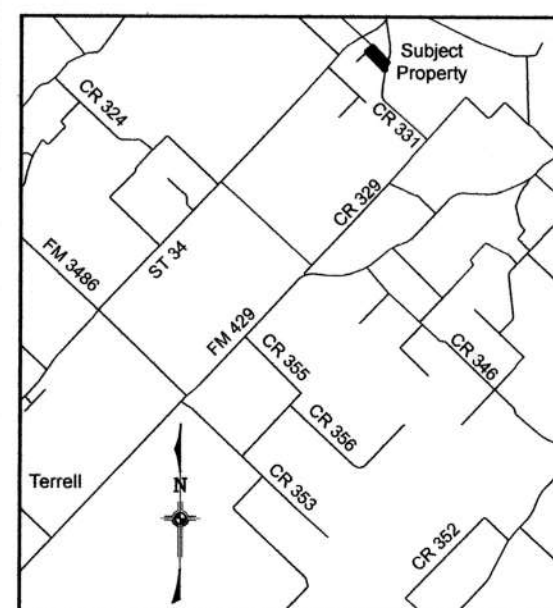


"●" Denotes 3/8" Iron rod set with orange cap stamped "5244" unless otherwise indicated.

Notes:

- a) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
- b) The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- c) Kaufman County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.
- d) Kaufman County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- e) Kaufman County will not be responsible for the availability or delivery of any private well water in a subdivision.
- f) All culverts within any Right of Way shall require County permit approval and meet minimum County standards.
- g) No road, street, or public improvement dedicated by this plat shall be maintained by Kaufman County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Kaufman County, specifically identifying any such road, street, or public improvement and specifically accepting such for County Maintenance.
- h) According to the Kaufman County Thoroughfare Plan adopted August 2, 2022, CR 331 is classified is classified as a Collector and there is no classification for PR 3780.
- i) Easements: Any public utility, including the county, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said property); and any public utility, including the county, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The county can remove trees or any other improvement(s) and does not have the responsibility to replace them.



Vicinity Map (No Scale)

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Jackie Allen, County Judge of Kaufman County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this the 3rd day of June, 2025, as shown by Order of Records in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS,

this the 3rd day of June, 2025.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

Attest:

COUNTY CLERK
KAUFMAN COUNTY, TEXAS

Note: According to Flood Insurance Rate Map No. 48257C0100D dated July 3, 2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is within Zone X.

Private Drainage Easement		
Line	Bearing	Distance
1	N 45° 04' 26" W	42.83'
2	N 45° 04' 26" W	148.43'
3	N 44° 55' 34" E	170.86'
4	S 45° 04' 26" E	148.43'
5	S 44° 55' 34" W	170.86'

Curve 1	Delta Angle 6°39'25"	Radius 930.00	Arc 108.05
	Tangent 54.09	Chord 107.99	Chord Bearing N 45° 34' 38" E

STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land, part of the J. S. Irvine Survey, Abstract No. 247, Kaufman County, Texas, all of that certain called 10.725 acre tract conveyed to Betty Van Dyck by James C. Eldridge, et ux on March 27, 1997, recorded in Vol. 1249 page 495 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit;

BEGINNING at a 1/2" Iron rod found at the South corner of the above mentioned 10.725 acre tract, at the East corner of the Clyde Reese Morgan, Jr. and Libby Alene Morgan tract, recorded in Vol. 5744 page 372 of the Deed Records of Kaufman County, Texas and being in the centerline of County Road No. 331, from which a capped 3/8" Iron rod found for reference bears N 45 deg. 04 min. 26 sec. W-39.50 ft.

THENCE N 45 deg. 04 min. 26 sec. W, with the Northeast line of said Morgan tract, a distance of 1416.82 ft. to a 1/2" Iron rod found at the North corner of same, in the Southeast line of the Frankie L. Bunch, et ux 5.000 acre tract, recorded in Vol. 912 page 855 of the Deed Records of Kaufman County, Texas and being within Private Road No. 3780, from which a capped 3/8" Iron rod found for reference bears S 45 deg. 04 min. 26 sec. E-47.80 ft.

THENCE N 46 deg. 48 min. 36 sec. E, within Private Road No. 3780, a distance of 366.50 ft. to a point at the West corner of the Patricia Catherine Wilson 12.000 acre tract, recorded in Vol. 242 page 74 of the Deed Records of Kaufman County, Texas, from which a capped 3/8" Iron rod found for reference bears S 44 deg. 06 min. 28 sec. E-27.50 ft.

THENCE S 44 deg. 06 min. 28 sec. E, with the Southwest line of said 12.000 acre tract, a distance of 1224.29 ft. to a point at the South corner of same and being in the centerline of County Road No. 331, from which a capped 3/8" Iron rod found for reference bears N 44 deg. 06 min. 28 sec. W-42.50 ft.

THENCE S 17 deg. 20 min. 00 sec. W, with the centerline of County Road No. 331, a distance of 390.02 ft. to the point of beginning, containing 10.771 acres of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of April, 2025.

GIVEN UNDER MY HAND AND SEAL
this the 30th day of April, 2025.

GREG SJERVEN, R. P. L. S. NO. 5244



STATE OF TEXAS
COUNTY OF KAUFMAN

The owner of the land shown on this plat and whose name is subscribed hereto and in person, or through a duly authorized agent, dedicates to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

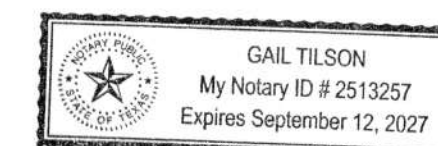
Betty Van Dyck
Betty Van Dyck (Owner)

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Betty Van Dyck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the 21 day of May, 2025.

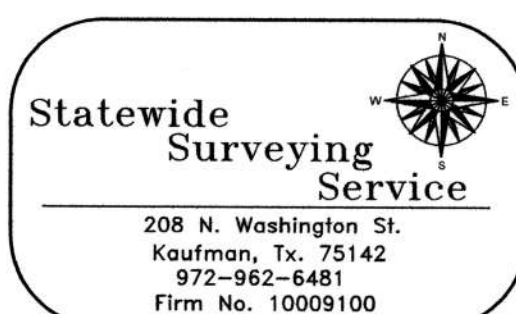
NOTARY PUBLIC, STATE OF TEXAS



FILED FOR RECORD IN KAUFMAN COUNTY
INSTRUMENT #: 2025-0018190
CAB. / SLEEVE: 4 / 516
Tuesday, June 10, 2025 12:59 PM

"Final Plat"
Birdsong Place
(Lots 1 and 2)
(2 Total Lots)

**Part of the
J. S. Irvine Survey, Abstract No. 247
Kaufman County, Texas**
(Date: April 30, 2025)



Prepared for:
Betty Van Dyck
203 PR 3780
Quinlan, Tx. 75474
(972-524-0932)