

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, CRISTOBAL AGUILAR, BEING THE OWNER(S) OF ALL OF LOT 28, BLOCK A, NORTHSTAR CROSSING, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 747, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING THE SAME TRACT AS CONVEYED IN DOC# 201824350, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GCRD)

BEGINNING AT A FOUND 3/8" SPIKE IN THE SOUTH LINE OF COLDWATER CREEK LANE (A 60' RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 28, BLOCK A, NORTHSTAR CROSSING, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 747, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 86°27'18" E 194.80 FEET ALONG THE SOUTH LINE OF SAID COLDWATER CREEK LANE TO A FOUND 3/8" SPIKE FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°12'51" E 357.47 FEET TO A FOUND 3/8" SPIKE FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 86°37'59" W 200.01 FEET TO A FOUND 3/8" SPIKE FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°36'17" E 340.48 FEET TO THE POINT OF BEGINNING.

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
TEXAS SURVEYING, INC., 104 S. WALNUT ST., WEATHERFORD, TX 76086  
JULY 9, 2019 - JWB022-RP

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, CRISTOBAL AGUILAR, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 28, BLOCK A, NORTHSTAR CROSSING, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS MY HAND, THIS 3 DAY OF SEP, 2019.

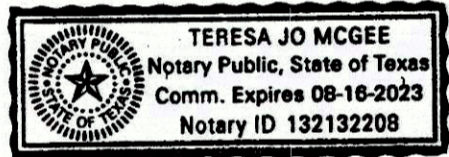
Chris Aguilera  
NAME / TITLE

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRISTOBAL AGUILAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF September, 2019.

Teresa Jo McGee  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

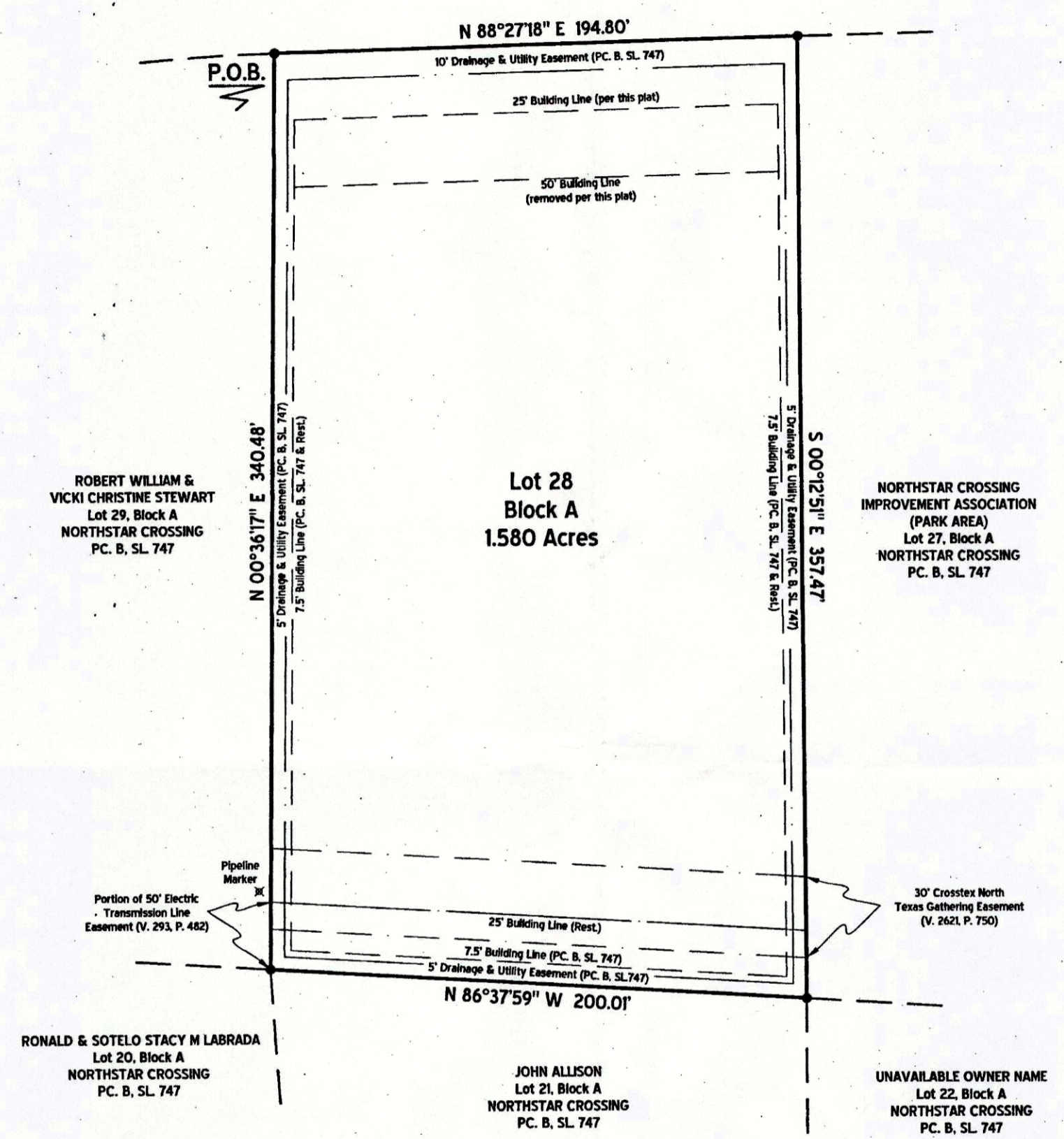


LUCIANO & LYNNIE MALFITANO  
Lot 42, Block A  
NORTHSTAR CROSSING  
PC. B, SL. 747

JASON A & KENNA G WOOSTER  
Lot 43, Block A  
NORTHSTAR CROSSING  
PC. B, SL. 747

DESHANE H & LISA T COLEMAN  
Lot 44, Block A  
NORTHSTAR CROSSING  
PC. B, SL. 747

**Coldwater Creek Lane**  
Asphalt - 60' Right-of-Way (P&H)



**NOTES:**

- 1) AT THE TIME OF PLATTING THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0265F, DATED APRIL 5, 2019. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- 2) ALL CORNERS ARE FOUND 3/8" IRON SPIKES, UNLESS OTHERWISE NOTED.
- 3) SPECIAL 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 7) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- 8) THIS TRACT IS LOCATED WITHIN THE ETJ OF THE CITY OF WEATHERFORD.
- 9) THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST THE FRONT BUILDING SET BACK LINE TO 25' AND AMEND THE NOTE ON THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 747 TO INCLUDE THE HEREIN SHOWN LOT 28 TO THE LIST OF LOTS AS SHOWN IN THE "SPECIAL NOTES" SECTION OF SAID PC. B, SL. 747.
- 10) THE PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

**RECOMMENDED BY:**

*[Signature]*  
CITY PLANNER

9-3-19  
DATE OF RECOMMENDATION

**APPROVED BY:**

*[Signature]*  
MAYOR/CITY MANAGER

9-4-19  
DATE OF APPROVAL

**ATTEST:**

*[Signature]*  
CITY SECRETARY

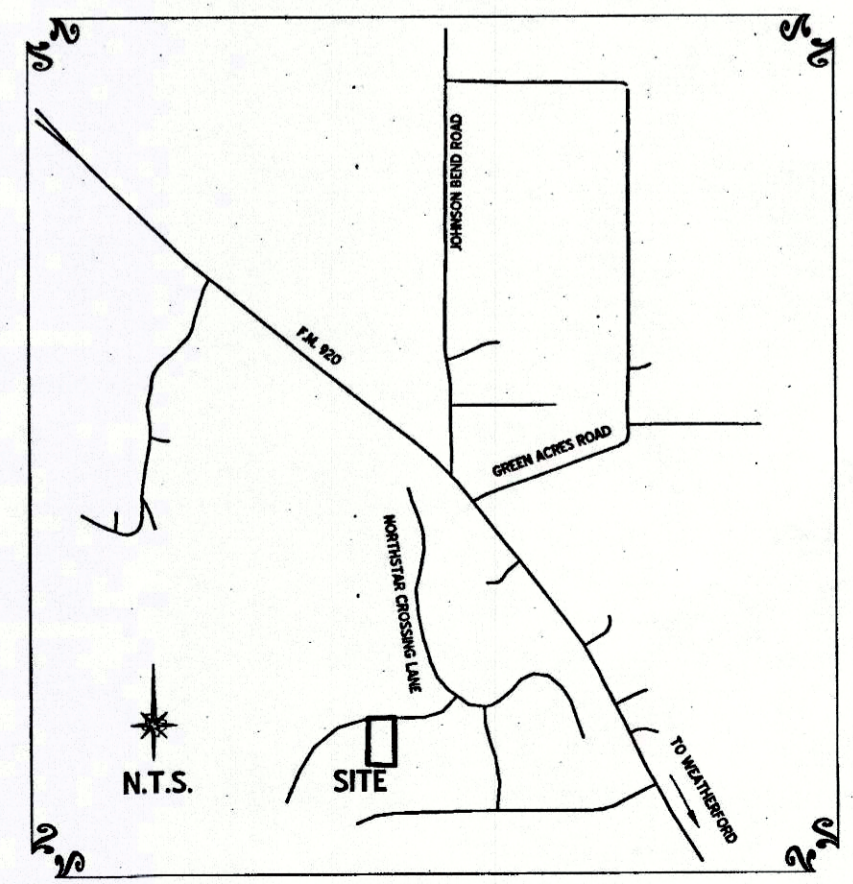
9/4/19  
DATE

ACCT. NO.: 15635  
SCH. DIST.: PE  
CITY:  
MAP NO.: G-13

15635.00A.078.00

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201923285  
09/05/2019 01:17 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CABINET E, SLIDE 369



**AMENDED PLAT OF LOT 28, BLOCK A NORTHSTAR CROSSING**  
BEING ALL OF LOT 28, BLOCK A, NORTHSTAR CROSSING, AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, AS RECORDED IN PLAT CABINET B, SLIDE 747, PLAT RECORDS, PARKER COUNTY, TEXAS.

AUGUST 2019



**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TX. 76086  
817-594-0400

**OWNER/DEVELOPER(S):**  
CRISTOBAL AGUILAR  
506 E. OAK STREET  
WEATHERFORD, TX. 76086  
(817) 805-2054

