

C-104

FINAL PLAT
LOT 2B1 AND LOT 2B2, BLOCK 1
KWIK ADDITION
BEING A REPLAT OF LOT 2B, BLOCK 1
KWIK ADDITION, AN ADDITION TO THE
CITY OF WEATHERFORD, PARKER
COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, TEMPEST INVESTMENT, LLC AND GREG WILSON HOLDING, LLC, by and through the undersigned, its general partner, being the sole owners of 1.746 Acres situated in and being all of LOT 2B, BLOCK 1, KWIK ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 900, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the northeast corner of said Lot 2B, said iron being in the south right of way line of Simmons Street and the west right of way line of South Elm Street;
THENCE S 00°12'37" W, with the west right of way line of said South Elm Street, 191.91 feet to an iron rod set;
THENCE S 89°59'25" W, 166.24 feet to an iron rod set;
THENCE S 02°43'05" W, at 53.85 feet passing an "X" found on a concrete well and in all 153.85 feet to an iron rod found;
THENCE N 89°59'36" W, 122.61 feet to an iron rod found;
THENCE N 01°17'59" E, at 157.12 feet passing an iron rod found and in all 353.37 feet to an iron rod set in the south right of way line of said Simmons Street;
THENCE S 88°28'35" E, with the south right of way line of said Simmons Street, 288.94 feet to the POINT OF BEGINNING and containing 1.746 acres (76065 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TEMPEST INVESTMENT, LLC AND GREG WILSON HOLDING, LLC, by and through the undersigned, its general partner does hereby adopt this plat designating the hereinabove described real property as LOT 2B1 AND LOT 2B2, BLOCK 1, KWIK ADDITION, BEING A REPLAT OF LOT 2B, BLOCK 1, KWIK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 03 day of FEB, 2004.
John Buddin (Tempest Investment) *Greg Wilson*

REBECCA STOKES
Notary Public
State of Texas
My Comm. Expires 9-7-2007

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared John Buddin, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 03 day of FEB, 2004.
Rebecca Stokes
Notary Public In and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Greg Wilson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 03 day of FEB, 2004.
Rebecca Stokes
Notary Public In and for the State of Texas

CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.
3-2-04
DATE
Angela Winkle
ANGELA WINKLE
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

ACCT. NO.: 14162
SCH. DIST.: WE
CITY: WE
MAP NO.: H-15

Doc 00510483 Bk OR Vol 2196 Pg 1689

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On Mar 03, 2004 at 10:47 AM
Document Number: 00510483
Sheet 36.00
By
Notary Public

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the value and page of the above records of Parker County as stamped herein by me.

Mar 03, 2004
Jane Brunson, County Clerk
Parker County

DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.
Owner
SWORN TO AND SUBSCRIBED before me this ___ day of ___ 2004.
Notary Public In and for the State of Texas

NA

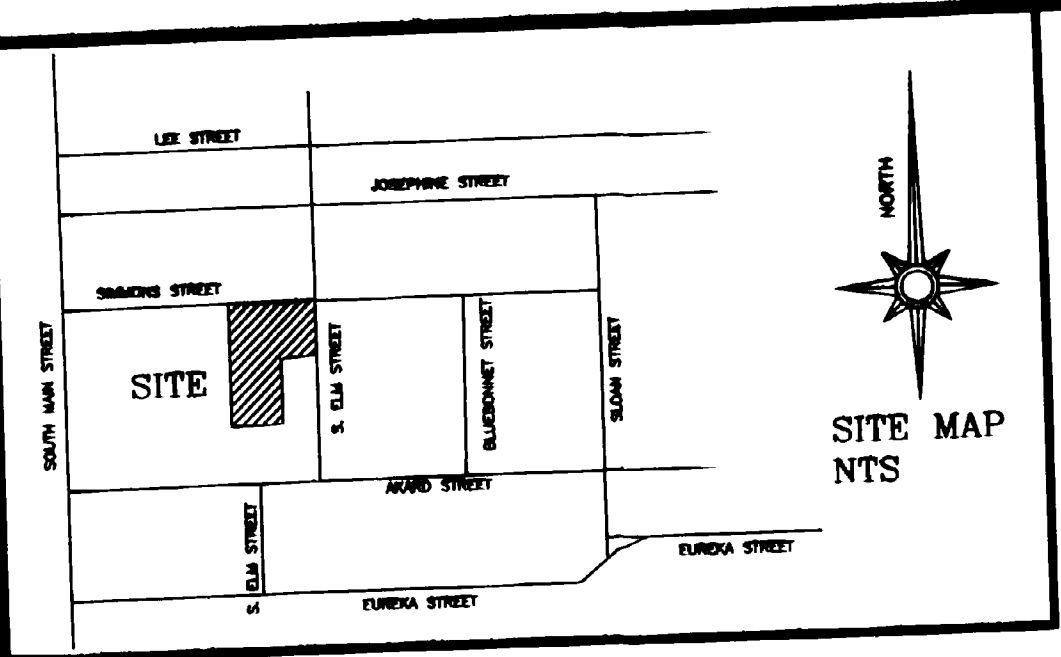
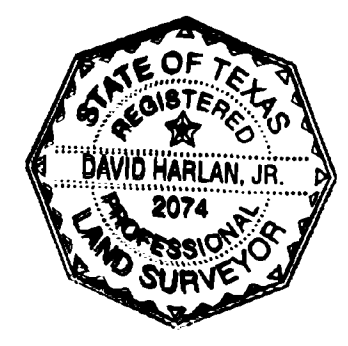
STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared NA, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 2004.
Notary Public In and for the State of Texas

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480220005 D EFFECTIVE DATE: 08/01/97 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

This is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have planned the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents said survey made by me or under my supervision.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
October, 2003



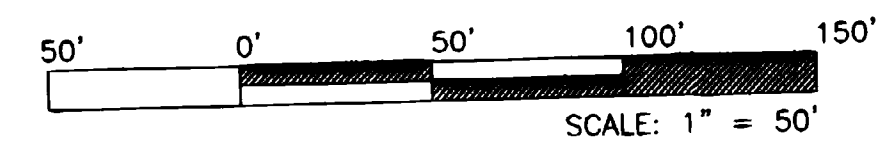
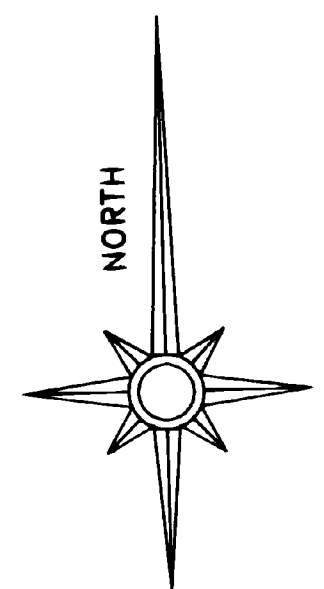
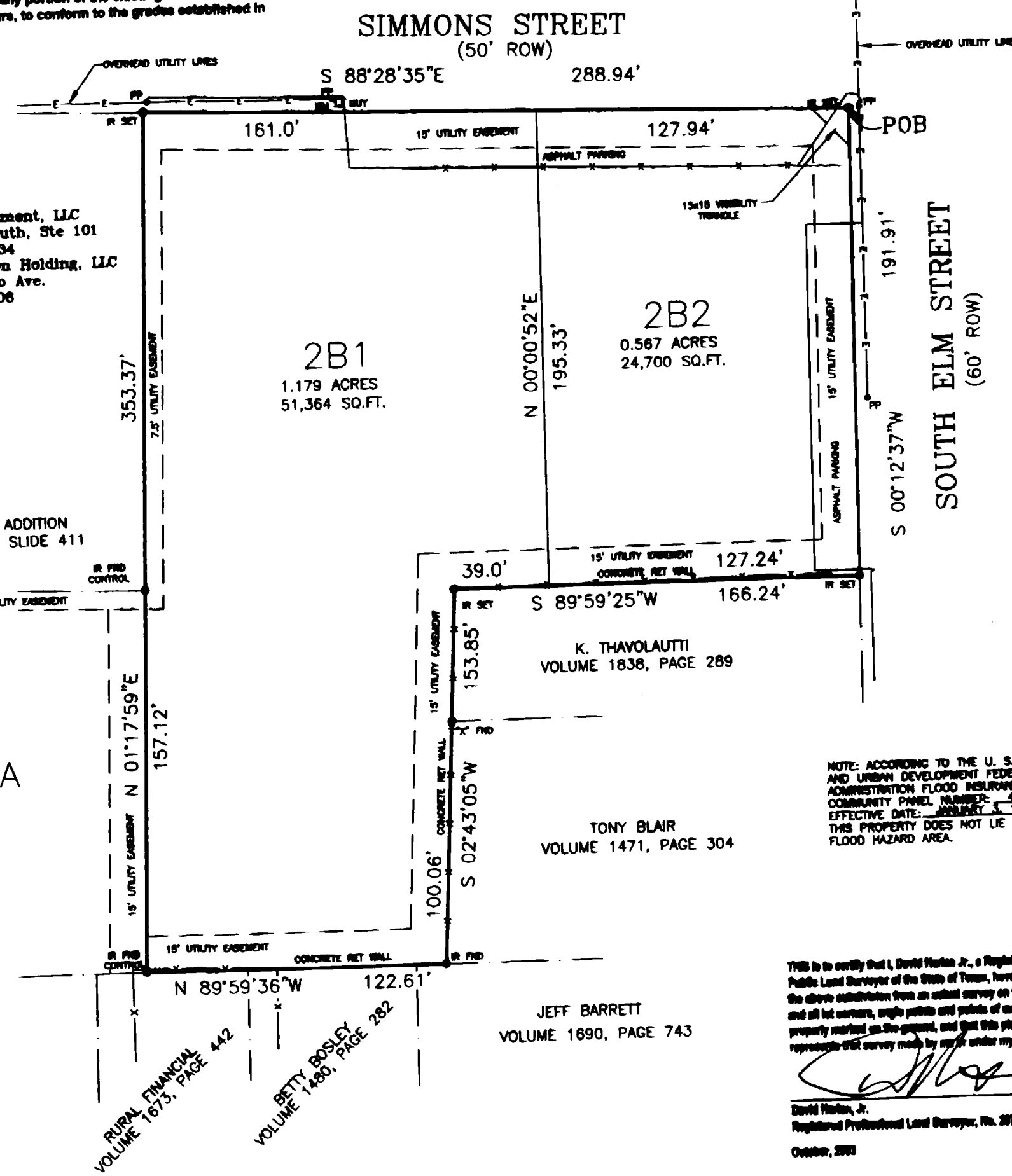
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

DEVELOPER:
Tempest Investment, LLC
311 FM 620 South, Ste 101
Austin, TX 78734
and Greg Wilson Holding, LLC
5250 Monticello Ave.
Dallas, TX 75208

HILO/O'REILLY ADDITION
PLAT CABINET B, SLIDE 411



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76066
METRO(817)598-9700-(817)599-0680
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