



NOTES:

- ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
- ALL LOTS SUBJECT TO BUILDING SETBACKS LINES PER CITY ZONING ORDINANCE APPENDIX B-878-120:
 - FRONT YARD: 20' MINIMUM
 - REAR YARD ADJACENT TO COMMERCIAL OR INDUSTRIAL: NONE
 - REAR YARD ADJACENT TO RESIDENTIAL: 10' MINIMUM
 - SIDE YARD ADJACENT TO COMMERCIAL OR INDUSTRIAL: NONE
 - SIDE YARD ADJACENT TO RESIDENTIAL: 10' MINIMUM
 - SIDE YARD ADJACENT TO SIDE STREET: 10' MINIMUM
 - GASOLINE PUMPS: 18' MINIMUM FROM FRONT PROPERTY LINE, AND THE OUTER EDGE OF THE CANOPY SHALL NOT BE NEARER THAN 10' TO THE FRONT PROPERTY LINE.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION SHOWN ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER FACILITY AND ASSOCIATED DRAINAGE EASEMENTS HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NONPERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS, ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS HEREINAFTER REFERRED TO AS "FEATURE." DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE CONDITION OR USE OF THE FEATURE, INCLUDING ANY NONPERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE RECIPROCAL PRIVATE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS OR EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF BURLESON, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°15'36"E	14.23'
L2	N89°40'28"W	14.03'
L3	N53°59'50"E	33.28'
L4	S36°00'10"E	15.00'
L5	S33°59'50"W	31.07'
L6	S33°59'50"W	29.03'
L7	S36°00'10"E	15.00'
L8	N53°59'50"E	31.24'
L9	S50°46'37"W	17.65'
L10	S89°36'05"W	21.59'
L11	S35°07'03"W	24.58'
L12	S42°24'02"E	258.97'
L13	N41°17'34"E	24.15'
L14	N42°24'02"W	261.63'
L15	S00°15'36"W	14.23'
L16	N89°40'28"W	14.03'
L17	N41°17'34"E	69.24'
L18	S48°42'26"E	35.00'
L19	S41°17'34"W	71.90'
L20	S44°22'46"E	15.16'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING
C1	18.20'	625.00'	1°40'08"	S49°13'55"W
C2	34.18'	294.63'	6°38'51"	S46°22'41"W
C3	21.12'	470.00'	2°34'31"	S44°20'31"W
C4	19.60'	1045.00'	1°04'30"	N47°22'32"W
C5	59.04'	955.00'	3°32'33"	N46°08'30"W

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4825100180J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

MATT POWELL

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 06/25/25

SURVEYOR:



SUNSET LANE
(60' R-O-W)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

LEGAL DESCRIPTION:

TRACT 1

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-3939, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SW. WILSHIRE BOULEVARD (180' R-O-W) FOR THE MOST NORTHERLY CORNER OF SAID MATYASTIK TRACT AND FOR THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BURLESON IN THAT DEED RECORDED IN VOLUME 2129, PAGE 847, D.R.J.C.T.;

THENCE S 42°24'02" E ALONG THE NORTHEASTERLY LINE OF SAID MATYASTIK TRACT, ALONG THE SOUTHWESTERLY LINE OF SAID CITY OF BURLESON TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO B AND L ENTERPRISES IN THAT DEED RECORDED IN VOLUME 2177, PAGE 477, D.R.J.C.T., A DISTANCE OF 411.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID NORTHEASTERLY LINE AND FOR THE MOST SOUTHERLY CORNER OF SAID B AND L ENTERPRISES TRACT;

THENCE LEAVING SAID NORTHEASTERLY LINE AND SAID COMMON CORNER S 50°46'37" W, A DISTANCE OF 17.65 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 39°56'01" E, A DISTANCE OF 109.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 625.00 FEET, WHOSE LONG CHORD BEARS S 49°13'55" W, 18.20 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°40'08", AN ARC LENGTH OF 18.20 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 49°42'07" W, A DISTANCE OF 47.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 294.63 FEET, WHOSE LONG CHORD BEARS S 46°22'41" W, 34.16 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°38'51", AN ARC LENGTH OF 34.18 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET, WHOSE LONG CHORD BEARS S 44°20'31" W, 21.12 FEET;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°34'31", AN ARC LENGTH OF 21.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 45°37'46" W, A DISTANCE OF 124.81 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 89°36'05" W, A DISTANCE OF 21.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1045.00 FEET, WHOSE LONG CHORD BEARS N 47°22'32" W, 19.60 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°04'30", AN ARC LENGTH OF 19.60 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 47°54'47" W, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 955.00 FEET, WHOSE LONG CHORD BEARS N 46°08'30" W, 59.03 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°32'33", AN ARC LENGTH OF 59.04 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 44°22'14" W, A DISTANCE OF 263.60 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE N 35°07'03" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.290 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION:

TRACT 2

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 TOGETHER WITH A PORTION OF LOT 2, BLOCK 1 WILWOOD ESTATES IN THAT DEED RECORDED IN VOLUME 429, PAGE 643, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SW. WILSHIRE BOULEVARD (180' R-O-W) FOR THE MOST WESTERLY CORNER OF SAID LOT 1;

THENCE N 34°44'25" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 186.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 S 44°22'14" E, A DISTANCE OF 176.20 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE SAID NORTHERLY LINE, S 00°15'36" W A DISTANCE OF 14.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 44°53'25" W, A DISTANCE OF 163.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544"

THENCE N 89°40'28" W, A DISTANCE OF 14.03 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY RIGHT-OF-WAY LINE OF WILWOOD LANE (60' R-O-W);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 44°14'20" W, A DISTANCE OF 143.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.717 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALTER MATYASTIK, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1-2, BLOCK 2, LOT 1R, BLOCK 1, BEAR RIDGE, PHASE 1C, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2025.

WALTER MATYASTIK
MATYASTIK CAPITAL, LLC

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WALTER MATYASTIK, KNOWN TO ME OR PROVED 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

PLAT FILED _____, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

FINAL PLAT

BEAR RIDGE – PHASE 1C
LOT 1R, BLOCK 1, & LOTS 1-2, BLOCK 2
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO WALTER MATYASTIK CAPITAL, LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-3939, DEED RECORDS, JOHNSON COUNTY, TEXAS, TOGETHER WITH ALL OF LOT 1, AND A PORTION OF LOT 2, BLOCK 1, WILWOOD ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 429, PAGE 643, DEED RECORDS, JOHNSON COUNTY, TEXAS