

SHELLEY CLOWER

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1



ALICIA ROSALES

Place 5- Chair

JIRA SANSOM

Place 6

KEVIN UNGER

Place 7

Planning & Zoning Commission

REGULAR MEETING

Thursday, July 27, 2023 at 6:00 pm.

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance:

2. Public Comment Period:

3. Consent Agenda:

3.1. Consider and approve minutes for Regular P&Z meeting dated April 20, 2023.

I make a motion to approve/deny the consent agenda.

4. Public Hearing and Action Item:

4.1. Conduct Public Hearing to consider adoption of an ordinance repealing in its entirety section 3 which states "A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to VV Jones Road."

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[Rival Redi Mix current route.pdf](#)

[VENUS ordinance amending PD ord.pdf](#)

Open Public Hearing:

Close Public Hearing:










- 4.2. Discuss and consider the adoption of an Ordinance repealing in its entirety Section 3 which states " A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to W Jones Road."

I make a motion to recommend approval/denial for adoption of an Ordinance repealing in its entirety Section 3 which states " A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to W Jones Road."

5. Discussion & Action Items:

- 5.1. Discuss and consider a Final Plat, which consists of 290 apartments in Phase 1, Block A, Heritage Trails Venus, being 12.344 acres out of the Radford Berry Survey Abstract Number 42, Ellis county, generally located north of Highway 67 and west of Heritage Hills Parkway in the City of Venus.

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[1- A Heritage Trails- Final Plat Staff Report P & Z.pdf](#)  [1- B Vicinity Map.pdf](#)  [1- C Zoning Map.pdf](#)  [1- D PD Land Use Regulations.pdf](#)  [1- E Final Plat.pdf](#)  [1- F Site Plan- Phase I.pdf](#)  [1- G Pool Concept.pdf](#)  [1- H Playground Equipment Design.pdf](#)  [1- I Site Pictures.pdf](#) 

I make a motion to approve/deny the Final Plat which consists of 290 apartments for Phase 1. Lot 1, Block A, Heritage Trails Venus, as presented.

- 5.2. Discuss and consider appointing a Vice Chair of the Planning and Zoning Commission.

I make a motion to appoint ___ as Vice Chair of the Planning and Zoning Commission.

6. Adjournment:

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning & Zoning Commission may recess into Executive Session (closed meeting) at any time during this meeting to discuss matters listed on the agenda or if any of the following matters should arise during the course of the meeting: §551.071 Consultation with Attorney; §551.072 Deliberation

regarding Real Property, §551.074 Personnel Matters, §551.076 Deliberation regarding Security Devices, §551.087 Deliberation regarding Economic Development Negotiations.

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board of City Hall, 700 W Hwy 67, Venus TX, at a place readily accessible to the general public at all times, and to the City's website, **www.cityofvenus.org**, not less than 72 hours prior to the meeting.

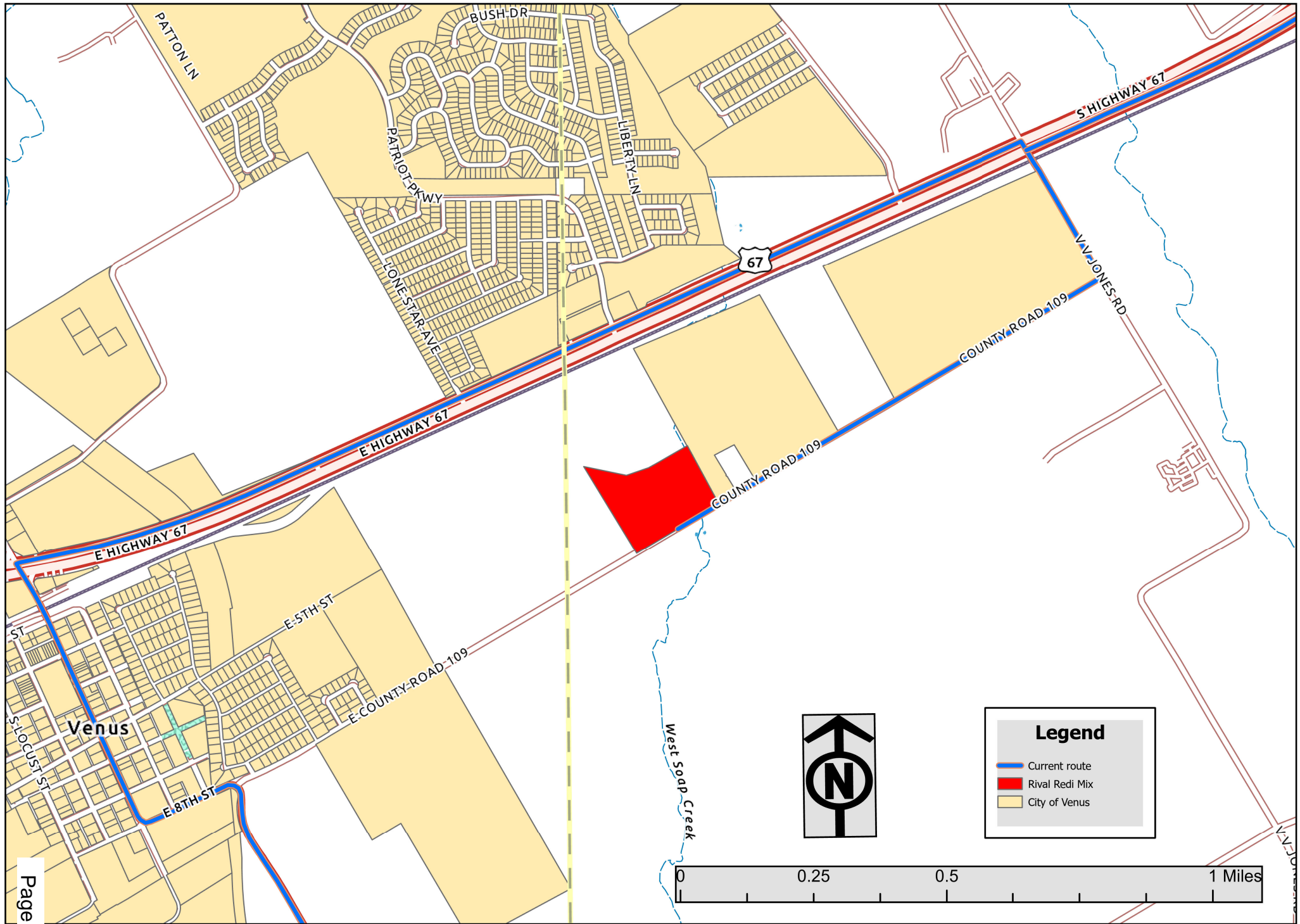
Callie Green, TRMC

City Secretary

If you plan to attend the public meeting and have a disability requiring accommodation, please make your request at least 48 hours in advance of the meeting, if possible. To make arrangements call (972) 366-3348 and leave a message if it is after hours.

Removed:_____

Time:_____



Current route

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING ORDINANCE 677-2019-05, A PLANNED DEVELOPMENT ORDINANCE, BY REPEALING SECTION 3; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which time parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings, the City Council has concluded that approval of amendments to the Zoning Ordinance would be in the best interest of the citizens of Venus.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF VENUS, TEXAS THAT:

SECTION 1. Section 3 of Ordinance No. 677-2019-05, which states: “A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to V V Jones Road.” is hereby REPEALED and deleted in its entirety.

SECTION 2. That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 5. The Recitals of this Ordinance are fully incorporated herein as if fully written.

PASSED AND APPROVED this 14th day of August 2023.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary



*Case Report – Heritage Trails Venus – Final Plat
Planning & Zoning Commission – July 27, 2023*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat, which consists of 290 lots in Phase 1, Block A, Heritage Trails Venus, being 12.344 acres out of the Radford Berry Survey Abstract Number 42, Ellis County, generally located north of Highway 67 and west of Heritage Hills Parkway in the City of Venus.

Owner: Shaw Development Group LLC, Dallas, TX.

Engineer: Development Engineering Consultants, LLC, Frisco, TX.

Location: Generally located north of US Highway 67 and west of Heritage Hills Parkway.

Existing Zoning: PD-Planned Development with underlying multi-family zoning.

Existing Use: Vacant

Proposed Land Uses: Multi-family Residential.

Surrounding Zones: **North:** Planned Development (Heritage Hills).
South: City of Venus ETJ.
East: City of Venus ETJ.
West: Planned Development (Patriot Estates).

Introduction: The Final Plat covers approximately 25.438 acres in two lots, which will be developed in Phase I and Phase II as Multifamily Residential. These two lots are part of the Heritage Hills Planning Development (PD), a mixed-use development consisting of multi-family, single family, townhouse, and duplex uses. The applicant submitted a Final Plat application that covers 12.344 acres for Phase I, which are 290 apartment units.

Background: Heritage Hills Planned Development was annexed and zoned Planned Development District into the City of Venus on June 11, 2018 by Ordinance No. 660-2018-06.

Analysis: Phase I consists of eleven (11) three-story buildings with 116 one-bedroom apartments, 132 two-bedroom apartments, and 42 three-bedroom apartments for a total of 290 apartment units.

Parking spaces for Phase I consists of 116 one-bedroom units at 1.5 parking ratio equals to 174 parking spaces; 132 two-bedroom units at 2.0 parking ratio equals to 264 parking spaces; 42 three- bedroom units at 2.5 parking ratio equals 105 parking spaces for an overall total parking of 543 required and 553 are provided.

The property is north of US Highway 67 and west of Heritage Hills Parkway, which has an 80-foot right-of-way.

The property discharges storm water to the west towards the West Soap Creek floodplain. The lots under consideration for development are not within the 100-year floodplain.

Water will be provided by Mountain Peak Special Utility District and sanitary sewer will be provided by the City of Venus.

Internal circulation for cars will consist of 26-foot fire lanes privately maintained made of concrete, apartment buildings will have 4-foot sidewalks with ADA ramps and streetlights.

The Planning and Zoning Commission shall use the following criteria and determine if it is adequate to serve the development and meet the city's subdivision ordinance for those facilities: wastewater, storm drainage, park facilities, open spaces, and easements. The Planning and Zoning Commission has authority to recommend approval of this final plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may take the following actions regarding this plat:

- a. Approve the Plat as presented;
- b. Approve with conditions; or
- c. Deny the Plat

Any added conditions or a motion to deny must include specific references to the Subdivision or other ordinances that are not met by the plat.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission approves the Final Plat, which consists of 290 apartments for Phase I, Lot 1, Block A, Heritage Trails Venus, as presented.

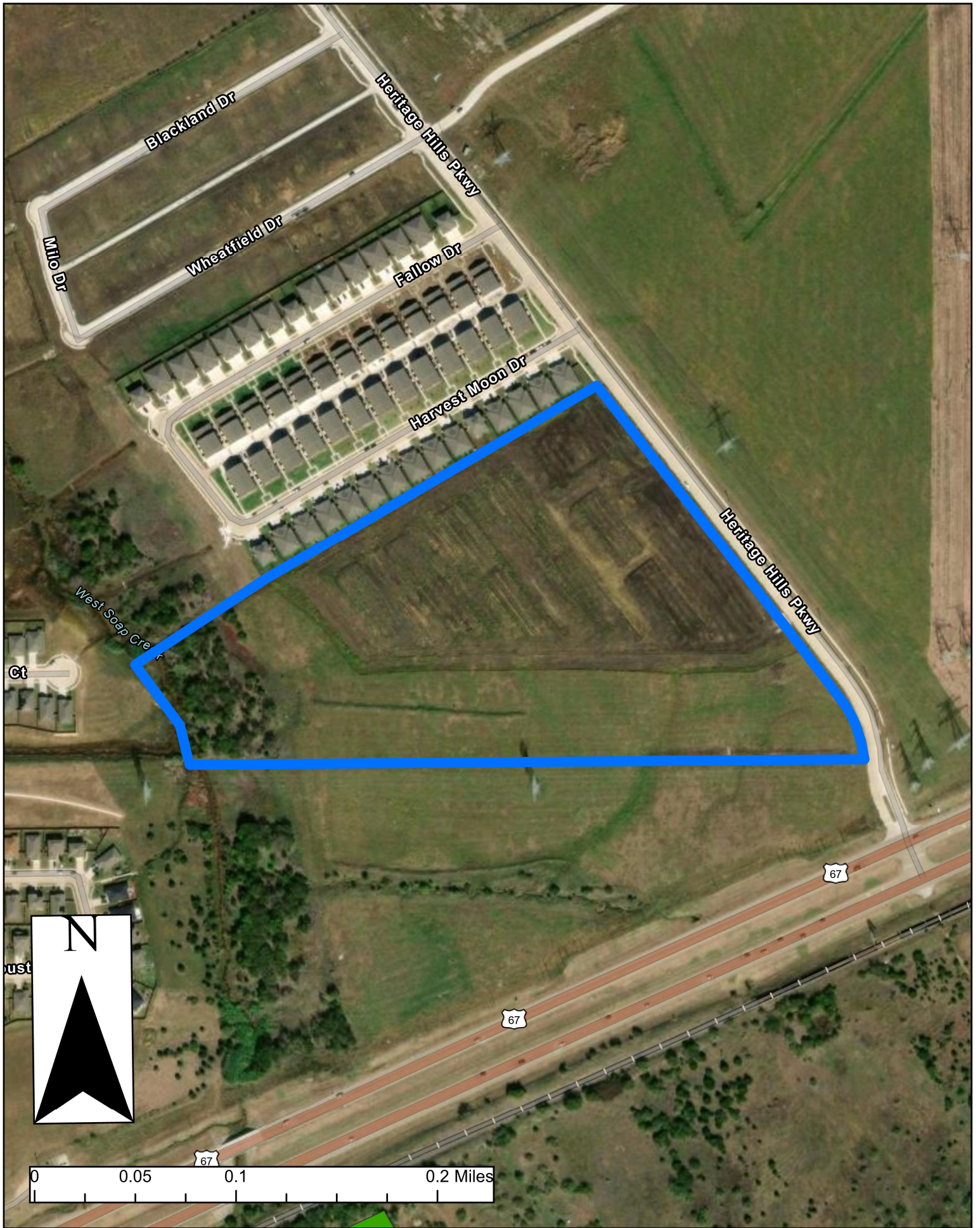
Sample

Motion:

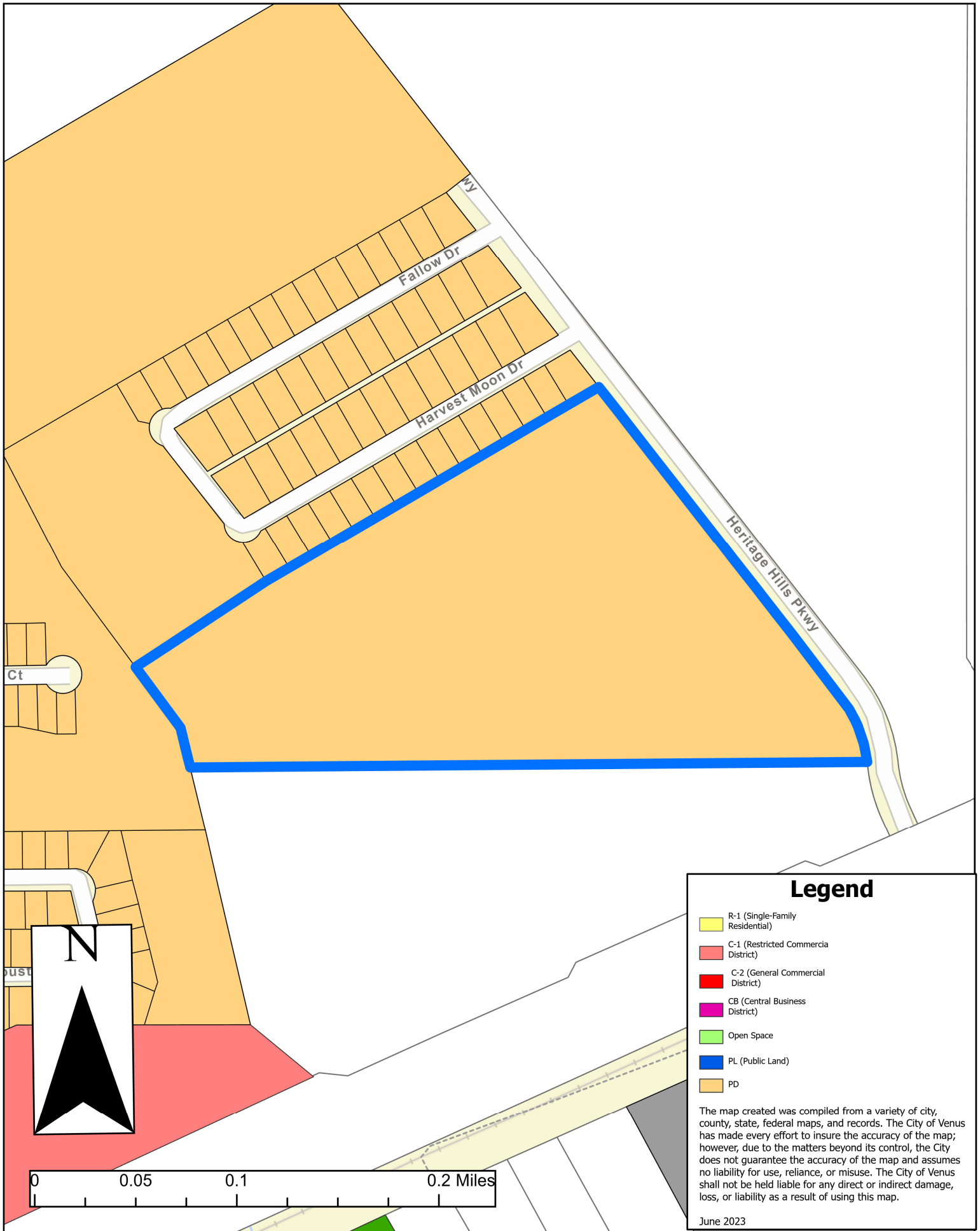
I move to approve/deny the Final Plat which consists of 290 apartments for Phase I, Lot 1, Block A, Heritage Trails Venus, as presented.

Attachments:

Vicinity Map
Zoning Map
Planned Development Regulations
Final Plat
Site Pictures
Pool Concept
Playground Equipment Design



Vicinity Map



Legend

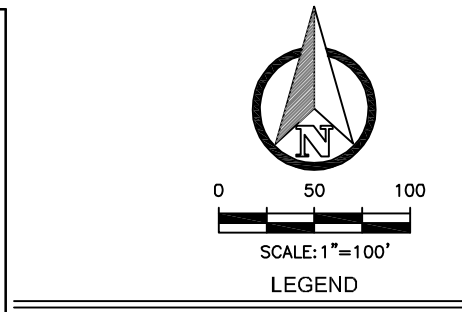
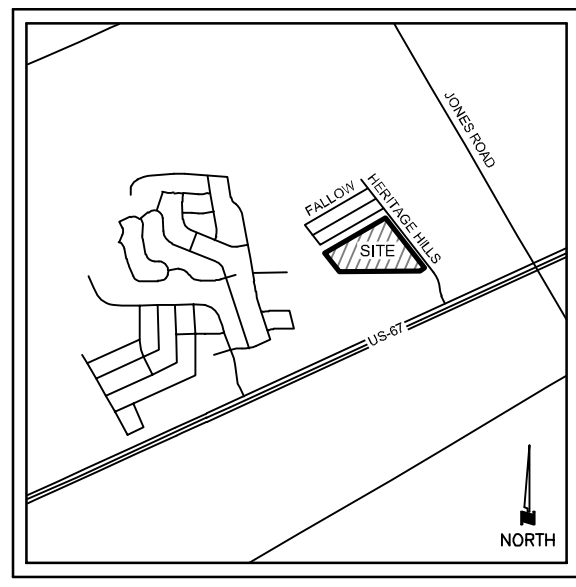
- R-1 (Single-Family Residential)
- C-1 (Restricted Commercial District)
- C-2 (General Commercial District)
- CB (Central Business District)
- Open Space
- PL (Public Land)
- PD

The map created was compiled from a variety of city, county, state, federal maps, and records. The City of Venus has made every effort to insure the accuracy of the map; however, due to the matters beyond its control, the City does not guarantee the accuracy of the map and assumes no liability for use, reliance, or misuse. The City of Venus shall not be held liable for any direct or indirect damage, loss, or liability as a result of using this map.

June 2023

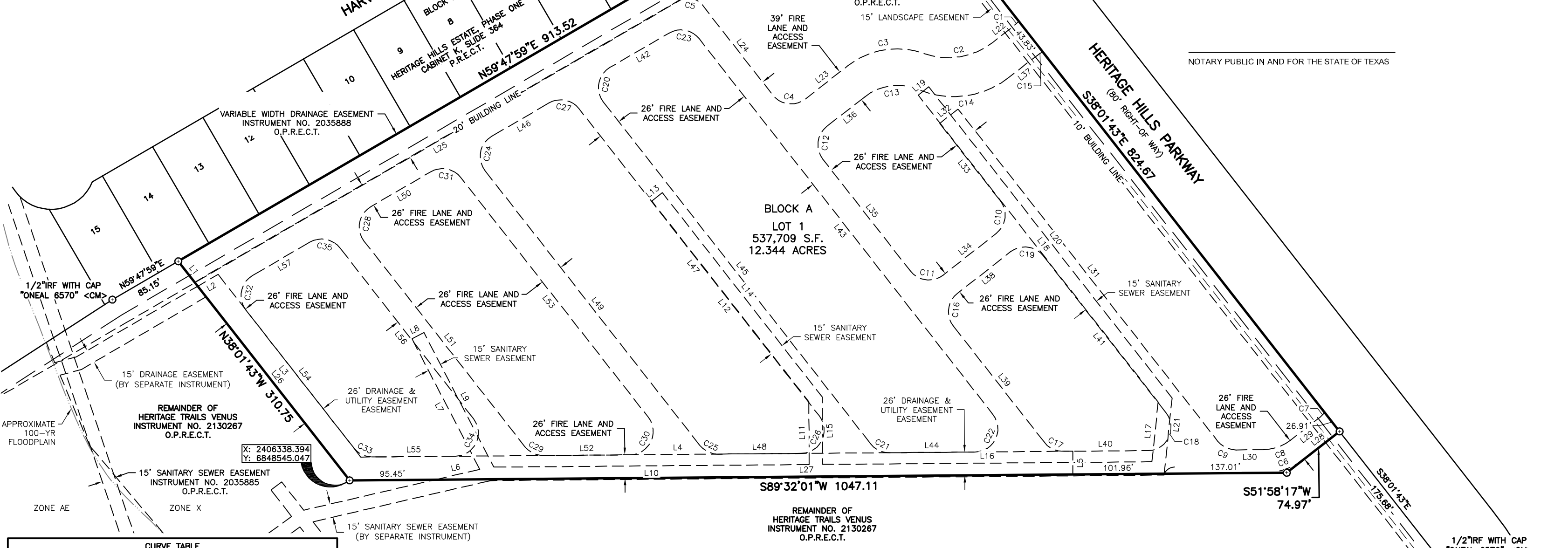
Multifamily PD Land Use Regulations

Multifamily Uses	
Category	Provided
Maximum Density	25 DU/AC
Minimum Height	40' (3 story) 55' (4 story)
Minimum Setbacks	Front yard: 10' (3 story)
	Rear yard: 10' (3 story)
	Interior side: 20' (3 story)
	30' adjacent to Single Family
	Side yard on street: 10' (3 story)
Masonry Requirement	70% masonry; 30% other materials-stucco is a permissible use "other materials". Masonry percentage may be reduced if architectural details, landscaping and other details are enhanced, as approved by the City staff.
Multifamily and Non-residential screening area	Fences are not required on internal streets and property lines. Fences required for all storage/utility purposes and to enclose a yard or screen parking on an exterior property line not to exceed 28 acres (density calculation shall be based on gross acres)
Building Façade	Building facades fronting on the bordering street and power line shall include some design consideration such as porches or patios to provide residential compatibility.
Minimum Unit Size	600 sq. ft.
Unit Mix	No more than 70% of the project can be one-bedroom units
Parking	Minimum of 1.5 parking spaces per one-bedroom units, 2 parking spaces for each two-bedroom unit, and 0.5 parking spaces for each additional bedroom.
Impact fees	None
Landscaping	Perimeter requirements: Where multifamily development is adjacent to the property line of Single-Family zoned property, a tree shall be planted every 30'. Where it is adjacent to commercial, industrial and power line, trees shall be planted every 40'. Along the street frontage, a 15' wide landscaped area is required. Shrubs, and trees every 25' are required. Trees must have a 1-inch caliper size or greater at time of planting (3" for overstory), and may be grouped to facilitate site design. At least 50% of the required trees shall be overstory trees. Interior requirements: Each parking space shall be within 50' of an overstory tree, and 20' of a landscaped area. All trees must be of a native variety.



LOCATION MAP
SCALE: 1"=2000'

O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
 D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
 P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
 <CM> CONTROL MONUMENT
 5/8" IRON ROD SET WITH CAP STAMPED
 "RPLS 5674" (UNLESS OTHERWISE NOTED)
 IRF IRON ROD FOUND



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°15'13"	30.00'	7.46'	S44°50'41"W	7.44'
C2	57°42'32"	80.00'	80.58'	S80°49'33"W	77.21'
C3	57°42'32"	90.00'	90.85'	S80°49'33"W	86.87'
C4	90°00'00"	26.00'	40.84'	N83°01'43"W	36.77'
C5	82°10'18"	20.00'	28.68'	N79°06'52"W	26.29'
C6	37°33'43"	76.00'	49.82'	N70°45'09"E	48.94'
C7	14°06'48"	30.00'	7.39'	S44°54'53"W	7.37'
C8	37°33'43"	50.00'	32.78'	S70°45'09"W	32.20'
C9	52°26'17"	26.00'	23.80'	N84°14'51"E	22.97'
C10	90°00'00"	26.00'	40.84'	S06°58'17"W	36.77'
C11	90°00'00"	26.00'	40.84'	N83°01'43"W	36.77'
C12	90°00'00"	26.00'	40.84'	N06°58'17"E	36.77'
C13	60°53'54"	60.00'	63.77'	N82°25'14"E	60.81'
C14	60°53'54"	100.00'	106.29'	N82°25'14"E	101.35'
C15	14°09'27"	30.00'	7.41'	N59°03'00"E	7.39'
C16	90°00'00"	26.00'	40.84'	S06°58'17"W	36.77'
C17	52°26'17"	26.00'	23.80'	S84°14'51"E	22.97'
C18	127°33'43"	26.00'	57.89'	N25°45'09"E	46.65'
C19	90°00'00"	26.00'	40.84'	N83°01'43"W	36.77'
C20	97°49'42"	26.00'	44.39'	S10°53'08"W	39.19'
C21	52°26'17"	26.00'	23.80'	S84°14'51"E	22.97'
C22	127°33'43"	26.00'	57.89'	N25°45'09"E	46.65'
C23	82°10'18"	26.00'	37.29'	N79°06'52"W	34.17'
C24	97°49'42"	26.00'	44.39'	S10°53'08"W	39.19'
C25	52°26'17"	26.00'	23.80'	S84°14'51"E	22.97'
C26	127°33'43"	26.00'	57.89'	N25°45'09"E	46.65'
C27	82°10'18"	26.00'	37.29'	N79°06'52"W	34.17'
C28	97°49'42"	26.00'	44.39'	S10°53'08"W	39.19'
C29	52°26'17"	26.00'	23.80'	S84°14'51"E	22.97'
C30	127°33'43"	26.00'	57.89'	N25°45'09"E	46.65'
C31	82°10'18"	26.00'	37.29'	N79°06'52"W	34.17'
C32	97°49'42"	26.00'	44.39'	S10°53'08"W	39.19'
C33	52°26'17"	26.00'	23.80'	S84°14'51"E	22.97'
C34	127°33'43"	26.00'	57.89'	N25°45'09"E	46.65'
C35	82°10'18"	26.00'	37.29'	N79°06'52"W	34.17'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S38°01'43"E	35.32'
L2	N59°47'59"E	26.24'
L3	S38°01'43"E	259.05'
L4	N89°32'01"E	795.34'
L5	S00°27'59"E	26.00'
L6	N76°54'45"E	51.30'
L7	N27°25'55"W	164.29'
L8	N62°34'05"E	15.00'
L9	S27°25'55"E	169.35'
L10	N89°32'01"E	352.50'
L11	N00°27'38"W	70.27'
L12	N38°01'43"W	284.64'
L13	N51°58'17"E	15.00'
L14	S38°01'43"E	289.74'
L15	S00°27'38"E	75.37'
L16	N89°32'01"E	367.86'
L17	N05°59'00"E	67.13'
L18	N38°01'43"W	435.27'
L19	N51°58'17"E	15.00'
L20	S38°01'43"E	441.33'
L21	S05°59'00"W	85.08'
L22	S51°58'17"W	30.44'
L23	S51°58'17"W	59.88'
L24	N38°01'43"W	127.88'
L25	S59°47'59"W	626.15'
L26	S38°01'43"E	280.98'
L27	N89°32'01"E	1021.27'
L28	N51°58'17"E	49.12'
L29	S51°58'17"W	41.81'
L30	N89°32'01"W	30.53'
L31	N38°01'43"W	470.79'
L32	S51°58'17"W	26.00'
L33	S38°01'43"E	109.86'
L34	S51°58'17"W	75.46'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L35	N38°01'43"W	158.82'
L36	N51°58'17"E	53.80'
L37	N51°58'17"E	40.48'
L38	S51°58'17"W	75.46'
L39	S38°01'43"E	164.90'
L40	N89°32'01"E	95.19'
L41	N38°01'43"W	222.93'
L42	S59°47'59"W	76.54'
L43	N38°01'43"W	532.72'
L44	N89°32'01"E	95.66'
L45	S38°01'43"E	484.83'
L46	S59°47'59"W	74.15'
L47	N38°01'43"W	435.57'
L48	N89°32'01"E	92.67'
L49	S38°01'43"E	389.18'
L50	S59°47'59"W	77.56'
L51	S38°01'43"E	291.39'
L52	N89°32'01"E	96.94'
L53	N38°01'43"W	339.91'
L54	S38°01'43"E	195.73'
L55	N89°32'01"E	92.67'
L56	N38°01'43"W	242.12'
L57	S59°47'59"W	74.15'

GENERAL PLAT NOTES AND RESTRICTIONS

- MINIMAL BUILDING SETBACKS:
 FRONT YARD: 10 FEET (3 STORY)
 REAR YARD: 10 FEET (3 STORY)
 INTERIOR SIDE: 20 FEET (3 STORY)
 INTERIOR SIDE: 30 FEET ADJACENT TO SINGLE-FAMILY
 SIDE YARD ON STREET: 10 FEET (3 STORY)
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF THE CURB STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT APPLICATION.
- BENCHMARK NOTE:
 THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ENGINEERING PLANS.
 B.M. NO. 1 - ELEV=623.79'
 B.N. NO. 2 - ELEV=625.85'
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
 EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THIS SUBDIVISION HAS SANITARY SEWER SERVICE FROM THE CITY OF VENUS
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT, BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AS PER THE LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO MULTIFAMILY BUILDINGS PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTING PLAN (SWP3) REQUIREMENTS.
- 5' WIDE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG HERITAGE HILLS PARKWAY

BASIS OF BEARING

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS.

FLOOD STATEMENT:

THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 481306090K AND 4813900150F, DATED JULY 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS AND AFFECTED BY LETTER OF MAP REVISION (LOMR) CASE NO. 20-06-1084F, DATED JANUARY 4, 2021. THE FLOODPLAIN LINE SHOWN HEREON IS APPROXIMATE AS SCALED FROM SAID MAPS AND WAS NOT DERIVED FROM ACTUAL FIELD MEASUREMENTS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, AND DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

REVISED: NOVEMBER 3, 2022

SURVEYOR'S CERTIFICATE

I, SEAN SHROPSHIRE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF VENUS, TEXAS.

PRELIMINARY
 THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSES

SEAN SHROPSHIRE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5674

STATE OF TEXAS §
 COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED SEAN SHROPSHIRE, 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
 COUNTY OF ELLIS §

WHEREAS HERITAGE TRAILS VENUS, A SEPARATE PROTECTED SERIES OF TOCHAL INVESTMENT PROPERTIES, LLC IS THE OWNER OF A TRACT OF LAND LOCATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 42, VENUS, ELLIS COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO SAID HERITAGE TRAILS VENUS, RECORDED IN INSTRUMENT NO. 2130267, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED ONEAL 6570 FOUND IN THE SOUTHWEST LINE OF HERITAGE HILLS PARKWAY, AN 80-FOOT RIGHT-OF-WAY, AT THE NORTH CORNER OF SAID HERITAGE TRAILS VENUS TRACT:

THENCE SOUTH 38°01'43" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 824.67 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED ONEAL 6570 FOUND IN SAID SOUTHWEST RIGHT-OF-WAY LINE BEARS SOUTH 38°01'43" EAST, A DISTANCE OF 175.68 FEET;

THENCE SOUTH 51°58'17" WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.97 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 89°32'01" WEST, A DISTANCE OF 1,047.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 38°01'43" WEST, A DISTANCE OF 310.75 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTHWEST LINE OF SAID HERITAGE TRAILS VENUS TRACT AND THE SOUTHEAST LINE OF HERITAGE HILLS ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF VENUS, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 364, PLAT RECORDS, ELLIS COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED ONEAL 6570 FOUND IN SAID NORTHWEST LINE BEARS SOUTH 59°47'59" WEST, A DISTANCE OF 85.15 FEET;

THENCE NORTH 59°47'59" EAST, ALONG THE COMMON LINE OF SAID HERITAGE TRAILS VENUS TRACT AND SAID ADDITION, A DISTANCE OF 913.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 537,709 SQUARE FEET OR 12.344 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HERITAGE TRAILS VENUS, A SEPARATE PROTECTED SERIES OF TOCHAL INVESTMENT PROPERTIES, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HERITAGE TRAILS VENUS, AN ADDITION TO THE CITY OF VENUS, ELLIS COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT; ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS, OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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

WITNESS MY HAND THIS THE ____ DAY OF _____, 2022.

BY: _____
 NAME/TITLE:
 HERITAGE TRAILS VENUS, A SEPARATE PROTECTED SERIES OF TOCHAL INVESTMENT PROPERTIES, LLC

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HERITAGE TRAILS VENUS WAS APPROVED BY THE CITY OF VENUS, TEXAS ON THIS ____ DAY OF _____, 20____.

CITY OF VENUS
 APPROVED BY CITY OF VENUS CITY COUNCIL:

MAYOR: _____

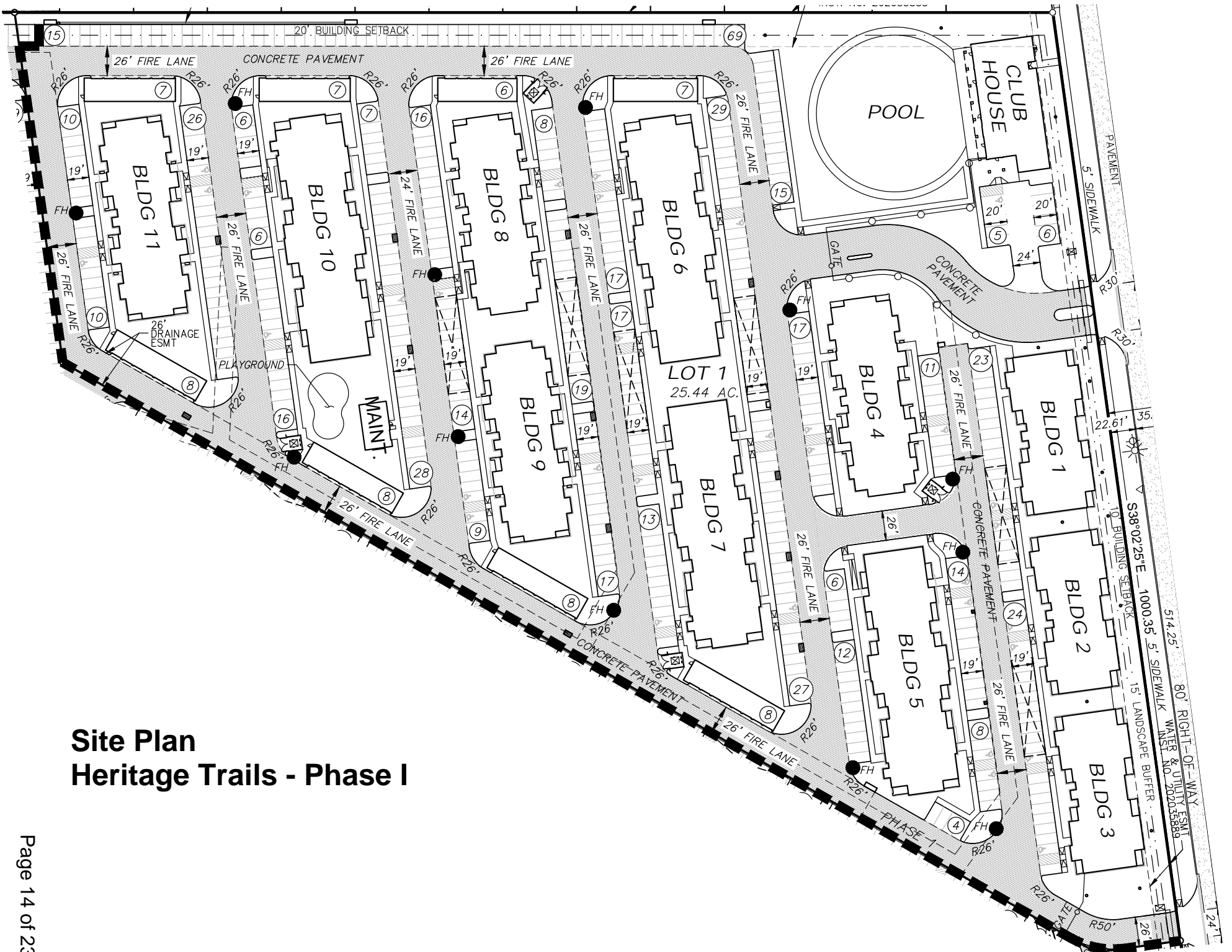
ATTESTED BY CITY SECRETARY: _____

DATE OF APPROVAL: ____/____/____

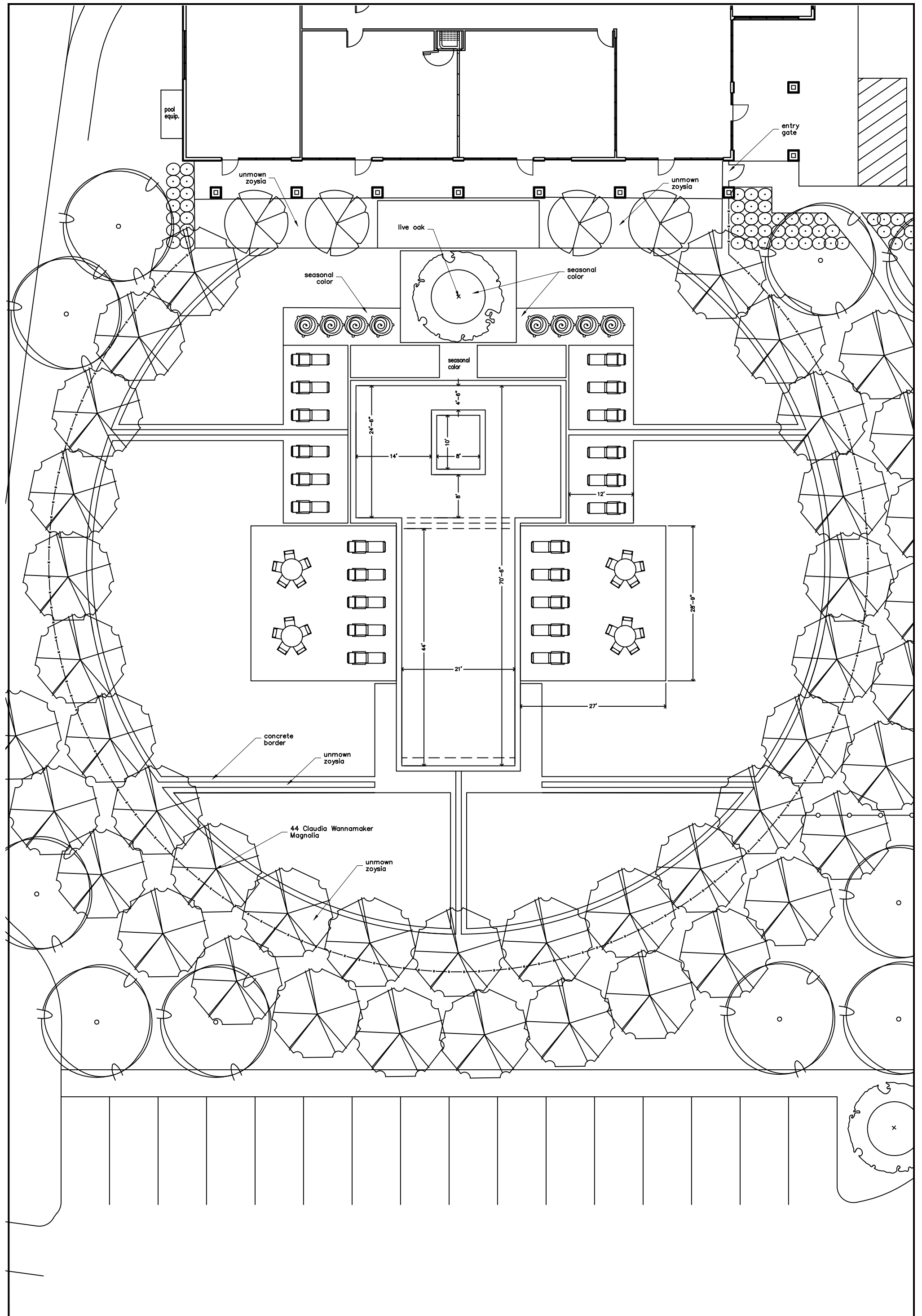
FINAL PLAT
 HERITAGE TRAILS VENUS
 12.344 ACRES ~ 1 LOT
 RADFORD BERRY SURVEY, ABSTRACT NO. 42
 CITY OF VENUS, ELLIS COUNTY, TEXAS
 SEPTEMBER, 2022 SCALE: 1"=100'

OWNER:
 HERITAGE TRAILS VENUS
 6255 WOODLAND DRIVE
 DALLAS, TX 75225
 CONTACT: MASSEY SHAW
 214-803-4939

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168
 214-903-8200 | TPBLS FIRM NO. 10194367
 INFO@AXIS-SURVEY.COM



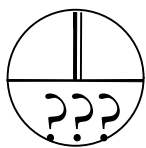
**Site Plan
Heritage Trails - Phase I**



Shaw Apartments
 Heritage Hills Pkwy & US 67
 Venus, TX

Date: 08/25/21
 Revisions:

 Scale: 1/16" = 1-0"



David Rolston
 Registered Landscape Architects

5607 Dyer St.
 Dallas, TX 75206

phone: **Page 15 of 23**
 www.dallasgardens.com















