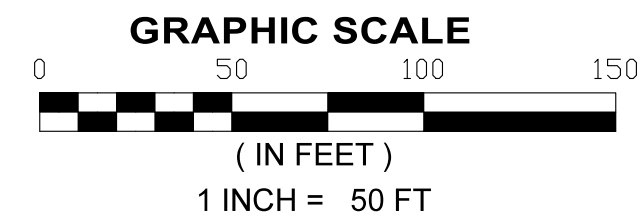


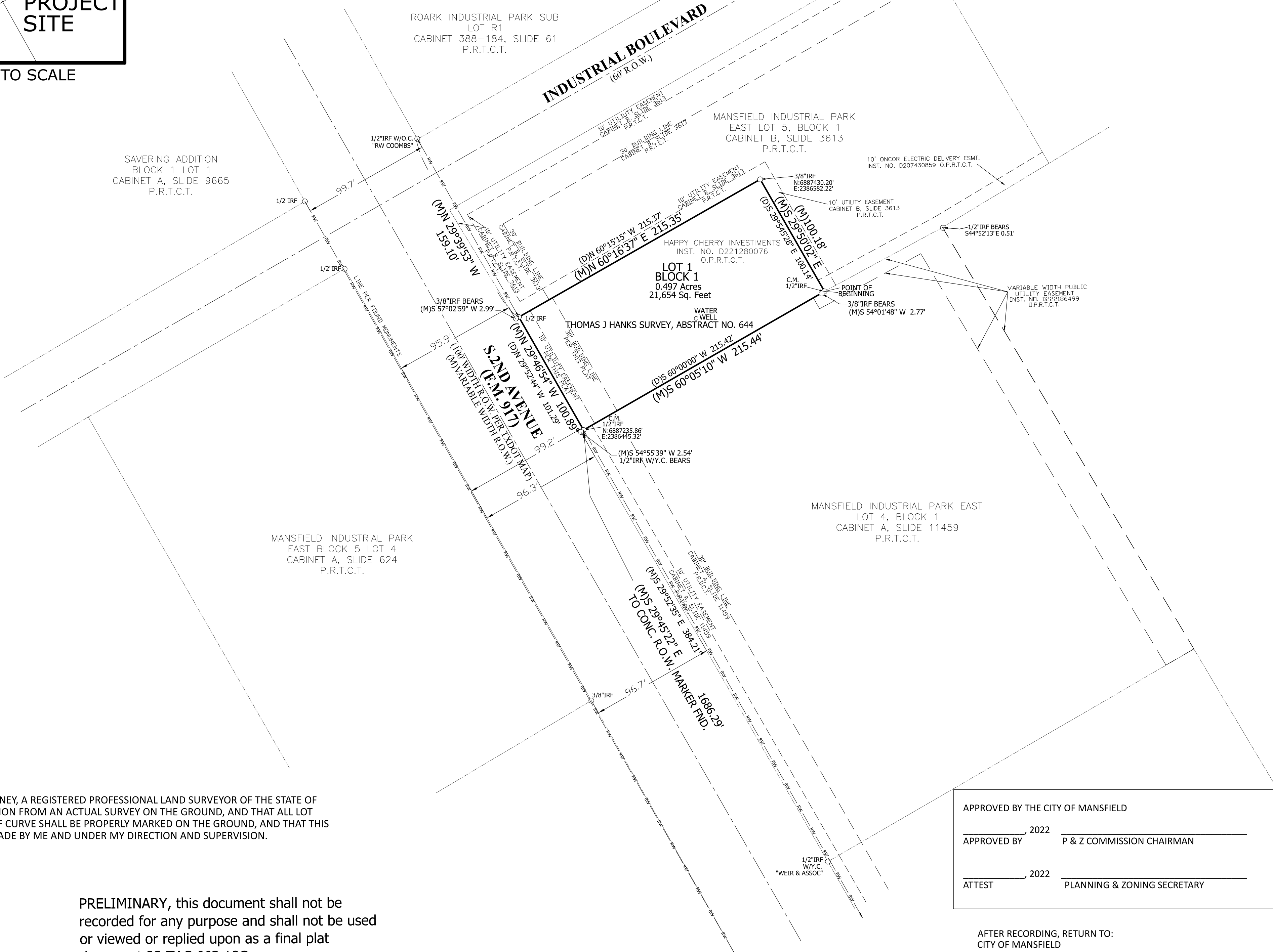
VICINITY MAP NOT TO SCALE



- LEGEND**
- IRF = IRON ROD FOUND
  - W/O.C. = WITH ORANGE CAP
  - W/Y.C. = WITH YELLOW PLASTIC CAP
  - C.M. = CONTROLLING MONUMENT
  - (M) = FIELD MEASURED
  - (D) = DEED CALL
  - D.R.T.C.T. = DEED RECORD OF TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
  - P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - R.O.W, RW = RIGHT-OF-WAY
  - RW- = CALCULATED RIGHT-OF-WAY
  - FND. = FOUND
  - CONC. = CONCRETE

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. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES, TIED INTO SMART NETWORK SYSTEM WITH RTK GPS UNIT. DISTANCES SHOWN ARE IN GROUND VALUES US-SURVEY FEET.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, WILLIAM DAVIS FINNEY, 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 AND UNDER MY DIRECTION AND SUPERVISION.

WILLIAM DAVIS FINNEY R.P.L.S. 3941  
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or replied upon as a final plat document 22 TAC 663.18C

STATE OF TEXAS -

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WILLIAM DAVIS FINNEY, 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 PURPOSED 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

FLOOD NOTE

THIS TRACT IS WITHIN ZONE 'X'. (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48439C0470K; EFFECTIVE DATE: SEPTEMBER 25, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY \_\_\_\_\_ 2022  
P & Z COMMISSION CHAIRMAN

\_\_\_\_\_, 2022  
ATTEST PLANNING & ZONING SECRETARY

AFTER RECORDING, RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 46063

DEVELOPER/OWNER  
HAPPY CHERRY INVESTMENTS, LLC  
ATTN: LO LINDA CHOW  
AND HOI PANG CHEUNG  
839 S. LOOMIS ST  
NAPERVILLE, ILLINOIS 60540

ENGINEER  
GINA R. GARCIA, P.E.  
PAREDES & GARCIA, LLC  
104 DOVEHILL CIRCLE  
RED OAK, TEXAS 75154  
(972) 310-8549  
GINAGARCIA@PGAENGINEERS.NET

Scale 1"= 50'  
Date 06/13/2022  
JOB# 22-2826  
SHEET 1 OF 1

SURVEY COMPANY  
DATA LAND SERVICES CORP.  
T.B.P.L.S. FIRM REGISTRATION  
LIC. NO.10183900  
PO Box 2110  
Forney, Texas 75126-2110  
(972) 564-6166 (Office)  
email orders@dataandservices.com

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, HAPPY CHERRY INVESTMENTS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF 0.497 ACRE TRACT OF LAND LOCATED IN THE THOMAS J HANKS SURVEY, ABSTRACT NO. 644, CITY OF MANSFIELD, TARRANT COUNTY TEXAS, ACCORDING TO THE DEED, RECORDED IN INSTRUMENT NUMBER D221280076, OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID HAPPY CHERRY INVESTMENTS TRACT, SAME BEING AN ANGLE POINT IN THE NORTH LINE OF LOT 4, BLOCK 1, MANSFIELD INDUSTRIAL PARK EAST, AN ADDITION IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11459, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND AT A SOUTHWEST ELL CORNER OF LOT 5, BLOCK 1 OF MANSFIELD INDUSTRIAL PARK EAST ADDITION RECORDED IN CABINET B, SLIDE 3613, P.R.T.C.T., FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS SOUTH 54 DEGREES 01 MINUTES 48 SECONDS SEONDS WEST, A DISTANCE OF 2.77 FEET;

THENCE SOUTH 60 DEGREES 05 MINUTES 10 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID HAPPY CHERRY INVESTMENTS TRACT AND WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 215.44 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER AT THE SOUTHWEST CORNER OF SAID HAPPY CHERRY INVESTMENTS TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW CAP (UN LEGIBLE), BEARS SOUTH 54 DEGREES 55 MINUTES 39 SECONDS WEST, A DISTANCE OF 2.54 FEET, SAID CORNER BEING IN THE EAST RIGHT-OF-WAY LINE OF S. 2ND AVENUE (F.M. 917), (A MEASURED VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 29 DEGREES 46 MINUTES 54 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF S. 2ND AVENUE AND WITH THE SOUTHWESTERLY LINE OF HAPPY CHERRY INVESTMENTS TRACT, A DISTANCE OF 100.89 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID HAPPY CHERRY INVESTMENTS TRACT AND IN THE SOUTH LINE OF SAID LOT 5, BLOCK 1 OF MANSFIELD INDUSTRIAL PARK EAST ADDITION, FROM WHICH A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 1 OF MANSFIELD INDUSTRIAL PARK EAST ADDITION, BEARS SOUTH 57 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 2.99 FEET;

THENCE NORTH 60 DEGREES 16 MINUTES 37 SECONDS EAST, DEPARTING SAID S. 2ND AVENUE AND WITH THE NORTHERLY LINE OF SAID HAPPY CHERRY INVESTMENTS TRACT AND WITH THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 1, MANSFIELD INDUSTRIAL PARK EAST, A DISTANCE OF 215.35 FEET TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HAPPY CHERRY INVESTMENTS TRACT AND BEING AT AN ELL CORNER OF SAID LOT 5, BLOCK 1, MANSFIELD INDUSTRIAL PARK EAST;

THENCE SOUTH 29 DEGREES 50 MINUTES 02 SECONDS EAST, WITH THE EASTERLY LINE HAPPY CHERRY INVESTMENTS TRACT, AND WITH THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING, CONTAINING 21,654 SQUARE FEET OR 0.497 ACRE TRACT OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HAPPY CHERRY INVESTMENTS, LLC, 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 LOT 1, BLOCK 1, HAPPY CHERRY ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS, MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

LO LINDA CHOW, MANAGING MEMBER

HOI PANG CHEUNG, MANAGING MEMBER

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LO LINDA CHOW, 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 STARTED.

WITNESS MY HAND AT DALLAS, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED HOI PANG CHEUNG, 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 STARTED.

WITNESS MY HAND AT DALLAS, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT  
LOT 1 BLOCK 1  
HAPPY CHERRY ADDITION

BEING 0.497 ACRES OUT OF THE THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644, VOLUME 8487, PAGE 1141  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS 1 LOT ADDITION

SD #22-018

THIS PLAT FILED IN CABINET\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_.