

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
OPEN SPACE	12	52.5
AGRICULTURAL/RESIDENTIAL	2	8.4

RIGHT-OF-WAY TABLE			
PRE 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	GLACIER	ROAD/RD	1.3

**BEAR RIDGE:**

ENGINEER  
HICKMAN CONSULTING ENGINEERS  
1705 W. NORTHWEST HIGHWAY, SUITE 175  
GRAPEVINE TX 76051  
PHONE: (817)793-7288  
CONTACT: MARK HICKMAN

DEVELOPER  
EAGLE MOUNTAIN ENTERPRISES LLC  
P.O. BOX 470335  
FORT WORTH TX 76147  
PHONE: (817)793-7288  
CONTACT: WALTER MATYASTIK

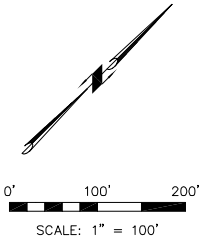
SURVEYOR  
DFW GEODESY INC.  
P.O. BOX 2527  
BURLESON TX 76095  
PHONE: (817)447-4122  
CONTACT: MATT POWELL R.P.L.S.

**WILLSHIRE SUBSTATION**  
(LOT 19, BLOCK 21)

ENGINEER  
KIMLEY HORN  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TX 75034  
PHONE: (972)335-3580  
CONTACT: ROB MYERS, P.E.

OWNER  
TESH DEVELOPMENT & MANAGEMENT, LLC.  
6950 TPC DRIVE, SUITE 110  
McKINNEY, TX 75070  
PHONE: (469)795-6615  
CONTACT: ROBERT E. TESCH

DEVELOPER  
ONCOR  
115 WEST 7TH STREET, SUITE 505  
FORT WORTH, TX 76102  
PHONE: (817)215-6061  
CONTACT: JILL L. ALVAREZ, P.E.



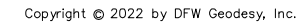
PRELIMINARY PLAT OF  
**215.437 ACRES**  
LOT 1R1, BLOCK 1, LOTS 1-2, BLOCK 2,  
LOTS 1-16 BLOCK 3, LOTS 1-9, BLOCK 4,  
LOTS 1-17 BLOCK 5, LOTS 1-13 BLOCK 6  
LOTS 1-14, BLOCK 7, LOTS 1-23 & 24X, BLOCK 8  
LOTS 1-27, BLOCK 9, LOTS 1-42 & 43X, BLOCK 10  
LOTS 1-23, BLOCK 13, LOTS 1-36, BLOCK 14,  
LOTS 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

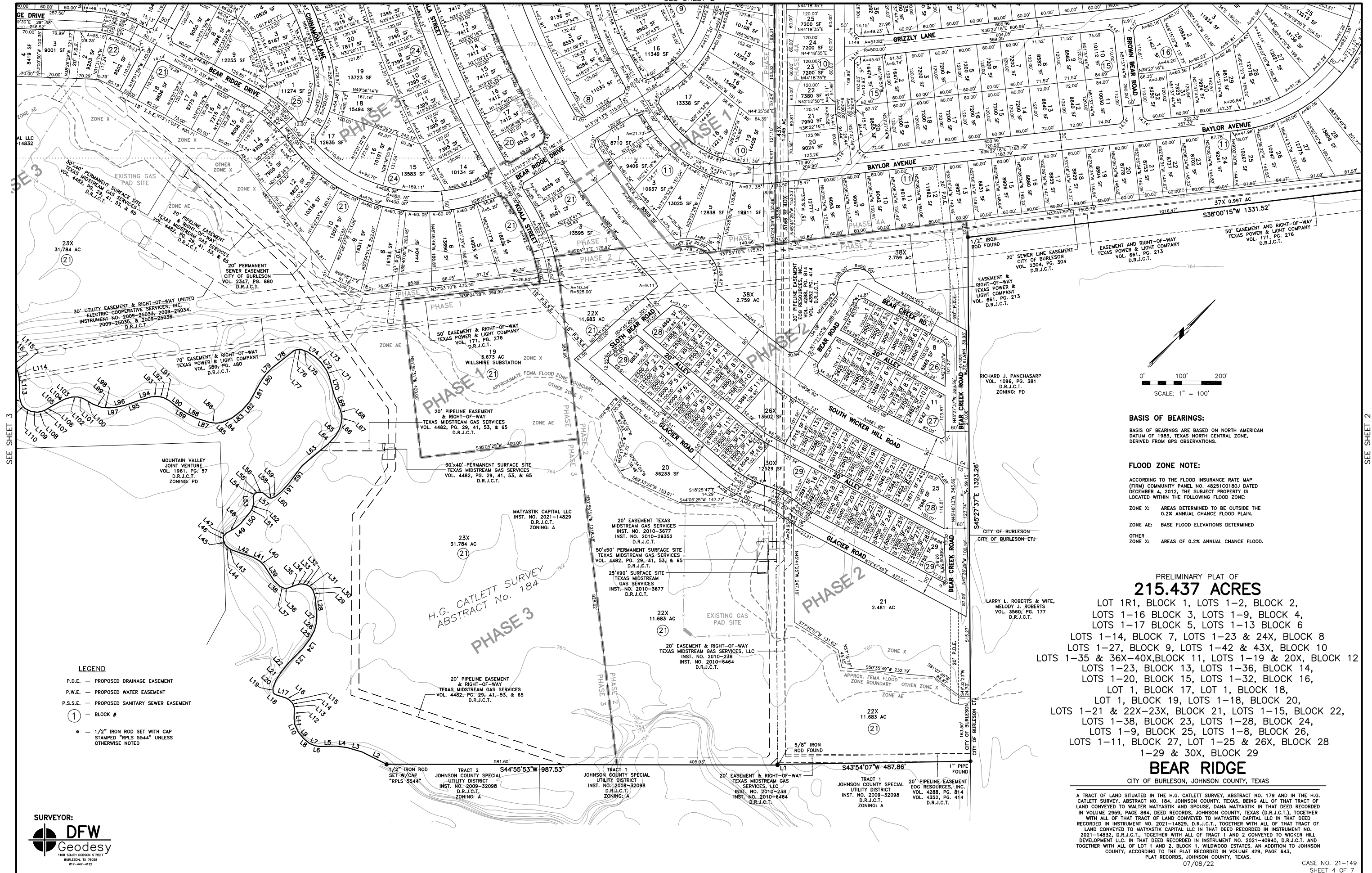
A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON 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. 2021-4829, 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 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, WILLOWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS

CASE NO. 21-149  
SHEET 1 OF 7









LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°24'02" E	1.47'
L2	S 71°32'18" W	69.61'
L3	S 61°07'14" W	39.31'
L4	S 52°08'13" W	26.37'
L5	S 44°11'50" W	43.70'
L6	S 54°28'43" W	11.53'
L7	S 66°53'19" W	14.75'
L8	S 84°26'31" W	18.02'
L9	N 85°48'07" W	22.23'
L10	N 69°43'05" W	22.76'
L11	N 48°42'07" W	15.02'
L12	N 43°32'20" W	24.30'
L13	N 58°59'47" W	7.83'
L14	N 75°12'07" W	7.80'
L15	N 89°49'14" W	10.06'
L16	S 74°22'33" W	9.58'
L17	S 62°34'18" W	28.65'
L18	S 87°53'02" W	7.54'
L19	N 46°43'26" W	12.29'
L20	N 22°52'04" W	19.77'
L21	N 13°12'31" W	26.78'
L22	N 05°38'42" W	30.49'
L23	N 00°24'24" W	48.46'
L24	N 08°00'08" W	30.22'
L25	N 17°34'21" W	23.41'
L26	N 29°19'51" W	18.94'
L27	N 42°35'38" W	22.77'
L28	N 50°11'48" W	45.13'
L29	N 63°35'03" W	16.44'
L30	N 78°56'09" W	8.86'
L31	S 86°01'31" W	5.75'
L32	S 52°31'07" W	13.07'
L33	S 29°52'42" W	14.10'
L34	S 23°45'28" W	19.78'
L35	S 46°08'13" W	9.43'
L36	S 48°18'37" W	8.94'
L37	S 67°49'05" W	12.49'
L38	S 88°07'48" W	21.09'
L39	N 77°38'54" W	45.52'
L40	S 89°26'10" W	15.30'
L41	S 74°40'15" W	19.58'
L42	S 64°05'36" W	57.51'
L43	S 76°04'07" W	9.83'
L44	S 86°24'39" W	10.30'
L45	N 67°57'08" W	13.30'
L46	N 46°08'13" W	9.43'
L47	N 03°35'32" E	11.22'
L48	N 16°02'48" E	25.17'
L49	N 04°32'31" E	19.30'
L50	N 05°38'56" W	37.10'
L51	N 16°29'30" W	22.77'
L52	N 30°03'49" W	10.39'
L53	N 47°17'58" W	20.43'
L54	N 09°22'54" W	9.42'
L55	N 30°58'58" E	8.73'
L56	N 81°35'35" E	10.10'
L57	N 84°04'09" E	20.91'
L58	N 50°13'21" E	6.85'
L59	N 21°21'35" E	9.65'
L60	N 05°48'45" E	20.44'
L61	N 03°27'11" W	12.42'
L62	N 08°08'30" W	55.77'
L63	N 04°57'11" E	85.68'
L64	N 03°06'00" W	27.20'
L65	N 14°51'52" W	20.32'
L66	N 28°19'03" W	19.99'
L67	N 43°42'38" W	15.30'
L68	N 61°03'59" W	16.86'
L69	N 68°37'08" W	35.33'
L70	N 60°24'36" W	52.74'
L71	N 68°48'02" W	15.71'
L72	N 80°21'21" W	25.81'
L73	S 87°36'10" W	19.21'
L74	S 77°37'54" W	22.64'
L75	S 66°08'03" W	14.68'
L76	S 48°53'53" W	11.83'
L77	S 26°35'22" W	9.04'
L78	S 06°34'29" W	69.56'
L79	S 00°04'07" W	21.71'
L80	S 10°12'43" E	25.46'
L81	S 15°56'31" E	56.33'
L82	S 04°17'28" E	29.73'
L83	S 06°58'15" W	33.56'
L84	S 21°25'43" W	26.01'
L85	S 39°10'53" W	15.48'
L86	S 51°44'38" W	15.46'
L87	S 62°21'56" W	34.63'
L88	S 70°42'13" W	26.58'
L89	S 77°12'15" W	23.17'
L90	S 83°03'41" W	33.18'
L91	S 72°32'56" W	16.65'
L92	S 57°10'19" W	14.17'
L93	S 41°04'50" W	16.34'
L94	S 29°24'24" W	27.70'
L95	S 25°41'17" W	43.15'
L96	S 32°21'30" W	24.10'
L97	S 40°48'49" W	16.24'
L98	S 48°47'46" W	19.00'
L99	S 64°29'00" W	22.32'
L100	S 74°51'15" W	30.54'
L101	S 60°19'02" W	13.28'
L102	S 43°09'31" W	14.67'
L103	S 28°46'27" W	19.00'
L104	S 17°49'50" W	16.71'
L105	S 14°43'12" W	26.34'
L106	S 14°35'56" W	12.79'
L107	S 22°57'06" W	9.63'
L108	S 33°12'06" W	11.23'
L109	S 52°00'42" W	16.70'
L110	S 71°17'19" W	17.73'
L111	N 85°38'42" W	12.12'
L112	N 60°45'17" W	17.52'
L113	N 46°23'58" W	50.40'
L114	N 57°23'28" W	16.04'
L115	N 72°28'59" W	14.37'
L116	N 86°48'14" W	13.57'
L117	S 78°13'36" W	17.96'
L118	S 67°38'56" W	23.78'
L119	S 58°32'34" W	55.81'
L120	S 89°39'48" W	10.48'
L121	N 57°37'56" W	14.58'
L122	N 40°42'01" W	42.34'
L123	N 51°32'44" W	16.57'
L124	N 56°42'23" W	21.01'
L125	N 33°33'20" W	12.04'
L126	N 22°58'14" W	13.17'
L127	N 17°03'50" W	41.43'
L128	N 29°39'02" W	14.73'
L129	N 45°44'47" W	14.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L130	N 59°05'50" W	24.75'
L131	N 71°09'48" W	28.35'
L132	N 80°40'56" W	33.31'
L133	S 89°35'55" W	14.62'
L134	S 61°38'53" W	9.71'
L135	S 36°59'50" W	14.79'
L136	S 19°33'16" E	22.33'
L137	S 01°20'16" E	32.29'
L138	S 40°14'43" W	29.11'
L139	S 01°28'19" W	13.73'
L140	S 27°04'13" E	16.92'
L141	S 48°12'53" E	25.58'
L142	S 04°47'52" W	10.67'
L143	S 30°18'08" W	19.81'
L144	N44°04'35" W	61.42'
L145	N44°37'13" W	76.28'
L146	N20°21'45"E	15.33'
L147	N68°03'57"E	88.68'
L148	N70°32'33" W	8.76'
L149	N44°18'35"E	49.15'
L150	N46°00'11" W	73.99'
L151	S44°18'35" W	13.70'
L152	N44°18'35"E	48.70'
L153	N58°59'58"E	31.93'
L154	N03°43'04" W	32.03'
L155	N39°37'48" W	25.00'
L156	N43°29'25" W	27.03'
L157	N17°20'58"E	54.03'
L158	N57°10'20" W	49.35'
L159	N46°59'30"E	3.29'
L160	N20°21'45"E	15.33'



SURVEYOR'S CERTIFICATE:  
PREPARED BY ME OR UNDER MY DIRECTION.

*Matt Powell*  
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°15'32"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 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 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, WILWOOD 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:

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 LOT 1, BLOCK 1;

THENCE N 35°07'03" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY LINE OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT, A DISTANCE OF 407.19 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK 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 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 N 68°03'57" E, A DISTANCE OF 88.68 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK TRACT AND FOR THE WEST CORNER OF SAID TRACT 2;

THENCE LEAVING SAID NORTHERLY LINE AND SAID COMMON CORNER N 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. 2010-31158, 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 HOLYBEE 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 VOLUME 1096, PAGE 130, D.R.J.C.T., N 44°19'45" E, A DISTANCE OF 1126.67 FEET TO A 1" IRON PIPE FOUND FOR THE MOST NORTHEASTERLY CORNER OF SAID TRACT 1 AND FOR THE EAST CORNER OF A TRACT OF LAND CONVEYED TO WELDON G. WADSWORTH IN THAT DEED RECORDED IN VOLUME 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 ROD FOUND FOR THE SOUTH CORNER OF SAID PENDER TRACT;

THENCE S 45°14'30" E ALONG THE NORTHERLY LINE OF SAID TRACT 1 AND THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO 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 POST FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 1 AND FOR AN ELL CORNER IN THE WESTERLY LINE OF SAID PANCHASARP TRACT;

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 3580, PAGE 177, D.R.J.C.T., S 45°27'37" 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 LLC. 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 "RPLS 5544" IN THE CENTERLINE OF A CREEK FOR THE MOST SOUTHEASTERLY CORNER OF SAID MATYASTIK CAPITAL LLC. TRACT DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-14829, D.R.J.C.T.;

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

S 71°32'18" W, A DISTANCE OF 69.61 FEET TO A POINT;

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;

S 84°26'31" W, A DISTANCE OF 18.02 FEET TO A POINT;

N 85°48'07" W, A DISTANCE OF 22.23 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;

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 FEET 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 FEET TO A POINT;

S 87°53'02" W, A DISTANCE OF 7.54 FEET TO A POINT;

N 46°43'26" W, A DISTANCE OF 12.29 FEET TO A POINT;

N 22°52'04" W, A DISTANCE OF 19.77 FEET TO A POINT;

N 13°12'31" W, A DISTANCE OF 26.78 FEET TO A POINT;

N 05°38'42" W, A DISTANCE OF 30.49 FEET TO A POINT;

N 00°24'24" W, A DISTANCE OF 48.46 FEET TO A POINT;

N 08°00'08" W, A DISTANCE OF 30.22 FEET TO A POINT;

N 17°34'21" W, A DISTANCE OF 23.41 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 80°18'37" W, A DISTANCE OF 9.90 FEET TO A POINT;

S 68°01'31" W, A DISTANCE OF 5.75 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 23°45'28" W, A DISTANCE OF 19.78 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;

S 88°07'48" W, A DISTANCE OF 21.09 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;

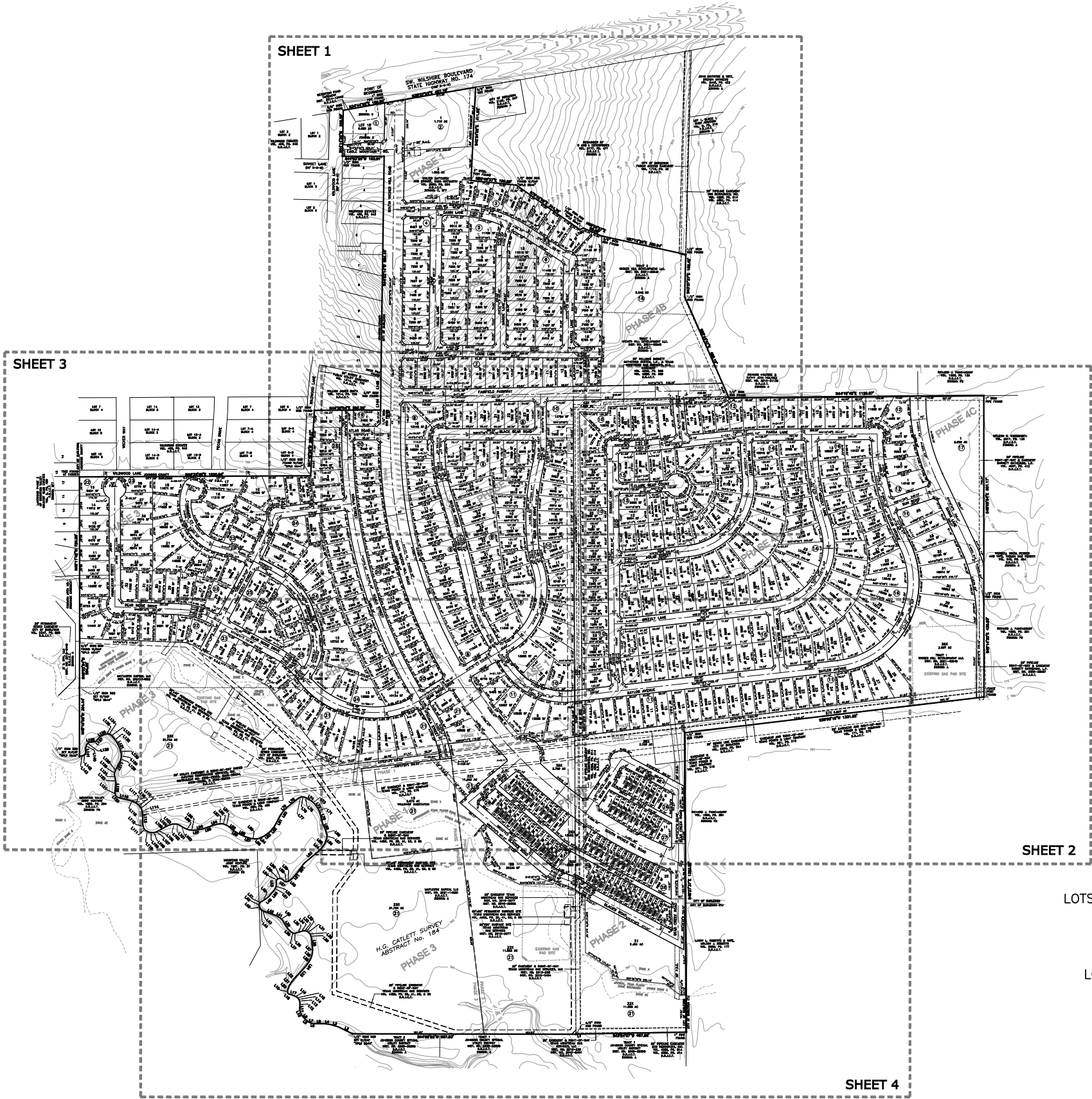
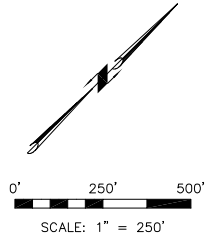
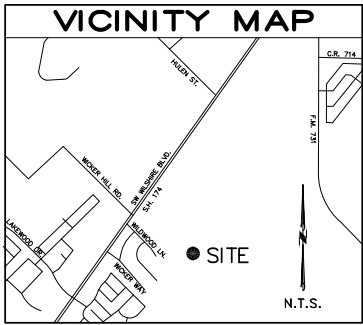
S 64°05'36" W, A DISTANCE OF 57.51 FEET TO A POINT;

S 76°04'07" W, A DISTANCE OF 9.83 FEET TO A POINT;

S 88°24'39" W, A DISTANCE OF 10.30 FEET TO A POINT;

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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

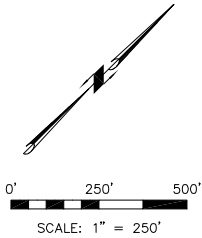
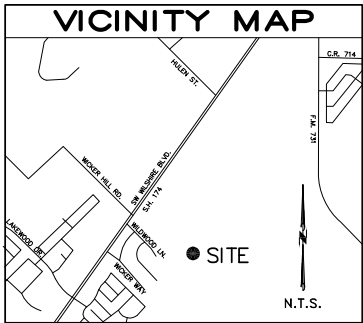
A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 184, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK AND SPOUSE, DANA MATYASTIK IN THAT DEED RECORDED IN VOLUME 2959, PAGE 864, DEED RECORDS, JOHNSON 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 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, WILLOWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

07/08/22

CASE NO. 21-149  
SHEET 6 OF 7

SURVEYOR:  
**DFW**  
Geodesy  
1108 SOUTH DORSON STREET  
BURLESON, TX 76008  
817-447-4122

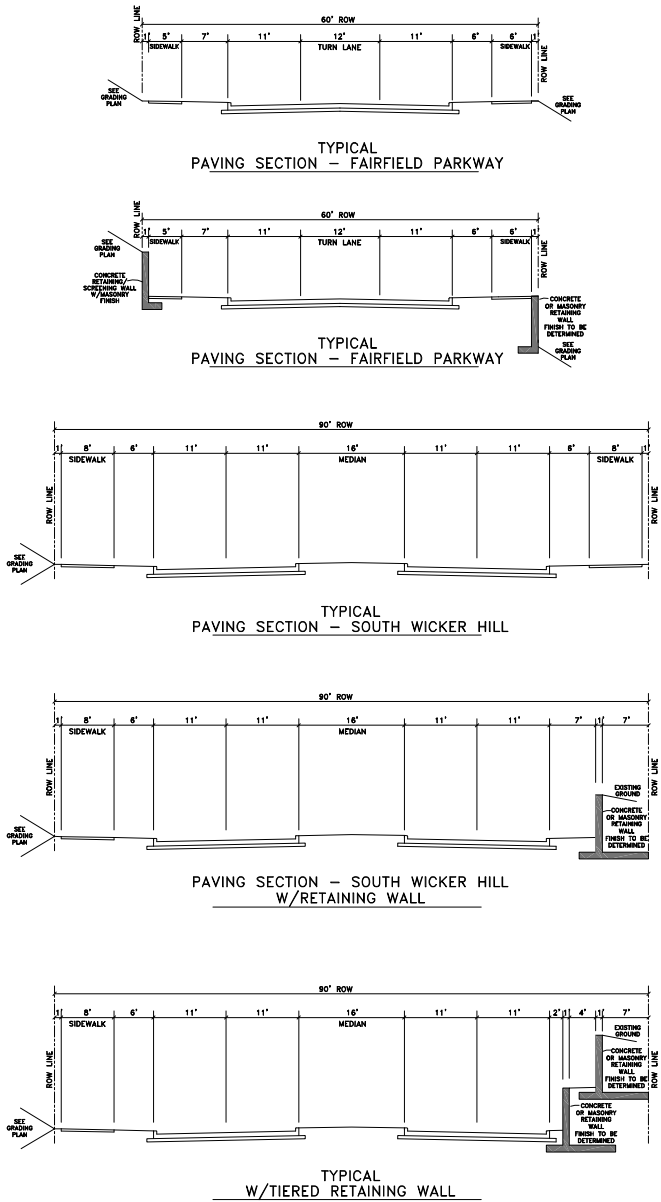
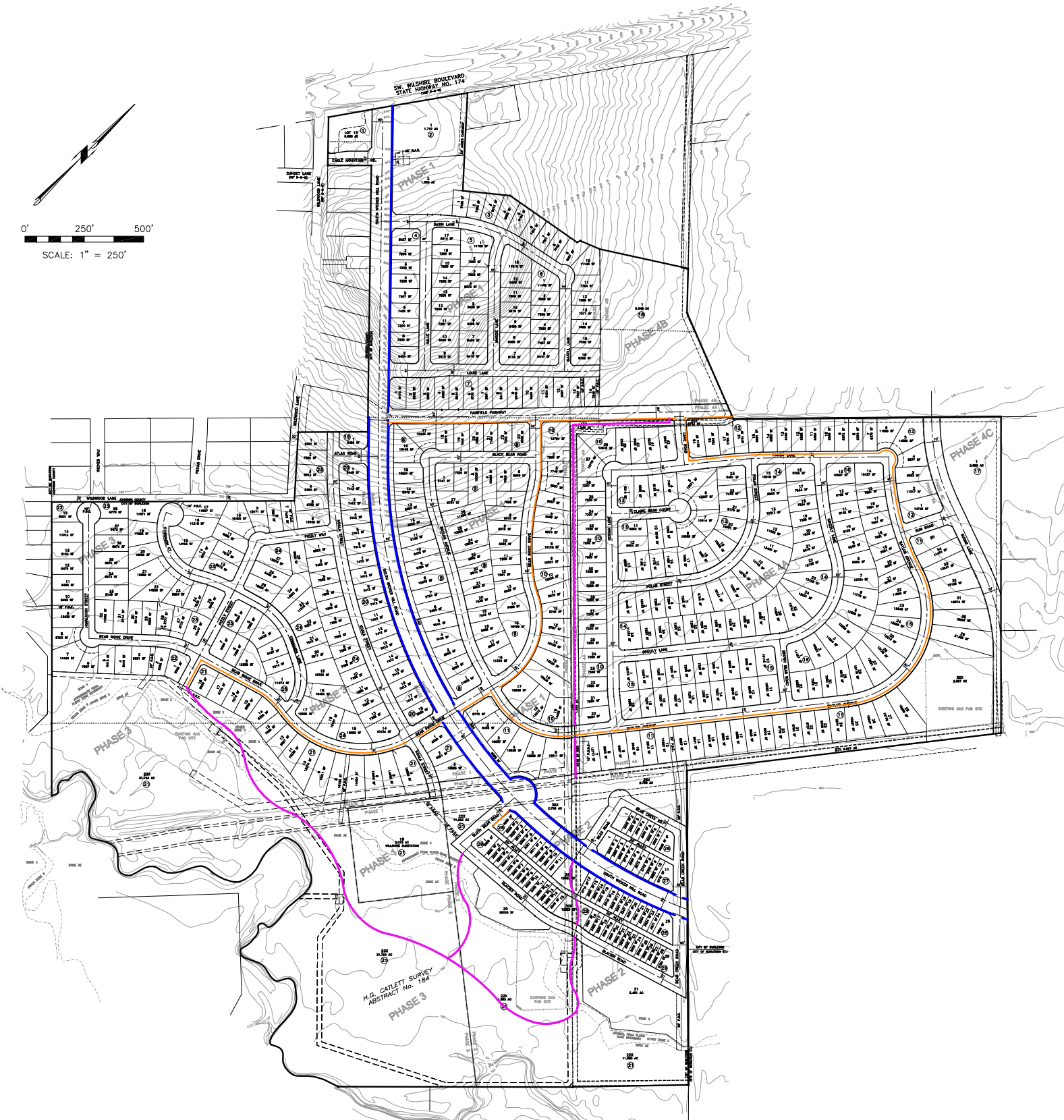
**SHEET INDEX**



LEGEND

- 8' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- 5' CRUSHED GRANITE HIKE PATH

NOTE: ALL RESIDENTIAL LOTS AND OPEN SPACES WILL HAVE A 4' CONCRETE SIDEWALK ULESS OTHERWISE NOTED.



PRELIMINARY PLAT OF  
**215.437 ACRES**  
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**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. 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 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, WILLOWWOOD ESTATES, AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 429, PAGE 643, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

07/08/22

CASE NO. 21-149  
SHEET 7 OF 7

CONNECTIVITY PLAN