

**LEGEND**

- BHB.....5/8" Capped Iron Rod Marked "BHB INC" Set
- CIRF.....Capped Iron Rod Found
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- P.O.B.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
4. All pre-existing easements and/or dedications have been vacated or incorporated into this plat.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. 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.
7. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".

**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48367C0265F, Revised: April 5, 2019.

**LINE DATA TABLE**

NO.	BEARING	DIST
L1	N5°20'25"W	8.92'

Owner/Developer:  
2901 S. WALTON WALKER, LLC  
P.O. BOX 113267  
CARROLLTON, TEXAS 75011



949 Hilltop Drive, Weatherford, TX 76086  
tstock@bhinc.com • 817.596.7575 • bhinc.com  
TBPELS Firm #44, #10011300, #10011302, #10194146

STATE OF TEXAS §  
COUNTY OF PARKER §

202108614 PLAT Total Pages: 1

WHEREAS, Norrallah Jooma, is the owner of a tract of land situated in the H. Parrish Survey, Abstract No. 1867, Parker County, Texas and being described in the deed to S. Walton Walker, LLC, as recorded in Document No. 201717408, Official Public Records, Parker County, Texas (OPRPCT.) and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values.

**BEGINNING** at a 5/8 inch capped iron rod marked "BHB INC" set (BHB) for the northwest corner of said S. Walton Walker, LLC tract and the southwest corner of Cutting Horse No. 2, an addition to the City of Weatherford, Parker County, Texas, as recorded in Cabinet E, Slide 250, Plat Records, Parker County, Texas (PRPCT), and being in the east right-of-way line of Ric Williamson Memorial Highway (a variable width public right-of-way) from which a 5/8 inch capped iron rod marked "Brittan & Crawford" found bears South 39°10'23" West, a distance of 52.39 feet;

**THENCE** South 54°32'59" East, with the common line of said S. Walton Walker, LLC tract and said Cutting Horse No. 2, a distance of 199.65 feet to a BHB for the northeast corner of said S. Walton Walker, LLC tract and being in the west line of Elkins Addition, an addition to the City of Weatherford, Parker County, Texas, as recorded in Cabinet B, Slide 517, PRPCT;

**THENCE** South 35°28'14" West, with the common line of said S. Walton Walker, LLC tract and said Elkin Addition, a distance of 210.09 feet to a BHB for the southeast corner of said S. Walton Walker, LLC tract and the southwest corner of said Elkins Addition and being in the north right-of-way line of Peaster Highway - F.M. 920 (a 100 feet wide public right-of-way) from which a 5/8 inch iron rod found bears South 54°33'56" East, a distance of 265.28 feet for the southeast corner of said Elkins Addition and the southwest corner of a tract of land described in the deed to Kathryn A. Smith, as recorded in Volume 2110, Page 260, OPRPCT;

**THENCE** North 54°48'47" West, with the common line of said S. Walton Walker, LLC tract and said north right-of-way line, a distance of 207.04 feet to a BHB in the southern end of a clip corner at the northeast corner of the intersection of said Ric Williamson Memorial Highway and said Peaster Highway;

**THENCE** North 05°20'25" West, a distance of 8.92 feet to a BHB for the northern end of said clip corner

**THENCE** North 39°10'23" East, with the common line of said S. Walton Walker, LLC tract and said east right-of-way line of said Ric Williamson Memorial Highway, a distance of 204.72 feet to the **POINT OF BEGINNING** and containing 43,455 Square Feet or 0.998 Acres of Land.

**OWNER'S DEDICATION**  
STATE OF TEXAS §  
COUNTY OF PARKER §

Date 03/03/2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designed herein as the **JOOMA & JIWANI ADDITION**, subdivision to the City of Weatherford, Texas, and who name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

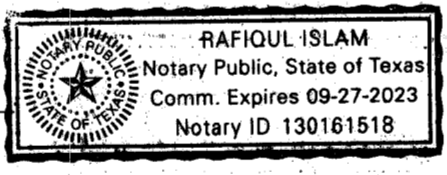
*Norrallah Jooma*  
Owner

STATE OF TEXAS §  
COUNTY OF Dallas §

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared Norrallah Jooma, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this 3<sup>rd</sup> day of March, 2021.

*Rafiqul Islam*  
Notary Public in and for the state of Texas



**Surveyor's Certification**

I, Toby G. Stock, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Parker County, Texas. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

*Toby G. Stock*  
Toby G. Stock, RPLS No. 6412  
Date: March 1, 2021

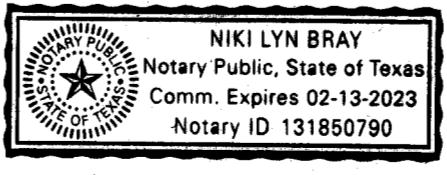


STATE OF TEXAS §  
COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 1<sup>st</sup> day of March, 2021

*Niki Lyn Bray*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle  
202108614  
03/08/2021 10:02 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

ACCT NO: 14024  
SCH DIST: PE  
CITY: CWE

21867.014.000.00

**APPROVAL BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WEATHERFORD, TEXAS AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.

DATED THIS THE 4<sup>th</sup> DAY OF March, 2021

BY: *[Signature]*  
DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

ATTEST: *[Signature]*  
SECRETARY

**MINOR PLAT**  
**LOT 1, BLOCK 1**  
**JOOMA & JIWANI**  
**ADDITION**  
**0.998 ACRES OUT OF**  
**THE H. PARRISH SURVEY, ABSTRACT NO. 1867**  
**CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**  
**MARCH 2021**

E-682