144 acre tract, said iron rod found being an inset all corner of the herein described tract of land;

THENCE North 29 degrees 16 minutes 03 seconds West, generally along a fence, and along the common line between said 25.925 acre tract and said 1.144 acre tract, a distance of 199.53 feet, to a 1/2 inch iron rod found on a southeasterly right-of-way line of Farm-to-Market Highway No. 917, said iron rod found for the northeast corner of said 1.144 acre tract, and said iron rod found being the most northerly northwest corner of said 25.925 acre tract of land;

THENCE North 56 degrees 49 minutes 59 seconds East, along the northwesterly line of said 25.925 acre tract, and along a southeasterly right-of-way line of Farm-to-Market Highway No. 917, a distance of 454.93 feet, to the POINT OF BEGINNING and containing 25.925 acres of land, less 2.048 acres dedicated roadway, leaving 23.877 acres more or less, as surveyed by Buffalo Creek Surveyor, Joe Davis Ballard, R.P.L.S. No. 5614.

This Plat filed in Volume _____ Page _____

Slide _____

By: COUNTY CLERK

Dated: _____

Final Plat of Lots 1 through 4, Block 1, and Lots 1 through 3, Block 2, LONGHORN ADDITION An Addition to Johnson County, Texas, being a Subdivision of 25.925 Acres situated in M.D. DICKEY SURVEY, ABSTRACT NO. 195, Johnson County, Texas.

BUFFALO CREEK SURVEYOR 109 E. Depot St. P.O. Box 626 Rio Vista, TX 76063 Phone 817-373-3336 Website: buffalocreeksurveyor.com Email: info@buffalocreeksurveyor.com surveying@buffalocreeksurveyor.com texassurveyor5614@gmail.com ON THE TOWN SQUARE IN RIO VISTA

Notes on Private Sewage Facilities: 1. On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with. 2. Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not release the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be approved by the owner of the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations. 3. A properly designed and constructed private sewage facility, however, installed in suitable soil, can malfunction if the amount of water that it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in satisfactory manner.

UTILITY REMEDIES: Any public utility, including Johnson County, shall have the right to move and have moved all or part of any building, system, lines, structures, other structures or improvements, including any easements, appurtenances, or appurtenances, or any part of any of the same, on the plat, and any public utility, including Johnson County, shall have the right to cut, remove, or otherwise interfere with and from said structures for the purpose of installing, reconstructing, inspecting, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of procuring the permission of anyone.

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other security contract to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat. A purchaser may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed for record with county clerk's office of the Johnson County Clerk.

EXTRA-JURISDICTIONAL JURISDICTION NOTE: A portion of the parcel shown hereon appears to be located in the Extra-Territorial Jurisdiction of the City of Fort Worth, Texas. Please refer to the City of Fort Worth website for more information. This plat is subject to the jurisdiction of the City of Fort Worth, and that Johnson County may proceed with this plat. Email dated November 18, 2015.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT I, Karl Knabe, Owner of the land shown hereon, do hereby adopt this plat as:

Lots 1 through 4, Block 1 and Lots 1 through 3, Block 2 LONGHORN ADDITION

An addition in Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

Executed this 15th day of May 2014.

Karl Knabe, Owner

THE STATE OF TEXAS

Before me, Cameron Andrews, Notary Public in and for the State of Texas on this day personally appeared Karl Knabe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 15th day of

May, A.D. 2014.

Tarrant

8.6.16

Notary Public in and for the State of Texas

My Commission Expires



JOHNSON COUNTY COMMISSIONERS COURT

APPROVED BY: _____

COUNTY CLERK

DATED: _____

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of Johnson County, Texas.

Joe Davis Ballard

