



1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield Monument No. "MON-BC5". All distances shown herein are surface distances.

2. 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.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C048K, dated September 25, 2009, The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

LOT 1, BLOCK 1
MARLEY ACRES
INSTRUMENT NUMBER D189078571
O.P.R.T.C.T.

MUSTAFA MUBANK
INSTRUMENT NUMBER D207304442
O.P.R.T.C.T.

RUSSELL JONES AND
JANE A. JONES
INSTRUMENT NUMBER D206187966
O.P.R.T.C.T.

LOT 2, BLOCK 1
MASCO ADDITION
INSTRUMENT NUMBER D201195365
O.P.R.T.C.T.

10' UTILITY EASEMENT
INSTRUMENT NUMBER D
O.P.R.T.C.T.

PLACE OF BEGINNING SET MAG NATH

LOT 1, BLOCK D
AND ADDITION, PHASE 2
NET A, SLIDE 11147
P.R.T.C.T.

LOT 2, BLOCK
WIND ADDITIO
BINET A, SLIDE
P.R.T.C.T.

DOT 3, BLOCK D
AND ADDITION, PHASE 2
ET A, SLIDE 11147
P.R.T.C.T.

LOT 4, BLOCK D
AND ADDITION, I
NET A, SLIDE 11
P.R.T.C.T.

LOT 5X, BLOCK D
SOUTHWIND ADDITION, PHASE 2
CABINET A, SLIDE 11147
P.B.T.C.T.

CHALKSTONE STREET
60' RIGHT-OF-WAY
CABINET A, SLIDE 11147
P.R.T.C.T.

FOUND 1/2"
IRON ROD
"ARTHUR"

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

O.P.R.T.C.T.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

IRF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND

- = DIMENSION POINT,
NOTHING FOUND OR

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

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TPI'S REGISTRATION NO. 10193833 PROJECT NO.: 0401-20-004

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 9101-20-00

Line #	Length	Direction
L1	40.03'	N59° 46' 37"E
L2	40.00'	S59° 46' 37"W
L3	14.14'	N14° 46' 37"E
L4	14.14'	N75° 13' 23"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.42'	3.00'	180°00'09"	N30° 13' 18"W	6.00'
C2	9.42'	3.00'	179°59'57"	S29° 58' 51"E	6.00'

APPROVED BY THE CITY OF MANSFIELD

2021

APPROVED BY: P&Z COMMISSION CHAIRMAN

2021

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT

DAMASCUS GARDENS

4.000 acres out of the
Ray Grevious Survey, Abstract Number 1307
City of Mansfield, Tarrant County, Texas

Preparation Date: June 2021

Revision Date: July 2021

Case: SD# 21-033

SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RP
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
MOUAZ ALLABADIDI
ALLABADIDI FOUNDATION
802 GREENVIEW DRIVE
GRAND PRAIRIE, TEXAS 75050
PHONE: 817-891-1790
Mouath@gmail.com

B:\Clients\9000 (Misc Projects)\9101 (Larisa Makarova)\9101-20-001 (2349 N. Holland Rd - Mansfield)\Survey\9101-20-001 Survey Base.dwg

This plat filed in Instrument No. _____, Date: _____

B:\Clients\000 (Misc Projects)\9101 (Lureia Makarova)\9101-20-001 (2349 N. Holland Rd - Mansfield)\Survey\9101-20-001 Survey Base.dwg
7/29/2021 1:44:48 PM

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

OWNERS DEDICATION:

WHEREAS **ALLababidi Foundation**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.000 acres (174,255 square feet) of land in the Ray Grevious Survey, Abstract No. 1307, City of Mansfield, Tarrant County, Texas; said 4.000 acres (174,255 square feet) of land being a portion of that certain tract of land described in a General Warranty Deed to Allababidi Foundation, LLC (hereinafter referred to as Allababidi Foundation tract), as recorded in Instrument Number D220313589, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 4.000 acres (174,255 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a mag nail set in asphalt pavement for the Northeasterly corner of said Allababidi Foundation tract, same being a point in North Holland Road, previously known as County Road 2011 (variable width right-of-way);

THENCE South 30 degrees 13 minutes 23 seconds East with the Northeasterly line of said Allababidi Foundation tract and with said North Holland Road, a distance of 245.05 feet to a mag nail set in asphalt pavement for the Southeasterly corner of said Allababidi Foundation tract, same being the Northeasterly corner of that certain tract of land described in a Warranty Deed to Irvy Lee McGlasson, Jr. and wife, Mary Gann McGlasson (hereinafter referred to as McGlasson tract), as recorded in Volume 5920, Page 350, Deed Records, Tarrant County, Texas;

THENCE South 59 degrees 46 minutes 37 seconds West, departing said North Holland Road, with the common line between said Allababidi Foundation tract and said McGlasson tract, a distance of 711.10 feet to a three-eighths inch iron rod found for the Southwesterly corner of said Allababidi Foundation tract, same being the Northwesterly corner of said McGlasson tract, same also being the Northeasterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Johnny E. Wright and Nancy L. Wright (hereinafter referred to as Wright tract), as recorded in Instrument Number D215191509, O.P.R.T.C.T.;

THENCE North 30 degrees 13 minutes 23 seconds West with the common line between said Allababidi Foundation tract and said Wright tract, pass at a distance of 19.45 feet, a one-half inch iron rod found for the Northeasterly corner of said Wright tract, same being the Southeasterly corner of that certain tract of land described as Hall Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D214105767, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Hall Addition for a total distance of 245.05 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwesterly corner of said Allababidi Foundation tract, same being the Northeasterly corner of said Hall Addition, same also being the Southeasterly line of that certain tract of land described as Marley Acres, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D189078571, O.P.R.T.C.T.;

THENCE North 59 degrees 46 minutes 37 seconds East with the common line between said Allababidi Foundation tract and said Marley Acres, pass at a distance of 159.00 feet, the Southeasterly corner of said Marley Acres, same being the Southwesterly corner of that certain tract of land described in a deed to Mustafa Mubank (hereinafter referred to as Mubank tract), as recorded in Instrument Number D207304442, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Mubank tract, pass at a distance of 288.00 feet, a one-half inch iron rod found for the Southeasterly corner of said Mubank tract, same being the Southwesterly corner of that certain tract of land described in a deed to Ruseel Jones and Jane A. Jones (hereinafter referred to as Jones tract), as recorded in Instrument Number D206187966, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Jones tract, pass at a distance of 417.00 feet, the Southeasterly corner of said Jones tract, same being the Southwesterly corner of that certain tract of land described as Masco Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D201195365, O.P.R.T.C.T., continue with said course, the common line between said Allababidi Foundation tract and said Masco Addition for a total distance of 711.10 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 4.000 acres (174,255 square feet) of land.

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, GRANTEEES, 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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **ALLababidi Foundation**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **DAMASCUS GARDENS**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

ALLababidi Foundation

By: _____
Name: Mouaz Allababidi, Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Mouaz Allababidi, 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, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2021.

Notary Public, The State of Texas

SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, a Registered Professional Land Surveyor of the State of Texas, have platted the above described 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 the survey made by me or under my direction and supervision.

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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



FINAL PLAT
DAMASCUS GARDENS
4.000 acres out of the
Ray Grevious Survey, Abstract Number 1307
City of Mansfield, Tarrant County, Texas
9 Residential Lots and 3 Open Space Lots
Preparation Date: June 2021
Revision Date: July 2021
Case: SD# 21-033
SHEET 2 OF 2

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL DAVIS, RPLS PHONE: 817-842-2094 Mike@bannistereng.com	OWNER / DEVELOPER: MOUAZ ALLABADIDI ALLABADIDI FOUNDATION 802 GREENVIEW DRIVE GRAND PRAIRIE, TEXAS 75050 PHONE: 817-891-1790 Mouath@gmail.com
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This plat filed in Instrument No. _____ , Date: _____