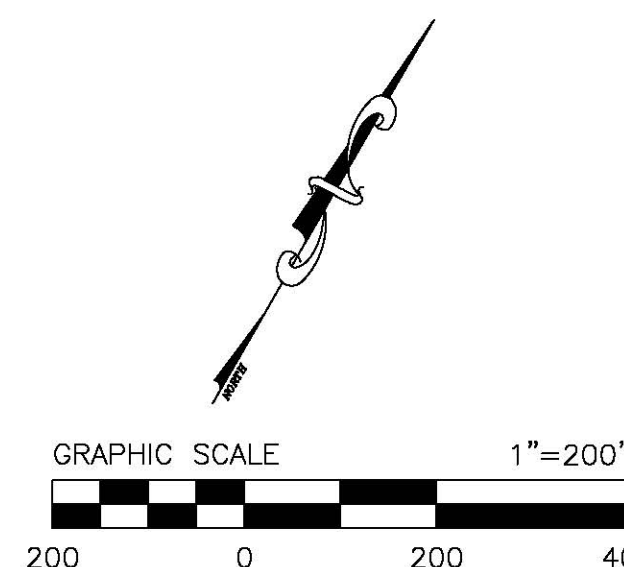


LOCATION MAP
NOT TO SCALE



NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202) NAD83 GRID VALUES.
5. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER '2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
6. A PEDESTRIAN ACCESS EASEMENT WILL BE PROVIDED FOR CITY TRAILS BUILT WITHIN THE SUBDIVISION. PEDESTRIAN ACCESS EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.

BENCHMARKS:

BM 1) "X" CUT ON NORTH SIDE OF CONCRETE BRIDGE ALONG THE NORTH SIDE OF LONE STAR ROAD APPROXIMATELY 2,040 FEET WEST AND 167 FEET SOUTH OF THE APPROXIMATE CENTERLINE INTERSECTION OF LONE STAR ROAD AND CHAMBERS STREET. ELEVATION=614.01'

BM 2) CITY OF MANSFIELD MONUMENT NUMBER 264 LOCATED AT
THE SOUTHWEST CORNER OF A CURB INLET THAT IS AT THE MOST
SOUTHWESTERLY CORNER OF FLYING L LANE.
ELEVATION=634.62'

PRELIMINARY PLAT

BIRDSONG ADDITION

185.650 ACRES OUT OF
THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
AND THE PHILLIP GEORGE SURVEY, ABSTRACT NO. 299

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

540 RESIDENTIAL LOTS & 30 OPEN SPACE LOTS
FEBRUARY 18, 2019

FIRST TEXAS HOMES, INC. **OWNER/DEVELOPER**
 500 Crescent Court, Suite 350 Phone: (214) 633-3338
 Dallas, Texas 75201 Email: khardesty@firsttexashomes.com
 Contact: Keith Hardesty, Division President

JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Daniel Dewey, PE TBPE No. F-438 TBPLS No. 10076000	Phone: (972) 248-7676 Fax: (972) 248-1414

Revised: June 13, 2019
Submitted: February 18, 2019

SD#19-011
Sheet 1 of 12

Drawing: H:\Projects\BBOC001\dwg\Surviving\BBOC001-npt-cover sheet.dwg Saved By: nsmitter Save Time: 6/13/2019 9:13 AM
Plotted by: ddaway Plot Date: 6/13/2019 10:31 AM

APPROVED PRELIMINARY PLAT