

Vacant
Place 2
JAMES HOPPER
Place 3
RONALD LEWIS
Place 4

DREW WILSON
Place 1 - Chair



MICHAEL WALKER
Place 5
KELSEY HAZARD
Place 6
TONY BOVINICH
Place 7 - Vice Chair

Planning & Zoning Commission

REGULAR MEETING

May 20, 2021 at 7:00 p.m.
Venus Civic Center
210 South Walnut Street
Venus, Texas 76084
AGENDA

Page

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

2. Consent Agenda

- 2.1. Consider and approve minutes for Regular P&Z meeting February 18, 2021.

6 - 8

[Planning & Zoning Commission - February 18, 2021 - Minutes - Pdf](#)

Consent Action

3. Public Comment Period:

4. Items for Public Hearing and Consideration:

- 4.1. Public Hearing: Conduct public hearing to consider a request by Adelina Properties LLC to change zoning classification of his property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being an approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from

9 - 12

Single-Family Residential (R-1) to Multiple-Family Residential, High Density (R-4).

Open Public Hearing.

Close Public Hearing.

[11x17 combined #1.pdf](#)  [126.4474.00100 #1A.pdf](#) 

- 4.2. Discuss and consider a request by Adelina Properties LLC to change zoning classification of his property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being an approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multiple-Family Residential, High Density (R-4).

I make a motion to approve/deny a change zoning classification of this property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being an approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multiple-Family Residential, High Density (R-4).

- 4.3. Public Hearing: Conduct public hearing to consider a request by Adelina Properties LLC to change zoning classification of his property, generally located south of HWY 67, west of FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing the zoning classification from Commercial to Multiple-Family Residential, High Density (R-4).

13

Open Public Hearing.

Close Public Hearing.

[126.0026.00220 #2.pdf](#) 

- 4.4. Discuss and consider the request by Adelina Properties LLC to change zoning classification of his property, generally located south of HWY 67, west of FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas,

Johnson CAD ID 126.026.00220 changing the zoning classification from Commercial to Multiple-Family Residential, High Density (R-4).

I make a motion to approve/deny the change zoning classification of this property, generally located south of HWY 67, west of FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing the zoning classification from Commercial to Multiple-Family Residential, High Density (R-4).

- 4.5. Public Hearing: Conduct public hearing to consider a request by Donald J. Dykstra, Bloomfield Properties, Inc to change the zoning classification of his property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD).

14 - 26

Open Public Hearing.

Close Public Hearing.

[Petition for Annexation 3-25-21 4810-3802-0325 1\[3550\] #3.pdf](#) 

[GWD Bloomfield Homes, LP 3-12-21 4852-6856-5733 1\[3558\] #3A.pdf](#)



[126.0857.00021 #3B.pdf](#) 

- 4.6. Discuss and consider the request by Donald J. Dykstra, Bloomfield Properties, Inc to change the zoning classification of his property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD).

I make a motion to approve/deny the change zoning classification of property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38

acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD).

- 4.7. Recommend approval or denial of Replat of Lot 5 and north 50 feet of Lot 6 Block 23 of Original Town of Venus Addition, being approximately 0.4956 acres of land located Johnson County, TX , Johnson CAD ID 126.4430.02340, within the City Limits of the City of Venus, Texas. 27

[126.4430.02340 #4A.pdf](#) 

I make a motion to approve/deny the Replat of Lot 5 and north 50 feet of Lot 6 Block 23 of Original Town of Venus Addition, being approximately 0.4956 acres of land located Johnson County, TX, JOhnson CAD ID 126.4430.02340, within the City Limits of the City of Venus, Texas. .

- 4.8. Recommend approval or denial of Replat of Lot 18, Plainview Acres I, being approximately 19.371 acres of land situated in the J. Smith Survey, Abstract #758, Johnson County, Tx, Johnson CAD, within the City Limits of the City of Venus, Texas. 28 - 29

[11x17 single #5.pdf](#) 

[126.4474.00180 #5A.pdf](#) 

I make a motion to approve/deny the Replat of Lot 18, Plainview Acres I, being approximately 19.371 acres of land situated in the J. Smith Survey, Abstract #758, Johnson County, Tx, Johnson CAD, within the City Limits of the City of Venus, Texas. .

5. Adjournment

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.



Planning & Zoning Commission Minutes
Thursday, February 18, 2021 at 7:00 PM
Venus Civic Center

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

Chair Wilson called the meeting to order at 7:20 p.m.. Commissioner Hopper lead the invocation and all conducted the Pledge of Allegiance.

Commissioners present: Drew Wilson, James Hopper, Kelsey Hazard and Patricia Prosper was on phone.

Commissioners absent: Ronald Lewis, Michael Walker and Tony Bovinich.

Staff present: Andy Wolfe.

2. Consent Agenda

- 2.1. Consider and approve minutes for Planning and Zoning meeting November 19, 2020.

[Planning & Zoning Commission - November 19, 2020 - Minutes - Pdf](#)



[Planning & Zoning Commission - November 19, 2020 - Minutes - Pdf](#)



I make a motion to approve the consent agenda as presented. Motion made by Commissioner Hazard. Seconded by Commissioner Hopper. For: Unanimous. Motion carried. 4-0-0

3. Public Comment Period

Michael Logozzo- 2500 CR 213 - Opposed to zoning change.

4. Items for Public Hearing and Consideration

- 4.1. Conduct a public hearing to consider a request by Don Bankston to change the zoning classification of his property, generally located at the southwest corner of FM 1807 and CR 213 and being an approximate 24.47 acre tract of land situated in the Moses Lapham Survey, Abstract 499, Johnson County, Texas, Johnson CAD ID 126.0499.00080 changing the zoning classification from Agricultural to Single Family.

Staff summary: Mr. Bankston has already annexed this property into the city limits of Venus and is requesting a zoning change to single family. Mr. Bankston has submitted a concept plan to the City of Venus for a single family residential development on this land.

[Bankston Concept.pdf](#) 

[Notice of PH Ltr to Property Owners Bankston.pdf](#) 

Open public hearing

Chair, Wilson opened the public hearing at 7:41 p.m.

Michael Logozzo-2500 CR 213 -opposed to zoning change.

Close public hearing

Chair, Wilson closed the public hearing at 7:42 p.m.

- 4.2. Discuss and consider a zoning change for the property, generally located at the southwest corner of FM 1807 and CR 213 and being an approximate 24.47 acre tract of land situated in the Moses Lapham Survey, Abstract 499, Johnson County, Texas, Johnson CAD ID 126.0499.00080 changing the zoning classification from Agricultural to Single Family.
I make a motion to approve the zoning change from Agricultural to Single Family. Motion made by chair Wilson. Seconded by Commissioner Hazard. For: Unanimous. Motion carried 4-0-0.

5. Adjournment

City Administrator conducted Roll Call.

Chair Wilson adjourned the meeting at 7:44 p.m.

Chair

City Secretary

Draft

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Sheet Number:
A301
Project Number:
21-000

VENUS VILLAS
APARTMENTS-116 UNITS
AT LOT 10, PLAINVIEW
VENUS, TEXAS

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DRAWN BY: CHECKED BY:

ISSUED FOR REVIEW 03/07/2021

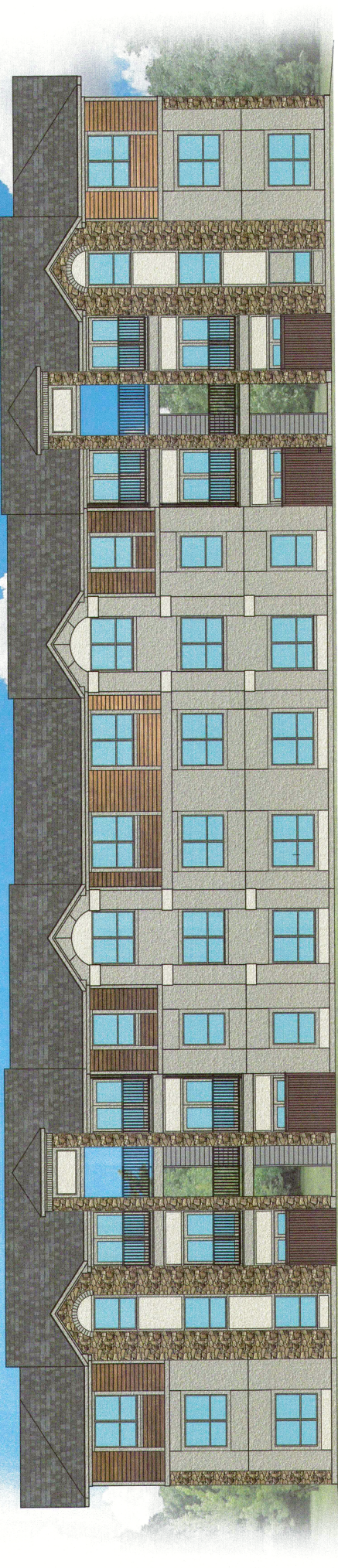
Original Date: **MARCH 06, 2021**
Issue Log

400 chisholm place
suite 410
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
web: fkararchitect.com

fk + architect, llc

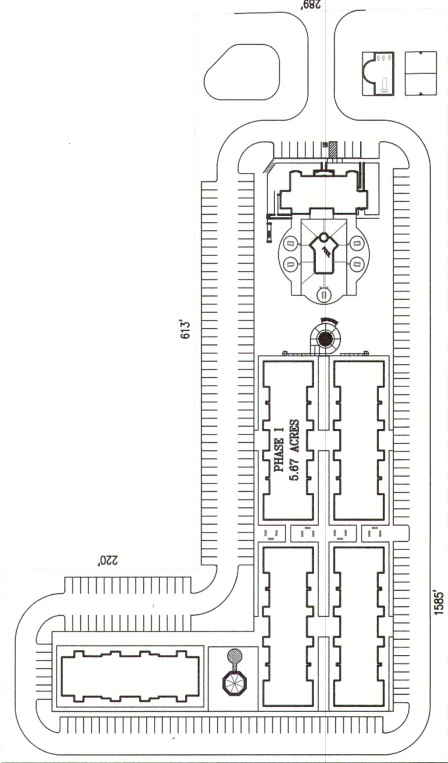


BUILDING TYPE-A -FRONT & REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPPOSITE SIDE SIMILAR

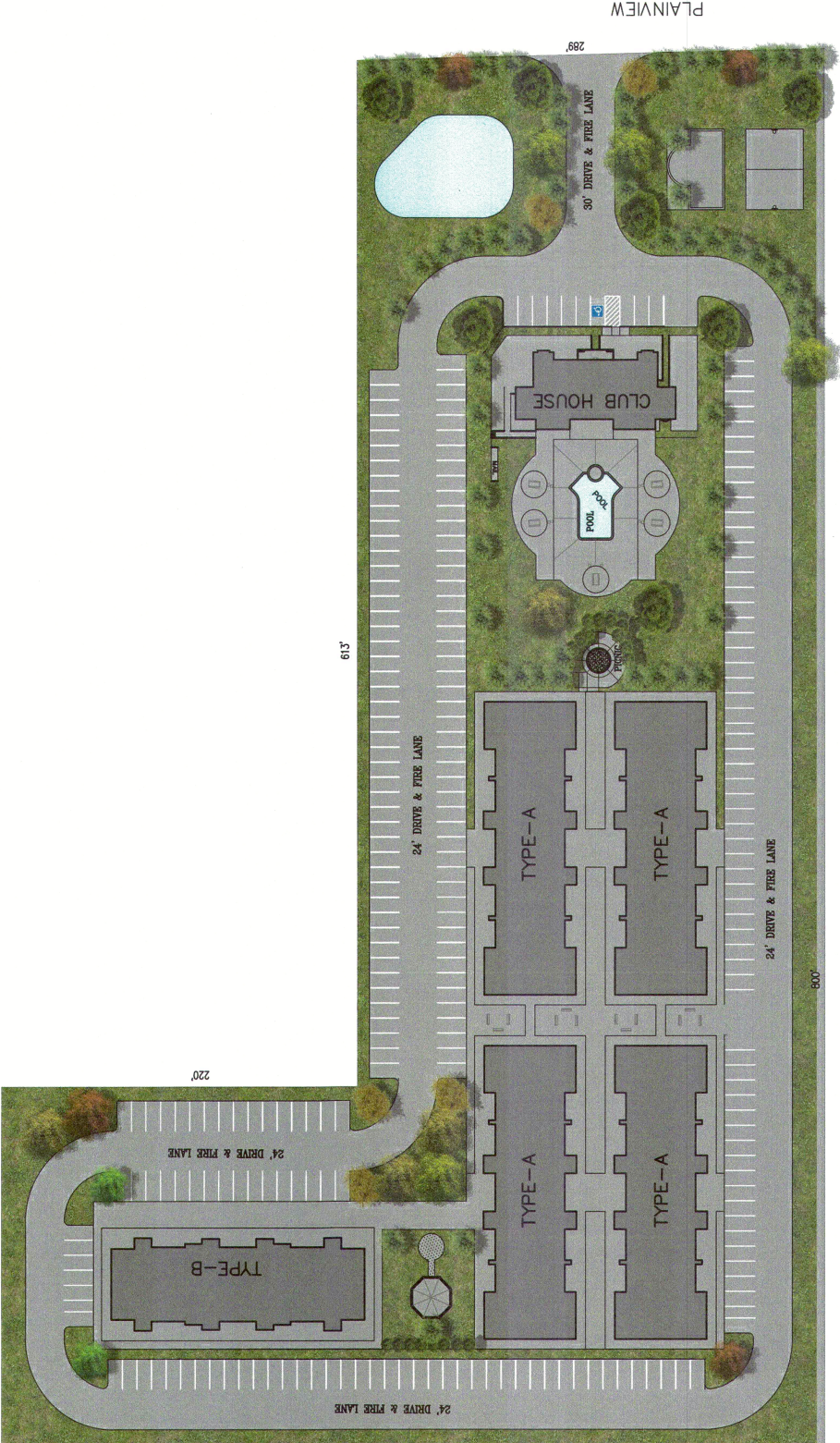


BUILDING TYPE-B -FRONT & REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPPOSITE SIDE SIMILAR

PROJECT DATA			
TYPE-A	3 STORY WITH 8 UNITS ON EACH FLOOR (2 BED ROOM) = 24X4 = 96 UNITS		
TYPE-B	3 STORY WITH 8 UNITS ON EACH FLOOR (1 BED ROOM) 24X1 = 24 UNITS		
ONE BED	720SFT		
TWO BED	950SFT		
PARKING			
PARKING REQUIREMENT:		2.1 1st 50 PEOPLE & 1.75:1 THEREAFTER	
PARKING REQUIRED:		8 HC (1 VAN) & 50% COVERED	142 CARS
PARKING PROVIDED:			143 CARS
OPEN PARKING SPACES PROVIDED:			30 CARS
1 HC SPACES PROVIDED (1 VAN ACCESS.)			
CARPORT SPACES PROVIDED:			113 CARS
8 HC CARPORT SPACES PROVIDED (ALL VAN ACCESS.)			
GARAGE SPACES PROVIDED:			12 CARS
1 HC GARAGE SPACE PROVIDED			
TOTAL HC SPACES PROVIDED:		8	
AREA OF LOT			
NET W/O R.O.W		5.67 ACRES = 246,900 SFT	



OVERALL SITE PLAN
1" = 100'-0"
NORTH



VENUS VILLAS
APARTMENTS-116 UNITS
AT LOT 10, PLAINVIEW
VENUS, TEXAS

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Sheet Number:
A100
Project Number:
21-000

SITE PLAN
1" = 50'-0"
NORTH

Original Date:
MARCH 05, 2021
Issue Log
ISSUED FOR REVIEW 03/07/2021

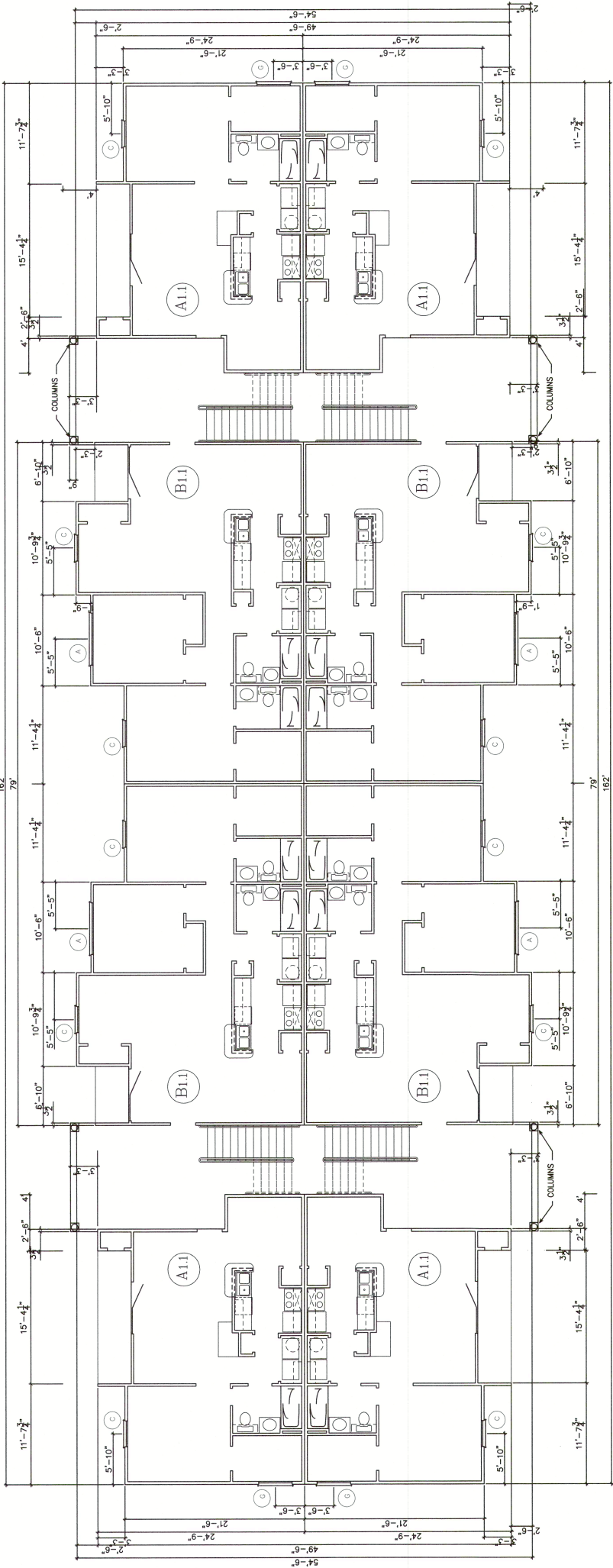
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VENUS APARTMENTS
APARTMENTS-116 UNITS
AT LOT 10, PLAINVIEW
VENUS, TEXAS

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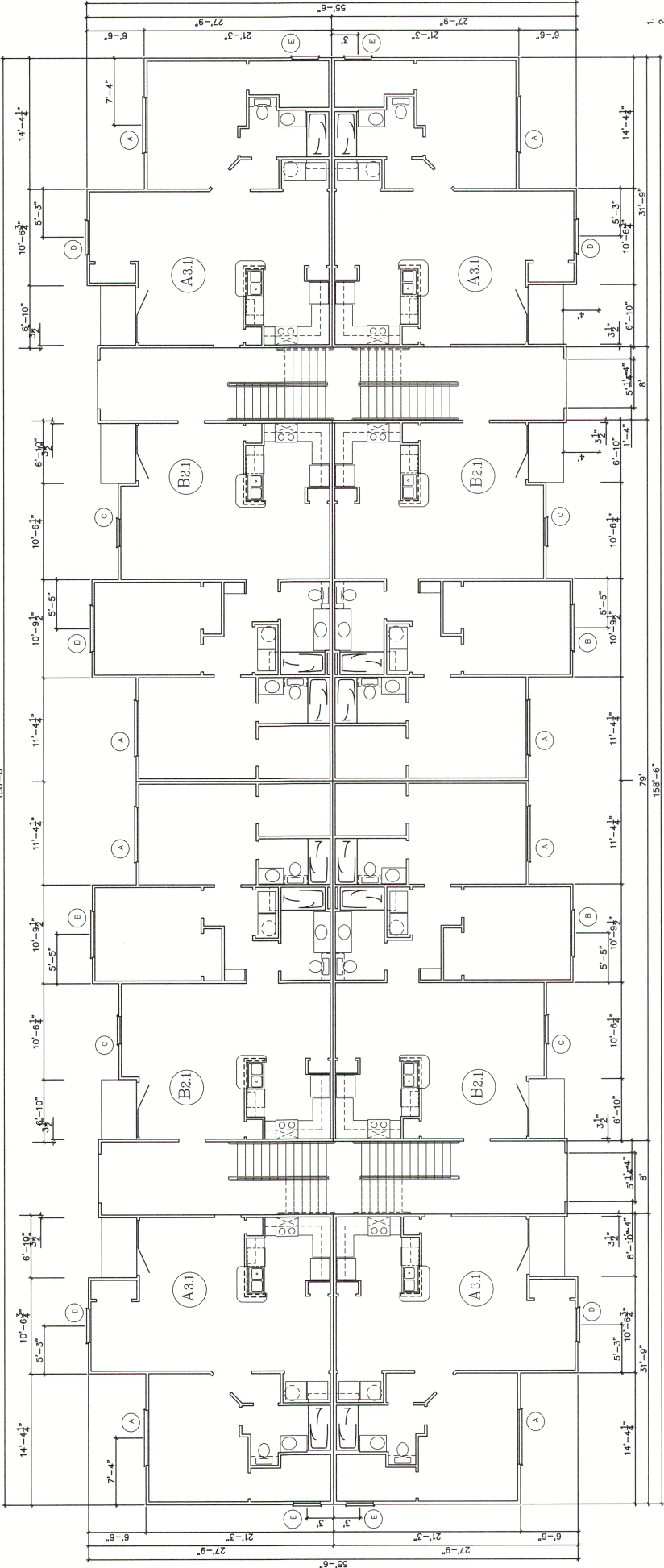
Sheet Number:
A201
Project Number:
21-000

- ORDINANCE #14-074 & UDC NOTES:
1. DRAWINGS ARE IN COMPLIANCE WITH DPT-11.6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 3. THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDING. THE STAIRWAY SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
 4. ELEVATIONS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
 5. FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR MATT. FACADE COLORS SHALL NOT BE BRIGHT, GLAZED, OR FLUORESCENT COLORS IS PROHIBITED.
- HARDIE-BOARD NOTES:
1. HARDIE-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
 2. STUCCO HARDIE-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
 3. STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
 4. STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
 5. NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" BOARD LOCATIONS.



BUILDING TYPEA1 . FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING TYPE B . FLOOR PLAN

SCALE: 1/8" = 1'-0"

ArcGIS Web Map

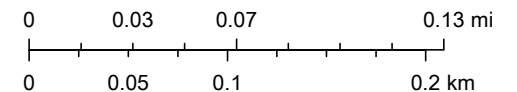


5/12/2021, 10:13:49 PM

Site Structure Address Points Road Centerlines City Boundaries

- Residential
- County Road
- VENUS
- Parcels
- Farm To Market
- County Boundary

1:4,514



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States

ArcGIS Web Map



5/12/2021, 10:16:45 PM

Site Structure Address Points Road Centerlines

Residential

Parcels

Interstate/US Highway

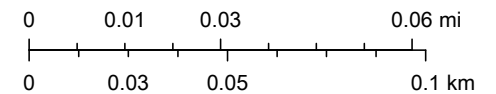
City Street

City Boundaries

VENUS

County Boundary

1:2,257



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States

PETITION FOR ANNEXATION

WHEREAS, by General Warranty Deed dated March 12, 2021, and recorded as Instrument No. 9881 in the Official Records of Johnson County, Texas, Bloomfield Homes, L.P., a Texas limited partnership ("Owner"), is the sole and record owner of approximately 112.379 acres of land located in Johnson County, Texas (the "County"), and being more particularly described by metes and bounds in Exhibit A (the "Property");

WHEREAS, the Property is located entirely within the extraterritorial jurisdiction of the City of Venus, Texas (the "City");

WHEREAS, pursuant to Section 43.0671, Texas Local Government Code, the City may annex an area if each owner of land in the area requests the annexation;

WHEREAS, pursuant to Section 212.172, Texas Local Government Code, the City and Owner are parties to that certain Starlight Meadows Pre-Annexation Development Agreement (the "Agreement");

WHEREAS, the Agreement constitutes an agreement for the provision of services to the Property in satisfaction the requirements contained within Section 43.0672, Texas Local Government Code; and

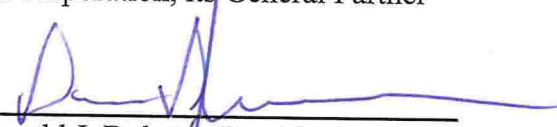
WHEREAS, pursuant to the Agreement, Owner desires that the Property be incorporated in and made a part of the City for all purposes.

NOW, THEREFORE, premises considered, Owner does hereby submit to the City this petition requesting annexation (this "Petition") of the Property and requests that the City: (i) accept this Petition for that purpose; (ii) promptly notice and conduct the requisite public hearings in accordance with Section 43.0673, Texas Local Government Code; (iii) adopt an ordinance annexing the area with an immediate effective date; and (iv) carry out any and all other necessary conditions to complete the annexation of the area.

Duly executed this 25th day of March, 2021.

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

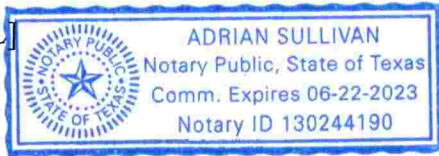
By: 
Donald J. Dykstra, President

[acknowledgement follows]

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me, on the 25th day of March, 2021, by Donald J. Dykstra, President of Bloomfield Properties, Inc., a Texas corporation, general partner of Bloomfield Homes, L.P., on behalf of said partnership.

[S E A L]





Notary Public, State of Texas

Exhibit A
Property Description

BEING a 112.379 acre tract of land situated in the Absalon Williams Survey, Abstract No. 857, Johnsons County Texas, and being a part of Tract 3, a called 122.54 acre tract of land described in deed to Keith F. Anthony, recorded in Instrument No. 2013-11844, Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" capped iron rod found for the northwest corner of Tract 1 Part A, a called 49.093 acre tract of land described in deed to Sweeny South Family Limited Partnership, recorded in Instrument No. 2016-25250, 308, D.R.J.C.T., from said point a 1/2" capped iron rod found for the northwest corner of Tract Two, a called 11.937 acre tract of land described in deed to Jimmy Paul LeBeau, recorded in Instrument No. 2010-32202, D.R.J.C.T., bears North 30 Degrees 20 Minutes 20 Seconds West, a distance of 815.68 feet;

Thence South 75 Degrees 11 Minutes 24 Seconds West, a distance of 83.10 feet to a PK nail with washer stamped Jones Carter set for the north corner of said Tract 3, also the center of County Road 506;

Thence South 30 Degrees 30 Minutes 10 Seconds East, along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, according to Right-of-Way deed recorded in Volume 360, Page 24 of the Deed Records of Johnson County, Texas, a distance of 332.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for the **POINT OF BEGINNING** of the herein described tract;

Thence South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1061.71 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE over and across said Tract 3, the following courses:

South 59 Degrees 29 Minutes 50 Seconds West, a distance of 408.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 30 Degrees 30 Minutes 10 Seconds East, a distance of 546.37 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 64 Degrees 01 Minutes 43 Seconds East, a distance of 673.13 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

North 59 Degrees 29 Minutes 50 Seconds East, a distance of 37.05 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of said Tract 3 and the southwest line of F.M. No. 157;

Thence South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1344.65 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

Thence South 58 Degrees 32 Minutes 14 Seconds West, along the south line of said Tract 3, a distance of 569.94 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in

the northeast line of a 100' wide I G & N Railroad Right-of-Way;

THENCE North 53 Degrees 30 Minutes 40 Seconds West, along the northeast line of said I G & N Railroad Right-of-Way, a distance of 4128.30 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 31 Degrees 00 Minutes 10 Seconds West, a distance of 59.33 feet to a PK nail with washer stamped Jones Carter set for corner in the center of the aforementioned County Road 506, from said point a RR Spike found bears North 58 Degrees 26 Minutes 22 Seconds East, a distance of 34.35 feet;

THENCE North 59 Degrees 34 Minutes 28 Seconds East, along the center of said County Road 506, a distance of 1850.48 feet to a PK nail with washer stamped Jones Carter set for corner;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, departing the center of said County Road 506, a distance of 333.29 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 59 Degrees 29 Minutes 50 Seconds East, a distance of 333.50 feet to the **POINT OF BEGINNING** and containing 4,895,229 square feet or 112.379 acres of land more or less

GF 600025 202737

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF JOHNSON §

THAT, KEITH F. ANTHONY, an individual ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by BLOOMFIELD HOMES, L.P., a Texas limited partnership ("**Grantee**"), whose address is 1050 East Highway 114, Southlake, Texas 76092, the receipt and sufficiency of which is hereby acknowledged by Grantor, subject to the reservations and exceptions to conveyance and warranty, does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's rights, title, and interests in and to that approximate 112.379 acre tract of land lying and being situated in the extraterritorial jurisdiction of the City of Venus, Johnson County, Texas, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the "**Land**"), together with (i) all improvements thereon, (ii) all easements, rights and appurtenances pertaining thereto, (iii) water rights, claims, permits, strips and gores, easements, and cooperative or association memberships, but specifically excluding the Mineral Estate (defined below) (the Land, improvements, easements and other rights, appurtenances, and other interests conveyed hereunder are hereinafter collectively referred to as the "**Property**").

The Property does not include, and Grantor hereby reserves, all oil, gas and other minerals in and under and all that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits that may now or in the future be extracted or removed from the Land (the "**Mineral Estate**"). The Mineral Estate does not include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron. Notwithstanding anything to the contrary contained or implied herein, Grantor hereby expressly waives in favor of Grantee, and its successors and assigns, any and all rights to use the surface of the Land for any reason or purpose including any and all implied rights of ingress and/or egress and or reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas or other minerals, or the storage or transportation thereof or any other use relating to such reserved oil, gas or other minerals.

This conveyance and the warranties of title contained herein are expressly made subject to (a) those certain restrictions more particularly described on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "**Deed Restrictions**"), and (b) those

certain encumbrances, easements and other matters more particularly described on Exhibit C attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof.

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IN WITNESS WHEREOF, this General Warranty Deed has been executed to be effective as of the 12 day of March, 2021.

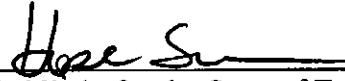
GRANTOR:



Keith F. Anthony, an individual

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

The foregoing instrument was acknowledged before me on the 12 day of March, 2021, by Keith F. Anthony, an individual, 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 consideration therein expressed.

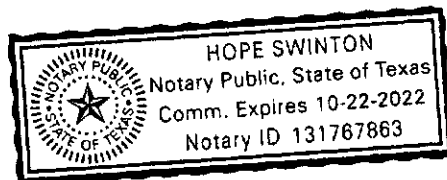


Notary Public in for the State of Texas

My Commission Expires:
10-22-22



Printed Name of Notary Public



EXHIBT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a 112.379 acre tract of land situated in the Absalon Williams Survey, Abstract No. 857, Johnson County, Texas, and being a part of Tract 3, a called 122.54 acre tract of land described in deed to Keith F. Anthony, recorded in Instrument No. 2013-11844, Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" capped iron rod found for the northwest corner of Tract 1 Part A, a called 49.093 acre tract of land described in deed to Sweeny South Family Limited Partnership, recorded in Instrument No. 2016-25250, 308, D.R.J.C.T., from said point a 1/2" capped iron rod found for the northwest corner of Tract Two, a called 11.937 acre tract of land described in deed to Jimmy Paul LeBeau, recorded in Instrument No. 2010-32202, D.R.J.C.T., bears North 30 Degrees 20 Minutes 20 Seconds West, a distance of 815.68 feet;

THENCE South 75 Degrees 11 Minutes 24 Seconds West, a distance of 83.10 feet to a PK nail with washer stamped Jones Carter set for the north corner of said Tract 3, also the center of County Road 506;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, according to Right-of-Way deed recorded in Volume 360, Page 24 of the Deed Records of Johnson County, Texas, a distance of 332.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for the POINT OF BEGINNING of the herein described tract;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1061.71 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE over and across said Tract 3, the following courses:

South 59 Degrees 29 Minutes 50 Seconds West, a distance of 408.84 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 30 Degrees 30 Minutes 10 Seconds East, a distance of 546.37 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

South 64 Degrees 01 Minutes 43 Seconds East, a distance of 673.13 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

North 59 Degrees 29 Minutes 50 Seconds East, a distance of 37.05 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of said Tract 3 and the southwest line of F.M. No. 157;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, continuing along the northeast line of said Tract 3 and the southwest line of F.M. No. 157, a distance of 1344.65 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE South 58 Degrees 32 Minutes 14 Seconds West, along the south line of said Tract 3, a distance of 569.94 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner in the northeast line of a 100' wide I G & N Railroad Right-of-Way;

THENCE North 53 Degrees 30 Minutes 40 Seconds West, along the northeast line of said I G & N Railroad Right-of-Way, a distance of 4128.30 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 31 Degrees 00 Minutes 10 Seconds West, a distance of 59.33 feet to a PK nail with washer stamped Jones Carter set for corner in the center of the aforementioned County Road 506, from said point a RR Spike found bears North 58 Degrees 26 Minutes 22 Seconds East, a distance of 34.35 feet;

THENCE North 59 Degrees 34 Minutes 28 Seconds East, along the center of said County Road 506, a distance of 1850.48 feet to a PK nail with washer stamped Jones Carter set for corner;

THENCE South 30 Degrees 30 Minutes 10 Seconds East, departing the center of said County Road 506, a distance of 333.29 feet to a 5/8" iron rod with yellow cap stamped Jones Carter set for corner;

THENCE North 59 Degrees 29 Minutes 50 Seconds East, a distance of 333.50 feet to the POINT OF BEGINNING and containing 4,895,229 square feet or 112.379 acres of land more or less.

EXHIBIT B

DEED RESTRICTIONS

1. The Land shall not be used for any of the following:
 - a) any business that is specifically designed for storage of solid waste, medical waste, nuclear waste, debris, refuse, recycling, landfill, used tires, hazardous materials or any organic or toxic waste.
 - b) any animal feed lots or pig farms, or any other large-scale animal production beyond personal use and normal cattle, farming, and ranching practices consistent with the amount of acreage owned.
 - c) any business that is specifically engaged in the manufacturing of acetylene, lime, cement (but not prohibiting a temporary batch plant located in excess of 1,000 feet from either of the residences located adjacent to the Land at 1701 FM 157, Venus, TX and 1709 FM 157, Venus, TX), steel, gypsum, plaster of paris, chlorine, corrosive acid, fertilizer, insecticide, disinfectants, poisons, explosives, paints, lacquer, varnish, radioactive materials, smelting, animal slaughtering, tanneries, asphalt or concrete crushing plants.
 - d) any business that uses petrochemical tank farms, gasification plants, or oil refineries; except those necessary to fulfill the terms of Seller's current or future mineral rights.
2. No relocated, prefabricated, manufactured, metal, modular or mobile homes shall be permitted on the Land.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Easement to Lone Star Gas Company, recorded on April 8, 1927, in Volume 261, Page 6, Real Property Records, Johnson County, Texas.
2. Easement to Lone Star Gas Company, recorded on January 28, 1938, in Volume 307, Page 344, Real Property Records, Johnson County, Texas.
3. Easement to Mountain Peak Water Supply Corporation, recorded on November 23, 1970, in Volume 544, Page 747, Real Property Records, Johnson County, Texas.
4. Mineral Lease, dated April 1, 1980, recorded January 19, 1981, in Volume 854, Page 547, Real Property Records, Johnson County, Texas.
5. Easement to Johnson County Electric Cooperative Association, recorded on November 21, 1996, in Volume 2017, Page 618, Real Property Records, Johnson County, Texas.
6. Mineral Lease dated December 9, 1008, recorded on March 24, 1999, in Volume 2307, Page 922, Real Property Records, Johnson County, Texas; as corrected by instrument recorded in Volume 4296, Page 588, Real Property Records, Johnson County, Texas.
7. Mineral Lease recorded August 7, 2003, in Volume 3103, Page 179, Real Property Records, Johnson County, Texas.
8. Easement to Energy Transfer Fuel LP, recorded on November 22, 2005, in Volume 3674, Page 887, Real Property Records, Johnson County, Texas.
9. Easement to EOG Resources Inc., recorded on March 21, 2006, in Volume 3758, Page 349, Real Property Records, Johnson County, Texas.
10. Easement to Barnett Gathering, LP, recorded on August 22, 2008, in Volume 4429, Page 626, Real Property Records, Johnson County, Texas; as affected by Amendment and Ratification Agreement, recorded in Volume 4524, Page 20, Real Property Records, Johnson County, Texas.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 9881

eRecording - Real Property

Warranty Deed

Recorded On: March 22, 2021 11:33 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 9881
Receipt Number: 20210322000157
Recorded Date/Time: March 22, 2021 11:33 AM
User: Leslie S
Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.**

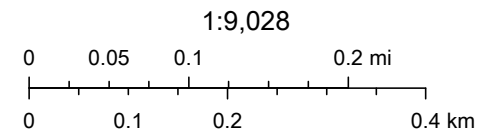
Becky Ivey
Johnson County Clerk
Johnson County, TX

ArcGIS Web Map



5/12/2021, 10:19:48 PM

- | | | | |
|-------------------------------|------------------|-----------------|-----------------|
| Site Structure Address Points | Parcels | Farm To Market | ETJ |
| Environmental | Road Centerlines | City Boundaries | VENUS |
| Residential | City Street | VENUS | County Boundary |
| Utilities | County Road | | |



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap,

ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United

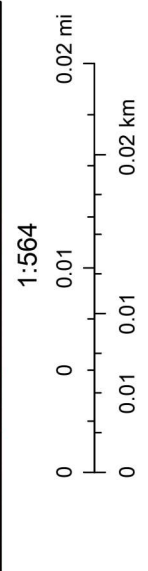
ArcGIS Web Map



5/13/2021, 6:33:10 AM

Site Structure Address Points Road Centerlines City Boundaries

- Residential
- City Street
- VENUS
- County Boundary
- Parcels



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
ArcGIS Web AppBuilder
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | United States

Called 23.878 Acres
Judith Louise Brown
CCF# 2017-16154
D.R.J.C.T.

IRS S 30°26'32" E 577.28' 428.36' 1/2" IRF S 30°26'32" E 472.82' 1/2" IRF

Called 24.663 Acres
Linda Sue King Bailey
CCF# 2016-3436
D.R.J.C.T.

Lot 18
14.371 Acres
626,021 Square Feet
Plainview Acres I
Volume 8, Page 246
P.R.J.C.T.

Lot 18R-1
5.000 Acres
217,798 Square Feet

Lot 17
Plainview Acres I
Volume 8, Page 246
P.R.J.C.T.

N 59°21'32" E 1460.66' S 59°21'32" E 1462.24' S 59°21'32" W 1462.79'

Flood Statement

According to Community Panel Number 48251C02501, dated December 4, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Filing Block

Plat recorded in Instrument # _____, Year _____
Drawer _____, Slide _____
Date _____
County Clerk, Johnson County, Texas _____
Deputy _____



LEGAL DESCRIPTION

BEING a 19.371 acre tract of land situated in the J. Smith Survey, Abstract Number 758, City of Venus, Johnson County, Texas, and being all of Lot 18, Plainview Acres I, an addition to the City of Venus, according to the plat recorded in Volume 8, Page 246, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;
BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southernmost corner of said Lot 18, same being the westernmost corner of Lot 17, said Plainview Acres, and being on the northeast line of County Road 213, a variable width right-of-way;
THENCE North 30 Degrees 13 Minutes 51 Seconds West, along the southwest line of said Lot 18, a distance of 577.29 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the westernmost corner of said Lot 18;
THENCE North 59 Degrees 21 Minutes 32 Seconds East, departing said southwest line and along the northwest line of said Lot 18, at a distance of 2.95' passing a 1/2" IRON ROD FOUND at the southernmost corner of a called 24.663 acre tract of land described by deed to Linda Sue King Bailey, recorded in County Clerk's File Number 2016-336, Deed Records, Johnson County, Texas, and continuing in all 1460.66 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northernmost corner of said Lot 18, same being the westernmost corner of a called 23.878 acre tract of land described by deed to Judith Louise Brown, recorded in County Clerk's File Number 2017-16154, Deed Records, Johnson County, Texas;
THENCE South 30 Degrees 26 Minutes 32 Seconds East, departing said northwest line and along the northeast line of said Lot 18, being common with the southwest line of said called 23.878 acre tract, a distance of 577.28 feet, to a 1/2" IRON ROD FOUND at the easternmost corner of said Lot 18, same being the northernmost corner of said Lot 17, from which a 1/2" IRON ROD FOUND at the easternmost corner of said Lot 17 bears South 30 Degrees 26 Minutes 32 Seconds East, a distance of 472.82 feet;
THENCE South 59 Degrees 21 Minutes 32 Seconds West, departing said common line and along the southeast line of said Lot 18, being common with the northwest line of said Lot 17, a distance of 1462.79 feet, to the POINT OF BEGINNING, and containing 19.371 acres or 843,818 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daniel & Susan McLeland, owners of the herein described tract, do hereby adopt this plat designating the herein-described property as **LOTS 18-R AND 18R-1, PLAINVIEW ACRES I**, 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 the 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.

Surveyor's Certification

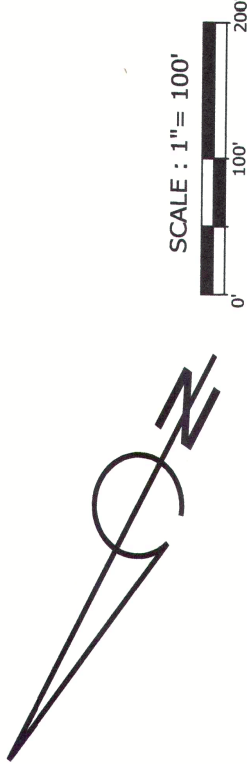
KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Johnson County, Texas.

Executed this the ____th day of March, in the year of our Lord 2021.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

REPLAT
LOT 18R AND 18R-1
PLAINVIEW ACRES I
BEING a replat of Lot 18, Plainview Acres I,
an addition to Johnson County, Texas,
according to the plat recorded in Volume 8,
Page 246, Plat Records, Johnson County,
Texas.



SCALE : 1"= 100'

REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, Ideal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 1015200

Owner:
Daniel & Susan McLeland
2373 CR 213
Venus, TX 76084

County Road 213
Variable Width right-of-Way

LEGEND
D.R.J.C.T. = Deed Records, Johnson County, Texas
P.R.J.C.T. = Plat Records, Johnson County, Texas
CCF# = County Clerk's File Number
CR = County Road
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"



Project Number: 210108 Date: March 31, 2021

Revised Date:

Revision Notes:

Sheet 1 of 1



5/14/2021, 4:59:17 AM

Site Structure Address Points Road Centerlines City Boundaries

● Residential

▭ Parcels

— County Road

▭ County Boundary

▭ VENUS

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States

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