

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°46'37"W	17.85'
L2	S40°19'08"W	70.28'
L3	S50°37'44"W	2.11'
L4	S89°51'49"E	21.03'
L5	S46°27'06"E	60.00'
L6	S51°33'74"E	50.00'
L7	S38°22'16"W	5.46'
L8	N44°26'59"E	111.14'
L9	N89°41'05"E	6.62'
L10	N44°37'13"W	76.28'
L11	S44°26'59"E	8.90'
L12	N38°22'16"E	14.37'
L13	N34°15'26"W	14.51'
L14	N09°14'05"E	41.70'
L15	N00°55'34"W	14.27'
L16	N89°41'05"E	14.27'
L17	S00°09'26"E	14.08'
L18	N89°51'34"E	14.21'
L19	S45°24'01"E	13.69'
L20	S17°24'22"W	14.00'
L21	S60°53'53"W	14.51'
L22	N00°01'20"W	14.11'
L23	S50°37'23"E	14.28'
L24	S50°55'59"E	17.28'
L25	N32°13'45"W	26.11'
L26	N37°53'10"E	21.04'
L27	S58°52'12"W	21.01'
L28	N02°21'40"E	21.84'
L29	N44°26'59"E	8.90'
L30	S44°26'59"E	8.90'
L31	N49°4207"E	47.46'
L32	S89°36'05"W	21.59'
L33	N00°15'36"E	14.23'
L34	N89°40'28"W	14.03'
L35	N5°59'50"E	33.28'
L36	S36°00'10"E	15.00'
L37	S44°26'59"E	31.07'
L38	S5°59'50"W	29.03'
L39	S36°00'10"E	15.00'
L40	N5°59'50"E	31.24'

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ACREAGE
N/A	EAGLE MOUNTAIN	ROAD/RD	0.2
N/A	DAWN	LANE/LN	0.3
N/A	SOUTH WICKER HILL	ROAD/RD	6.4
N/A	FAIRFIELD	PARKWAY/PWY	1.0
N/A	BLACK BEAR	ROAD/RD	0.5
N/A	BAYLOR	AVENUE/AVE	1.6
N/A	BEAR RIDGE	DRIVE/DR	1.6

A TRACT OF LAND SITUATED IN THE H. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.C.T., TOGETHER WITH A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 AND CONVEYED TO WICKER HILL DEVELOPMENT LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILDWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N 35°07'03" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY LINE OF SAID WATER MATYASIK AND SPOUSE, DANA MATYASIK TRACT, A DISTANCE OF 407.19 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID WATER MATYASIK AND SPOUSE, DANA MATYASIK TRACT AND FOR 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 LEAVING SAID NORTHERLY LINE N 50°46'37" E , A DISTANCE OF 17.65 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 07°36'38", AN ARC LENGTH OF 76.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 45°37'46" W, A DISTANCE OF 95.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 44°22'14" E, A DISTANCE OF 730.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544"

THENCE N 45°37'46" E, A DISTANCE OF 195.98 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 1940.00 FEET, WHOSE LONG CHORD BEARS N 44°35'20" E, 70.46 FEET;

THENCE N 43°32'54" E, A DISTANCE OF 468.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 45°24'02" E ALONG SAID COMMON LINE, A DISTANCE OF 1282.72 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 38°22'16" W, A DISTANCE OF 5.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE COMMON LINE BETWEEN SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND CONVEYED TO WICKER HILL DEVELOPMENT LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T.;

THENCE LEAVING SAID COMMON LINE S 37°53'10" W, A DISTANCE OF 352.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND
THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2045 FEET, WHOSE LONG CHORD BEARS N 65°28'39" W, 1467.58 FEET;

TABLE

THENCE N 44°26'59" W, A DISTANCE OF 111.14 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF SAID TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC. IN THAT DEED

THENCE N 44°26'59" W, A DISTANCE OF 111.14 FEET TO A 1/2" IRON ROD FOUND IN THE
NORTHWESTERLY LINE OF SAID TRACT OF LAND CONVEYED TO MATVYATSK CAPITAL LLC. IN THAT DEED
RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T. SAID 1/2" IRON ROD ALSO BEING THE MOST
EASTERY CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM JAMES SMITH IN THAT DEED RECORDED
IN VOLUME 1214, PAGE 725, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 44°08'51" W ALONG THE NORTHEASTERLY LINE OF SAID SMITH TRACT, A DISTANCE OF 61.42 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT;

THENCE LEAVING SAID NORTHWESTERLY LINE AND CONTINUING ALONG SAID NORTHEASTERLY LINE AND THE SOUTHWESTERLY LINE OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT N 44°37'13" W, A DISTANCE OF 76.28 FEET TO A ROCK PILE FOUND;

THENCE N 44°22'14" W ALONG THE SOUTHWESTERLY LINE OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT AND ALONG THE NORTHEASTERLY LINE OF SAID WILDWOOD ESTATES, A DISTANCE OF 984.44 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE WEST CORNER OF LOT 2, BLOCK 1, WILDWOOD ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 429, PAGE 643, D.R.J.C.T.

THENCE LEAVING SAD SOUTHWESTERLY LINE S 44°53'25" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 183.91 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 2, BLOCK 1, IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILDWOOD LANE (60' R-0-W);

THENCE N 44°14'20" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.29 FEET TO A 5/8" IRON ROD FOUND FOR THE WEST CORNER OF LOT 1, BLOCK 1, OF SAID WILDWOOD ESTATES AND FOR THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174 (180' RIGHT-OF-WAY);

THENCE N 34°44'25" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 1 AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 186.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 33.407 ACRES OF LAND, MORE OR LESS.

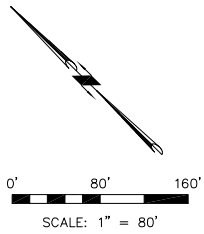
LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,
LOTS 1-23 & 24X, BLOCK 8, LOTS 1-27, BLOCK 9
LOTS 1-19, BLOCK 10, LOTS 1-6 & 39X, BLOCK 11
CONSISTING OF 33.407 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.C.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14830, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14831, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14833, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14834, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14835, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14836, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14837, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14838, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14839, D.R.C.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14840, D.R.C.J.C.T. AND TOGETHER WITH ALL OF LOT 1 AND 2, BLOCK 1, WILDWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS,

CASE NO. 22-113
SHEET 1 OF 2

DFW JOB NUMBER

2020095-12



BASIS OF BEARINGS:

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

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

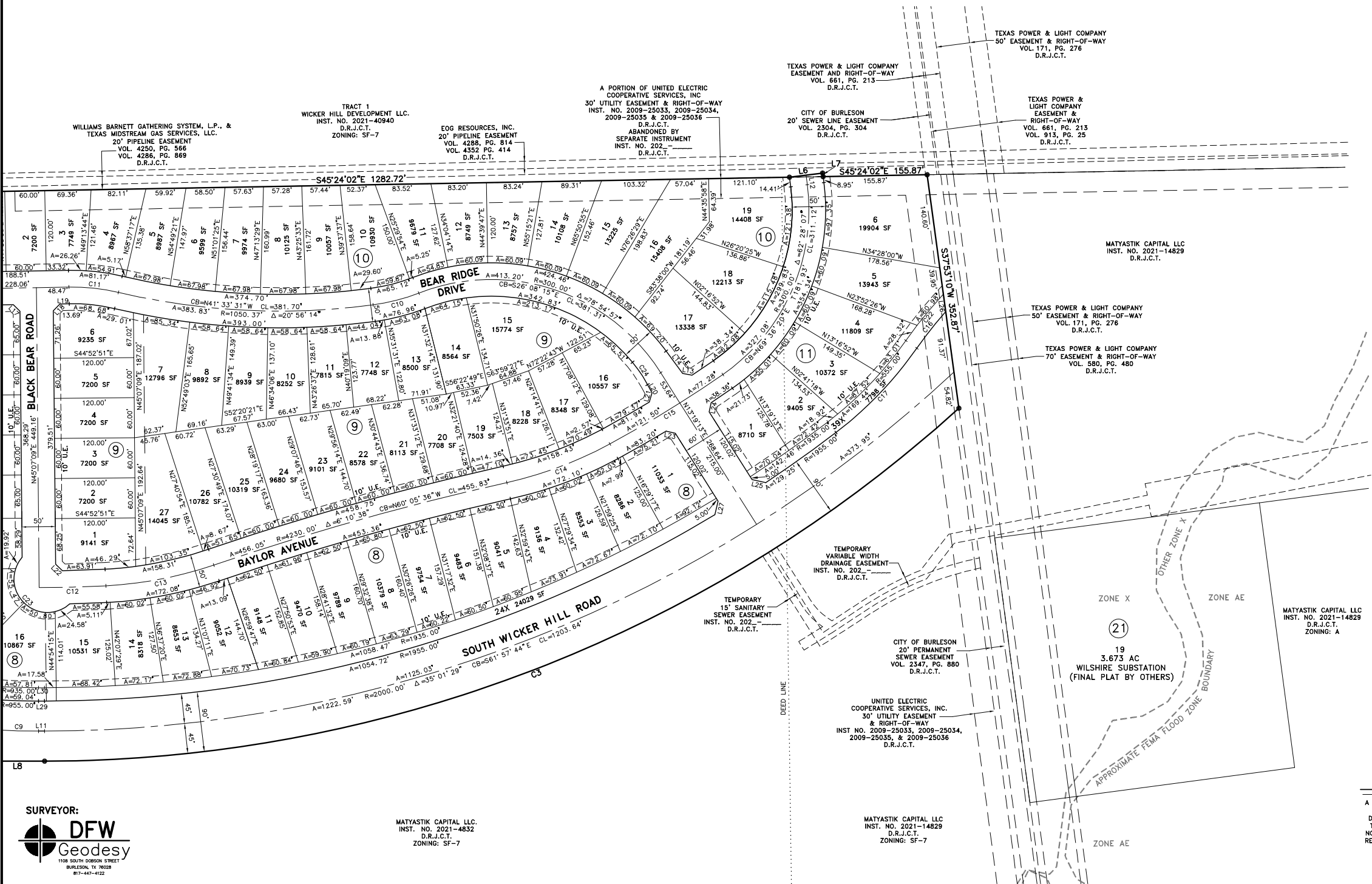
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

UTILITIES SERVICING SITE:

WATER: CITY OF BURLESON
ELECTRIC: ONCOR
GAS: ATMOS
FIRE: BURLESON FIRE DEPARTMENT
SEWER: CITY OF BURLESON

LEGEND

- D.E. — DRAINAGE EASEMENT
- R.A.E. — RECIPROCAL ACCESS EASEMENT
- U.E. — UTILITY EASEMENT
- ① — BLOCK #
- — 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED



NOTES:

1. ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.
2. NO DIRECT RESIDENTIAL ACCESS TO SOUTH WICKER HILL ROAD WILL BE PERMITTED.
3. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
4. 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.
5. 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 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
6. 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 ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
7. VISIBILITY EASEMENTS AS REQUIRED BY CITY OF BURLESON DESIGN STANDARDS, SHALL BE DEDICATED AT THE INTERSECTIONS OF ALL PUBLIC STREETS ON FINAL PLATS.
8. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
9. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
10. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
11. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
12. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

FINAL PLAT
BEAR RIDGE — PHASE 1A

LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,
LOTS 1-23 & 24X, BLOCK 8, LOTS 1-27, BLOCK 9
LOTS 1-19, BLOCK 10, LOTS 1-6 & 39X, BLOCK 11
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11/08/22

CASE NO. 22-113
SHEET 2 OF 2

DFW JOB NUMBER

2020095-12