

LAND USE TABLE					
LAND USE TYPE	LOTS	ACREAGE			
SINGLE FAMILY RESIDENTIAL	454	98.8			
TOWNHOME	73	6.3			
COMMERCIAL	4	6.6			
RIGHT-OF-WAY	N/A	90.3			
DPEN SPACE	12	52.5			
AGRICULTURAL/RESIDENTIAL	2	8.4			

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RIGHT-OF-WAY TABLE						
DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ACREAGE			
N/A	EAGLE MOUNTAIN	ROAD/RD	0.2			
N/A	SOUTH WICKER HILL	ROAD/RD	8.3			
N/A	DAWN	LANE/LN	0.9			
N/A	HALLE	LANE/LN	0.7			
N/A	MAGGIE	LANE/LN	0.6			
N/A	MAKELL	LANE/LN	0.5			
N/A	LOUIE	LANE/LN	1.0			
N/A	FAIRFIELD	PARKWAY/PWY	2.0			
N/A	CAVE	ROAD/RD	0.2			
N/A	BLACK BEAR	ROAD/RD	0.5			
N/A	CLAIRE BEAR	COURT/CT	0.4			
N/A	BAYLOR	AVENUE/AVE	4.4			
N/A	BEAR RIDGE	DRIVE/DR	3.2			
N/A	POLAR	STREET/ST	1.1			
N/A	GRIZZLY	LANE/LN	1.8			
N/A	BROWN BEAR	ROAD/RD	0.3			
N/A	SUN	ROAD/RD	0.2			
N/A	CINNAMON	LANE/LN	0.7			
N/A	CINNAMON	COURT/CT	0.7			
N/A	PIZZLY	STREET/ST	0.8			
N/A	PIZZLY	WAY	0.4			
N/A	SUGAR	LANE/LN	1.8			
N/A	ATLAS	ROAD/RD	0.1			
N/A	KOALA	STREET/ST	1.8			
N/A	HIMALAYAN	STREET/ST	0.7			
N/A	20' ALLEY	N/A	0.6			
N/A	BEAR	ROAD/RD	0.3			
N/A	BEAR CREEK	ROAD/RD	1.0			
N/A	SLOTH BEAR	ROAD/RD	0.3			
N/A	GI ACIER	ROAD/RD	1.3			



### PRELIMINARY PLAT OF 215.437 ACRES

LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2, 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, LOTS 1-23 & 24X, BLOCK 8 LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10 LOTS 1-35 & 36X-40X,BLOCK 11, LOTS 1-19 & 20X, BLOCK 12 LOTS 1-23, BLOCK 13, LOTS 1-36, BLOCK 14, LOTS 1-20, BLOCK 15, LOTS 1-32, BLOCK 16, LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOT 1, BLOCK 19, LOTS 1-18, BLOCK 20, LOTS 1-21 & 22X-23X, BLOCK 21, LOTS 1-15, BLOCK 22, LOTS 1-38, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-9, BLOCK 25, LOTS 1-8, BLOCK 26, LOTS 1-11, BLOCK 27, LOT 1-25 & 26X, BLOCK 28

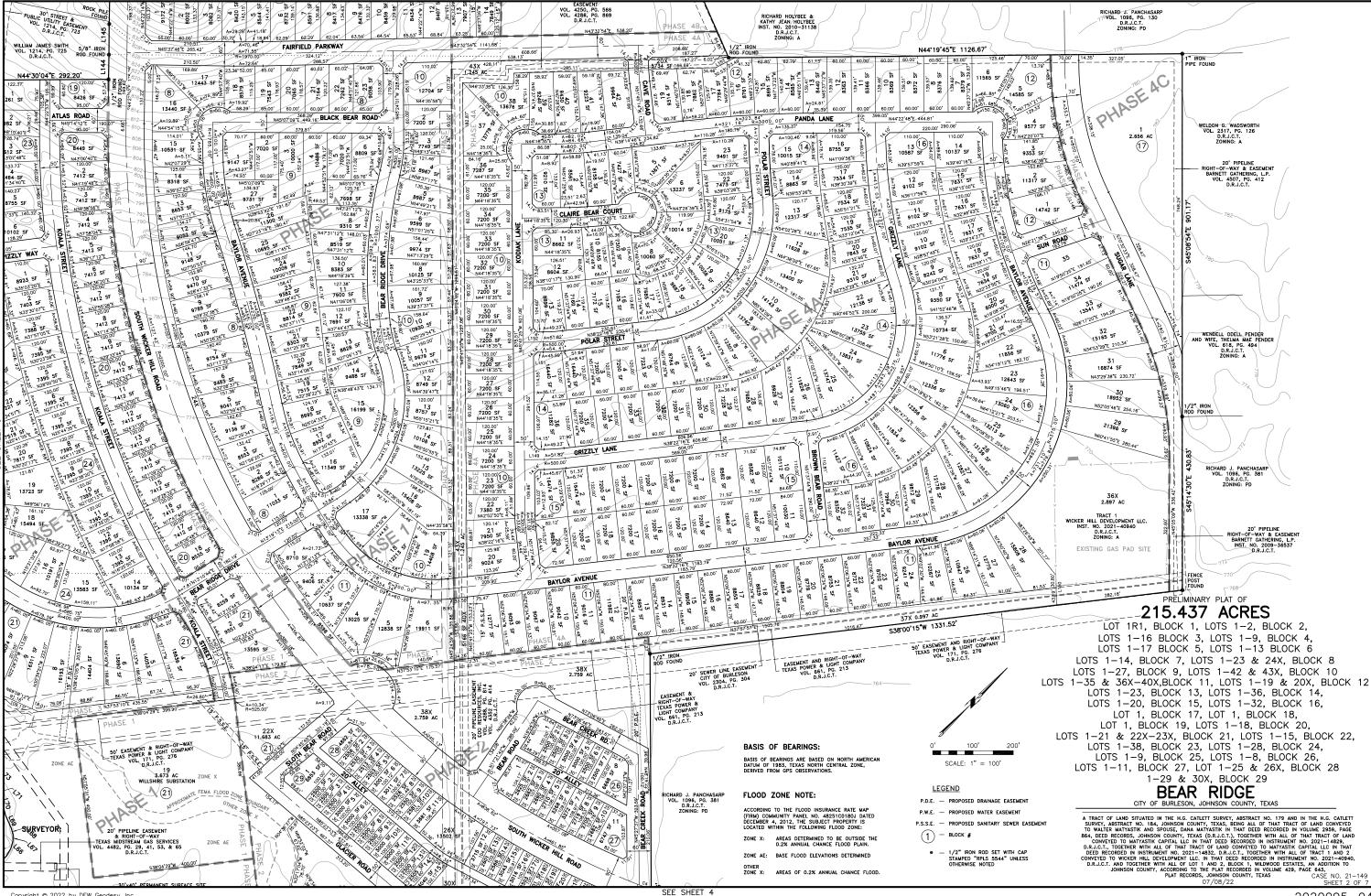
# 1-29 & 30X, BLOCK 29 BEAR RIDGE

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

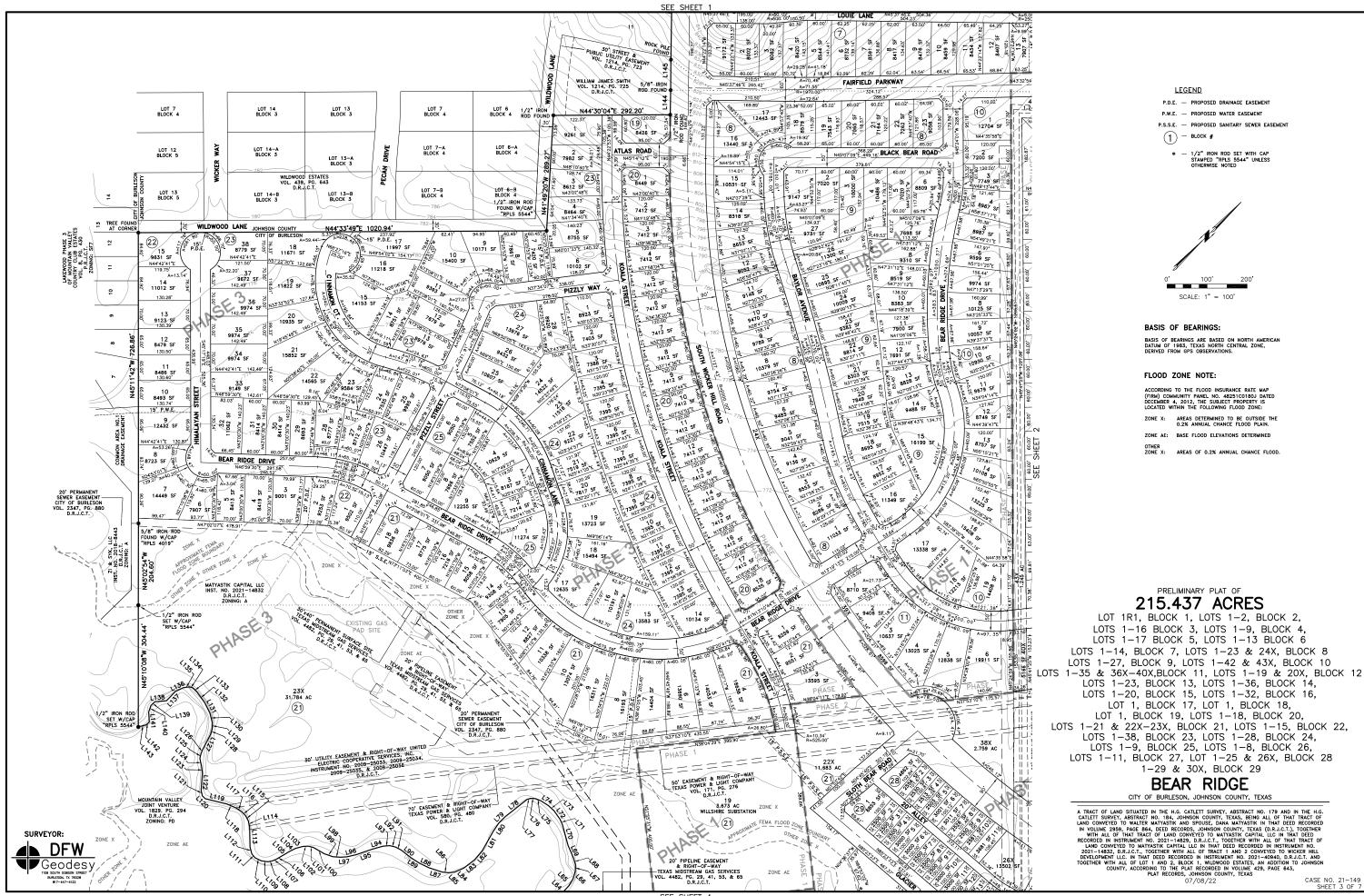
A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.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.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.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.J.C.T., TOGETHER WITH ALL OF THAT 1 ALL OF TAGET 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.J.C.T. AND TOGETHER WITH ALL OF THAT ALL

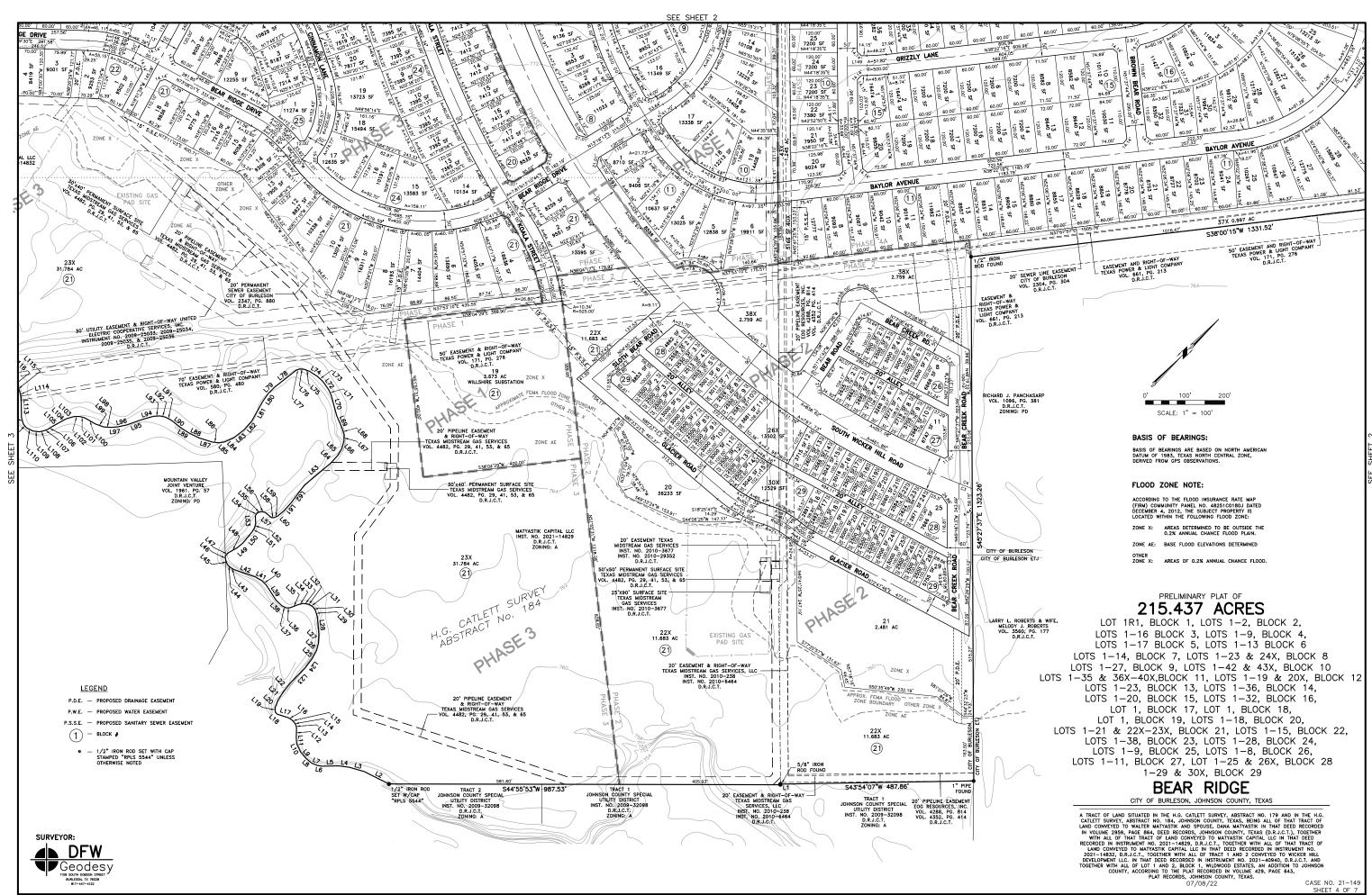
CASE NO. 21-149 SHEET 1 OF 7





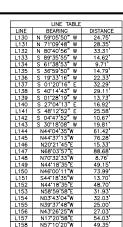
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19	7' 51' 51' 531' 537' 75' 52' 52' 52' 52' 52' 52' 52' 52' 52' 5
1.3 S 610714 W 32. 1.4 S 520813 W 32. 1.5 S 4471150 W 43. 1.5 S 4471150 W 43. 1.7 S 665219 W 14. 1.7 S 665219 W 14. 1.7 S 665219 W 14. 1.9 N 854807 W 22. 1.1 N 874905 W 22. 1.1 N 874914 W 10. 1.1 N 874914 W 20. 1.1 N 87491	51' 51' 51' 53' 55' 55' 55' 6' 55' 6' 6' 6' 55'
1.4   S \$20813" W   26.	37' 70' 33' 75' 75' 76' 75' 76' 77' 78' 78' 78' 77' 78' 78
1.6 \$ \$4-28.43 \$\times 11.1 \$\times 15.2 \times 19.2 \$\times 19.1 \$\times 15.2 \$\times 19.1 \$\ti	53' 75' 52' 52' 53' 6' 55' 6' 77' 78' 11' 14' 16' 13' 14' 16' 13' 14' 16' 15'
1.7 S 6652/19 W 14.  8. S 842631* W 18.  1.9 N 854807* W 22.  1.10 N 874905* W 22.  1.11 N 484207* W 52.  1.12 N 333220* W 24.  1.12 N 333220* W 24.  1.13 N 585647* W 7.8  1.14 N 787207* W 7.8  1.15 N 894914* W 10.  1.16 S 742233* W 9.8  1.17 S 623418* W 28.  1.18 S 875302* W 28.  1.19 N 464326* W 12.  1.20 N 252648* W 28.  1.21 N 331231* W 26.  1.22 N 331231* W 26.  1.23 N 002424* W 38.  1.24 N 53534* W 38.  1.25 N 775451* W 28.  1.25 N 775451* W 28.  1.26 N 775451* W 28.  1.27 N 331231* W 28.  1.28 N 503148* W 28.  1.29 N 63533* W 28.  1.30 N 785603* W 38.  1.31 S 869031* W 38.  1.32 S 869031* W 38.  1.33 S 523310* W 38.  1.34 S 295242* W 14.  1.35 S 28468* W 21.  1.36 S 401837* W 38.  1.37 S 67405* W 13.  1.38 S 8890748* W 21.  1.38 S 8890748* W 21.  1.38 S 8890748* W 14.  1.39 N 773854* W 15.  1.30 S 892610* W 15.  1.31 S 8890748* W 21.  1.33 S 8890748* W 11.  1.34 S 295542* W 14.  1.35 S 28468* W 21.  1.36 S 892610* W 15.  1.37 S 67405* W 15.  1.38 S 880748* W 21.  1.38 S 880748* W 21.  1.39 N 773854* W 51.  1.44 S 882439* W 10.  1.45 N 675708* W 15.  1.44 S 882439* W 10.  1.45 N 675708* W 10.  1.46 N 660613* W 9.  1.47 N 03333* W 9.  1.44 S 882439* W 10.  1.46 N 660613* W 9.  1.47 N 03333* W 9.  1.44 S 882339* W 10.  1.46 N 660613* W 9.  1.47 N 03333* W 9.	02' 23' 76' 02' 39' 3' 0' 06' 8' 55' 4' 19' 14' 14' 15' 16' 17' 16' 17' 16' 16' 17' 16' 16' 17' 16' 16' 16' 16' 16' 16' 16' 16
19 N 8548'07" W 22. 10 N 8943'05" W 22. 111 N 4842'07" W 15. 12 N 433'20" W 22. 112 N 433'20" W 24. 113 N 5859'47" W 7.8 114 N 75712'07" W 7.8 115 N 89749'14" W 10.0 116 S 742'23" W 9.8 117 S 62'34'18" W 28. 118 S 875'302" W 27. 119 N 46'43'26" W 12. 120 N 22'52'04" W 13. 121 N 13'12'31" W 26. 122 N 05'35'42" W 30. 123 N 00'24'24" W 48. 124 N 80'008" W 30. 125 N 17'34'21" W 23. 126 N 29'19'51" W 25. 127 N 42'35'38" W 22. 128 N 50'11'48" W 35. 129 N 63'35'30" W 16. 130 N 85'50'07" W 36. 131 S 80'18'37" W 36. 133 S 80'18'37" W 37. 134 S 29'52'2" W 15. 135 S 25'52'2" W 15. 136 S 80'18'37" W 39. 137 S 674'05" W 19. 138 S 80'148" W 19. 139 S 88'07'48" W 19. 130 S 89'26'10" W 15. 131 S 80'18'37" W 15. 132 S 80'18'37" W 19. 133 S 80'18'37" W 19. 134 S 88'07'48" W 19. 135 S 80'18'37" W 19. 136 S 80'18'37" W 19. 137 S 674'05" W 19. 138 S 88'07'48" W 19. 148 S 88'24'39" W 19. 149 S 88'24'39" W 19. 140 S 88'24'39" W 19. 141 S 74'015" W 19. 142 S 86'03'36" W 13. 144 S 88'24'39" W 13. 145 N 46'06'13" W 19. 146 N 46'06'13" W 19. 147 N 03'33'2" W 14. 148 N 46'06'13" W 19. 149 N 46'06'13" W 19. 140 N 46'06'13" W 19. 141 S 74'015" W 13.	76' 22' 39' 36' 8' 55' 4' 19' 16' 13' 14' 6' 0' 5'
111 N 4842'07' W 15.4  121 N 433'20' W 25.4  121 N 58'59'47' W 7.8  122 N 58'49'14' W 10.5  123 N 58'49'14' W 10.5  124 N 75'50' W 28.5  125 N 66'43'26' W 12.5  126 N 25'50' W 12.5  127 N 31'12'31' W 26.5  128 N 50'53' W 36.5  129 N 75'42' W 36.5  122 N 05'35' W 36.5  128 N 75'42' W 36.5  129 N 75'42' W 36.5  120 N 25'53' W 36.5  121 N 42'55' W 36.5  122 N 53'53' W 36.5  123 N 58'50' W 36.5  124 N 85'50' W 36.5  125 N 85'50' W 36.5  126 N 29'50' W 15.5  127 N 42'55' W 15.5  128 N 50' W 16.5  129 N 63'55' W 15.5  120 N 85'55' W 15.5  121 N 85'55' W 15.5  122 N 50' W 15.5  123 S 80' W 12.5  124 N 85' W 15.5  125 S 80' W 15.5  126 S 80' W 15.5  127 W 15.5  128 S 80' W 15.5  129 N 85' W 15.5  120 N 85' W 15.5  121 N 85' W 15.5  122 S 86' W 15.5  123 S 80' W 15.5  124 S 86' W 15.7  125 S 80' W 15.5  126 S 80' W 15.5  127 W 15.5  128 S 80' W 15.5  129 S 80' W 15.5  120 S 80' W 15.5  121 S 80' W 15.5  124 S 86' W 57' W 15.5  125 S 80' W 15.5  126 S 80' W 15.5  127 W 15.5  128 S 80' W 15.5  129 S 80' W 15.5  120 S 80' W 15.5  120 S 80' W 15.5  121 S 80' W 15.5  122 S 86' W 15.7  124 S 86' W 15.7  125 S 80' W 15.7  126 S 80' W 15.7  127 W 15.7  128 S 80' W 15.7  129 S 80' W 15.7  120 S 80' W 15.7  120 S 80' W 15.7  121 S 80' W 15.7  122 S 86' W 15.7  124 S 86' W 15.7  125 S 80' W 15.7  126 S 80' W 15.7  127 S 80' W 15.7  128 S 80' W 15.7  129 S 80' W 15.7  120 S 80' W 1	02' 39' 3' 0' 06' 8' 55' 4' 22' 11' 94' 77' 13' 14' 6' 0'
1.13   N   58759'47' W   7.8     14	3' 0' 06' 8' 55' 4' 77' 78' 16' 22' 11' 13' 14' 6' 0' 5'
15	06' 8' 55' 4' 29' 77' 78' 19' 11' 14' 13' 14' 16' 0' 5'
L10 S 573-418 W 22.1 L18 S 975-302* W 22.1 L18 S 975-302* W 22.1 L19 N 46*43'96* W 12.2 L19 N 46*43'96* W 12.2 L20 N 22*52'04* W 12.2 L21 N 13*12'31* W 26.1 L22 N 03*3'42* W 36.1 L23 N 00'24'24* W 48.8 L24 N 080'08* W 32.1 L25 N 17'34'21* W 23.1 L26 N 29'19'31* W 12.3 L27 N 42'35'38* W 22.1 L28 N 50'11'48* W 48.8 L29 N 63'35'03* W 16.1 L31 S 80'18'37* W 9.9 L33 S 80'31'31* W 13.4 L35 S 23'45'28* W 19.1 L35 S 23'45'28* W 19.1 L36 S 40'83'78* W 19.1 L37 S 67'49'05* W 15.4 L38 S 80'748* W 19.1 L39 S 80'748* W 19.1 L30 S 80'748* W 19.1 L31 S 80'748' W 19.1 L32 S 60'748* W 19.1 L33 S 80'748' W 19.1 L34 S 89'24'39* W 19.1 L35 S 80'748' W 19.1 L36 S 40'83'78* W 45.1 L37 S 67'49'05* W 12.4 L38 S 80'748* W 19.1 L39 S 80'748* W 19.1 L30 S 80'748* W 19.1 L31 S 80'748' W 19.1 L32 S 60'748* W 19.1 L33 S 80'748' W 19.1 L34 S 87'90'74* W 19.1 L35 S 80'749' W 19.1 L36 S 40'85'95* W 19.1 L37 S 57'749'05* W 19.1 L38 S 80'749' W 19.1 L39 S 80'749' W 19.1 L44 S 88'24'39* W 19.1 L44 S 88'24'39* W 10.1 L45 N 67'57'08* W 13.1 L46 N 46'06'13* W 19.4 L47 N 03'35'32* W 19.1	55' 4' 29' 77' 78' 19' 11' 13' 14' 16' 0' 5'
18   S 875302" W   7.59.	4' 29' 77' 78' 19' 16' 22' 11' 77' 13' 14' 6' 0' 5'
1.2   1.2	78' 19' 16' 22' 11' 94' 13' 14' 0' 5'
122 N 05/38'42' W 30.02'42' W 42.23 N 0072'42' W 42.24 N 08/00'08' W 30.04'42' W 42.24 N 08/00'08' W 30.04'42' W 42.25 N 173'42' W 22.25 N 173'42' W 42.25 N 173'42' W 45.25 N 173'53'8' W 45.5 N 18.6 N 29'19'51' W 18.6 N 29'19'51' W 18.6 N 29'19'51' W 18.6 N 29'19'51' W 45.5 N 18.6	19' 16' 22' 11' 94' 13' 14' 6' 0'
L25 N 175421" W 18. L25 N 175421" W 18. L26 N 2971951" W 18. L27 N 425538" W 22. L28 N 5071148" W 45. L29 N 635536" W 16. L30 N 7875609" W 8. L31 S 8081837" W 9.9. L32 S 680131" W 57. L34 S 2975242" W 14. L35 S 2345428" W 19. L36 S 4018'37" W 8. L37 S 674905" W 18. L38 S 80748" W 21. L38 S 80748" W 21. L38 S 880748" W 19. L40 S 892610" W 15. L40 S 892610" W 15. L41 S 744015" W 19. L42 S 6405'36" W 57. L44 S 8424015" W 19. L44 S 84260407" W 19. L45 S 6405'36" W 57. L44 S 8824'39" W 10. L45 N 675708" W 13. L46 N 675708" W 13. L47 N 3033'32" W 14. L48 N 675708" W 13. L46 N 675736" W 13. L46 N 675736" W 13. L46 N 675736" W 13. L47 N 3033'32" W 14.	22' 11' 94' 77' 13' 6' 0'
125 N 1734'21' W   23.   226 N 29'15'1' W   23.   227 N 42'35'38' W   22.   228 N 50'11'48' W   24.   228 N 50'11'48' W   24.   229 N 63'35'03' W   16.   230 N 78'56'09' W   8.8.   231 S 80'18'37' W   9.9.   232 S 68'01'31' W   9.9.   232 S 68'01'31' W   9.9.   233 S 52'31'07' W   13.4.   235 S 23'45'28' W   19.   236 S 40'18'37' W   8.8.   237 S 67'49'05' W   24.   236 S 40'18'37' W   45.   237 S 67'49'05' W   45.   248 S 64'05'36' W   45.   249 S 64'05'36' W   57.   241 S 88'24'39' W   13.   242 S 64'05'36' W   57.   243 S 78'01'37' W   9.8.   244 S 88'24'39' W   13.   245 N 67'5'08' W   13.   246 N 46'06'13' W   9.4.   247 N 03'35'32' W   13.   246 N 46'06'13' W   9.4.   247 N 03'35'32' W   13.   246 N 46'06'13' W   9.4.   247 N 03'35'32' W   13.   246 N 46'06'13' W   9.4.   247 N 03'35'32' W   13.   246 N 46'06'13' W   9.4.   247 N 03'35'32' W   13.	11' 77' 13' 14' 6' 0'
127 N 4275738" W 22.   228 N 5071148" W 42.   229 N 537573" W 16.   230 N 7875679" W 16.   231 N 8787679" W 9.9.   232 S 6807131" W 9.9.   233 S 5237107" W 13.   234 S 267137" W 13.   235 S 23745728" W 19.   236 S 407137" W 13.   237 S 6774973" W 12.   238 S 807748" W 12.   239 S 807748" W 15.   241 S 2676748" W 15.   241 S 2676748" W 15.   242 S 676737" W 15.   243 S 876707" W 15.   244 S 8872439" W 16.   245 N 678708" W 17.   246 S 676707" W 17.   247 S 678708" W 15.   248 S 676707" W 17.   248 S 676773" W 17.   249 S	77' 13' 14' 6' 0'
129   N 6373503" W   16.	6' 0' 5'
S 80718'37' W 9.99	o' 5'
L34 S 295242" W 14. L34 S 295242" W 14. L35 S 234528" W 19. L36 S 401837" W 8.8 L37 S 674905" W 12. L38 S 880748" W 12. L38 S 880748" W 12. L40 S 892610" W 15. L40 S 892610" W 15. L41 S 74015" W 15. L42 S 640536" W 57. L44 S 882439" W 10. L44 S 882439" W 10. L44 S 882439" W 10. L44 S 8675708" W 15. L44 S 86405736" W 97. L44 S 86405736" W 97. L44 S 8675708" W 10. L45 N 675708" W 10. L46 N 675708" W 10. L47 N 303332" W 94.	5'
L34 S 2952'42' W 14.4' L35 S 2945'28' W 14.4' L36 S 40'18'37' W 8.9.9' L36 S 40'18'37' W 8.9.9' L38 S 80'748' W 21.14' L39 N 7735'54' W 41.14' L40 S 89'26'10' W 15.5' L42 S 64'05'36' W 57.75' L44 S 88'26'36' W 57.75' L44 S 88'26'36' W 10.14' L44 S 88'26'39' W 10.14' L44 S 88'26'39' W 10.4' L44 S 88'26'39' W 10.4' L44 S 88'26'39' W 10.4' L45 N 675'798' W 19.4' L46 N 66'06'13' W 9.4.4' L47 N 03'35'32' W 19.4' L47 N 03'35'32' W 19.4'	17'
L36 S 4018'37' W 8.9.7' W 9.7' W 9.7	10,
L37 S 6749'05' W 12.4 L38 S 8807'48' W 12.4 L39 N 77738'54' W 45.4 L40 S 89'26'10' W 15.3 L41 S 74'40'15' W 19.4 L42 S 64'05'36' W 57.4 L43 S 76'04'07' W 9.4 L44 S 88'24'39' W 10.4 L45 N 675'708' W 13.4 L46 N 46'06'13' W 9.4 L47 N 03'35'32' W 9.4 L47 N 03'35'32' W 9.4	
L39 N 77'38'54" W 45.5 L40 S 89'26'10" W 15.5 L41 S 74'40'15" W 19.5 L42 S 64'05'36" W 57.4 L43 S 76'04'07" W 9.8 L44 S 88'24'39" W 10 L45 N 67'57'08" W 13 L46 N 46'06'13" W 9.1 L47 N 03'35'32" W 11.	99'
L41 S 74'40'15" W 19.5 L42 S 64'05'36" W 57.1 L43 S 76'04'07" W 9.8 L44 S 88'24'39" W 10.1 L45 N 67'57'08" W 13.1 L46 N 46'06'13" W 9.4 L47 N 03'35'32" W 11.1	52'
L44 S 88'24'39" W 10.3 L45 N 67'57'08" W 13.4 L46 N 46'06'13" W 9.4 L47 N 03'35'32" W 11.3	8'
L46 N 46'06'13" W 9.4	51' 3'
L46 N 46'06'13" W 9.4	50'
L47 N 03 33 32 W 11.	3'
	17'
L49 N 04'32'31" E 19.3 L50 N 05'38'56" W 37. L51 N 15'26'30" W 11.3 L52 N 30'03'49" W 10.3	10'
L51 N 15'26'30" W 11.5 L52 N 30'03'49" W 10.3	57' 59'
L53 N 47'17'58" W 20.	13"
155 N 30'58'58" F 8 7	3
157 I N 84'04'09" F I 20.9	91'
L58 N 50'13'21" E 6.8 L59 N 21'21'35" E 9.6	
L60 N 05'48'45" E 20 L61 N 03'27'11" W 27	
L62 N 08'08'30" W 55.	77' 38'
L64 N 03'06'00" W 27.:	
166 N 28*19'03" W 19.9	99'
168 N 61°03'50" W 163	36'
170 N 60'24'36" W 52.	33°
L71 N 68*49'02" W 15.7	71 31
L73 S 87'36'10" W 19.2	21'
175 S 66'06'03" W 14 6	8'
L77 S 26 35 22" W 9.0	33' 4'
L78 S 06'34'29" W 69.5	
L80 S 10 12 43 E 25.	16'
L82 S 04 17 28 E 29.	73'
L83 S 06'58'15" W 33.5 L84 S 21'25'43" W 26.6	)1′
L85 S 39'10'53" W 15.4	18
L87 S 62 21 56" W 34.	53
	17'
L90 S 83'03'41" W 33.	55'
L92 S 57 10 19" W 14.	17' 34'
L94 S 29 24 24" W 27.	70'
196 S 32'21'30" W 24.	10'
L97 S 40'48'49" W 16.2 L98 S 48'47'46" W 19.0	
L99 S 64 29 00" W 22.3	32' 54'
L101 S 60'19'49" W 13.2	
L103 S 28 46 27" W 19.0	00,
	71' 34'
L106 S 14'36'55" W 12.	79' 3'
L108 S 33'12'06" W 11.3	
L108 S 33'12'06" W 11.3 L109 S 52'00'42" W 16.3	70' 73'
L108 S 33'12'06" W 11.3 L109 S 52'00'42" W 16.3 L110 S 71'17'19" W 17.3 L111 N 85'36'42" W 12.3 L112 N 80'45'17" W 17.4	70' 73' 12'
L108 S 33'12'06" W 11.1 L109 S 52'00'42" W 16.1 L110 S 71'17'19" W 17.7 L111 N 85'36'42" W 12. L112 N 60'45'17" W 17.8 L113 N 46'25'35'8" W 50.1 L114 N 57'23'28" W 16.1	70' 73' 12' 52' 10'
L108 S 33'12'06' W 11.1. L109 S 52'00'42' W 16. L1109 S 52'00'42' W 16. L110 S 71'17'19' W 17. L111 N 85'36'42' W 12. L112 N 60'45'17' W 17. L113 N 46'23'58' W 50. L114 N 57'33'28' W 16. L115 N 72'28'59' W 14. L115 N 72'28'59' W 14. L116 N 86'48'14' W 13.	70' 73' 12' 52' 10' 04'
L108 S 33'12'06' W 11.1. L109 S 52'00'42' W 16. L1109 S 52'00'42' W 16. L110 S 71'17'9' W 17. L111 N 85'36'42' W 12. L112 N 60'45'17' W 17. L113 N 46'23'58' W 50. L114 N 57'23'28' W 50. L115 N 72'28'59' W 14. L116 N 88'48'14' W 13. L116 N 88'48'14' W 13. L117 S 78'13'36' W 17.	70' 73' 12' 52' 10' 04'

SURVEYOR: **△** DFW Geodesy





## SURVEYOR'S CERTIFICATE:

wonth MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544 DATED: 07/08/22

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH		
C1	41.15'	575.00'	4'06'00"	N42*15'35"E	41.14'		
C2	20.75	625.00	1'54'09"	S47'43'08"E	20.75		
C3	35.86'	2000.00'	1'01'38"	S65'42'18"W	35.86'		
C4	32.16	2000.00	0.55,17,	N65*39'07"E	32.16'		

#### 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 ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATTASTIK AND SPOUSE, DANA MATTASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 884, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.,) TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MAYSTIK CAPITAL LIC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021—14829, D.R.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATTASTIK CAPITAL LIC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021—14832, D.R.J.C.T., TOGETHER WITH ALL OF TRACT I AND 2 CONVEYED TO WICKE CAPITAL LIC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021—14932, DR.J.C.T., AND FORETHER WITH ALL OF LOT I AND 2, BLOCK I, WILDWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PROPRIED OF THE WARD OF TH

BEGINNING AT A 1" IRON PIPE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174 (180' R-O-W) FOR THE WESTERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT AND FOR THE MOST NORTHERLY CORNER OF SAID BLOCK 1;

THENCE N 35°07'03" F ALONG SAID SOLITHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY LINE OF SAID WALTER MATYASTIK AND THENCE IN 35 07 03 E ALONG SAID SOUTHEASTERY, RIGHT-UF-WAY LINE AND THE ROWTHWESTERY, LINE OF SAID WALLER WAITASTIK TRACE OF 407.19 FEET TO A 5/8" IRON ROD FOUND FOR THE WORK NORTHWESTERY CORNER OF SAID WALTER MATTASTIK AND SPOUSE, DANA MATTASTIK TRACT AND FOR WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BURLESON IN THAT DEED RECORDED IN YOLUME 2129, PAGE 847, D.R.J.C.T.

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF S 42°24'02" E ALONG THE SOUTHWESTERLY LINE OF SAID CITY OF BURLESON TRACT AND THE NORTHERLY LINE OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT, A DISTANCE OF 411.92 FEET TO A 3" STEEL POST FOUND;

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 344.38 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 20'21'45" E, A DISTANCE OF 15.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544":

THENCE LEAVING SAID NORTHERLY LINE AND SAID COMMON CORNER IN 57\*12'26" E ALONG THE NORTHWESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 380.94 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF SAID TRACT 2 IN THE SOUTH WESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD HOLYBEE AND KATHY JEAN HOLYBEE IN THAT DEED RECORDED IN INSTRUMENT NO, 2010–31138, D.R.J.C.T.;

THENCE S 43'37'37" E ALONG THE COMMON LINE BETWEEN SAID TRACT 2 AND SAID HOLYBEE TRACT, A DISTANCE OF 185.42 FEET TO A 1/2" IRON ROD FOUND:

THENCE CONTINUING ALONG SAID COMMON LINE AND THE NORTHEASTERLY LINE OF SAID TRACT 1 S 68'44'47" E, A DISTANCE OF 489.19 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER IN THE NORTHERLY LINE OF SAID TRACT 1 AND FOR THE MOST SOUTHERLY CORNER OF SAID HOLYBEET TRACT;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID HOLYBEE TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD J. PANCHASARP IN THAT DEED RECORDED IN YOLUME 1096, PAGE 130, D.R.J.C.T., N 44'19'45" E, A DISTANCE OF 1126.6F FEET TO A 1" ROND PIPE FOUND FOR THE MOST CORNER OF A TRACT 1 AND FOR THE EAST CORNER OF A TRACT OF LAND CONVEYED TO WELDON G. WADSWORTH IN THAT DEED RECORDED IN YOLUME 2317, PAGE 126, D.R.J.C.T.;

THENCE S 45'08'54" E ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1 AND THE SOUTHWESTERLY LINE OF SAID WADSWORTH TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO WENDELL ODELL PENDER AND WIFE, THELMA MAE PENDER, A DISTANCE OF 901.17 FEET TO A 1/2" IRON ROOF FOUND FOR THE SOUTH CORNER OF SAID PENDER TRACT;

THENCE S 45"14"30" E ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1 AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED RICHARD J. PANCHASARP IN THAT DEED RECORDED IN VOLUME 1096, PAGE 381, D.R.J.C.T., A DISTANCE 430.83 FEET TO A FENCE POS FOUND FOR THE MOST EASTERLY NORTHEAST CONTREO FO SAID TRACT 1 AND FOR AN ELL CORNER IN THE WESTERLY LINE OF SAID

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID PANCHASARP TRACT S 38'00'15" W, A DISTANCE OF 1331.52 FEET TO 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID PANCHASARP TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO LARRY L. ROBERTS AND WIFE, MELODY J. ROBERTS IN THAT DEED RECORDED IN VOLUME 3560, PAGE 1: D.R.J.C.T., S 492737" E. A DISTANCE OF 1323.26 FEET TO A 1" PIPE FOUND FOR THE MOST EASTERLY CORNER OF SAID TRACT 1;

THENCE S 43°54'07" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 487.86 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHEASTERLY LINE OF SAID MATYASTIK CAPITAL LIC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 1;

THENCE S 45°24°02" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE EAST CORNER OF SAID MATYASTIK CAPITAL LLC. TRACT IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T.;

THENCE S 44'55'53" W ALONG THE SOUTHEASTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., A DISTANCE OF 987.53 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "PPLS SS44" IN THE CENTERLINE OF A CREEK FOR THE MOST SOUTHEASTERLY CORNER OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDER IN INSTRUMENT NO. 2021-14829, D.R.J.C.T.

THENCE ALONG THE MEANDERING CENTERLINE OF A CREEK THROUGH THE FOLLOWING 142 COURSES:

S 61°07'14" W, A DISTANCE OF 39.31 FEET TO A POINT S 52°08'13" W. A DISTANCE OF 26.37 FEET TO A POINT: S 44"11"50" W. A DISTANCE OF 43.70 FEET TO A POINT: S 54°28'43" W, A DISTANCE OF 11.53 FEET TO A POINT; S 66'52'19" W. A DISTANCE OF 14.75 FEET TO A POINT:

N 69'43'05" W. A DISTANCE OF 22.76 FEET TO A POINT: N 48'42'07" W, A DISTANCE OF 15.02 FEET TO A POINT;

S 84'26'31" W, A DISTANCE OF 18.02 FEET TO A POINT; N 43'32'20" W, A DISTANCE OF 24.39 FEET TO A POINT

N 58°59'47" W, A DISTANCE OF 7.83 FEET TO A POINT; N 75"12"07" W. A DISTANCE OF 7.80 FFFT TO A POINT: N 89\*49'14" W, A DISTANCE OF 10.06 FEET TO A POINT; S 74"22"33" W, A DISTANCE OF 9.58 FEET TO A POINT; S 62"34"18" W. A DISTANCE OF 28.55 FFFT TO A POINT: S 87\*53'02" W. A DISTANCE OF 7.54 FFFT TO A POINT: N 22"52"04" W. A DISTANCE OF 19.77 FFFT TO A POINT: N 13"12"31" W, A DISTANCE OF 26.78 FEET TO A POINT; N 00°24°24" W. A DISTANCE OF 48.46 FFFT TO A POINT: N 08°00'08" W, A DISTANCE OF 30.22 FEET TO A POINT; N 29"19"51" W. A DISTANCE OF 18.94 FEET TO A POINT: N 42°35'38" W. A DISTANCE OF 22.77 FEET TO A POINT: N 50°11'48" W, A DISTANCE OF 45.13 FEET TO A POINT; N 63°35'03" W, A DISTANCE OF 16.44 FEET TO A POINT; N 78°56'09" W. A DISTANCE OF 8.86 FEET TO A POINT: S 52°31'07" W. A DISTANCE OF 13.07 FEET TO A POINT: S 29°52'42" W. A DISTANCE OF 14.10 FEET TO A POINT: S 40°18'37" W. A DISTANCE OF 8.94 FEET TO A POINT: S 67\*49'05" W, A DISTANCE OF 12.49 FEET TO A POINT; N 77"38"54" W. A DISTANCE OF 45.52 FEET TO A POINT: S 89°26'10" W. A DISTANCE OF 15.30 FEET TO A POINT: S 74°40'15" W, A DISTANCE OF 19.58 FEET TO A POINT; S 64°05'36" W, A DISTANCE OF 57.51 FEET TO A POINT; S 76°04'07" W. A DISTANCE OF 9.83 FEET TO A POINT: N 67\*57'08" W. A DISTANCE OF 13.30 FEET TO A POINT: N 46°06'13" W. A DISTANCE OF 9.43 FEET TO A POINT: N 03\*35'32" W, A DISTANCE OF 11.22 FEET TO A POINT; N 16°02'48" E, A DISTANCE OF 25.17 FEET TO A POINT; N 04°32'31" F A DISTANCE OF 19 30 FEET TO A POINT-N 05'38'56" W, A DISTANCE OF 37.10 FEET TO A POINT; N 30°03'49" W. A DISTANCE OF 10.39 FEET TO A POINT: N 47\*17'58" W. A DISTANCE OF 20.43 FEET TO A POINT: N 30'58'58" E, A DISTANCE OF 8.73 FEET TO A POINT; N 51°35'37" E. A DISTANCE OF 10.10 FEET TO A POINT: N 50"13"21" E, A DISTANCE OF 6.85 FEET TO A POINT: N 21\*21'35" E. A DISTANCE OF 9.65 FEET TO A POINT: N 05'48'45" E. A DISTANCE OF 20.44 FEET TO A POINT: N 03°27°11" W, A DISTANCE OF 27.62 FEET TO A POINT; N 08°08'30" W A DISTANCE OF 55 77 FFFT TO A POINT-N 04°57'11" E, A DISTANCE OF 85.68 FEET TO A POINT; N 14"51"52" W A DISTANCE OF 20 32 FFFT TO A POINT-N 28"19"03" W. A DISTANCE OF 19.99 FEET TO A POINT: N 61°03'59" W, A DISTANCE OF 16.86 FEET TO A POINT; N 68°37'08" W. A DISTANCE OF 35.33 FEET TO A POINT: N 68°49'02" W A DISTANCE OF 15.71 FEET TO A POINT N 80°21'21" W. A DISTANCE OF 25.81 FEET TO A POINT: S 66"06"03" W A DISTANCE OF 14 68 FFFT TO A POINT S 48°56'53" W. A DISTANCE OF 11.83 FEET TO A POINT: S 06"34'29" W A DISTANCE OF 69 56 FFFT TO A POINT-

S 21°25'43" W, A DISTANCE OF 26.01 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE N 45°10'08" W ALONG THE SOUTHWESTERLY LINE OF SAID MATYASTIK CAPITAL LLC.
TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T., A DISTANCE OF 304.44 FEET TO A
1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST SOUTHERLY CORNER OF SAID MATYASTIK CAPITAL LL
TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T.,; S 39°10'53" W, A DISTANCE OF 15.48 FEET TO A POINT; S 51°44'38" W. A DISTANCE OF 15.46 FFFT TO A POINT: S 62°21'56" W. A DISTANCE OF 34.63 FEFT TO A POINT: THENCE N 45'02'54" W ALONG THE SOUTHWESTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., A DISTANCE OF 204.80 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PRIS 409" FOR THE MOST EASTERLY CORNER OF LAKEWOOD PHASE 3 OF MOUNTAIN VALLEY COUNTRY CLUB ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 430, PLAT RECORDS, JOHNSON COUNTY, TEXAS S 77°12'15" W. A DISTANCE OF 23.17 FEET TO A POINT:

THENCE N 45'11'42" W CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., AND ALONG THE NORTHEASTERLY LINE OF SAID LAKEWOOD PHASE 3 OF MOUNTAIN VALLEY COUNTRY CLUB ESTATES, A DISTANCE OF 728.88 FEET TO A TREE FORD AT THE MOST SOUTHERLY CORNER OF WILDWOOD ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 439. PAGE 643, D.R.J.C.T.;

THENCE N 44"33"49" E ALONG THE NORTHWESTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.I.C.T., AND ALONG THE SOUTHEASTERLY LINE OF SAID WILDWOOD ESATES, A DISTANCE OF 1020.94 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID NORTHWESTERLY LINE AND FOR THE MOST EASTERLY CORNER OF SAID WILDWOOD ESTATES;

THENCE N 41'49'20" W CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14832, D.R.J.C.T., AND ALONG THE NORTHEASTERLY LINE OF SAID WILDWOOD

THENCE N 44°04'35" W. A DISTANCE OF 61.42 FEET TO A 5/8" IRON ROD FOUND:

THENCE LEAVING SAID NORTHWESTERLY LINE N 44°37'13" W, A DISTANCE OF 76.28 FEET TO A ROCK PILE FOUND IN THE NORTHEASTERLY LINE OF SAID WILDWOOD ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 429, PAGE 643, D.R.J.C.T., FOR THE MOST SOUTHWESTERLY CORNER OF SAID WALLER MAYYASTIK AND SFOUSE, DANA MATYASTIK THAN MATYASTIK AND MATYASTIK THAN MATYASTIK AND MATYASTIK THAN DEFOUSE, DANA MATYASTIK THAN DEFOUSE, DANA MATYASTIK AND MATYASTIK

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 645, 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-O-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 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 215.437 ACRES OF MORE OR LESS.

#### NOTES:

S 83'03'41" W, A DISTANCE OF 33.18 FEET TO A POINT;

S 57°10'19" W. A DISTANCE OF 14.17 FEET TO A POINT:

S 41°04'50" W, A DISTANCE OF 16.34 FEET TO A POINT;

S 25°41'17" W, A DISTANCE OF 43.15 FEET TO A POINT;

S 32°21'30" W. A DISTANCE OF 24.10 FEET TO A POINT: S 40°48'49" W. A DISTANCE OF 16.24 FEET TO A POINT:

S 48°47'46" W, A DISTANCE OF 19.00 FEET TO A POINT;

S 64°29'00" W. A DISTANCE OF 22.32 FEET TO A POINT:

S 43°09'31" W. A DISTANCE OF 14.67 FEET TO A POINT: S 28°46'27" W, A DISTANCE OF 19.00 FEET TO A POINT;

S 14'43'12" W. A DISTANCE OF 26.34 FEET TO A POINT:

S 14°36'55" W, A DISTANCE OF 12.79 FEET TO A POINT;

S 33\*12'06" W. A DISTANCE OF 11.23 FEET TO A POINT:

S 52'00'42" W. A DISTANCE OF 16.70 FEET TO A POINT:

S 71\*17'19" W. A DISTANCE OF 17.73 FEET TO A POINT:

N 85°36'42" W, A DISTANCE OF 12.12 FEET TO A POINT;

N 60°45'17" W. A DISTANCE OF 17.52 FEET TO A POINT:

N 72\*28'59" W. A DISTANCE OF 14.37 FEET TO A POINT:

N 88\*48'14" W, A DISTANCE OF 13.97 FEET TO A POINT;

S 67\*38'56" W A DISTANCE OF 23 78 FFFT TO A POINT-

S 58\*32'34" W. A DISTANCE OF 55.81 FEET TO A POINT:

N 57\*37'36" W. A DISTANCE OF 14.58 FEET TO A POINT: N 40°42'01" W. A DISTANCE OF 42.34 FEET TO A POINT:

N 56'42'23" W, A DISTANCE OF 21.01 FEET TO A POINT;

N 33°33'20" W. A DISTANCE OF 12.04 FEET TO A POINT:

N 29\*39'02" W. A DISTANCE OF 14.73 FEET TO A POINT: N 45\*44'47" W. A DISTANCE OF 14.58 FEET TO A POINT:

N 71°09'48" W A DISTANCE OF 28 35 FFFT TO A POINT-

N 80°40'56" W. A DISTANCE OF 33.31 FEET TO A POINT:

S 61°38'53" W. A DISTANCE OF 9.71 FEET TO A POINT:

S 36\*59'50" W. A DISTANCE OF 14.79 FEET TO A POINT:

S 01°20'16" E. A DISTANCE OF 32.29 FEET TO A POINT:

S 40°14'43" W. A DISTANCE OF 29.11 FEET TO A POINT:

S 01°28'19" W. A DISTANCE OF 13.73 FEET TO A POINT:

S 48\*12'52" E. A DISTANCE OF 25.58 FEET TO A POINT:

S 04°47'52" W. A DISTANCE OF 10.67 FEET TO A POINT:

- 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.
- 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 LOFE.

  "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS, DEVELOPER WILL INDENNIFY, 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 MPROVEMENTS, INCLUDING ANY MONPERFORMANCE OF THE FORECOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS UPON LITYS LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COYENANTS UPON LOTS ABUTTING, ADJACENT OR SERVED BY THE MPROVEMENTS. THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- THE CITY OF BURIESON IS NOT RESPONSIBLE FOR THE DESIGN. CONSTRUCTION. OPERATION. MAINTENANCE OR USE THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY MATURAL CREEK AND ASSOCIATED DRIANGE EASEMENTS HEREINAFTER REFERRED TO AS "FEATURE." DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM MAY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOCVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE CONDITION OF USE OF THE FEATURE, MICLUMING ANY NOMPERFORMANCE OF THE FOREORING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LUBBLITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS UPON LOTS ABOUTHING, ADJACENT OR SERVER DEV THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- VISIBILITY EASEMENTS AS REQUIRED BY CITY OF BULESON DESIGN STANDARDS, SHALL BE DEDICATED AT THE INTERSECTIONS OF ALL PUBLIC STREETS ON FINAL PLATS.

PRELIMINARY PLAT OF

### 215.437 ACRES

LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2, 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, LOTS 1-23 & 24X, BLOCK 8 LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10 LOTS 1-35 & 36X-40X,BLOCK 11, LOTS 1-19 & 20X, BLOCK 12 LOTS 1-23, BLOCK 13, LOTS 1-36, BLOCK 14, LOTS 1-20, BLOCK 15, LOTS 1-32, BLOCK 16, LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOT 1, BLOCK 19, LOTS 1-18, BLOCK 20, LOTS 1-21 & 22X-23X, BLOCK 21, LOTS 1-15, BLOCK 22, LOTS 1-38, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-9, BLOCK 25, LOTS 1-8, BLOCK 26, LOTS 1-11, BLOCK 27, LOT 1-25 & 26X, BLOCK 28 1-29 & 30X, BLOCK 29

### BEAR RIDGE

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. 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 ALL 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.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.J.C.T., TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14822, D.R.J.C.T., TOGETHER WITH ALL OF TRACT 1 AND 2 CONVEYED TO WICKER HILL DEVELOPMENT LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-40940, D.R.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 O7/08/22

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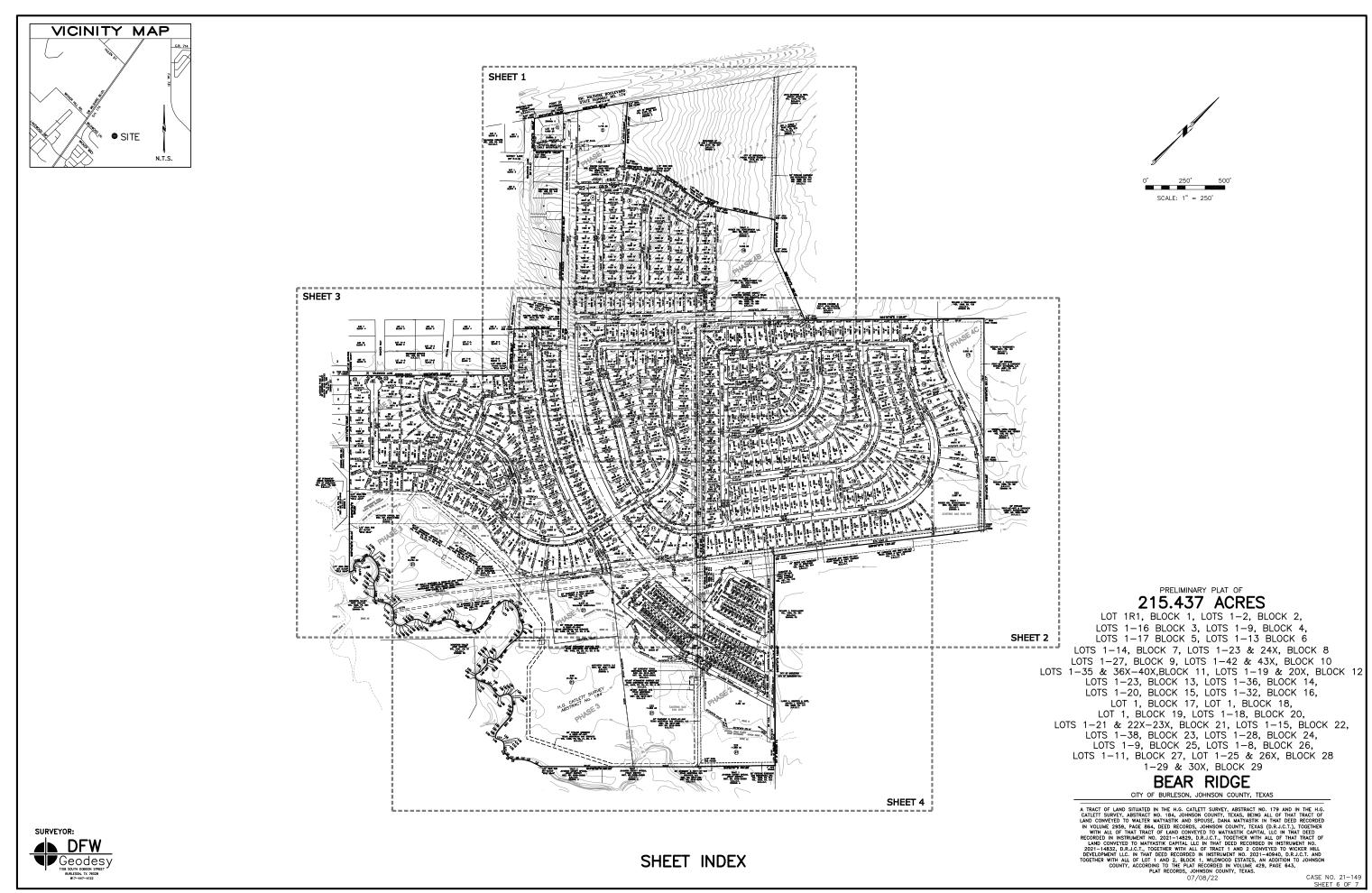
CASE NO. 21-14 SHEET 5 OF

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S 00°04'07" W. A DISTANCE OF 21.71 FEET TO A POINT:

S 15\*56'31" E, A DISTANCE OF 56.33 FEET TO A POINT

S 04°17'28" E. A DISTANCE OF 29.73 FEET TO A POINT:



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