

JANNELLE ROACH

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

DREW WILSON

Place 1 - Chair



ALICIA ROSALES

Place 5

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Vice Chair

Planning & Zoning Commission

REGULAR MEETING

Thursday, May 26, 2022 @ 6:00 pm

210 South Walnut Street

Venus, Texas 76084

AGENDA

Page

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

2. Welcome new Planning & Zoning Commissioner Place 2, Jannelle Roach.

3. Consent Agenda:

- 3.1. Consider and approve minutes for Special P&Z meeting April 14, 2022.

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[Special Planning & Zoning Commission - Apr 14 2022 - Minutes - Pdf](#)



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

4. Public Comment Period:

5. Discussion & Action Items:

- 5.1. Discuss and Consider a Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, being 15.004 acres out of the Jackson Smith Survey Abstract Number 758, Johnson County, generally located north of County Road 109 and west of County Road 214, in the City of Venus.

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[1-A Ridgeview Addition Final Plat Staff Report.pdf](#) [1-B](#)

[Ridgeview Addition Final Plat.pdf](#) 

[1-C Ridgeview Addition Aerial.pdf](#) 

I make a motion to approve/deny the Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, as presented.

- 5.2. Discuss and consider a Preliminary Plat for a 600-lot multifamily subdivision for Lot 1 and Lot 2, which consist of 290 lots in Phase 1 and lot 2, which consists of 310 lots in Phase 2, Block 1, Heritage Trails Venus, being 25.438 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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[2- A Heritage Trails Venus Preliminary Plat Staff Report.pdf](#)

 [2- B Heritage Trails-Preliminary Plat.pdf](#)  [2-C PD Land Use Regulations.pdf](#)  [2-D Heritage Trails Venus Aerial 1.pdf](#) 

I make a motion to approve/deny the Preliminary Plat for 600-lot multifamily subdivision, for Lot 1 and Lot 2, which consists of 290 Lots in Phase 1 and Lot 2, which consists of 310 lots in Phase 2, Block 1, Heritage Trails Venus, as presented.

6. Adjournment:

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning and 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,
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. Thank you.



Special Planning & Zoning Commission - Apr 14 2022 Minutes

Thursday, April 14, 2022 at 6:00 PM

Venus Civic Center

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

Chair, Drew Wilson called the meeting to order at 6:01 pm, McCurdy gave the Invocation and all lead the Pledge of Allegiance.

Commissioners present: Drew Wilson, Jessica Kuykendall, James Hopper, Robert McCurdy, Alicia Rosales, Jira Sansom and Tony Bovinich.

Staff present: Tonya Roberts, Callie Green, Stacey Wyman and Oscar Ortiz.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1. Consider and approve minutes for Regular P&Z meeting March 24, 2022.

[Planning & Zoning Commission - Mar 24 2022 - Minutes - Pdf](#)



I make a motion to approve consent agenda as presented.

Moved by: Jessica Kuykendall

Seconded by: Tony Bovinich

For: Unanimous. Motion carried 6-0-0.

4. Presentation:

- 4.1. Presentation by Public Management for future land use map.

Presentation by Ken Coignett.

5. Discussion Items:

- 5.1. Discuss and consider a Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, being 15.004 acres out of the Jackson Smith Survey Abstract Number 758, Johnston County, generally located north of County Road 109 and west of County Road 214, in the City of Venus.

[Ridgeview Addition Final Plat Staff Report 1.pdf](#)  [Ridgeview Addition-Aerial.pdf](#) 

[Ridgeview Addition Final Plat.pdf](#) 

No action taken on this item.

6. Adjournment

Chair, Drew Wilson adjourned the meeting at 7:02 pm.

Chair

City Secretary



*Case Report – Ridgeview Addition – Final Plat
Planning and Zoning Commission – May 26, 2022
City Council - June 13, 2022*

To: Planning and Zoning Commission
Mayor and City Council

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, being 15.004 acres out of the Jackson Smith Survey Abstract Number 758, Johnson County, generally located north of County Road 109 and west of County Road 214, in the City of Venus.

Owner: Ridgeview Addition LLC, Dallas, TX

Surveyor: J. Scott Cole, Flower Mound, TX

Location: Generally located north of County Road 109 and west of County Road 214

Zoning: R-1S

Current Use: Vacant

Analysis: The Final Plat covers 15.004 acres, combines two lots into a single tract, and there are 54 lots with at least 6,000 sq. ft.

The property is located north of County Road 109, and east of County Road 214, which has a 60-foot right-of-way.

The front lots will drain to the north towards a stormwater easement. Then, the runoff will convey to a natural flood plain area. The rear lots will drain to an on-site detention pond and then the runoff convey to a floodplain area. The property is not within the 100-year floodplain.

Water will be provided by City of Venus, and a wastewater collection system will convey wastewater from homes to the Trinity River Authority System (TRA).

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 adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. Further, 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 recommend, and the Council may take the following action 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 recommends that the City Council approve the Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, as presented.

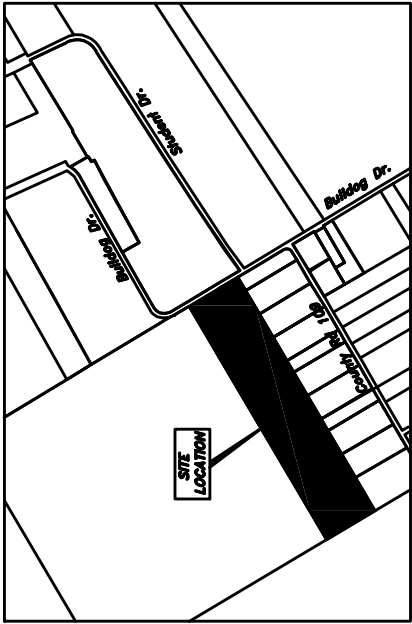
Sample

Motion:

I move to approve/deny the Final Plat for a 54-lot residential subdivision, Block 1, Ridgeview Addition, as presented.

Attachments:

Final Plat
Aerial Photo



VICINITY MAP
(NOT TO SCALE)

LEGEND

- IPF Iron Rod Found
- CIRS Capped Iron Rod Set
- WW Well
- Fire Hydrant
- Oncar Underground Elec.
- VAM Visibility and Access
- D.M. and T.A. Esmt. and Trail Access Easement
- Light Pole
- Power Pole
- Sanitary Sewer Manhole
- Clean Out
- Gas Meter
- Electric Meter
- Electric Control Box
- Abstract Line
- Property Line
- Adjoiner Property Line
- Iron Fence
- Overhead Powerline
- 1/2" Iron Rod Set With Cap Marked "SANDS" Unless Noted Otherwise

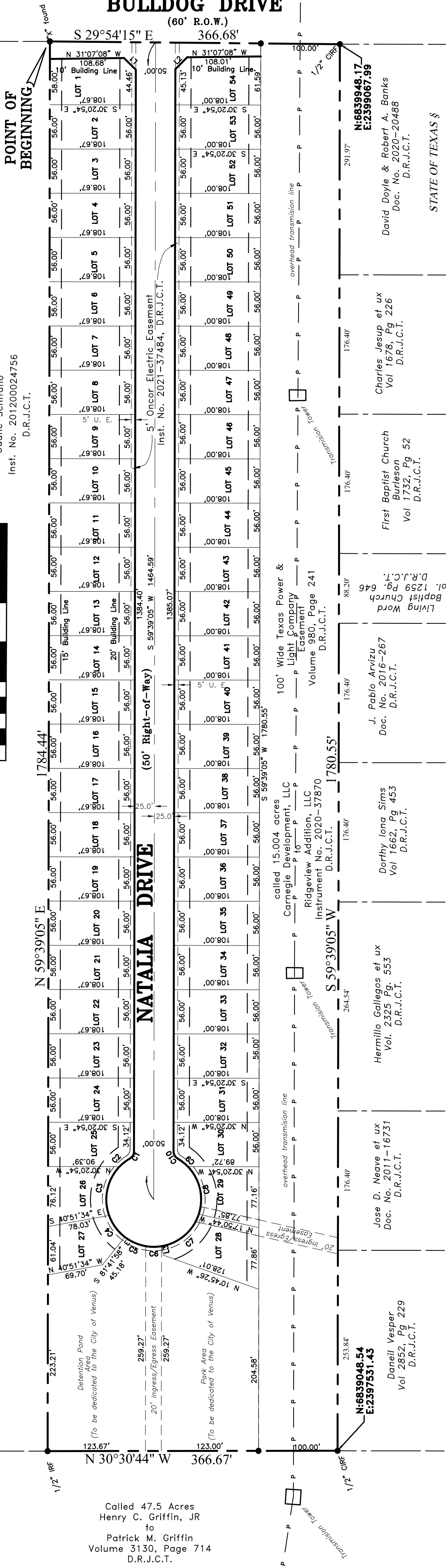
BULLDOG DRIVE
(60' R.O.W.)

JACKSON SMITH SURVEY

LINE	BEARING	DISTANCE
L1	S 14°15'59" W	21.07
L2	N 75°44'01" W	21.36
L3	N 48°35'30" E	111.62



Called 70.74 Acres
Schifano-Reagan, JV
to
Duane Schifano
Inst. No. 201200024756
D.R.J.C.T.



N:6839048.54
E:2397531.43

Jose D. Neave et ux
Vol. 2011-16731
D.R.J.C.T.

Hermillo Gallegos et ux
Vol. 2325 Pg. 553
D.R.J.C.T.

Dorothy Iona Sims
Vol 1662, Pg. 453
D.R.J.C.T.

J. Pablo Arvizu
Doc. No. 2016-267
D.R.J.C.T.

Living Word
Baptist Church
D.R.J.C.T.

Charles Jesup et ux
Vol 1678, Pg 226
D.R.J.C.T.

David Doyle & Robert A. Banks
Doc. No. 2020-20488
D.R.J.C.T.

N:6839948.17
E:2399067.99

STATE OF TEXAS
COUNTY OF JOHNSON

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RIDGEVIEW ADDITION, LLC does hereby adopt this plat, designating the herein-described property as LOTS 1-54, BLOCK 17 of RIDGEVIEW ADDITION, an addition to the City of Venus, Johnson County, Texas, and dedicate to the public the easements and rights-of-way as shown on the plat, an addition to the City of Venus, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Venus, Johnson County, Texas.

WITNESS OUR HAND at Dallas, Texas, this the _____ day of _____, 2022.

RIDGEVIEW ADDITION, LLC

By: Max Barton

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Max Barton, 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 purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas

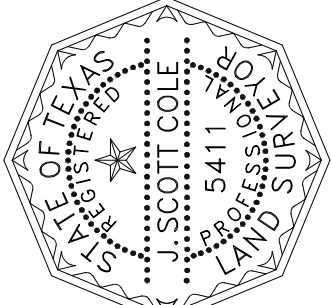


ABSTRACT No. 758

SURVEYOR'S STATEMENT

I, J. Scott Cole, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2022



J. Scott Cole
Registered Professional Land Surveyor
State of Texas No. 5411

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared J. Scott Cole, 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 purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.



Notary Public in and for the State of Texas

CITY OF VENUS, TEXAS

PLAT APPROVED

BY: MAYOR DATE

BY: CITY SECRETARY DATE

PLAT FILED _____ 2022
CAB VOL _____ PG _____
JOHNSON COUNTY PLAT RECORDS
BY: COUNTY CLERK

GENERAL NOTES

- Number of Proposed Lots - 54 in 15 Acres.
- Intended use of Utility Easement at front of lot lines is for franchise utilities such as Electric, Telephone, and Cable.
- Conforms with R15 zoning standards except:
 - A. Min. Lot area shall be 6,000 S.F.
 - B. Min. Lot width at building setback line shall be 56.0'.
 - C. The R.O.W. width shall be 50.00'.
 - D. Front set back lines shall be 20.0' as shown.
 - E. Side yard set back lines shall be 5.0' as shown.
 - F. Rear yard set back lines shall be 15.0' as shown.
- Basis of Bearings is Texas North Central, Zone 4202, NAD '83 Coordinates.
- Based on Fema Map Panel 48251C0250J, Dated December 4, 2012, this property DOES NOT lie within the 100 Year Flood Zone.
- No fences or improvements are allowed in the 100' Texas Power & Light Company Easement.
- Property is zoned single family.
- All bearings are based on Texas State Plane Coordinate System, North Central Zone.
- Mailbox to be located between lots 7 and 8.

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48251C0250J and No. 48251C0225J, which bear a revised date of December 4, 2012 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by FIRMette created on November 28, 2017, we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

OWNER / DEVELOPER:
RIDGEVIEW ADDITION, LLC
1755 Whittington Place,
Suite 340
Dallas, Texas 75234
P (972) 385-9934

ENGINEER:
CHILDRESS ENGINEERS
Ben Shanklin
211 North Ridgeway
Cleburne, Texas 76033
P(817) 645-1118

SANDS SURVEYING CORPORATION

2221 Justin Rd. #119-466
Flower Mound Texas 75028
PH: (214) 919-7883
Texas Firm Registration No. 10014600
www.sscdx.net



Notary Public in and for the State of Texas



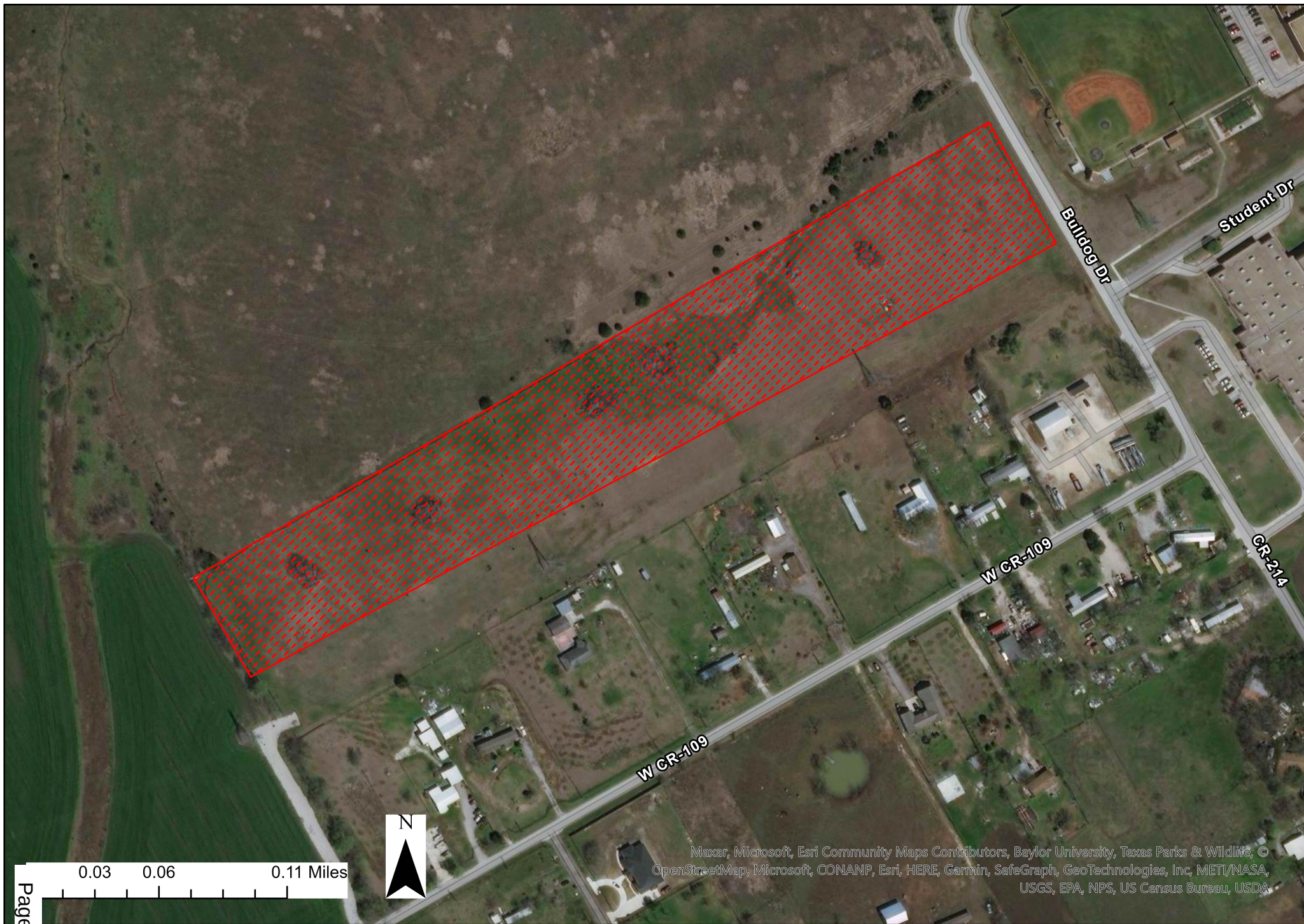
JACKSON SMITH SURVEY, ABSTRACT No. 758
CITY OF VENUS, JOHNSON COUNTY, TEXAS
January, 2022

RIDGEVIEW ADDITION

LOTS 1-54, BLOCK 1
15.004 ACRES

situated in the

F I N A L P L A T



Ridgeview Addition Single Family



*Case Report – Heritage Trails Venus – Preliminary Plat
Planning and Zoning Commission – May 26, 2022
City Council - June 13, 2022*

To: Planning and Zoning Commission
Mayor and City Council

From: Oscar Ortiz, CNU-A

Request: Consider a Preliminary Plat for a 600-lot multifamily subdivision for lot 1 and lot 2, which consists of 290 lots in Phase 1 and lot 2, which consists of 310 lots in Phase 2, Block 1, Heritage Trails Venus, being 25.438 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

Analysis: The Preliminary Plat covers 25.438 acres in two lots, which will be developed in Phase I and Phase II as Multifamily. 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.

Phase I consists of 116 one-bedroom apartments, 132 two-bedroom apartments, and 42 three-bedroom apartments for a total of 290 apartment units. Phase II consists of 178 one-bedroom apartments, and 132 two-bedroom apartments for a total of 310 apartment units. The overall total of apartments combining Phase I and Phase II is 600 units.

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 554 are provided.

Phase II consists of 178 one-bedroom apartment units at 1.5 parking ratio equals to 267 parking spaces, and 132 two-bedroom units at 2.0 parking ratio equals to 264 parking spaces for an overall total parking of 531 required and 531 are provided. Required parking for Phase I and Phase II is 1,074 and 1,084 parking spaces 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 generally discharges stormwater 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 sewer will be provided by the City of Venus in Phase I. Phase II is in discussion to be included in the lift station built by Patriot Estates. Phase II will not be included in the Final Plat process until sewer improvements are made or agreed upon.

The Planning and Zoning Commission and City Council shall use the following criteria and determine if it is adequate to serve the development and meet the city's adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. The Planning and Zoning Commission has authority to recommend approval of this preliminary plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action 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 Preliminary Plat for a 600-lot multifamily subdivision, for lot 1 and lot 2, which consists of 290 lots in Phase 1 and lot 2, which consists of 310 lots in Phase 2, Block 1, Heritage Trails Venus, as presented.

Sample

Motion:

I move to approve/deny the Preliminary Plat for a 600-lot multifamily subdivision, for lot 1 and lot 2, which consists of 290 lots in Phase I and lot 2, which consists of 310 lots in Phase II, Block 1, Heritage Trails Venus, as presented.

Attachments:

Preliminary Plat
PD Land Use Regulations
Aerial Photo

LOT 1 & LOT 2, BLOCK 1 HERITAGE TRAILS VENUS

25.438 DEVELOPMENT ACRES OF LAND OUT OF
THE RADFORD BERRY SURVEY, ABSTRACT NO. 42
CITY OF VENUS, ELLIS COUNTY, TEXAS
OWNER: HERITAGE TRAILS VENUS

CIVIL ENGINEER
DEVELOPMENT ENGINEERING CONSULTANTS, LLC
FIRM REGISTRATION/AUTHORIZATION
2591 DALLAS PARKWAY, SUITE 300
FRISCO, TEXAS 75034
972-731-4354 | dec-en.com
CONTACT: DANIEL STEWART
EMAIL: dstewart@dec-en.com



DEVELOPER
SHAW DEVELOPMENT GROUP
6255 WOODLAND DRIVE
DALLAS, TEXAS 75225
PHONE: (469) 275-1788
CONTACT: BRIAN SHAW

SHEET INDEX

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3	PRELIMINARY PLAT
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5	GRADING EXHIBIT
6	UTILITY CONCEPT
7	UTILITY EASEMENTS
8	DRAINAGE BASINS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, HERITAGE TRAILS VENUS IS THE OWNER OF A TRACT OF LAND LOCATED IN THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 42, ELLIS COUNTY, TEXAS, BEING ALL OF THE HERITAGE TRAILS VENUS CALLED 25.438 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2130267, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED 'ONEAL 6570" FOUND (PREVIOUSLY SET) IN THE SOUTHWEST LINE OF HERITAGE HILLS PARKWAY (80' RIGHT-OF-WAY) AT THE EAST OR SOUTHEAST CORNER OF LOT 1, BLOCK A, HERITAGE HILLS ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF VENUS, ELLIS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME K, PAGE 364, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.), SAME BEING THE NORTH OR NORTHEAST CORNER OF SAID 25.438 ACRE TRACT;

THENCE ALONG THE SOUTHWEST LINE OF HERITAGE HILLS PARKWAY AND THE COMMON NORTHEAST LINE OF SAID 25.438 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 38 DEGREES 02 MINUTES 25 SECONDS EAST, A DISTANCE OF 1000.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 32 DEGREES 20 MINUTES 50 SECONDS, A RADIUS OF 360.00 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 52 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 200.55 FEET:
- 2) SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 203.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF HERITAGE HILLS PARKWAY AND THE NORTH LINE OF THE 170' WIDE TEXAS POWER & LIGHT COMPANY EASEMENT AND RIGHT-OF-WAY DESCRIBED IN VOLUME 625, PAGE 25, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID 25.438 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" FOUND (PREVIOUSLY SET) IN THE SOUTHWEST LINE OF HERITAGE HILLS PARKWAY BEARS SOUTH 05 DEGREES 36 MINUTES 28 SECONDS EAST, A DISTANCE OF 1.07 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 18 SECONDS WEST, ALONG THE NORTH LINE OF THE ABOVE-MENTIONED 170' WIDE EASEMENT, AT A DISTANCE OF 1400.00 FEET PASS A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 1761.16 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID 25.438 ACRE TRACT IN THE COMMON EAST LINE OF THE LGI HOMES -TEXAS, LLC CALLED 384.198 ACRE TRACT AS DESCRIBED IN VOLUME 2783, PAGE 1873, (D.R.E.C.T.), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "JACOBS" FOUND AT THE NORTHEAST CORNER OF LOT 11, PATRIOT PHASE TWO, AND ADDITION TO THE CITY OF VENUS BY PLAT THEREOF RECORDED IN VOLUME I, PAGE 252, (P.R.E.C.T.) BEARS SOUTH 13 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 174.59 FEET AND SOUTH 89 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 219.78 FEET;

THENCE LEAVING THE NORTH LINE OF SAID 170' WIDE EASEMENT AND GOING ALONG THE COMMON LINE OF SAID 25.438 ACRE TRACT AND THE ABOVE-MENTIONED 384.198 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 13 DEGREES 38 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.44 FEET TO A POINT FOR CORNER;
- 2) NORTH 36 DEGREES 31 MINUTES 43 SECONDS WEST, A DISTANCE OF 200.99 FEET TO A POINT FOR CORNER AT THE SOUTH OR SOUTHWEST CORNER OF SAID HERITAGE HILLS ESTATES, PHASE ONE ADDITION, SAME BEING THE WEST OR NORTHWEST CORNER OF SAID 25.438 ACRE TRACT:

THENCE ALONG THE SOUTHEAST LINE OF SAID HERITAGE HILLS ESTATES, PHASE ONE ADDITION AND THE COMMON NORTHEAST LINE OF SAID 25.438 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 57 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF 417.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" FOUND (PREVIOUSLY SET):
- 2) NORTH 59 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 998.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.438 ACRES OF LAND, MORE OR LESS.

OWNER
SHAW DEVELOPMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: BRIAN SHAW (IT'S PRESIDENT)

STATE OF TEXAS
COUNTY OF _____

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ AS _____ OF SHAW DEVELOPMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL _____
MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HERITAGE TRAILS VENUS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS HERITAGE TRAILS VENUS, AN ADDITION TO THE CITY OF VENUS, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING,PATROLLING,MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

HERITAGE TRAILS VENUS
BY:
TITLE:

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SURVEYOR _____ REGISTRATION NO. _____

CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS ON THIS _____ DAY OF _____ 2022

MAYOR _____ CITY SECRETARY _____

COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ELLIS COUNTY CLERK IN THE STATE OF TEXAS ON THE _____ DAY OF _____ 2022

ATTEST:

_____ KRYSTAL VALDEZ, COUNTY CLERK

SUBDIVISION DATA TABLE			
DESCRIPTION	NUMBER	ACRES	SQUARE FEET
LOTS	2	25.44	1,108,071
TRACTS	0	0	0
ROW	0	0	0
TOTAL	2	25.44	1,108,071

LOT SUMMARY TABLE					
LOT	AREA (SQ. FT.)	AREA ACRES	USE	OWNED BY	MAINTAINED BY
1	537,709	12.35	MULTI-FAMILY	HERITAGE HILLS VENUS	HERITAGE HILLS VENUS
2	570,362	13.09	MULTI-FAMILY	HERITAGE HILLS VENUS	HERITAGE HILLS VENUS

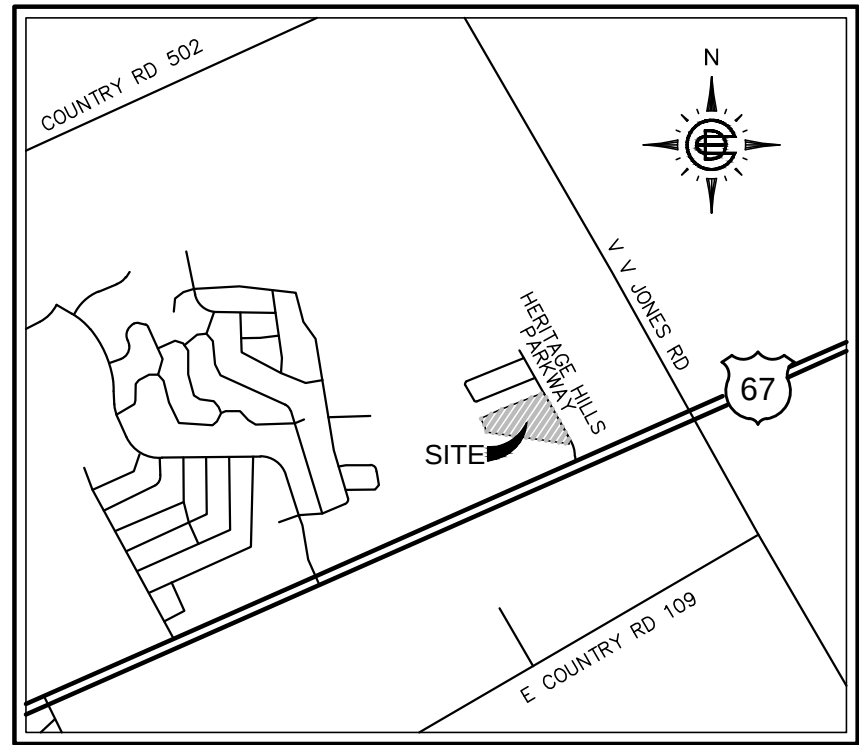
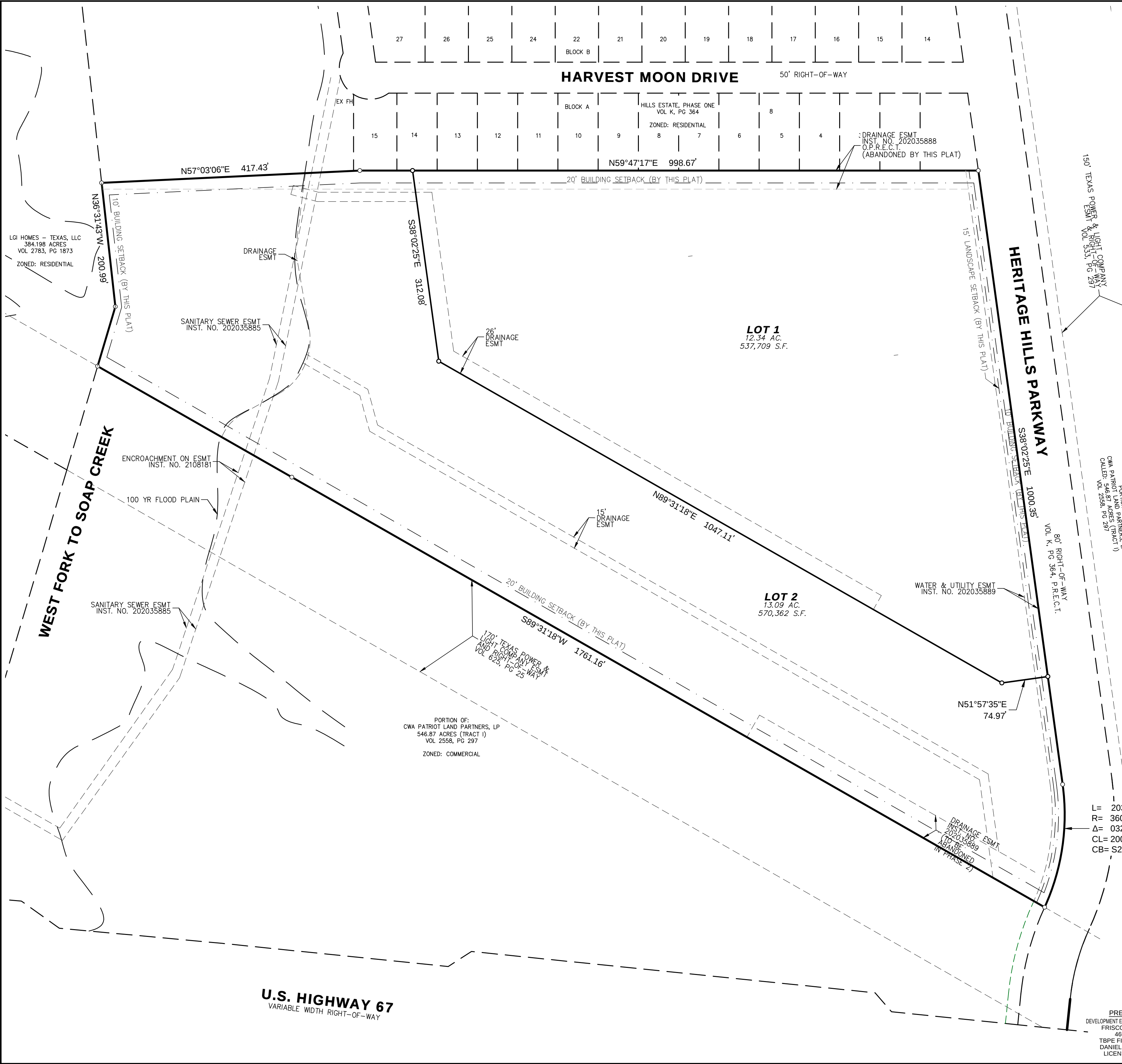
GENERAL NOTES/DATA - FOR REVIEW PURPOSES ONLY

LOT 1 & LOT 2, BLOCK 1
HERITAGE TRAILS VENUS

25.438 DEVELOPMENT ACRES OF LAND OUT OF THE RADFORD BERRY SURVEY, ABSTRACT NO. 42 CITY OF VENUS, ELLIS COUNTY, TEXAS
OWNER: HERITAGE TRAILS VENUS
3 STREET CONNECTIONS

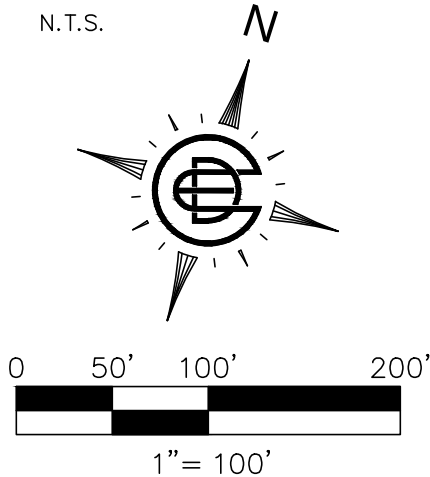
PREPARED BY
DEVELOPMENT ENGINEERING CONSULTANTS
FRISCO, TEXAS 75034
469-850-0060
TBPE FIRM NO. F-20255
DANIEL STEWART, P.E.
LICENSE NO. 107767

ISSUE DATE 05/05/22
DEC FILE NO. 10551
PAGE 2 OF 8



VICINITY MAP

N.T.S.



GENERAL NOTES

- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
- THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83 CORRS), TEXAS NORTH CENTRAL ZONE (4202).
- AS OF THE DATE OF THIS PLAT, SANITARY SEWER CAPACITY IS PROVIDED BY AN EXISTING LIFT STATION FOR LOT 1 ONLY (PHASE 1, 290 UNITS). OFF-SITE IMPROVEMENTS FOR LOT 2 DEVELOPMENT (PHASE 2, 310 UNITS) MUST BE COMPLETED PRIOR TO APPROVAL OF A FINAL PLAT OF LOT 2.
- A DRAINAGE/UTILITY EASEMENT (DUE) IS ONLY REQUIRED AS NECESSARY TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS OR DETENTION AREAS.

LEGEND

P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
P.F.A.	POINT FOR CORNER
I.R.F.	IRON ROD FOUND
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.U.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
BL	BUILDING SETBACK LINE
DUE	DRAINAGE/UTILITY EASEMENT
	1/2" IRON ROD SET WITH CAP STAMPED
	"ONEAL 6570 (UNLESS NOTED OTHERWISE)

BENCHMARKS

- "X" SET IN THE SOUTHWEST EDGE OF A CONCRETE SIDEWALK ON THE ROTHEAST SIDE OF A PUBLIC STREET ±91' NORTH OF THE NORTH CORNER OF THE SUBJECT TRACT AND ±1595' NORTHWEST OF THE APPROXIMATE CENTERLINE OF U.S. HIGHWAY 67.
ELEVATION: 623.79
- "X" SET IN THE TOP OF CURB AT THE NORTHWEST END OF A CONCRETE MEDIAN IN THE CENTER OF A PUBLIC STREET ±116' SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT AND ±190' NORTHWEST OF THE APPROXIMATE CENTERLINE OF U.S. HIGHWAY 67.
ELEVATION: 625.85

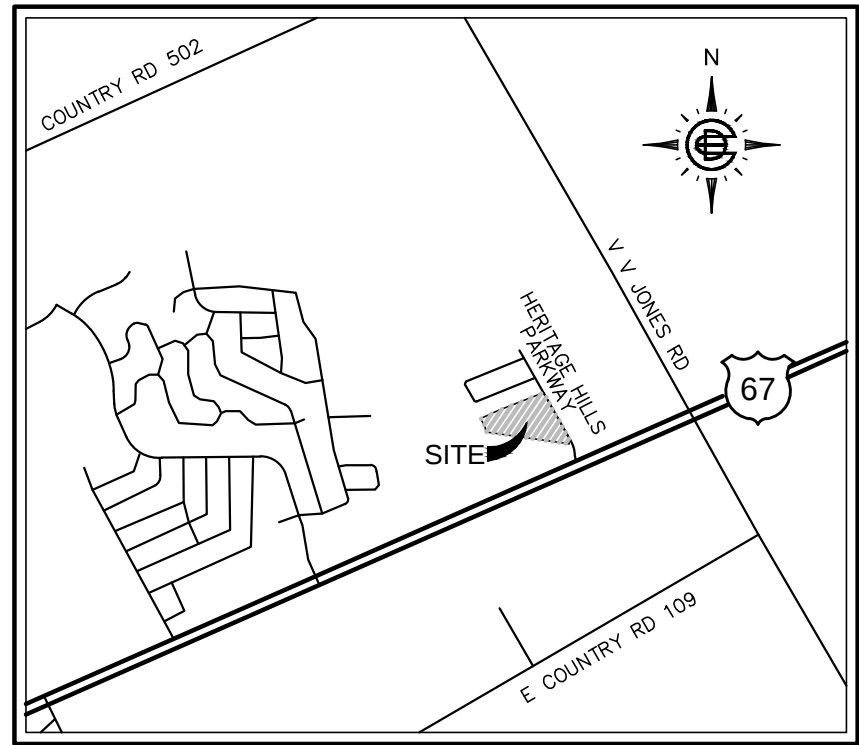
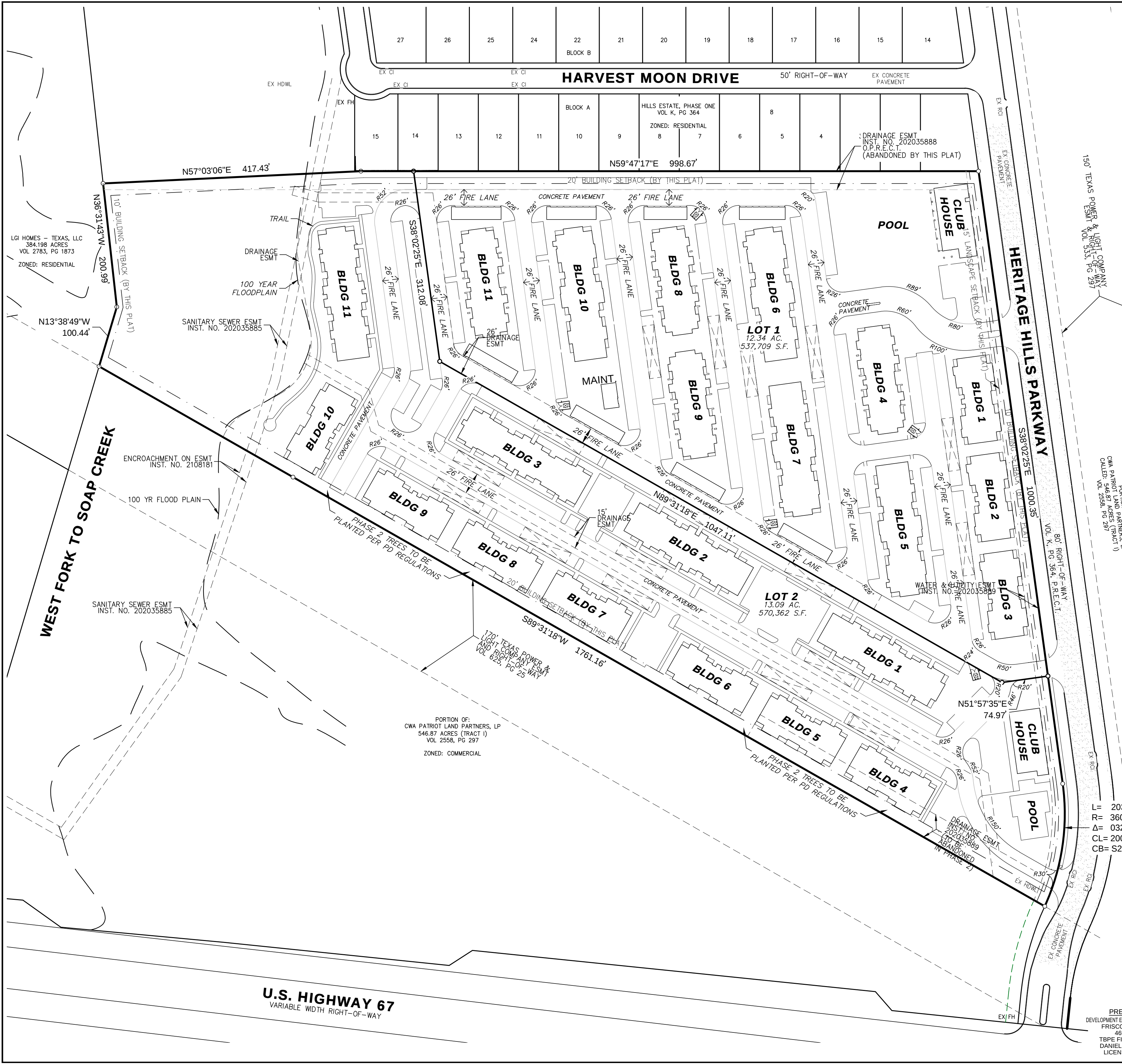
PRELIMINARY PLAT - FOR REVIEW PURPOSES ONLY

LOT 1 & LOT 2, BLOCK 1
HERITAGE TRAILS VENUS

25.438 DEVELOPMENT ACRES OF LAND OUT OF
THE RADFORD BERRY SURVEY, ABSTRACT NO. 42
CITY OF VENUS, ELLIS COUNTY, TEXAS
OWNER: HERITAGE TRAILS VENUS
3 STREET CONNECTIONS

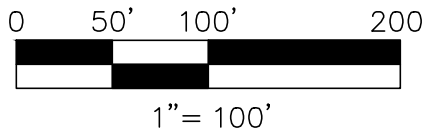
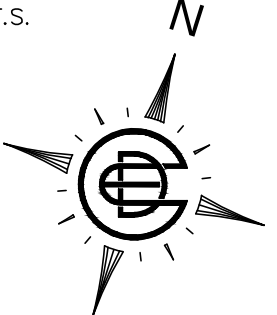
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VICINITY MAP

N.T.S.



1" = 100'

BENCHMARKS

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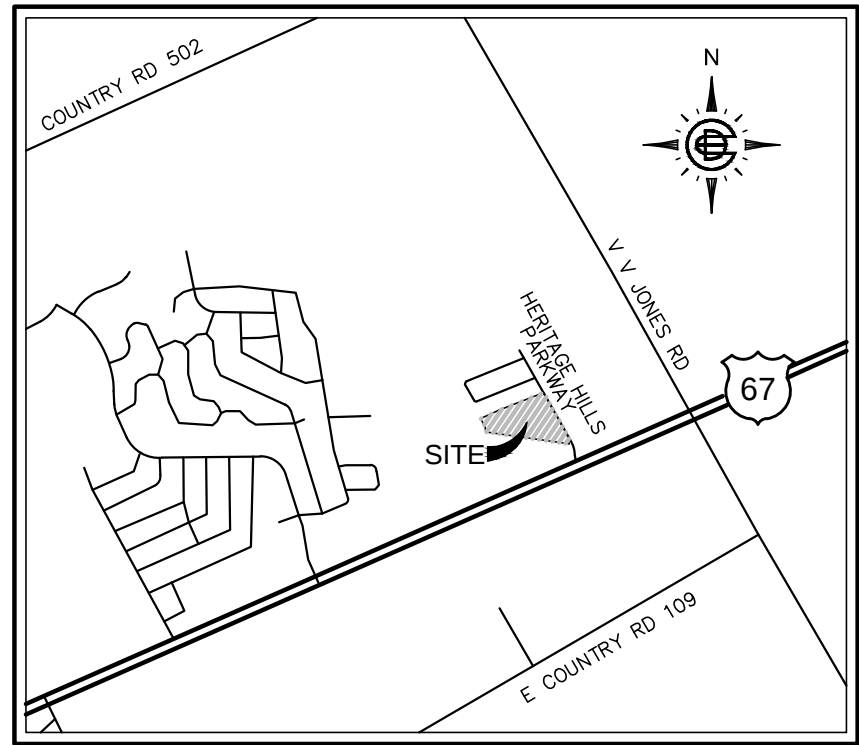
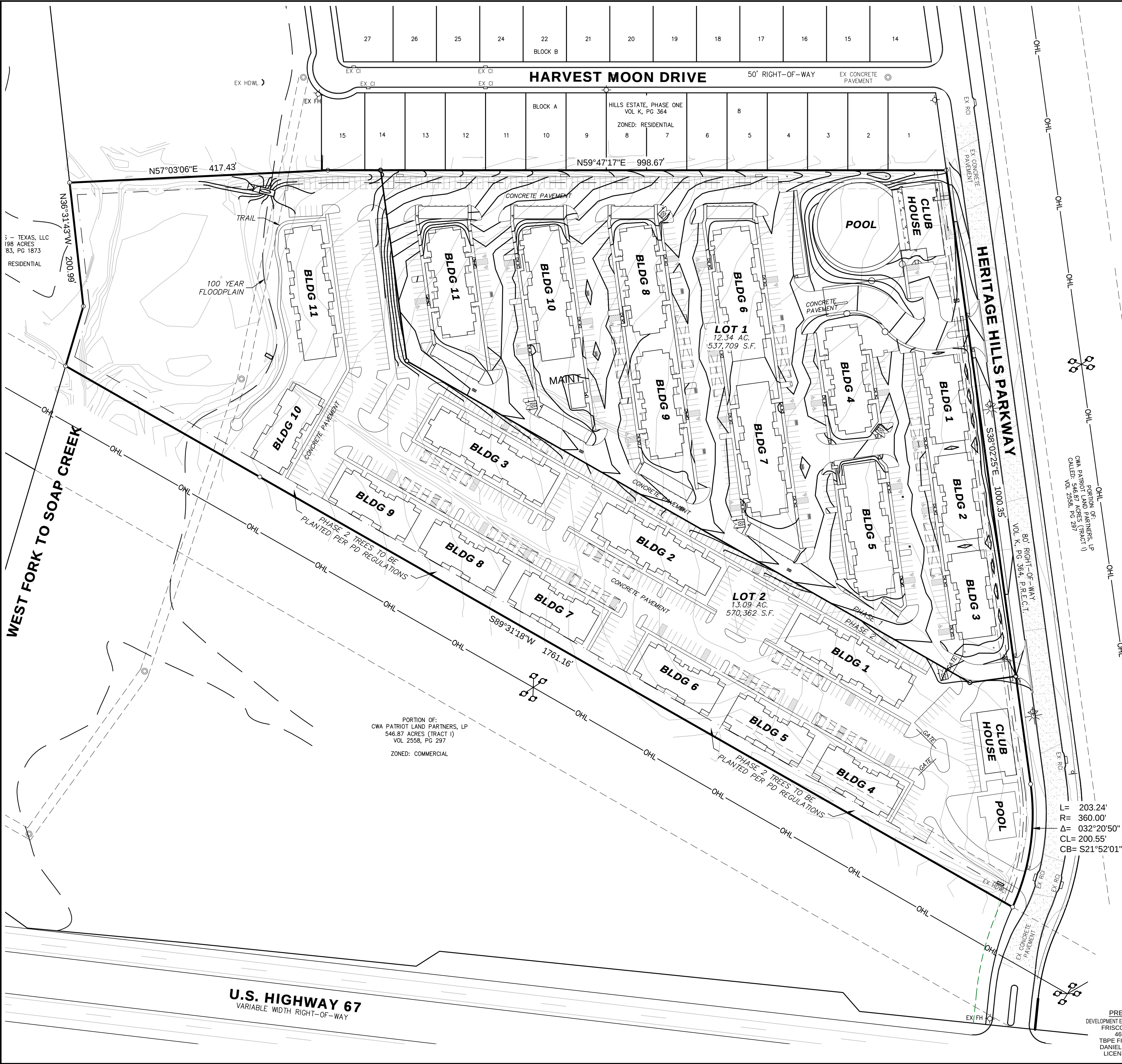
L= 203.24'
R= 360.00'
Δ= 032°20'50"
CL= 200.55'
CB= S21°52'01"E

SITE LAYOUT - FOR REVIEW PURPOSES ONLY
**LOT 1 & LOT 2, BLOCK 1
HERITAGE TRAILS VENUS**

25.438 DEVELOPMENT ACRES OF LAND OUT OF THE RADFORD BERRY SURVEY, ABSTRACT NO. 42 CITY OF VENUS, ELLIS COUNTY, TEXAS
OWNER: HERITAGE TRAILS VENUS
3 STREET CONNECTIONS

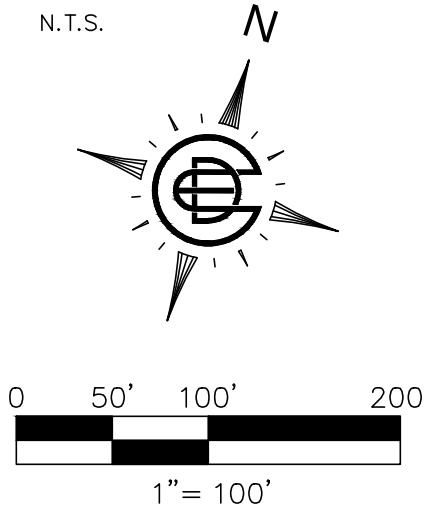
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VICINITY MAP

N.T.S.



BENCHMARKS

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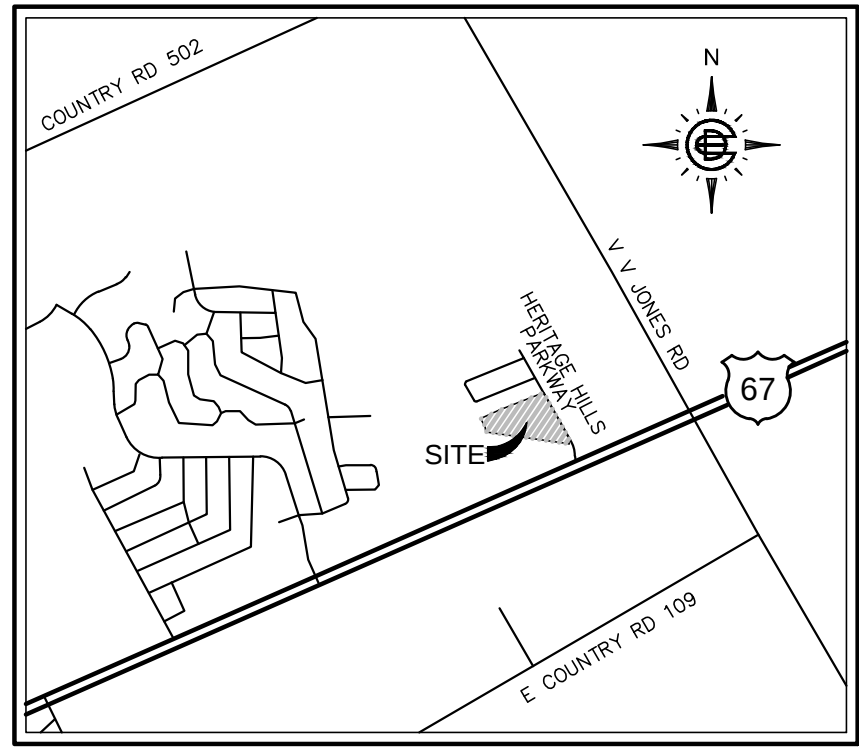
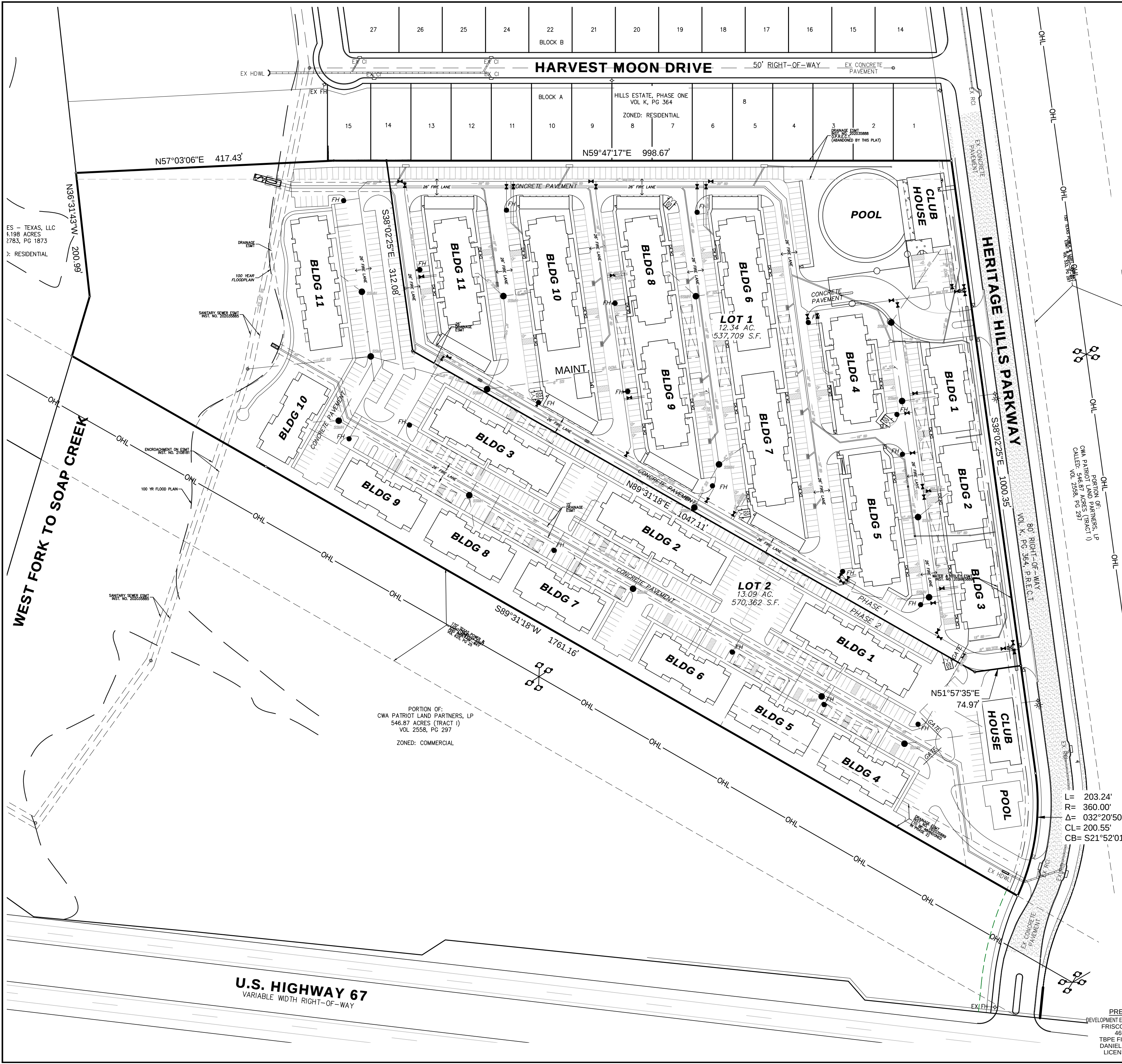
GRADING EXHIBIT - FOR REVIEW PURPOSES ONLY

LOT 1 & LOT 2, BLOCK 1
HERITAGE TRAILS VENUS

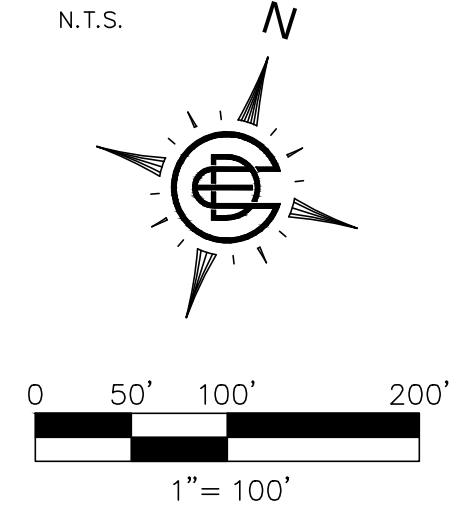
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VICINITY MAP
N.T.S.



LEGEND	
FH	FIRE HYDRANT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN

BENCHMARKS

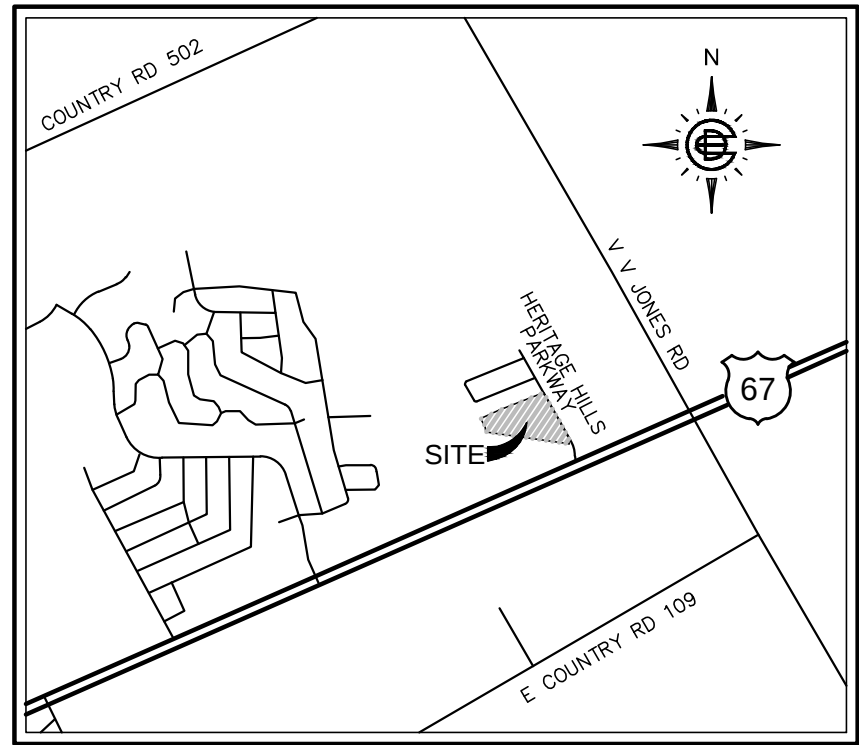
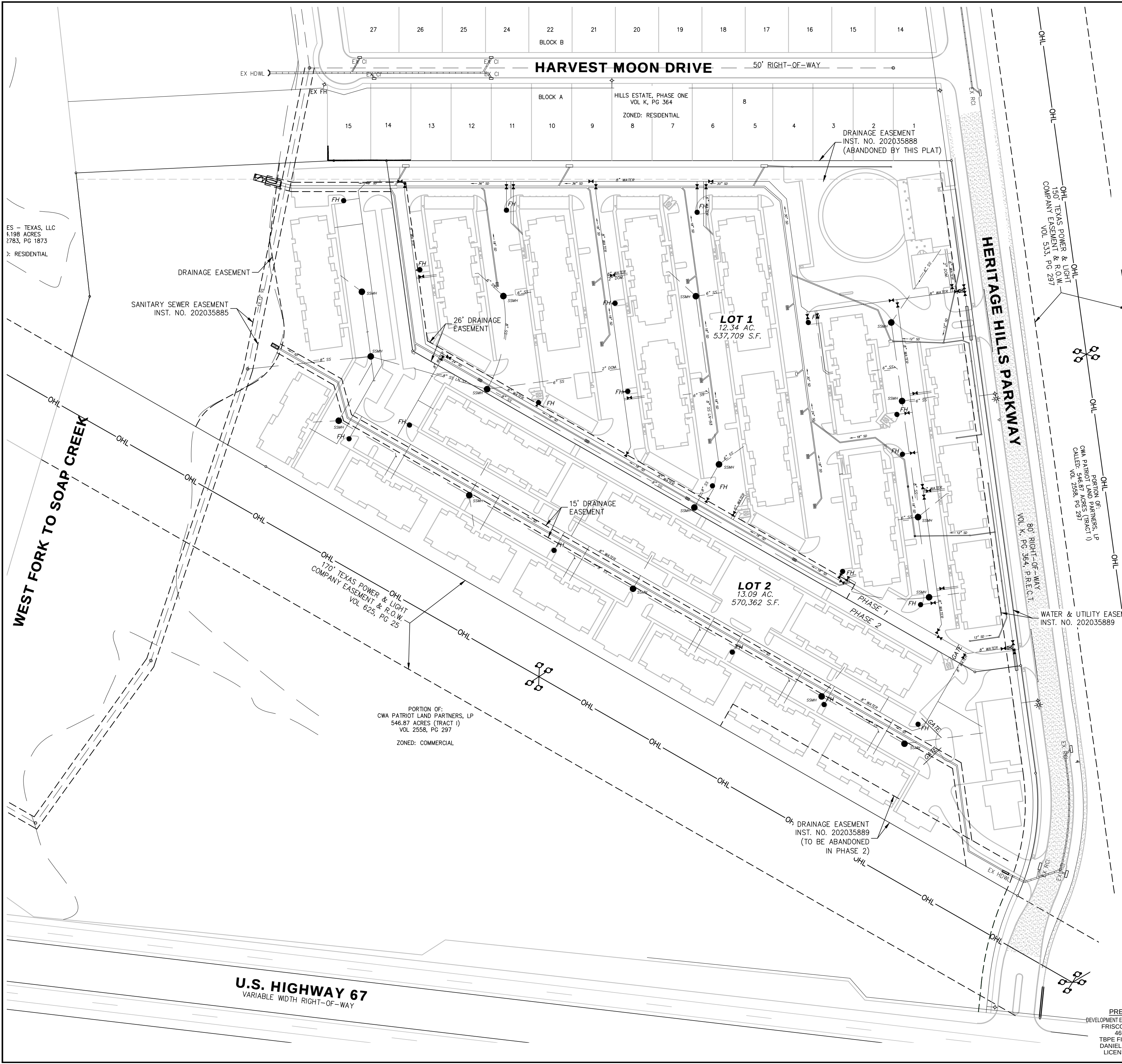
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UTILITY CONCEPT - FOR REVIEW PURPOSES ONLY
**LOT 1 & LOT 2, BLOCK 1
HERITAGE TRAILS VENUS**

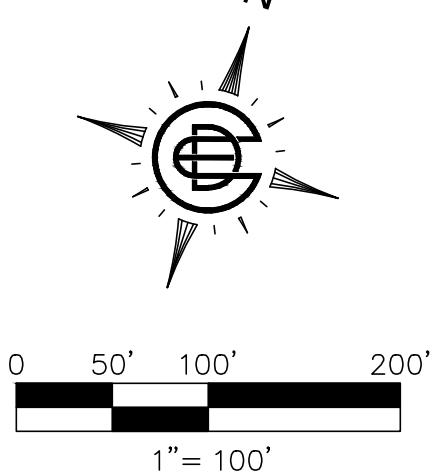
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VICINITY MAP
N.T.S.



LEGEND

- | | |
|------|------------------------|
| FH | FIRE HYDRANT |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SD | STORM DRAIN |

BENCHMARKS

- "X" SET IN THE SOUTHWEST EDGE OF A CONCRETE SIDEWALK ON THE SOUTHWEST SIDE OF A PUBLIC STREET ±91' NORTH OF THE NORTH CORNER OF THE SUBJECT TRACT AND ±1595' NORTHWEST OF THE APPROXIMATE CENTERLINE OF U.S. HIGHWAY 67.
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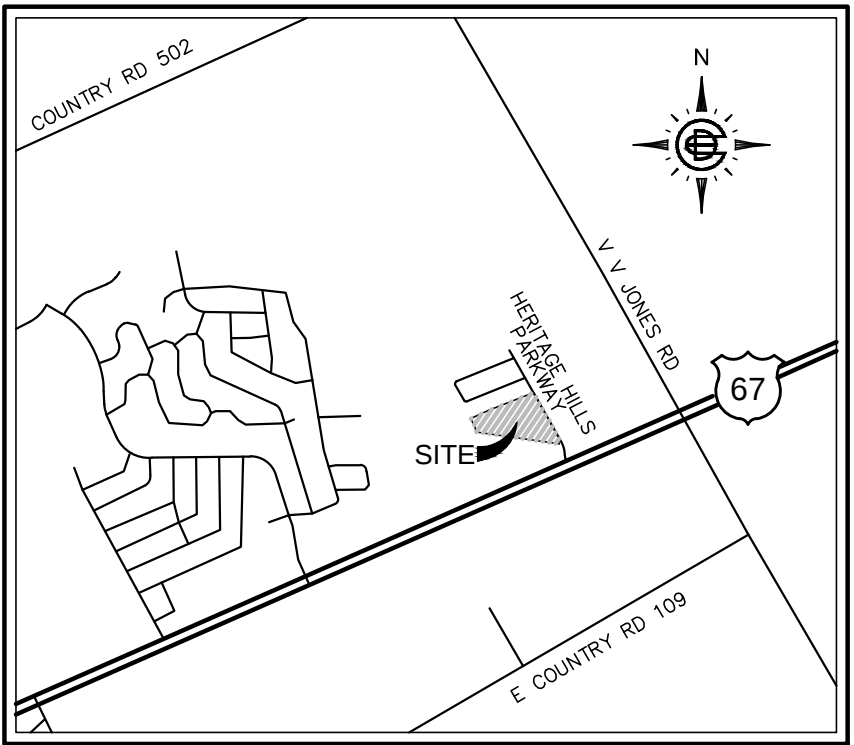
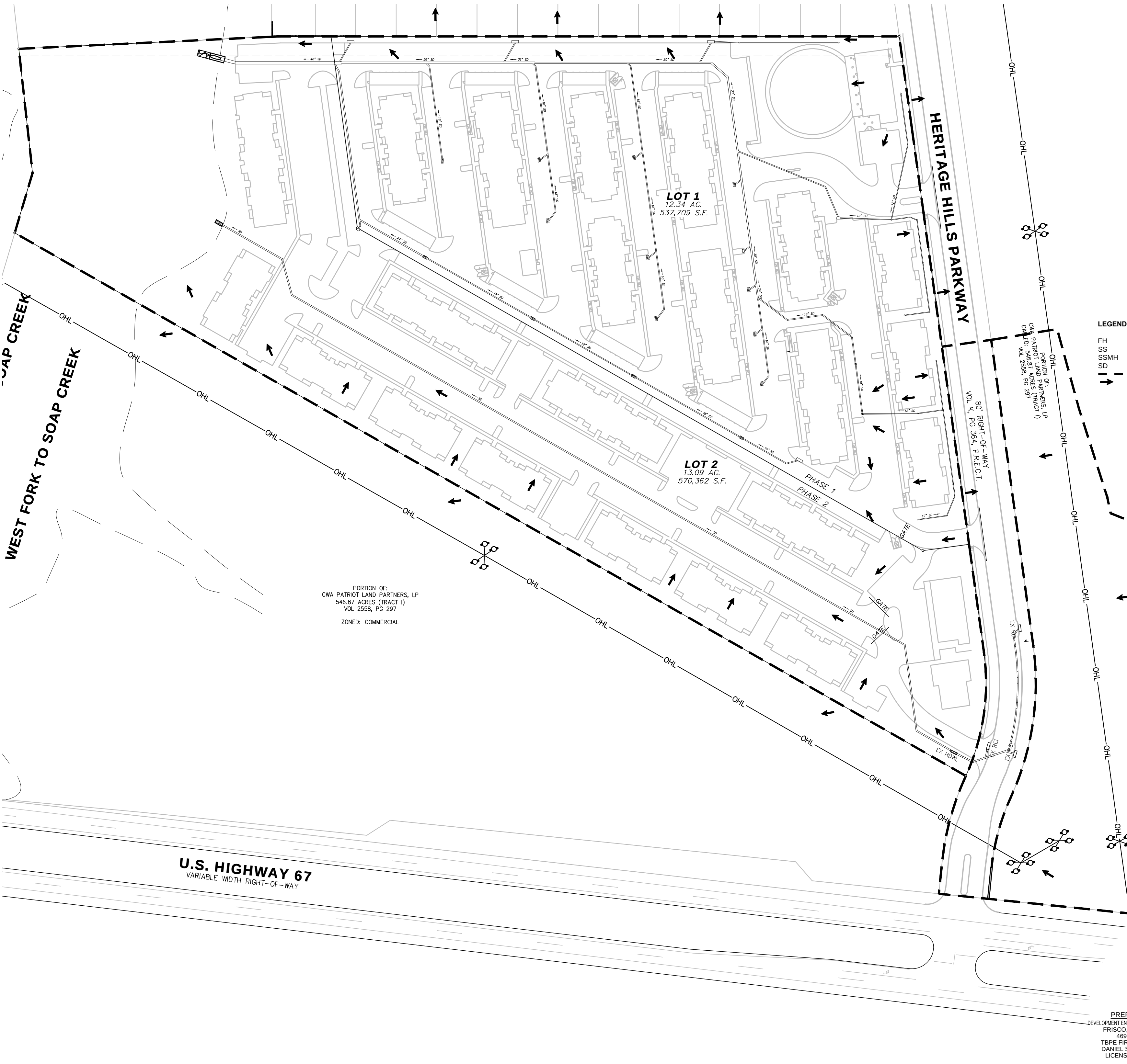
UTILITY EASEMENTS - FOR REVIEW PURPOSES ONLY

LOT 1 & LOT 2, BLOCK 1
HERITAGE TRAILS VENUS

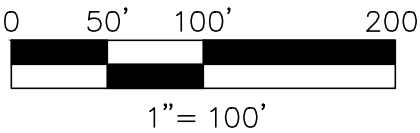
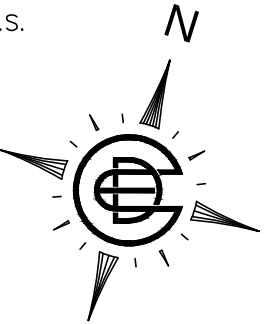
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VICINITY MAP
N.T.S.



LEGEND

- FH FIRE HYDRANT
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- SD STORM DRAIN
- DR DRAINAGE BASIN DIVIDE
- OF OVERLAND FLOW DIRECTION

BENCHMARKS

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DRAINAGE BASINS - FOR REVIEW PURPOSES ONLY

**LOT 1 & LOT 2, BLOCK 1
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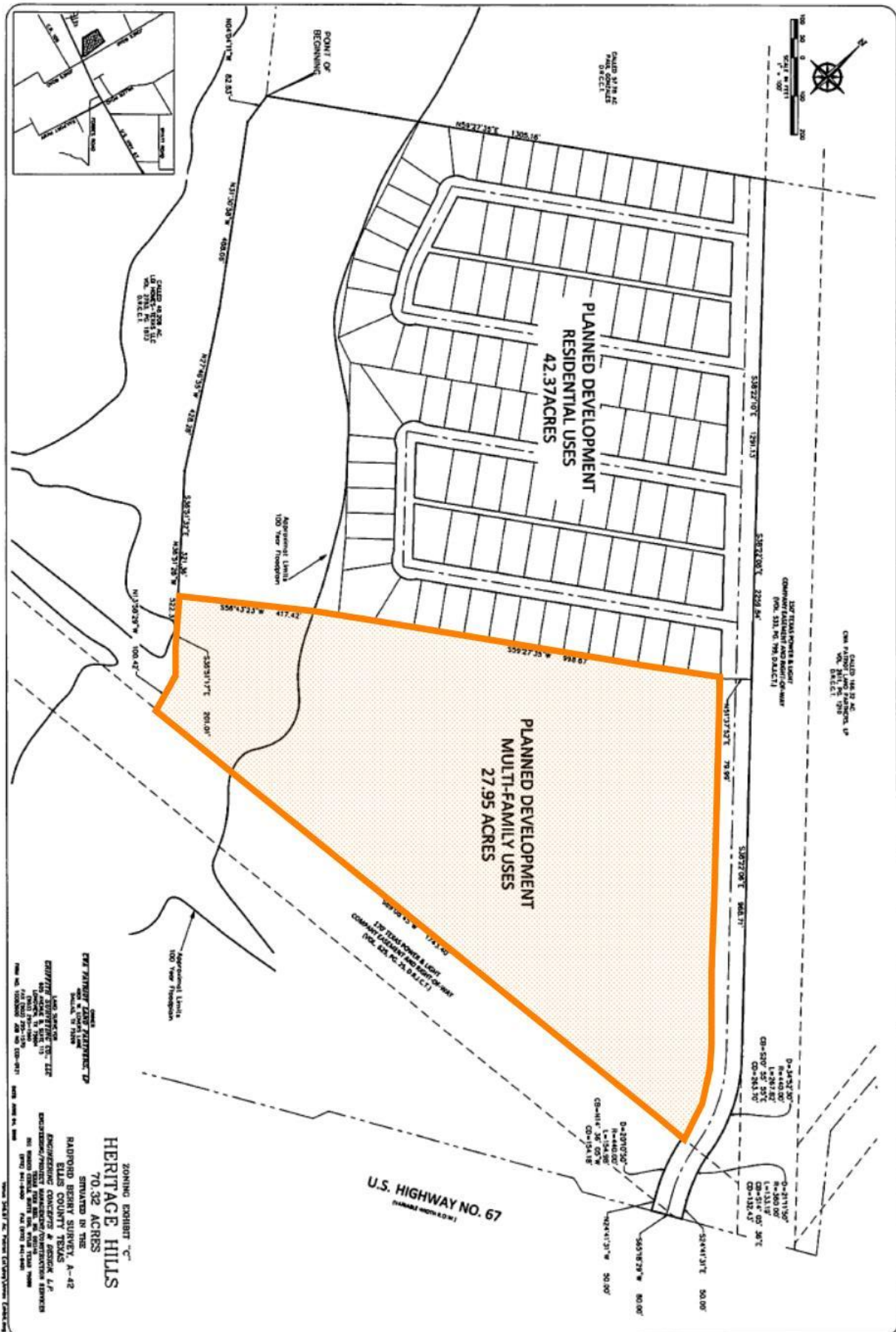
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Multifamily PD Land Use Regulations

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.





Heritage Trails Venus Multi-family