

SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

- 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.
 6. Once plat is recorded and Lot 1X, Block 12 is of record, then Lot 1X, Block 12 will be conveyed to the City by deed.
 7. All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.

PLAT FILED _____, 2022
INSTRUMENT NUMBER _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY COUNTY CLERK
BY _____ DEPUTY CLERK

Case Number: SD# 21-021
FINAL PLAT
BIRDSONG ADDITION, PHASE 2

49.874 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS
128 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS
& 1 PARK DEDICATION LOT

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

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

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			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--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
Block 1--1X	69,389	1.593	Block 1--19	6,333	0.145	Block 2--15	9,467	0.217	Block 3--18	8,750	0.201	Block 3--36	8,036	0.184	Block 3--54	6,250	0.143	Block 12--1X	234,995	5.395
Block 1--2	8,420	0.193	Block 1--20	6,333	0.145	Block 3--1X	191,804	4.403	Block 3--19	8,750	0.201	Block 3--37	8,037	0.184	Block 3--55	6,250	0.143	Block 12--2	8,894	0.204
Block 1--3	7,260	0.167	Block 1--21	7,865	0.181	Block 3--2	7,266	0.167	Block 3--20	8,750	0.201	Block 3--38	7,899	0.181	Block 3--56	6,375	0.146	Block 12--3	7,260	0.167
Block 1--4	6,050	0.139	Block 1--22	10,692	0.245	Block 3--3	7,260	0.167	Block 3--21	8,750	0.201	Block 3--39	7,500	0.172	Block 3--57	6,375	0.146	Block 12--4	7,968	0.183
Block 1--5	6,050	0.139	Block 2--1X	31,273	0.718	Block 3--4	7,260	0.167	Block 3--22	8,750	0.201	Block 3--40	7,500	0.172	Block 3--58	7,500	0.172	Block 12--5	7,721	0.177
Block 1--6	7,260	0.167	Block 2--2	7,578	0.174	Block 3--5	7,260	0.167	Block 3--23	8,807	0.202	Block 3--41	8,750	0.201	Block 3--59	7,562	0.174	Block 12--6	8,420	0.193
Block 1--7	6,050	0.139	Block 2--3	6,302	0.145	Block 3--6	7,260	0.167	Block 3--24	8,020	0.184	Block 3--42	7,500	0.172	Block 3--60	7,463	0.171	Block 12--7	9,630	0.221
Block 1--8	6,050	0.139	Block 2--4	6,290	0.144	Block 3--7	7,260	0.167	Block 3--25	9,306	0.214	Block 3--43	7,521	0.173	Block 3--61	7,500	0.172	Block 12--8	9,276	0.213
Block 1--9	7,260	0.167	Block 2--5	6,279	0.144	Block 3--8	7,260	0.167	Block 3--26	8,750	0.201	Block 3--44	8,826	0.203	Block 3--62	7,500	0.172	Block 12--9	9,177	0.211
Block 1--10	6,050	0.139	Block 2--6	6,267	0.144	Block 3--9	9,630	0.221	Block 3--27	8,750	0.201	Block 3--45	10,196	0.234	Block 3--63	10,012	0.230	Block 12--10	8,470	0.194
Block 1--11	6,050	0.139	Block 2--7	6,256	0.144	Block 3--10	9,630	0.221	Block 3--28	7,611	0.175	Block 3--46	8,750	0.201	Block 3--64	7,552	0.173	Block 12--11	7,260	0.167
Block 1--12	7,260	0.167	Block 2--8	8,198	0.188	Block 3--11	7,260	0.167	Block 3--29	8,402	0.193	Block 3--47	8,750	0.201	Block 3--65	7,500	0.172	Block 12--12	7,263	0.167
Block 1--13	7,819	0.179	Block 2--9	15,089	0.346	Block 3--12	7,260	0.167	Block 3--30	10,240	0.235	Block 3--48	7,500	0.172	Block 3--66	7,500	0.172	Block 12--13X	47,564	1.092
Block 1--14X	2,635	0.061	Block 2--10	10,293	0.236	Block 3--13	8,470	0.194	Block 3--31	10,677	0.245	Block 3--49	7,837	0.180	Block 3--67	7,500	0.172	Block 13--22X	1,160	0.027
Block 1--15	15,944	0.366	Block 2--11	7,502	0.172	Block 3--14	7,260	0.167	Block 3--32	8,008	0.184	Block 3--50	8,182	0.188	Block 3--68	7,500	0.172	Block 13--23	8,470	0.194
Block 1--16	9,952	0.228	Block 2--12	7,260	0.167	Block 3--15	7,263	0.167	Block 3--33	7,500	0.172	Block 3--51	10,917	0.251	Block 3--69	7,500	0.172	Block 13--24	7,260	0.167
Block 1--17	7,857	0.180	Block 2--13	7,956	0.183	Block 3--16	9,556	0.219	Block 3--34	7,500	0.172	Block 3--52	9,349	0.215	Block 6--16	7,260	0.167	Block 13--25	7,260	0.167
Block 1--18	7,600	0.174	Block 2--14	11,399	0.262	Block 3--17	9,920	0.228	Block 3--35	7,543	0.173	Block 3--53	6,250	0.143	Block 6--17X	1,765	0.041	Block 13--26	7,260	0.167

MATCH LINE SEE SHEET 2



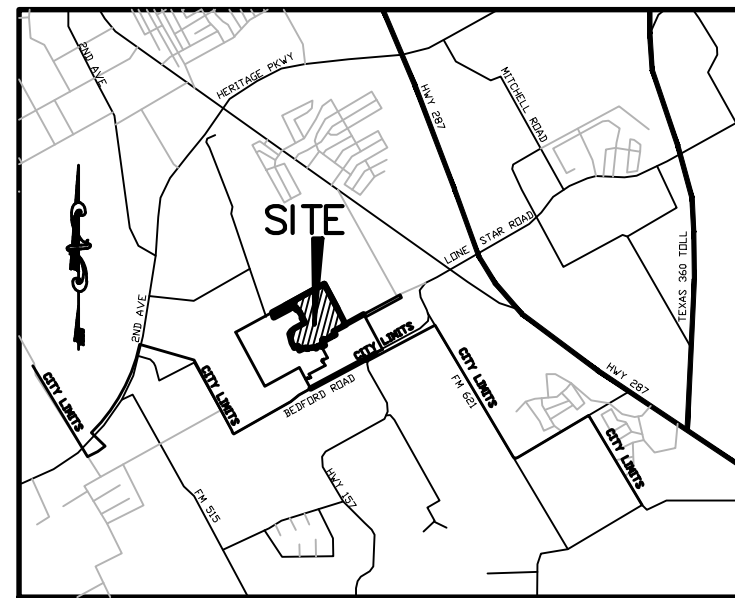
SPECIAL WARRANTY DEED
FIRST TEXAS HOMES, INC.
DOC. NO. 2019-571
(CALLED: 185.644 ACRES)

1/2" CIRC. "B" I
N 6.878,032.89
E 2,393.291.62'

TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L59	N23°54'59"W	58.09'	L60	N18°28'09"W	58.09'
L61	S18°33'24"E	57.12'	L62	S30°18'00"E	78.56'
L63	S30°18'00"E	50.59'	L64	N16°07'29"W	37.92'
L65	S53°40'52"E	40.90'	L66	S74°45'15"W	25.00'
L67	S26°53'04"W	14.83'	L68	N17°07'08"W	68.17'
L69	N27°28'48"W	67.75'	L70	N30°00'13"W	80.00'
L71	N14°59'47"E	14.14'	L72	S75°00'13"E	14.14'
L73	S75°00'13"E	14.14'	L74	N14°59'47"E	14.14'
L75	N75°15'25"W	14.14'	L76	S02°12'35"E	58.45'
L77	S30°18'00"E	61.89'	L78	S59°59'47"W	54.00'
L79	N12°07'36"E	14.83'	L80	S14°42'00"W	11.31'
L85	S75°00'13"E	5.66'			

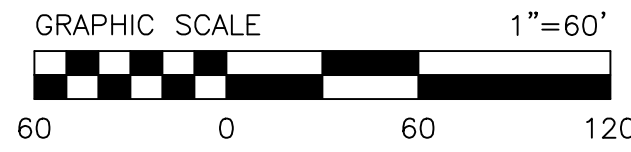
CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	16.64'	002°30'35"	380.00'	8.32'	S60°57'17"W
C2	104.98'	015°49'44"	380.00'	52.83'	S80°45'18"W
C3	121.64'	021°46'47"	320.00'	61.56'	S70°37'59"W
C4	64.95'	021°15'51"	175.00'	32.85'	N40°38'09"W
C5	74.23'	021°15'51"	200.00'	37.54'	N40°38'09"W
C6	108.94'	020°48'21"	300.00'	55.08'	S49°08'06"W
C7	143.42'	164°21'02"	50.00'	36.384'	N75°09'24"W
C8	78.75'	018°02'57"	250.00'	39.71'	N20°58'45"W
C9	157.51'	036°05'54"	250.00'	81.47'	S30°00'13"E
C10	78.75'	018°02'57"	250.00'	39.71'	N39°01'42"W
C11	142.63'	163°26'37"	50.00'	343.65'	N14°50'53"E
C12	69.86'	013°20'33"	300.00'	35.09'	N66°22'17"E
C13	78.82'	015°03'14"	300.00'	39.64'	S22°46'23"E
C14	195.50'	014°45'28"	759.00'	98.29'	N22°37'29"W
C15	225.67'	258°35'57"	50.00'	61.09'	N80°42'16"W
C16	225.60'	258°31'18"	50.00'	61.17'	N80°44'34"W
C17	118.23'	014°45'28"	459.00'	59.44'	N22°37'29"W
C18	131.37'	015°03'14"	500.00'	66.07'	S22°46'23"E
C19	225.60'	258°31'22"	50.00'	61.17'	S65°59'09"E

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C20	51.51'	014°45'28"	200.00'	25.90'	N22°37'29"W
C21	315.04'	090°15'12"	200.00'	200.89'	S14°52'11"W
C22	176.70'	028°55'35"	350.00'	90.28'	S74°12'22"W
C23	176.96'	028°58'10"	350.00'	90.42'	N74°11'05"E
C24	194.53'	015°03'14"	740.38'	97.83'	S22°46'23"E



LOCATION MAP
NOT TO SCALE

- LEGEND
- CIRF
 - IPF
 - CM
 - SF
 - AC
 - UE
 - R
 - BL
 - DOC.
 - NO.
 - VOL.
 - PG.
 - HOA
 - SWE
 - SVE
 - ◆
- CAPPED IRON ROD FOUND
IRON PIPE FOUND
CONTROL MONUMENT
SQUARE FEET
ACRES
UTILITY EASEMENT
RADIUS
BUILDING LINE
DOCUMENT
NUMBER
VOLUME
PAGE
HOMEOWNERS ASSOCIATION OPEN SPACE LOT
SIDEWALK EASEMENT
SIGHT VISIBILITY EASEMENT
STREET NAME CHANGE INDICATOR



PLAT FILED _____, 2022
INSTRUMENT NUMBER _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

Case Number: SD# 21-021
FINAL PLAT
BIRDSONG ADDITION, PHASE 2
49.874 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS
128 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS
& 1 PARK DEDICATION LOT

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 Phone: (972) 248-7676
Carrollton, Texas 75006 Fax: (972) 248-1414
Contact: Daniel Dewey, PE
TBPE No. F-438 TBPLS No. 10076000

MARCH 09, 2022

Sheet 3 of 4

Plotted by: bjohnson Plot Date: 3/9/2022 10:07 AM
Drawing: H: \Projects \B06001.dwg Surveying \B06001-p01PH2.dwg Saved By: bjohnson Save Time: 3/9/2022 10:07 AM

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 49.874 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, 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 Number 2019-571, Deed Records Johnson County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "MILLER 5665" found at the north corner of said 185.644 acre tract, being the west corner of a called 60.973 acre tract of land described in deed to Dorothy Faye Phillips as recorded in Volume 2491, Page 525, Deed Records, Johnson County, Texas and being in the southeast line of that called 41.000 acre tract of land described in deed to the Mansfield Independent School District recorded in Volume 3857, Page 272, Deed Records Johnson County, Texas;

THENCE along the northeast line of said 185.644 acre tract and the southwest line of said 60.973 acre tract as follows:
South 30 degrees 00 minutes 13 seconds East, 850.86 feet to a one-half inch iron pipe found for corner;

South 29 degrees 44 minutes 18 seconds East, 538.90 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found at the south corner of said 60.973 acre tract;

THENCE South 29 degrees 58 minutes 21 seconds East, 20.27 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner, being in the northwesterly line of Birdsong Addition, Phase 1, an addition to the City of Mansfield according to the plat thereof recorded as Document No. 2021-166, Plat Records, Johnson County, Texas;

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

South 59 degrees 42 minutes 00 seconds West, 427.47 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 30 degrees 18 minutes 00 seconds East, 121.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 59 degrees 42 minutes 00 seconds West, 72.30 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 75 degrees 18 minutes 00 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 30 degrees 18 minutes 00 seconds West, 21.23 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 59 degrees 42 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 30 degrees 18 minutes 00 seconds East, 16.23 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 14 degrees 42 minutes 00 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 59 degrees 42 minutes 00 seconds West, 227.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 75 degrees 18 minutes 00 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 30 degrees 18 minutes 00 seconds West, 40.59 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 59 degrees 42 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 30 degrees 18 minutes 00 seconds East, 40.59 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 14 degrees 42 minutes 00 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 59 degrees 42 minutes 00 seconds West, 20.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 30 degrees 18 minutes 00 seconds East, 60.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 59 degrees 42 minutes 00 seconds East, 20.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 75 degrees 18 minutes 00 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 30 degrees 18 minutes 00 seconds East, 65.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 59 degrees 42 minutes 00 seconds West, 121.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE departing said northwesterly line, North 30 degrees 18 minutes 00 seconds West, 75.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 59 degrees 42 minutes 00 seconds West, 94.38 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 16.64 feet along curve to the right having a central angle of 02 degrees 30 minutes 35 seconds, a radius of 380.00 feet , a tangent of 8.32 feet, and whose chord bears South 60 degrees 57 minutes 17 seconds West, 16.64 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 16 degrees 19 minutes 54 seconds West, 13.73 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 30 degrees 18 minutes 00 seconds East, 19.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 59 degrees 42 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 30 degrees 18 minutes 00 seconds West, 25.87 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 69 degrees 06 minutes 24 seconds West, 15.59 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 104.98 feet along curve to the right having a central angle of 15 degrees 49 minutes 44 seconds, a radius of 380.00 feet , a tangent of 52.83 feet, and whose chord bears South 80 degrees 45 minutes 18 seconds West, 104.65 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 88 degrees 40 minutes 10 seconds West, 108.48 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 43 degrees 16 minutes 55 seconds West, 14.05 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 02 degrees 12 minutes 35 seconds East, 18.11 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 87 degrees 47 minutes 25 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;3

THENCE North 02 degrees 12 minutes 35 seconds West, 17.48 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 49 degrees 49 minutes 57 seconds West, 13.45 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Southwesterly, 121.64 feet along curve to the left having a central angle of 21 degrees 46 minutes 47 seconds, a radius of 320.00 feet , a tangent of 61.56 feet, and whose chord bears South 70 degrees 37 minutes 59 seconds West, 120.91 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 59 degrees 44 minutes 35 seconds West, 91.80 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 30 degrees 15 minutes 25 seconds West, 60.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 59 degrees 44 minutes 35 seconds East, 19.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 14 degrees 44 minutes 35 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 30 degrees 15 minutes 25 seconds West, 80.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 59 degrees 44 minutes 35 seconds West, 131.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 30 degrees 15 minutes 25 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 26 degrees 55 minutes 07 seconds West, 60.10 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 26 degrees 57 minutes 56 seconds West, 60.10 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 19 degrees 26 minutes 09 seconds West, 160.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 12 degrees 39 minutes 49 seconds West, 119.43 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 28 degrees 31 minutes 58 seconds East, 105.60 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 47 degrees 01 minutes 39 seconds East, 127.41 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 59 degrees 59 minutes 47 seconds East, 375.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 30 degrees 00 minutes 13 seconds West, 111.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 75 degrees 00 minutes 13 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

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

THENCE North 30 degrees 00 minutes 13 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

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

THENCE North 14 degrees 59 minutes 47 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

OWNER'S CERTIFICATE (CONT.)

THENCE North 30 degrees 00 minutes 13 seconds West, 178.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 64.95 feet along curve to the left having a central angle of 21 degrees 15 minutes 51 seconds, a radius of 175.00 feet, a tangent of 32.85 feet, and whose chord bears North 40 degrees 38 minutes 09 seconds West, 64.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 51 degrees 16 minutes 04 seconds West, 33.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 83 degrees 43 minutes 56 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 38 degrees 43 minutes 56 seconds West, 19.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 51 degrees 16 minutes 04 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 38 degrees 43 minutes 56 seconds East, 51.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 51 degrees 16 minutes 04 seconds West, 124.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 39 degrees 21 minutes 09 seconds West, 117.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 55 degrees 20 minutes 53 seconds West, 54.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 59 degrees 59 minutes 47 seconds West, 546.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 19 degrees 53 minutes 34 seconds West, 166.98 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, point being in the northwest line of said 185.644 acre tract of land, said point also being in the southeast line of that called 110.19 acre tract of land described in deed to Set/Back Partners recorded in Volume 2169, Page 160, Deed Records Johnson County, Texas;

THENCE along the northwest line of said 185.644 acre tract as follows:

North 59 degrees 46 minutes 22 seconds East, 458.76 feet to a one-half inch iron rod with cap stamped "MILLER 5665 found for corner;
North 59 degrees 32 minutes 17 seconds East, 1,361.72 feet to the POINT OF BEGINNING and containing 2,172,495 square feet or 49.874 acres of land.

BASIS OF BEARING:

The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FIRST TEXAS HOMES, INC. being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **BIRDSONG ADDITION, PHASE 2**, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets, easements and parkland as shown thereon.

WITNESS, my hand at the City of Mansfield, Johnson County, Texas, this the ____ day of _____, 2022.

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 _____, 2022.

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 plotted 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 ____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

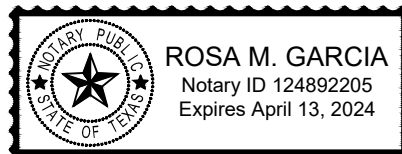
STATE OF TEXAS §

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 ____ day of _____, 2022.

Notary Public, State of Texas



APPROVED BY THE CITY OF MANSFIELD

_____-____-2022_____
APPROVED: P & Z COMMISSION CHAIRMAN

_____-____-2022_____
ATTEST: PLANNING & ZONING SECRETARY

PLAT FILED _____, 2022

INSTRUMENT NUMBER _____-

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY COUNTY CLERK

BY _____ DEPUTY CLERK

Case Number: SD# 21-021
FINAL PLAT

BIRDSONG ADDITION, PHASE 2

**49.874 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;**

**CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS**

**128 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS
& 1 PARK DEDICATION LOT**

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

JB PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, PE

Phone:(972) 248-7676
Fax:(972) 248-1414

TBPE No. F-438 TBPLS No. 10076000

MARCH 09, 2022

Sheet 4 of 4

Plotted by: bjohnson Plot Date: 3/9/2022 10:07 AM
Drawing: H:\Projects\BB6C001.dwg Surveying\XB6C001-p\PH2.dwg Saved By: bjohnson Save Time: 3/9/2022 10:07 AM