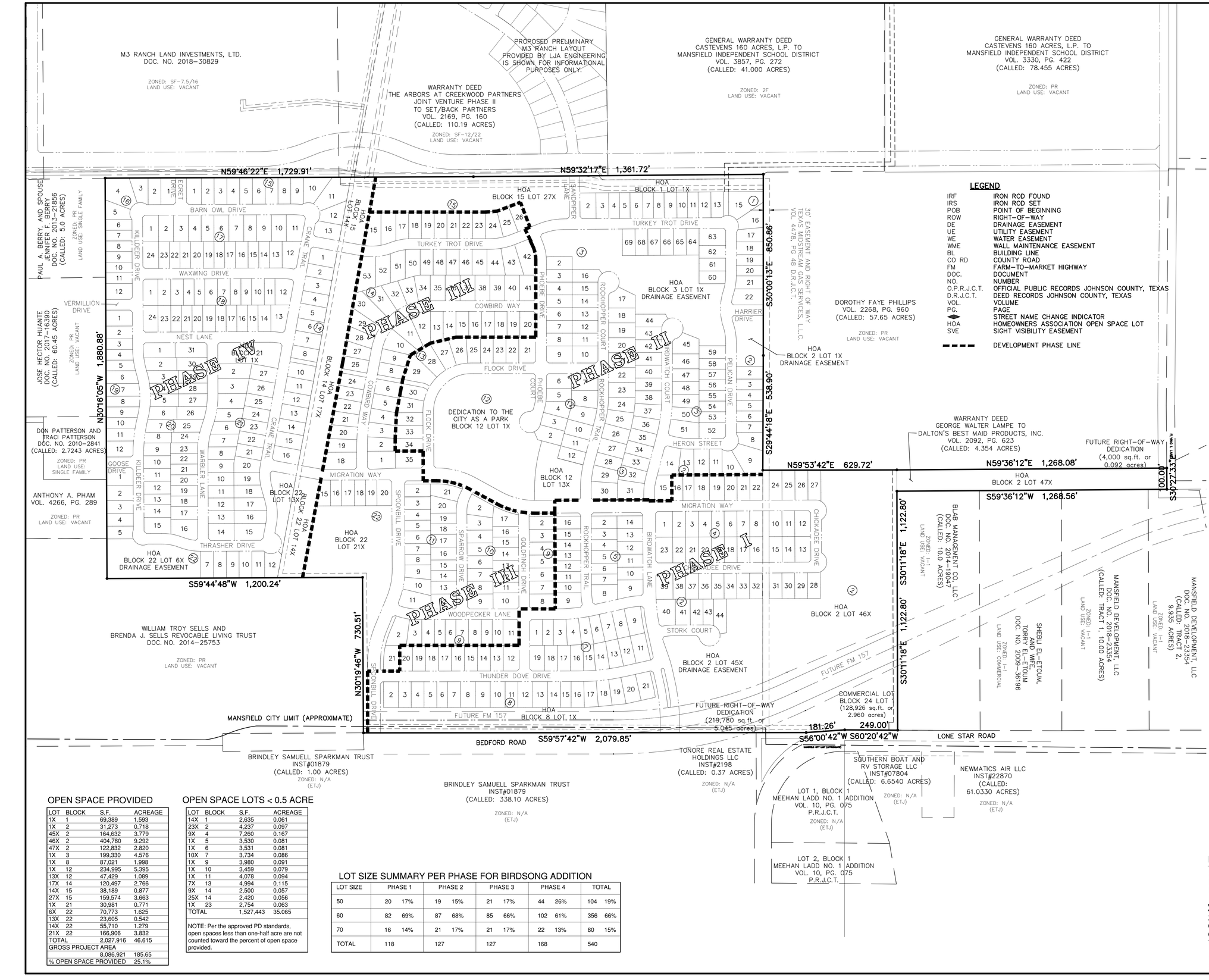

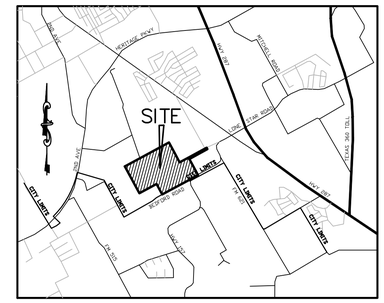

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE 1"=200'
200 0 200 400

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR
HOA	HOMEOWNERS ASSOCIATION OPEN SPACE LOT
SVE	SIGHT VISIBILITY EASEMENT
- - -	DEVELOPMENT PHASE LINE

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'

OPEN SPACE PROVIDED

LOT	BLOCK	S.F.	ACREAGE
1X	1	69,389	1.593
1X	2	31,273	0.718
45X	2	164,632	3.779
46X	2	404,780	9.292
47X	2	122,832	2.820
1X	3	199,330	4.576
1X	8	87,021	1.998
1X	12	234,995	5.395
13X	12	47,429	1.089
17X	14	120,497	2.766
14X	15	38,189	0.877
27X	15	159,574	3.663
1X	21	30,981	0.771
6X	22	70,773	1.625
13X	22	23,605	0.542
14X	22	55,710	1.279
21X	22	166,906	3.832
TOTAL		2,027,916	46.615
GROSS PROJECT AREA			
		8,086,921	185.65
% OPEN SPACE PROVIDED			25.1%

OPEN SPACE LOTS < 0.5 ACRE

LOT	BLOCK	S.F.	ACREAGE
14X	1	2,635	0.061
23X	2	4,237	0.097
9X	4	7,260	0.167
1X	5	3,530	0.081
1X	6	3,531	0.081
10X	7	3,734	0.086
1X	9	3,980	0.091
1X	10	3,459	0.079
1X	11	4,078	0.094
7X	13	4,994	0.115
9X	14	2,500	0.057
25X	14	2,420	0.056
1X	23	2,754	0.063
TOTAL		1,527,443	35.065

NOTE: Per the approved PD standards, open spaces less than one-half acre are not counted toward the percent of open space provided.

LOT SIZE SUMMARY PER PHASE FOR BIRDSONG ADDITION

LOT SIZE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
50	20 17%	19 15%	21 17%	44 26%	104 19%
60	82 69%	87 68%	85 66%	102 61%	356 66%
70	16 14%	21 17%	21 17%	22 13%	80 15%
TOTAL	118	127	127	168	540

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
Dallas, Texas 75201
Contact: Keith Hardesty, Division President
Phone: (214)633-3338
Email: khardesty@firsttexashomes.com

JBI 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\BEC001\dwg\Surveying\xBEC001-ppl-cover sheet.dwg Saved By: psnider Save Time: 6/13/2019 9:13 AM
Plotted by: ddewey Plot Date: 6/13/2019 10:31 AM