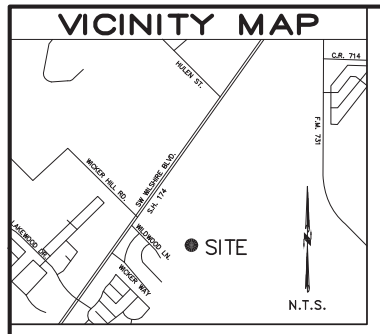
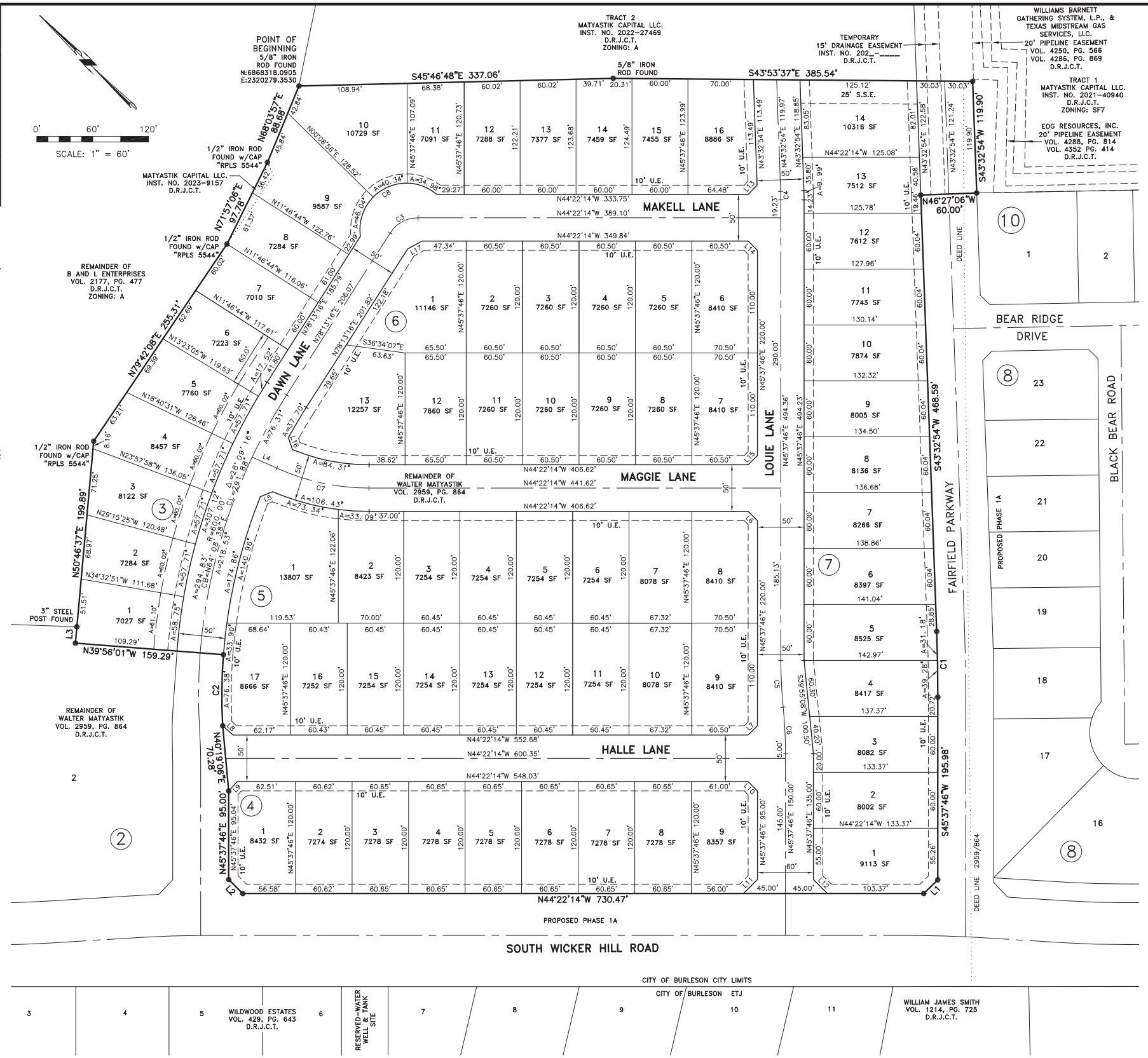
VICINITY MAP



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.



LEGAL DESCRIPTION:

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 IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH A PORTION OF THAT TRACT OF LAND CONVEYED TO WICKER HILL DEVELOPMENT AND DESCRIBED AS TRACT 1 IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T., AND TOGETHER WITH A TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-9157, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC. AND DESCRIBED AS TRACT 2 IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-27469, D.R.J.C.T.;

THENCE ALONG THE SOUTHWESTERLY LINE OF TRACT 2 S 45°46'48" E, A DISTANCE OF 337.06 FEET TO A 5/8" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE S 43°53'37" E, A DISTANCE OF 385.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 43°32'54" W, A DISTANCE OF 119.90 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 46°27'06" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 43°32'54" W, A DISTANCE OF 468.59 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 1940.00 FEET, WHOSE LONG CHORD BEARS S 44°35'20" W, 70.46 FEET;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 02°04'52", AN ARC LENGTH OF 70.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 45°37'46" W, A DISTANCE OF 195.98 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 88°51'49" W, A DISTANCE OF 21.03 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

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

THENCE N 00°37'46" E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

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

THENCE N 40°19'06" E, A DISTANCE OF 70.28 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 575.00 FEET, WHOSE LONG CHORD BEARS N 46°15'40" E, 76.32 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT 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 N 39°56'01" W, A DISTANCE OF 159.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 50°46'37" E, A DISTANCE OF 17.65 FEET TO A 3" STEEL POST FOUND IN THE NORTHERLY LINE OF SAID MATYASTIK TRACT;

THENCE N 50°46'37" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 199.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 79°42'08" E, A DISTANCE OF 255.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 71°57'06" E, A DISTANCE OF 97.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 68°03'57" E, A DISTANCE OF 88.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.228 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 BEAR RIDGE, PHASE IB, 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 _____ , 2023.

_____
WALTER MATYASTIK
WICKER HILL DEVELOPMENT, 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 _____, 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°51'49"W	21.03'
L2	N00°37'46"E	21.21'
L3	N50°46'37"E	17.65'
L4	N20°21'45"E	15.33'
L5	S66°08'42"E	13.93'
L6	S00°37'46"W	14.14'
L7	N89°22'14"W	14.14'
L8	N02°01'43"W	14.78'
L9	N87°57'45"E	13.47'
L10	S00°37'46"W	14.14'
L11	N89°22'14"W	21.21'
L12	N00°37'46"E	21.21'
L13	S89°35'20"W	13.88'
L14	S00°37'46"W	14.14'
L15	N89°22'14"W	14.14'
L16	N26°36'04"E	13.55'
L17	S73°04'29"E	17.54'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	70.46'	1940.00'	2°04'52"	S44°35'20"W	70.46'
C2	76.38'	575.00'	7°36'38"	N46°15'40"E	76.32'
C3	35.57'	35.50'	57°24'30"	S73°04'29"E	34.10'
C4	9.08'	250.00'	2°04'52"	S44°35'20"W	9.08'
C5	50.02'	500.00'	5°43'55"	S42°45'48"W	50.00'
C6	50.02'	500.00'	5°43'55"	S42°45'48"W	50.00'
C7	102.00'	240.00'	24°21'00"	N32°11'44"W	101.23'
C8	121.37'	50.00'	139°04'40"	S73°04'29"E	93.69'

RIGHT-OF-WAY NOTE:

THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN, OR OTHER PUBLIC PURPOSES.

LAND USE TABLE

LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL	69	12.7
TOWNHOME	N/A	N/A
COMMERCIAL	N/A	N/A
RIGHT-OF-WAY	N/A	3.6
OPEN SPACE	N/A	N/A

RIGHT-OF-WAY TABLE

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ACREAGE
N/A	MAKELL	LANE/LN	0.5
N/A	MAGGIE	LANE/LN	0.6
N/A	HALLE	LANE/LN	0.7
N/A	FAIRFIELD	PARKWAY/PWY	0.2
N/A	DAWN	LANE/LN	0.6
N/A	LOUIE	LANE/LN	1.1

ENGINEER
HRV ENGINEERS
1705 W. NORTHWEST HIGHWAY, SUITE 175
GRAPEVINE, TX 76051
PHONE: (469)283-2625
CONTACT: MARK HICKMAN, PE

DEVELOPER
WICKER HILL DEVELOPMENT LLC
3304 W. 5TH STREET
FORT WORTH, TX 76107
PHONE: (817)793-7288
CONTACT: WALTER MATYASTIK

SURVEYOR
DFW GEODESY INC.
P.O. BOX 2527
BURLESON, TX 76097
PHONE: (817)447-4122
CONTACT: MATT POWELL RPLS

SURVEYOR:
DFW Geodesy
1108 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122
TBPELS FIRM NO. 100766

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF_____, 2023.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

PLAT FILED _____, 2023.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

UTILITIES SERVICING SITE:

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

LEGEND

U.E. — UTILITY EASEMENT

S.S.E. — SANITARY SEWER EASEMENT

(1) — BLOCK #

● — 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED

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.

_____
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 04/21/23

FINAL PLAT

BEAR RIDGE – PHASE 1B

LOTS 1–16, BLOCK 3, LOTS 1–9, BLOCK 4,
LOTS 1–17, BLOCK 5, LOTS 1–13, BLOCK 6
& LOTS 1–14, BLOCK 7
CONSISTING OF 16.228 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 IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH A PORTION OF THAT TRACT OF LAND CONVEYED TO WICKER HILL DEVELOPMENT AND DESCRIBED AS TRACT 1 IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T.

CASE NO. 23-037

DFW JOB NUMBER 2020095-13