

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2016-0025791

PLAT

Party: BROOKLYN VILLAGE PHASE 1 AMENDING PLAT

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
<p>On: 12/19/2016 at 11:55 AM</p> <p>Document Number: <u>2016-0025791</u></p> <p>Receipt No: <u>16-26131</u></p> <p>Amount: \$ <u>183.00</u></p> <p>Vol/Pg: <u>V:5218 P:442</u></p>	<p>WALK IN</p> <p>CABINET 3 SLEEVE 312</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

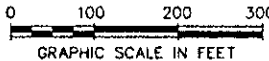
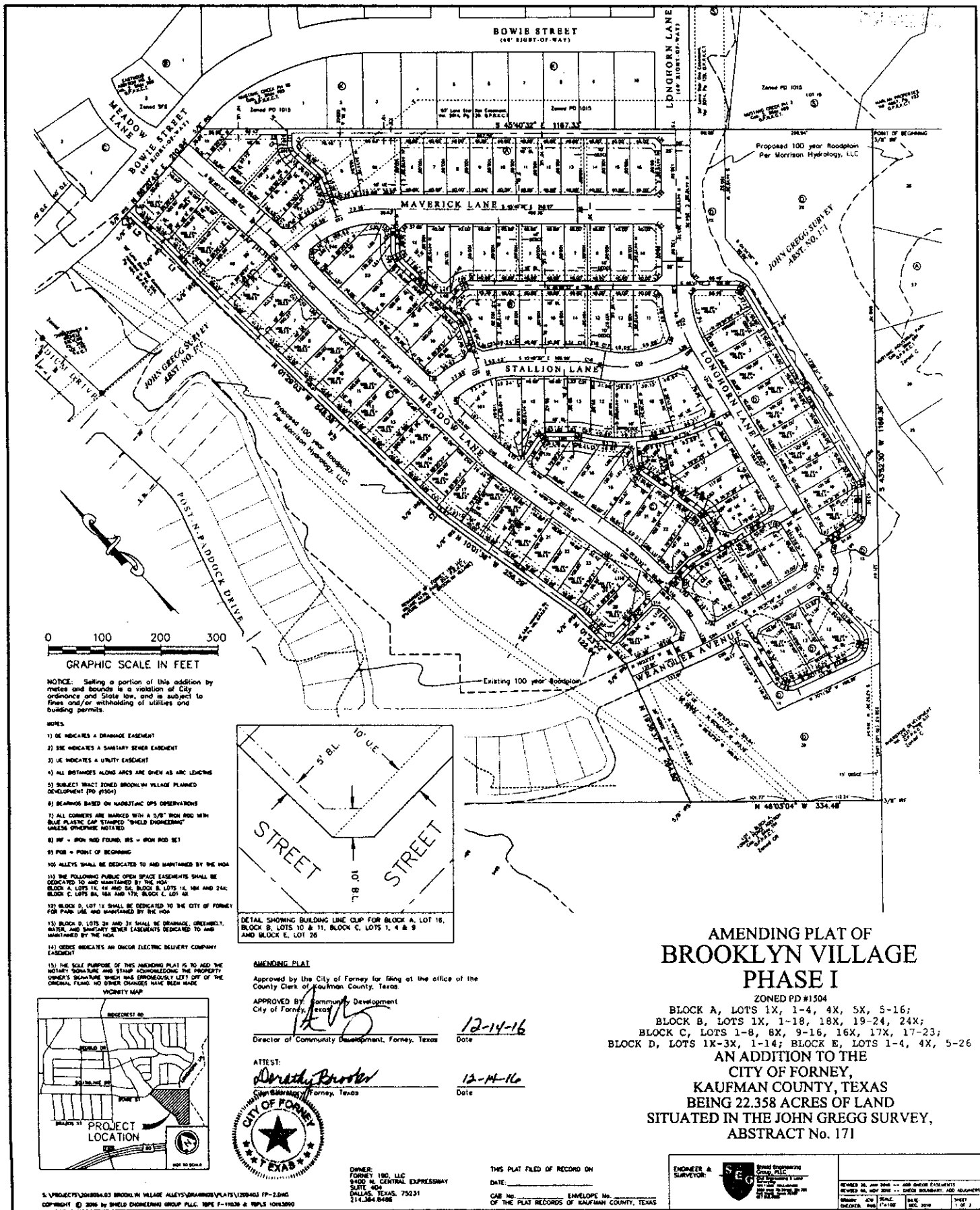
Recorded By: Cynthia Ramirez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

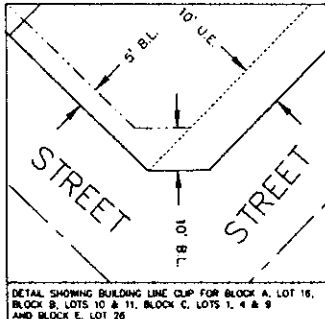
CITY OF FORNEY
101 E MAIN ST
FORNEY, TX 75126





NOTICE: Setting a portion of this addition by meters and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

- NOTES:
- 1) DE INDICATES A DRAINAGE EASEMENT
 - 2) SEE INDICATES A SANITARY SEWER EASEMENT
 - 3) UE INDICATES A UTILITY EASEMENT
 - 4) ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS
 - 5) SUBJECT TRACT ZONED BROOKLYN VILLAGE PLANNED DEVELOPMENT (PD #1504)
 - 6) BEARINGS BASED ON MAGNETIC OBSERVATIONS
 - 7) ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED
 - 8) RP - IRON ROD FOUND, RS - IRON ROD SET
 - 9) POB - POINT OF BEGINNING
 - 10) ALLEYS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
 - 11) THE FOLLOWING PUBLIC OPEN SPACE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA: BLOCK A, LOTS 1K, 4E AND 5E; BLOCK B, LOTS 1E, 1K AND 24E; BLOCK C, LOTS 8A, 16A AND 17E; BLOCK E, LOT 2E
 - 12) BLOCK D, LOT 1E SHALL BE DEDICATED TO THE CITY OF FORNEY FOR PARK USE AND MAINTAINED BY THE HOA
 - 13) BLOCK D, LOTS 2E AND 3E SHALL BE DRAINAGE, GREENBELT, WATER, AND SANITARY SEWER EASEMENTS DEDICATED TO AND MAINTAINED BY THE HOA
 - 14) DEEDS INDICATES AN ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
 - 15) THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO ADD THE NOTARY SIGNATURE AND STAMP ACKNOWLEDGING THE PROPERTY OWNER'S SIGNATURE WHICH WAS IMPROPERLY LEFT OFF OF THE ORIGINAL PLAT. NO OTHER CHANGES HAVE BEEN MADE



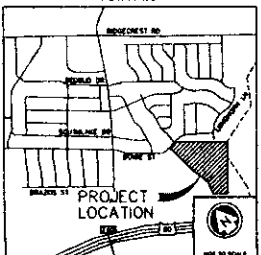
AMENDING PLAT
 Approved by the City of Forney for filing at the office of the County Clerk of Kaufman County, Texas.
 APPROVED BY: *[Signature]*
 Director of Community Development, Forney, Texas
 DATE: 12-14-16

ATTEST:
[Signature]
 City of Forney, Texas
 DATE: 12-14-16



AMENDING PLAT OF BROOKLYN VILLAGE PHASE I

ZONED PD #1504
 BLOCK A, LOTS 1X, 1-4, 4X, 5X, 5-16;
 BLOCK B, LOTS 1X, 1-18, 18X, 19-24, 24X;
 BLOCK C, LOTS 1-8, 8X, 9-16, 16X, 17X, 17-23;
 BLOCK D, LOTS 1X-3X, 1-14; BLOCK E, LOTS 1-4, 4X, 5-26
 AN ADDITION TO THE
 CITY OF FORNEY,
 KAUFMAN COUNTY, TEXAS
 BEING 22.358 ACRES OF LAND
 SITUATED IN THE JOHN GREGG SURVEY,
 ABSTRACT No. 171



THIS PLAT FILED OF RECORD ON
 DATE:
 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

ENGINEER & SURVEYOR: *[Signature]*
 SHIELD ENGINEERING GROUP, P.L.L.C.
 1400 N. CENTRAL EXPRESSWAY
 SUITE 400
 DALLAS, TEXAS 75231
 214.364.8486

REVISION NO.	DATE	DESCRIPTION

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Being a tract of land situated in the John Gregg Survey Abstract No. 171, City of Forney, Kaufman County, Texas and being a portion of a tract of land described as Forney 190, L.L.C. interests in Volume 6479, Page 703, Official Public Records, Kaufman County, Texas (OPRRECT), and tract of land being more particularly described by notes and bounds as follows:

BEING that a 3/8-inch iron rod found for the northeast corner of said Forney 190 tract and the northeastern corner of said Forney Fences Addition, an addition to the City of Forney, Kaufman County, Texas as recorded in Cabinet 1, Book 681, OPRRECT;

THENCE S. 43.5330° E. 1189.36 feet along the common southerly line of said Forney 190 tract and the northerly line of said Mustang Industrial Park and joining the northerly line of a tract of land described to Brownstone Development by instrument recorded in Volume 3217, Page 631, OPRRECT to a 3/8 inch iron rod found for the common southeastern corner of said Forney 190 tract and the undivided corner of Lot 1, Block A, Forney Fences Addition, an addition to the City of Forney, Kaufman County, Texas as recorded in Cabinet 1, Book 191, OPRRECT;

THENCE N. 88.1501° W. 334.68 feet along the common southerly line of said Forney 190 tract and the northerly line of said Forney Fences Addition to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set;

THENCE N. 19.2837° E. 285.42 feet, having said common line to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set;

THENCE N. 01.7332° W. 122.84 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set;

THENCE N. 60.5038° W. 736.26 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set at the beginning of a curve to the right;

THENCE 76.78 feet along the arc of said curve through a central angle of 08°22'38", whose radius is 515.08 feet, the long chord of which bears to 08°45'21" W. 78.72 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set at the end of said curve;

THENCE N. 07.2703° E. 548.56 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set;

THENCE N. 07.5111° E. 80.00 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set;

THENCE N. 03.3917° W. 74.36 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set;

THENCE N. 48°20'17" W. 141.14 feet to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set in the common northerly line of said Forney 190 tract and the southerly right-of-way line of Buick Street (a 60-foot right-of-way);

THENCE N. 84°20'43" E. 210.84 feet along said common northerly line and said southerly right-of-way line to a 5/8 inch iron rod with a plastic cap stamped "SHIELD ENGINEERING" set at the common northeast corner of said Forney 190 tract and the northeastern corner of Lot 1, Block A, Mustang Creek, Phase 1B, an addition to the City of Forney, Kaufman County, Texas as recorded in Cabinet 2, Book 425, OPRRECT;

THENCE S. 45°40'32" E. 1167.54 feet, having said southerly right-of-way line and along the common northerly line of said Forney 190 tract and the southerly line of said Mustang Creek, Phase 1B and joining the southerly line of Mustang Creek, Phase 2, an addition to the City of Forney, Kaufman County, Texas as recorded in Cabinet 2, Book 468, OPRRECT to the POINT OF BEGINNING and CONTAINED 873,772 square feet OR 22,353 acres of land, more or less.

AREA TABLE table with columns: BLOCK, LOT, ACRES, SQUARE FEET. Lists lots 1-11 for blocks A, B, C, D, E.

AREA TABLE table with columns: BLOCK, LOT, ACRES, SQUARE FEET. Lists lots 1-28 for blocks C, D, E.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned authority, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as Brooklyn Village, Phase I, an addition to the City of Forney, Kaufman County, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use easements, 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 of Forney; in addition, utility easements may also be used for the easements, if approved by all public utilities desiring to use or utilize the same unless the easements limit the use to particular utilities, and use by public utilities being subordinate to the public's and City of Forney's use thereof. The City of Forney 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 Forney and public utility entities shall of 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 of any time procuring permission from anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Forney, Texas.

WITNESS my hand, this 14 day of December 2016

Authorized Signature of Owner
Printed Name and Title

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert W. Bryan, 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 Forney.

Robert W. Bryan
12/13/2016
Date
Registration No. 5506



STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert W. Bryan, Registered Professional Land Surveyor, 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 purpose and considerations therein expressed.

Give under my hand and seal of office, this 13 day of December 2016.

Caleb Dunn
Notary Public in and for the State of Texas
05/28/2018
My Commission Expires On



STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brizeida Regalado, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same of the purpose and considerations therein expressed.

Give under my hand and seal of office, this 14 day of December 2016.

Brizeida Regalado
My Commission Expires On 9-24-14



AMENDING PLAT OF
BROOKLYN VILLAGE
PHASE I
ZONED PD #1504
BLOCK A, LOTS 1X, 1-4, 4X, 5X, 5-16;
BLOCK B, LOTS 1X, 1-18, 18X, 19-24, 24X;
BLOCK C, LOTS 1-8, 8X, 9-16, 16X, 17X, 17-23;
BLOCK D, LOTS 1X-3X, 1-14; BLOCK E, LOTS 1-4, 4X, 5-26
AN ADDITION TO THE
CITY OF FORNEY,
KAUFMAN COUNTY, TEXAS
BEING 22.358 ACRES OF LAND
SITUATED IN THE JOHN GREGG SURVEY,
ABSTRACT No. 171

ENGINEER & SURVEYOR
Caleb Dunn
Notary Public
Commission Expires 05-28-2018
CHECK ME, AND SIGN -- SEE OTHER ENDORSEMENTS
CHECKED BY, SEE ME -- CHECK BOUNDARY, SEE SURVEYOR
DATE TIME DATE TIME DATE TIME
PRINTED SIGNATURE DATE TIME

BOUNDARY LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L3.

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, ARC, DELTA, TANGENT, CHORD BEARING, CHORD DISTANCE. Rows C1 through C1.

INTERIOR CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD DIST. Rows C3 through C50.

INTERIOR CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD DIST. Rows C51 through C99.

INTERIOR LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L7 through L70.

INTERIOR LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L71 through L132.

AMENDING PLAT OF BROOKLYN VILLAGE PHASE I

ZONED PD #1504

BLOCK A, LOTS 1X, 1-4, 4X, 5X, 5-16; BLOCK B, LOTS 1X, 1-18, 18X, 19-24, 24X; BLOCK C, LOTS 1-8, 8X, 9-16, 16X, 17X, 17-23; BLOCK D, LOTS 1X-3X, 1-14; BLOCK E, LOTS 1-4, 4X, 5-26

AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS BEING 22.358 ACRES OF LAND SITUATED IN THE JOHN GREGG SURVEY, ABSTRACT No. 171

OWNER: FORNEY 190, LLC 9400 N. CENTRAL EXPRESSWAY SUITE 404 DALLAS, TEXAS 75231 214-384-8488

THIS PLAT FILED FOR RECORD ON DATE

CAD No. ENVELOPE No. OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

Professional Engineer & Surveyor seal and signature area with fields for name, title, and date.