

FIRST TEXAS HOMES, INC.
INST. NO. 2019-571,
O.P.R.J.C.T.
(REMAINDER OF
185.644 ACRES)

BIRDSONG PHASE 2
INST. NO. 2023-55
O.P.R.J.C.T.

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BIRDSONG PHASE 2
INST. NO. 2023-55
O.P.R.J.C.T.

FIRST TEXAS HOMES, INC.
INST. NO. 2021-40998,
O.P.R.J.C.T.
(CALLED 55.899 ACRES)

KEY MAP

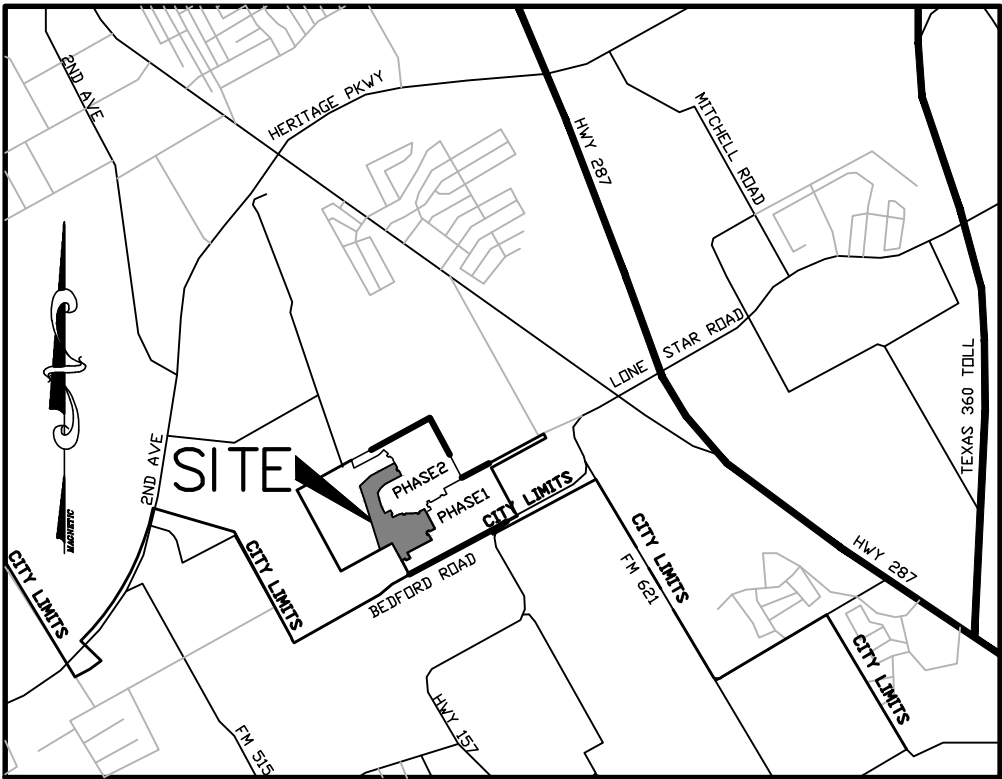
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
BLOCK 6-1X	1,766	0.041	BLOCK 10-10	9,052	0.208	BLOCK 13-1X	2,570	0.059	BLOCK 14-23	7,260	0.167
BLOCK 6-2	7,389	0.170	BLOCK 10-11	6,050	0.139	BLOCK 13-2	9,374	0.215	BLOCK 14-24	7,260	0.167
BLOCK 6-3	7,260	0.167	BLOCK 10-12	6,171	0.142	BLOCK 13-3	9,524	0.219	BLOCK 14-25	7,263	0.167
BLOCK 6-4	7,381	0.169	BLOCK 10-13	6,171	0.142	BLOCK 13-4	9,393	0.216	BLOCK 14-26	7,539	0.173
BLOCK 6-5	7,381	0.169	BLOCK 10-14	7,260	0.167	BLOCK 13-5	8,735	0.201	BLOCK 14-27	8,248	0.189
BLOCK 6-6	7,381	0.169	BLOCK 10-15	6,050	0.139	BLOCK 13-6	7,562	0.174	BLOCK 14-28	9,916	0.228
BLOCK 6-7	7,347	0.169	BLOCK 10-16	6,050	0.139	BLOCK 13-7	7,567	0.174	BLOCK 14-29	12,819	0.294
BLOCK 6-8	8,440	0.194	BLOCK 10-17	8,687	0.199	BLOCK 13-8	7,474	0.172	BLOCK 14-30	10,869	0.250
BLOCK 9-1X	3,980	0.091	BLOCK 11-1X	4,078	0.094	BLOCK 13-9	8,102	0.186	BLOCK 14-31	8,711	0.200
BLOCK 9-2	10,931	0.251	BLOCK 11-2	7,255	0.167	BLOCK 13-10	9,407	0.216	BLOCK 14-32	8,067	0.185
BLOCK 9-3	7,917	0.182	BLOCK 11-3	7,260	0.167	BLOCK 13-11	9,566	0.220	BLOCK 14-33	8,083	0.186
BLOCK 9-4	7,260	0.167	BLOCK 11-4	6,050	0.139	BLOCK 13-12	10,189	0.234	BLOCK 14-34	8,470	0.194
BLOCK 9-5	6,050	0.139	BLOCK 11-5	6,050	0.139	BLOCK 13-13	10,407	0.239	BLOCK 14-35	8,470	0.194
BLOCK 9-6	6,050	0.139	BLOCK 11-6	7,260	0.167	BLOCK 13-14	7,744	0.178	BLOCK 14-36	8,470	0.194
BLOCK 9-7	7,260	0.167	BLOCK 11-7	6,050	0.139	BLOCK 13-15	7,263	0.167	BLOCK 14-37	8,470	0.194
BLOCK 9-8	7,260	0.167	BLOCK 11-8	6,050	0.139	BLOCK 13-16	7,260	0.167	BLOCK 14-38	8,470	0.194
BLOCK 9-9	6,171	0.142	BLOCK 11-9	7,706	0.177	BLOCK 13-17	7,260	0.167	BLOCK 14-39	8,470	0.194
BLOCK 9-10	6,130	0.141	BLOCK 11-10	8,396	0.193	BLOCK 13-18	7,260	0.167	BLOCK 14-40	7,943	0.182
BLOCK 9-11	9,046	0.208	BLOCK 11-11	11,085	0.254	BLOCK 13-19	7,260	0.167	BLOCK 14-54X	1,160	0.027
BLOCK 9-21	8,954	0.206	BLOCK 11-12	8,445	0.194	BLOCK 13-20	8,470	0.194	BLOCK 22-1	8,423	0.193
BLOCK 10-1X	3,459	0.079	BLOCK 11-13	7,260	0.167	BLOCK 13-21X	1,160	0.027	BLOCK 22-2	6,413	0.147
BLOCK 10-2	9,478	0.218	BLOCK 11-14	6,050	0.139	BLOCK 13-37	9,172	0.211	BLOCK 22-3	6,413	0.147
BLOCK 10-3	8,029	0.184	BLOCK 11-15	6,050	0.139	BLOCK 13-38X	2,570	0.059	BLOCK 22-4	7,260	0.167
BLOCK 10-4	7,260	0.167	BLOCK 11-16	7,260	0.167	BLOCK 14-17X	3,108	0.071	BLOCK 22-5	6,292	0.144
BLOCK 10-5	7,260	0.167	BLOCK 11-17	7,260	0.167	BLOCK 14-18	11,982	0.275	BLOCK 22-6	6,960	0.160
BLOCK 10-6	7,260	0.167	BLOCK 11-18	6,050	0.139	BLOCK 14-19	8,369	0.192	BLOCK 22-7X	160,158	3.677
BLOCK 10-7	7,260	0.167	BLOCK 11-19	6,050	0.139	BLOCK 14-20	7,893	0.181			
BLOCK 10-8	7,260	0.167	BLOCK 11-20	8,520	0.196	BLOCK 14-21	7,585	0.174			
BLOCK 10-9	8,440	0.194	BLOCK 11-21	8,845	0.203	BLOCK 14-22	7,396	0.170			

LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S59°59'47"W	19.00'	L16	S14°49'51"W	14.11'
L2	S30°00'13"E	50.00'	L17	S59°57'42"W	15.00'
L3	N59°59'47"E	19.00'	L18	S30°18'00"E	50.00'
L4	S59°44'35"W	19.00'	L19	N59°57'42"E	15.00'
L5	S30°15'25"E	60.00'	L20	N82°22'10"E	35.47'
L6	S21°2'35"E	17.48'	L21	N37°15'45"E	14.17'
L7	N87°47'25"E	50.00'	L22	S75°10'09"E	14.17'
L8	N21°2'35"W	18.11'	L23	N23°46'08"W	55.45'
L9	S69°06'24"E	15.59'	L24	N14°49'51"E	14.11'
L10	S30°18'00"E	25.87'	L25	S52°37'50"E	14.08'
L11	N59°42'00"E	50.00'	L26	S14°43'17"W	14.14'
L12	N30°18'00"W	19.00'	L27	N75°15'25"W	14.14'
L13	N30°18'00"W	15.00'	L28	N30°15'25"W	20.01'
L14	S59°57'42"W	50.00'	L29	S14°44'35"W	14.14'
L15	S30°18'00"E	15.00'	L30	S75°16'43"E	14.15'

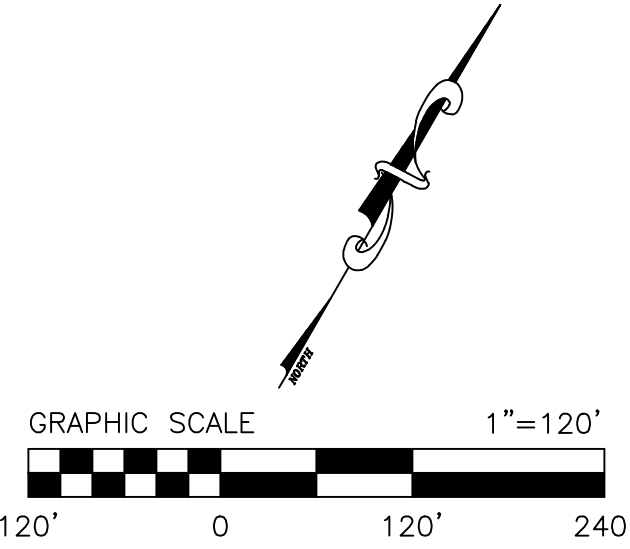
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	21°46'47"	320.00'	121.64'	61.56'	N70°37'59"E
C2	79°25'58"	250.00'	346.59'	207.67'	S20°16'49"W
C3	10°49'16"	1000.00'	188.87'	94.71'	S24°50'47"E
C4	6°16'21"	250.00'	27.37'	13.70'	N62°52'45"E
C5	22°40'10"	375.00'	148.37'	75.17'	N18°57'55"W
C6	22°24'29"	430.00'	168.17'	85.17'	S18°50'04"E
C7	22°24'29"	250.00'	97.77'	49.52'	N71°09'56"E
C8	28°05'25"	175.00'	85.80'	43.78'	S16°15'17"E
C9	22°24'29"	385.00'	150.57'	76.26'	S18°50'04"E
C10	3°51'53"	395.00'	26.64'	13.33'	N61°37'56"E
C11	17°47'03"	395.00'	122.60'	61.80'	N79°46'39"E
C12	23°20'44"	305.00'	124.27'	63.01'	S71°24'57"W
C13	5°16'16"	205.00'	18.86'	9.44'	N62°22'43"E

NOTES:

- NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- Basis of Bearings is based on the coordinate sytem (North Central Zone 4202 State Plane Coordinates, NAD83), surface distances shown hereon with a scale factor of 1.00012.
- A mandatory homeowner's 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.
- No trees, bushes, walls, fences or anything over 2' in height is allowed within the Sight Visibility Easements (SVE).
- All lot corners will be set at such time when the construction of all utilities, paving, etc. has been completed. A one-half inch iron rod with yellow cap stamped "JBI" will be set at all lot corners and right-of-way points located on natural ground, wherever possible. An "X" cut or a "Mag-Nail" will be set for any lot corner or right-of-way point located on a hard concrete or asphalt surface such as sidewalks, pavement or retaining walls, wherever possible.
- All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.



LOCATION MAP
NOT TO SCALE



LEGEND

- CIRF
 - IRS
 - POB
 - ROW
 - DE
 - SSE
 - WE
 - UE
 - WME
 - BL
 - CO RD
 - FM
 - DOC.
 - NO.
 - O.P.R.J.C.T.
 - D.R.J.C.T.
 - ◆
- CAPPED IRON ROD FOUND
 - IRON ROD SET
 - POINT OF BEGINNING
 - RIGHT-OF-WAY
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - WATER EASEMENT
 - UTILITY EASEMENT
 - WALL MAINTENANCE EASEMENT
 - BUILDING LINE
 - COUNTY ROAD
 - FARM-TO-MARKET HIGHWAY
 - DOCUMENT
 - NUMBER
 - OFFICIAL PUBLIC RECORDS
 - JOHNSON COUNTY, TEXAS
 - DEED RECORDS JOHNSON
 - COUNTY, TEXAS
 - STREET NAME CHANGE INDICATOR

PLAT FILED _____, 2025.
INSTRUMENT NUMBER _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY COUNTY CLERK
BY _____ DEPUTY CLERK

FINAL PLAT BIRDSONG ADDITION, PHASE 3

27.825 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &
A. BEDFORD SURVEY, ABSTRACT NO. 60

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

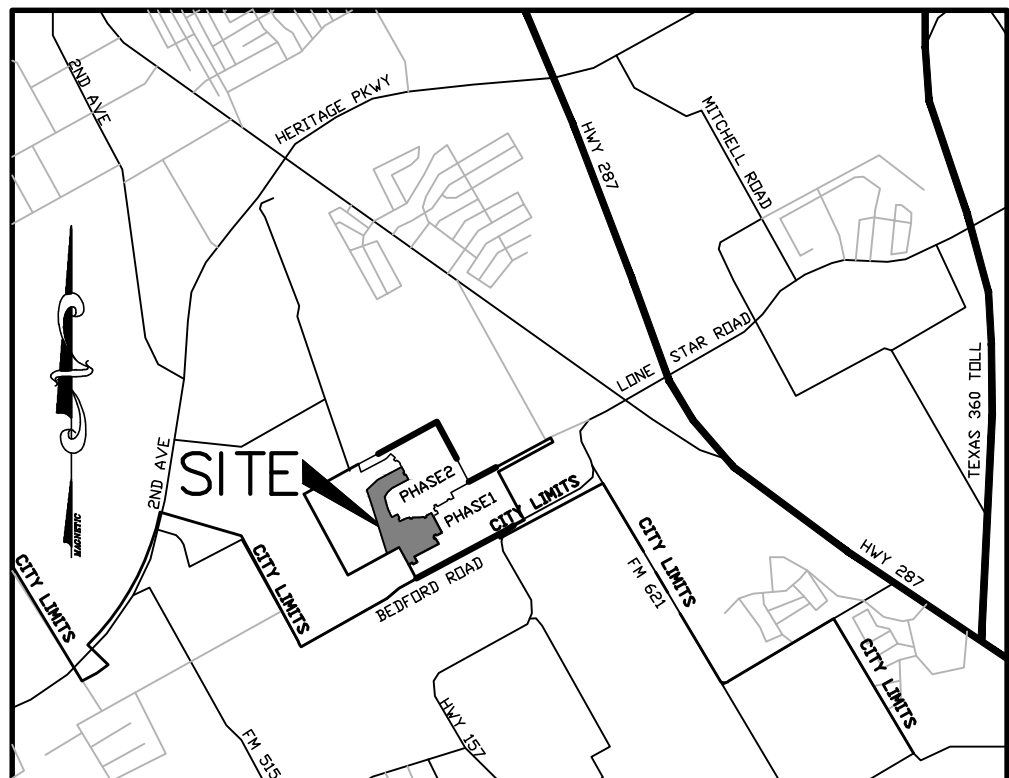
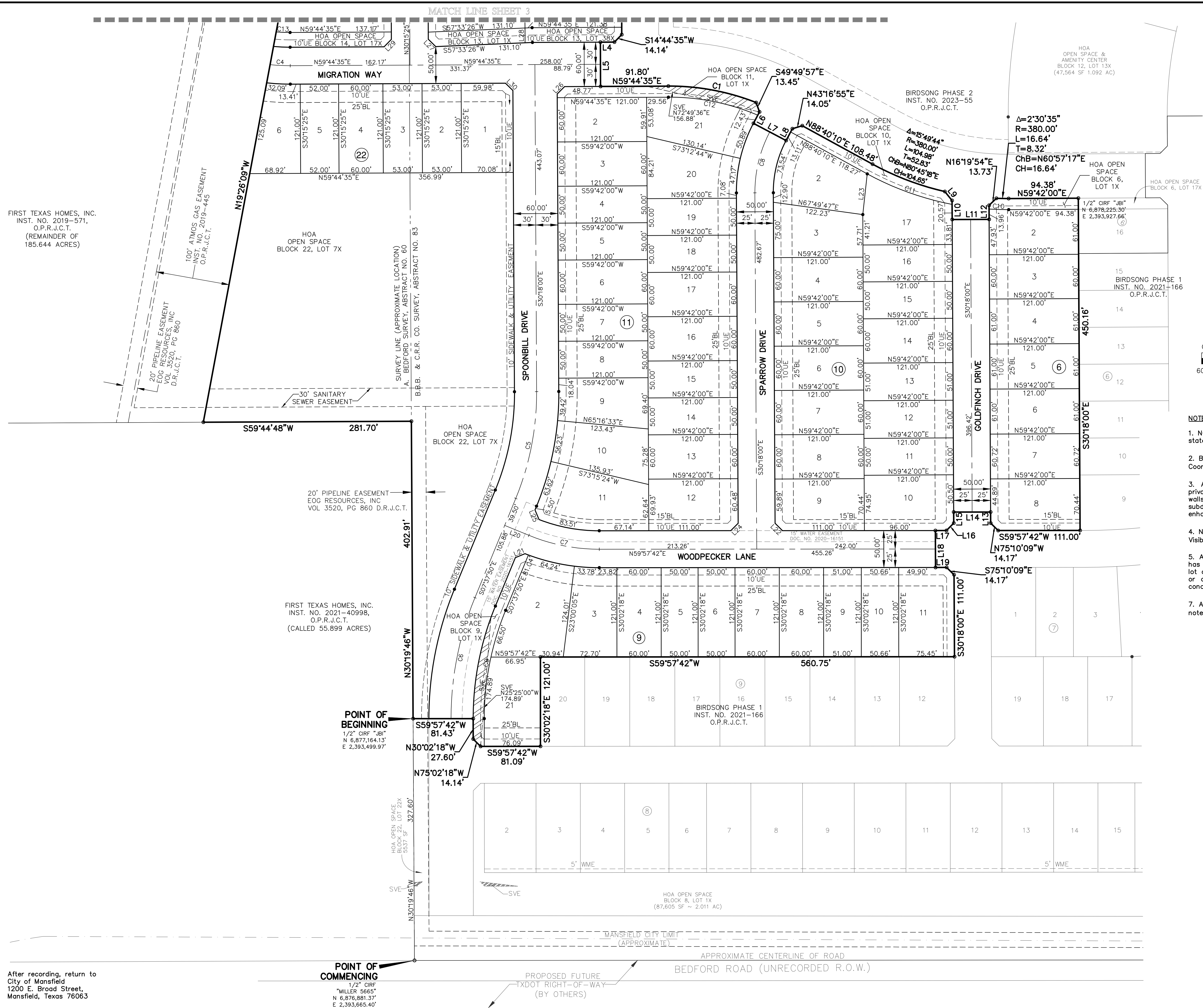
FIRST TEXAS HOMES, INC. OWNER/DEVELOPER

500 Crescent Court, Suite 350
Dallas, Texas 75201
Contact: Keith Hardesty, Division President
JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Chris Wall, PE
TBPE No. F-438 TBPLS No. 10076000
Phone: (972) 248-7676
Fax: (972) 248-1414

After recording, return to
City of Mansfield
1200 E. Broad Street,
Mansfield, Texas 76063

MATCH LINE SHEET 3

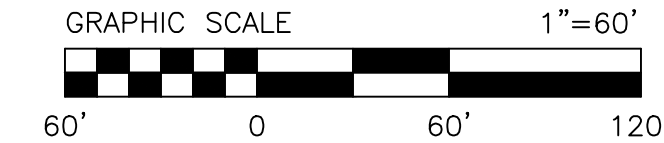
FIRST TEXAS HOMES, INC.
INST. NO. 2019-571,
O.P.R.J.C.T.
(REMAINDER OF
185.644 ACRES)



LOCATION MAP
NOT TO SCALE

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- UE UTILITY 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
- D.R.J.C.T. JOHNSON COUNTY, TEXAS
- DEED RECORDS JOHNSON COUNTY, TEXAS
- STREET NAME CHANGE INDICATOR



NOTES:

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- No trees, bushes, walls, fences or anything over 2' in height is allowed within the Sight Visibility Easements (SVE).
- All lot corners will be set at such time when the construction of all utilities, paving, etc. has been completed. A one-half inch iron rod with yellow cap stamped "JBI" will be set at all lot corners and right-of-way points located on natural ground, wherever possible. An "X" cut or a "Mag-Nail" will be set for any lot corner or right-of-way point located on a hard concrete or asphalt surface such as sidewalks, pavement or retaining walls, wherever possible.
- All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.

PLAT FILED _____, 2025.
INSTRUMENT NUMBER _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY COUNTY CLERK
BY _____ DEPUTY CLERK

FINAL PLAT
BIRDSONG ADDITION, PHASE 3

27.825 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &
A. BEDFORD SURVEY, ABSTRACT NO. 60

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER

500 Crescent Court, Suite 350
Dallas, Texas 75201
Contact: Keith Hardesty, Division President

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 Phone: (972) 248-7676
Carrollton, Texas 75006 Fax: (972) 248-1414
Contact: Chris Wall, PE
TBPE No. F-438 TBPLS No. 10076000

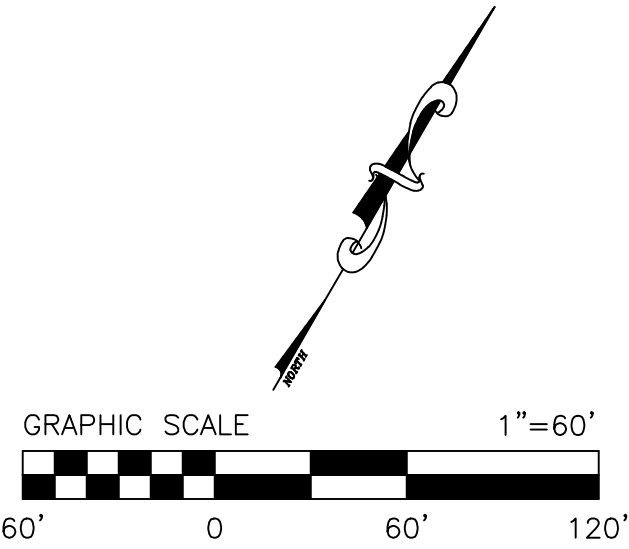
After recording, return to
City of Mansfield
1200 E. Broad Street,
Mansfield, Texas 76063

POINT OF
COMMENCING

1/2" CIRF "JBI"
N 6,876,881.37'
E 2,393,665.40'

PROPOSED FUTURE
TXDOT RIGHT-OF-WAY
(BY OTHERS)

APPROXIMATE CENTERLINE OF ROAD
BEDFORD ROAD (UNRECORDED R.O.W.)



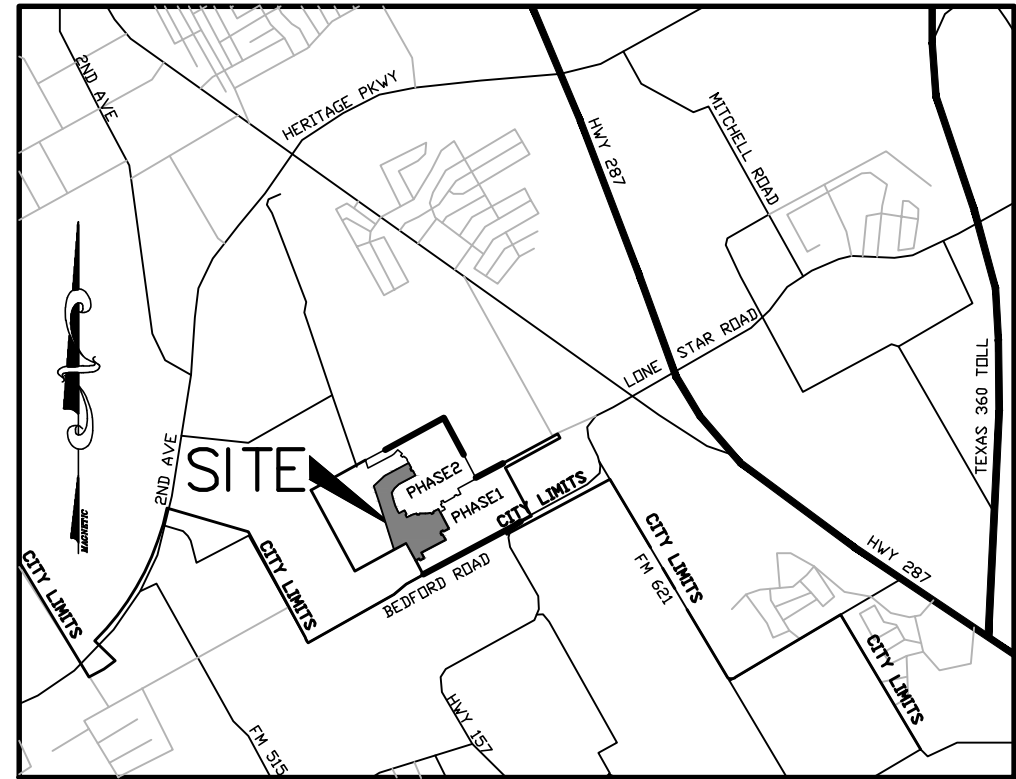
LEGEND

CIRF CAPPED IRON ROD FOUND
IRS IRON ROD SET
POB POINT OF BEGINNING
ROW RIGHT-OF-WAY
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
WE WATER EASEMENT
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FM FARM-TO-MARKET HIGHWAY
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O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS
DEED RECORDS JOHNSON
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D.R.J.C.T. STREET NAME CHANGE INDICATOR

FIRST TEXAS HOMES, INC.
INST. NO. 2019-571,
O.P.R.J.C.T.
(REMAINDER OF
185.644 ACRES)

BIRDSONG PHASE 2
INST. NO. 2023-55
O.P.R.J.C.T.

HOA
OPEN SPACE &
DRAINAGE EASEMENT
BLOCK 15, LOT 27X
(159,345 SF 3.658 AC)



LOCATION MAP
NOT TO SCALE

NOTES:

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. Basis of Bearings is based on the coordinate sytem (North Central Zone 4202 State Plane Coordinates, NAD83), surface distances shown hereon with a scale factor of 1.00012.
3. A mandatory homeowner's 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.
4. No trees, bushes, walls, fences or anything over 2' in height is allowed within the Sight Visibility Easements (SVE).
5. All lot corners will be set at such time when the construction of all utilities, paving, etc. has been completed. A one-half inch iron rod with yellow cap stamped 'JBI' will be set at all lot corners and right-of-way points located on natural ground, wherever possible. An 'X' cut or a 'Mag-Nail' will be set for any lot corner or right-of-way point located on a hard concrete or asphalt surface such as sidewalks, pavement or retaining walls, wherever possible.
7. All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.

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INSTRUMENT NUMBER _____
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APRIL LONG, JOHNSON COUNTY COUNTY CLERK
BY _____ DEPUTY CLERK

FINAL PLAT
BIRDSONG ADDITION, PHASE 3

27.825 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &
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JOHNSON COUNTY, TEXAS

103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

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City of Mansfield
1200 E. Broad Street,
Mansfield, Texas 76063

MATCH LINE SHEET 2

OWNER'S CERTIFICATE §
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, First Texas Homes, Inc. acting by and through the undersigned, its duly authorized agent, is the sole owner of a 41.087 acre tract of land located in the City of Mansfield, Johnson County, Texas, being a part of the B.B.B. & C.R.R. Survey, Abstract No. 83, being a part of the A. Bedford Survey, Abstract No. 60, and being part of that called 185.644 acre tract of land described in a Special Warranty Deed to First Texas Homes, Inc. as recorded in Document No. 2019--571, Deed Records Johnson County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped 'MILLER 5685' found at the south corner of said 185.644 acre tract, being the south corner of Birdsong, Phase 1, on additon to the City of Mansfield according to the plat thereof recorded as Document No. 2021--166, Plat Records, Johnson County, Texas, being the east corner of a called 55.899 acre tract of land described in deed to First Texas Homes, Inc. as recorded in Document No. 2021--40998, Deed Records Johnson County, Texas, and being in the approximate centerline of Bedford Road (an unrecorded right-of-way);

THENCE North 30 degrees 19 minutes 46 seconds West, 327.60 feet along the common line of said 185.644 acre tract and said Birdsong, Phase 1, to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being the POINT OF BEGINNING of this tract of land;

THENCE along the northeast line of said 55.899 acre tract, North 30 degrees 19 minutes 46 seconds West for a distance of 402.91 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner, being the north corner of said 55.899 acre tract;

THENCE along the northwest line of said 55.899 acre tract, South 59 degrees 44 minutes 48 seconds West for a distance of 281.70 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner for corner;

THENCE departing the northwest line of said 55.899 acre tract, over and across said 185.644 acre tract, North 19 degrees 26 minutes 09 seconds West for a distance of 1,031.32 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner for corner;

THENCE North 19 degrees 53 minutes 34 seconds West for a distance of 327.99 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner for corner;

THENCE North 43 degrees 59 minutes 12 seconds East for a distance of 287.60 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner for corner;

THENCE North 49 degrees 39 minutes 13 seconds East for a distance of 30.06 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner for corner;

THENCE North 59 degrees 59 minutes 47 seconds East for a distance of 542.96 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the southwest line of Birdsong, Phase 2, on addition to the City of Mansfield according to the plat thereof recorded as Document No. 2023--55, Plat Records, Johnson County, Texas;

THENCE along the southwest and southeast line of said Birdsong, Phase 2, as follows;

South 30 degrees 00 minutes 13 seconds East for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 14 degrees 59 minutes 47 seconds West for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 59 minutes 47 seconds West for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 00 minutes 13 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 59 degrees 59 minutes 47 seconds East for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 75 degrees 00 minutes 13 seconds East for a distance of 14.14 feet to a one-half inch iron rod with yellow stamped 'JBI' found for corner for corner;

South 30 degrees 00 minutes 13 seconds East for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 59 minutes 47 seconds West for a distance of 375.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 47 degrees 01 minutes 39 seconds West for a distance of 127.41 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 28 degrees 31 minutes 58 seconds West for a distance of 105.60 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 12 degrees 39 minutes 49 seconds East for a distance of 119.43 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 19 degrees 26 minutes 09 seconds East for a distance of 160.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 26 degrees 57 minutes 56 seconds East for a distance of 60.10 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 26 degrees 55 minutes 07 seconds East for a distance of 60.10 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 15 minutes 25 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 59 degrees 44 minutes 35 seconds East for a distance of 131.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 15 minutes 25 seconds East for a distance of 80.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 14 degrees 44 minutes 35 seconds West for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 44 minutes 35 seconds West for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 15 minutes 25 seconds East for a distance of 60.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 59 degrees 44 minutes 35 seconds East for a distance of 91.80 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, the beginning of a curve to the right;

Along said curve to the right through a central angle of 21 degrees 46 minutes 47 seconds, having a radius of 320.00 feet, an arc length of 121.64 feet, a chord bearing of North 70 degrees 37 minutes 59 seconds East and a chord distance of 120.91 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 49 degrees 49 minutes 57 seconds East for a distance of 13.45 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 02 degrees 12 minutes 35 seconds East for a distance of 17.48 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 87 degrees 47 minutes 25 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 02 degrees 12 minutes 35 seconds West for a distance of 18.11 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 43 degrees 16 minutes 55 seconds East for a distance of 14.05 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 88 degrees 40 minutes 10 seconds East for a distance of 108.48 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, the beginning of a curve to the left;

Along said curve to the left through a central angle of 15 degrees 49 minutes 44 seconds, having a radius of 380.00 feet, an arc length of 104.98 feet, a chord bearing of North 80 degrees 45 minutes 18 seconds East and a chord distance of 104.65 feet to one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 69 degrees 06 minutes 24 seconds East for a distance of 15.59 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 25.87 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 59 degrees 42 minutes 00 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 30 degrees 18 minutes 00 seconds West for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 16 degrees 19 minutes 54 seconds East for a distance of 13.73 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, the beginning of a non-tangent curve to the left;

Along said curve turning to the left through an angle of 02 degrees 30 minutes 35 seconds, having a radius of 380.00 feet, an arc length of 16.64 feet, a chord bearing of North 60 degrees 57 minutes 17 seconds East and a chord distance of 16.64 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 59 degrees 42 minutes 00 seconds East for a distance of 94.38 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East a distance of 75.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being in the southwest line of Birdsong, Phase 1, and continuing for a total distance of 450.16 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

THENCE continuing along the southwesterly line of said Birdsong Addition, Phase 1 as follows:

South 59 degrees 57 minutes 42 seconds West for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 75 degrees 10 minutes 09 seconds West for a distance of 14.17 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 30 degrees 18 minutes 00 seconds West for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 14 degrees 49 minutes 51 seconds West for a distance of 14.11 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 59 degrees 57 minutes 42 seconds East for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 75 degrees 10 minutes 09 seconds East for a distance of 14.17 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 560.75 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 30 degrees 02 minutes 18 seconds East for a distance of 121.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 81.09 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 75 degrees 02 minutes 18 seconds West for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

North 30 degrees 02 minutes 18 seconds West for a distance of 27.60 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 81.43 feet to the POINT OF BEGINNIG and containing 1,212,044 square feet or 27.825 acres of land.

BASIS OF BEARING:
The basis of bearing is based on Texas State Plane Coordinate System (North Central Zone 4202 State Plane Coordinates, NAD83).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FIRST TEXAS HOMES, INC. is the owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as **BIRDSONG ADDITION, PHASE 3**, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

an Authorized Agent for First Texas Homes, Inc.,
Keith Hardesty, Division President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Keith Hardesty, known 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

Conditions of Acceptance of
Drainage and Floodway Easements

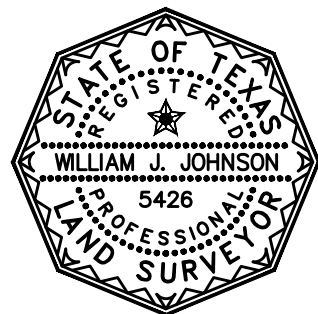
This plat is proposed by the Owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield, provided, however, it is understood that in the event it becomes necessary for the city of mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. the City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing. Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this 16th day of JANUARY, 2025.



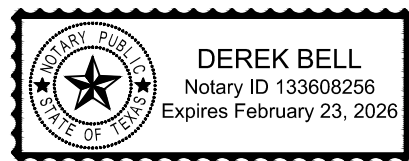
WILLIAM J. JOHNSON, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of JANUARY, 2025.



Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD	
APPROVED _____ 20____	BY: P & Z COMMISSION CHAIRMAN
ATTEST: _____ 20____	PLANNING & ZONING SECRETARY

PLAT FILED _____, 2025.
INSTRUMENT NUMBER _____-
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY COUNTY CLERK
BY _____ DEPUTY CLERK

FINAL PLAT BIRDSONG ADDITION, PHASE 3

27.825 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &
A. BEDFORD SURVEY, ABSTRACT NO. 60

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER

500 Crescent Court, Suite 350
Dallas, Texas 75201
Contact: Keith Hardesty, Division President

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 Phone:(972) 248--7676
Carrollton, Texas 75006 Fax:(972) 248--1414
Contact: Chris Wall, PE
TBPE No. F--438 TBPLS No. 10076000

After recording, return to
City of Mansfield
1200 E. Broad Street,
Mansfield, Texas 76063