

JAMES BURGESS

Mayor

JESSICA KUYKENDALL

GERONIMO HERNANDEZ

RITA BISHOP

Mayor Pro Tem

DREW WILSON



TONY BOVINICH

VENUS SPECIAL CALLED COUNCIL MEETING

Venus Civic Center

210 S. Walnut Street

Venus, Texas 76084

Thursday, January 26, 2023 7:00 PM

Page

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

2. Announcements from Mayor:

Cell phones are to be turned off or placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

Citizens may sign up before the meeting begins and will be allowed up to 3 minutes to address the Mayor and Council. The Mayor, Council members and staff members may not respond or converse with speakers during this time. The comments from the speaker must be in the form of a statement. By State law, no questions may be asked or answered for items not appearing on the agenda.

4. Discussion & Consideration items:

- | | | |
|-----|--|--------|
| 4.1 | Discuss and reconsider Ordinance No. 772-2023-01 that repealed Ordinance 295-2004 which created the place system for city elections.
772-2023-01.pdf 
I make a motion to approve/deny the reconsideration of Ordinance No. 772-2023-01. | 4 |
| 4.2 | Discuss and consider a Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, being 66.118 acres out of the Radford | 5 - 11 |

Berry Survey, Abstract Number 26, Johnson County, generally located south of County Road 502 and east of County Road 620, in the City of Venus.

[1-A Staff Report.pdf](#)  [1-B Final Plat Phase 9 .pdf](#)  [1-C Aerial View.pdf](#)  [1-D Zoning Map.pdf](#)  [1-E PD Regulations.pdf](#) 

I make a motion to approve/deny the Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, as presented.

5. **Executive Session:**

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: 551.074(a)(1) (Personnel Matters) & 551.071(2) (Private Consultation with attorney).

1. Discuss and consider the possible removal of Planning and Zoning Commissioner Alicia Rosales from the Planning and Zoning Commission.
2. Discussion and consideration regarding the appointment, employment, evaluation, reassignment, duties, discipline, resignation or dismissal of a city officer or employee, unless such officer or employee request a public hearing, to wit: City Attorney and Professional Services Contract.

5.1 Recess into Executive Session:

5.2 Reconvene into Open Session:

6. **Adjournment:**

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

This is to certify that a copy of this Notice of Meeting was posted on the bulletin of City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the general public at

all times and to the City's website www.cityofvenus.org, Wednesday, January 18, 2023 by 5:00 P.M..

Callie Green,
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; or visit the City of Venus web site at www.cityofvenus.org. This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements please call 972-366-3348 .

ORDINANCE NO. 772-2023-01

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS REPEALING IN ITS ENTIRETY ORDINANCE NO. 295-2004 WHICH CREATED THE PLACE SYSTEM FOR CITY ELECTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 8, 2004, the City Council adopted Ordinance No. 295-2004 which created the place system for all City elections; and

WHEREAS, the City Council has determined it is in the best interests of the City and its citizens to repeal this Ordinance 295-2004 and go back to an at-large system of election for Councilmembers and the Mayor where qualified candidates shall be elected citywide without regard to where they reside.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION 1: The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct, constitute findings and determinations by the City Council and are incorporated herein.

SECTION 2: That Ordinance 295-2004 is hereby repealed in its entirety and has no force or effect.

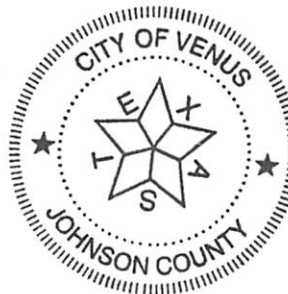
SECTION 3: That this Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS ON THIS THE 9th DAY OF JANUARY 2023.

ATTEST:

Callie Green
Callie Green, City Secretary

Reconsideration
James L. Burgess, Mayor



*Under Local
Government Code
Id 52.003*



*Case Report – Patriot Estates Phase 9 – Final Plat
City Council – January 26, 2023*

To: Mayor and City Council

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, being 66.118 acres out of the Radford Berry Survey, Abstract Number 26, Johnson County, generally located south of County Road 502 and east of County Road 620, in the City of Venus.

Owner: LGI Homes Texas, LLC, 1450 Lake Robbins Dr. Suite 430, The Woodlands, TX

Engineer: Pape-Dawson Engineers, Plano, TX

Location: Generally located south of C.R. 502 and east of C.R. 620

Zoning: Planned Development

Current Use: Undeveloped Land

Proposed
Land Uses: Single-Family homes

Surrounding
Zones: **North:** Johnson County
South: PD (Patriot Estates, Phase 7A)
East: PD (Patriot Estates Phase 8)
West: Johnson County

Introduction: The applicant is requesting the approval of the Final Plat for approximate 66.118 acre parcel part of the Patriot Estates PD. The Final Plat would create 320 lots. The Final Plat also shows the location of common area/open space, drainage, streets, and detention pond.

Background: Patriot Estates was annexed to the City of Venus on July 14, 2003 by Ordinance No. 275-2003. Then, the property was rezoned from Agricultural (AG) to Planned Development (PD) by Ordinance 277-2003 on August 11, 2003.

Analysis: The Final Plat covers 66.118 acres, in a single tract, which will be developed as Phase 9. The minimum lot area for interior lots is 5,000 sq. ft., 6,200 sq. ft. for some corner lots, and other lots are 7,500 sq. ft. plus.

Residential lots will drain stormwater to the detention pond located on the west of Phase 9. The property is not within the 100-year floodplain. Residential streets will have a 50-foot right-of-way (ROW) with 29 feet back-to-back for street right-of-way (ROW), 4-foot sidewalks will be installed by the homebuilder on both sides at time of home construction in the ROW and maintained by the lot owner.

Water will be provided by Mountain Peak Special Utility District. Sewer will be provided by City of Venus. The 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 City 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 City Council approves the Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, as presented.

Sample

Motion:

I move to approve/deny the Final Plat for a 320-lot Planned Development, 7 common area lots, Block 36 through Block 48, Patriot Estates Phase 9, as presented.

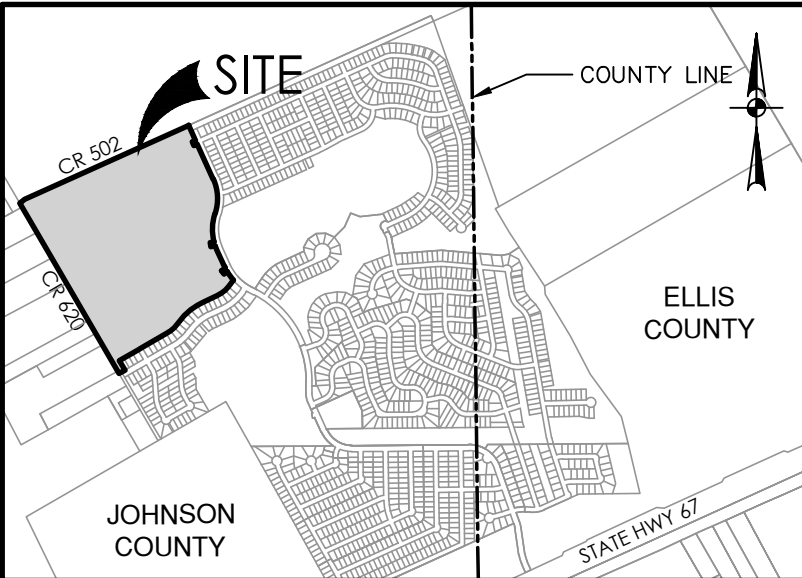
Attachments:

Final Plat
Aerial View
Zoning Map
PD Regulations



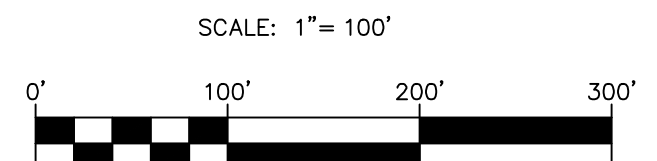
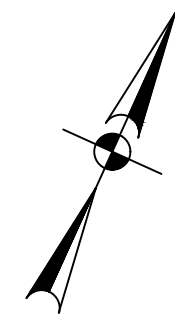
LEGEND

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
M.R.J.C.T. MAP RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- BSE BUILDING SETBACK LINE
ROW RIGHT-OF-WAY
VAR WD VARIABLE WIDTH
--- BUILDING SETBACK LINE
--- CENTER LINE
- DOC. NO. DOCUMENT NUMBER
VOL. VOLUME
PAGE PAGE
INST. NO. INSTRUMENT NUMBER
IFF IRON PIPE FOUND
- FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON"
- 1 BLOCK NUMBER



LOCATION MAP

NOT-TO-SCALE

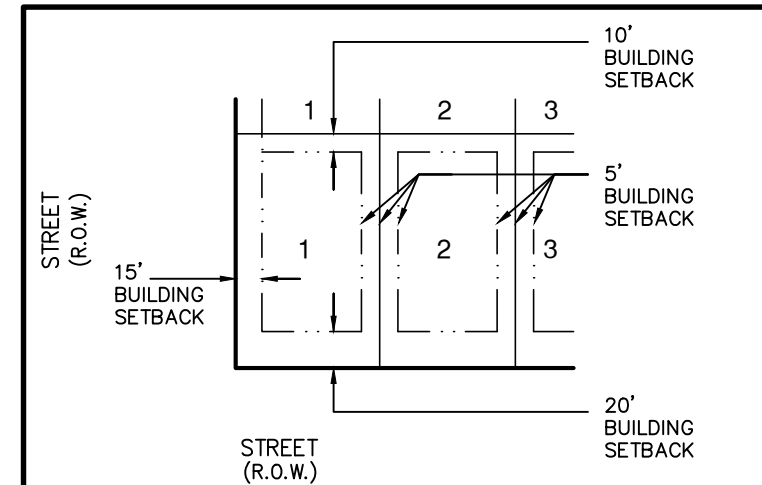


LAND USE CHART

PROPOSED - RESIDENTIAL LOTS	± 44.55 ACRES
PROPOSED - OPEN SPACE	± 3.21 ACRES
PROPOSED - STREETS/ROW DEDICATION	± 18.35 ACRES
PROPOSED - TOTAL	± 66.11 ACRES

NOTE:

- OPEN SPACE / COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF VENUS OR JOHNSON/ELLIS COUNTY.
- SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, NA 2011, EPOCH 2010.00 (4202). ALL COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, NA 2011, EPOCH 2010.00.
- UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAGNAIL OR X CUT WILL BE USED.
- THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS EXPLAINED ON MAP NUMBER 48251C0250J, OF THE FLOOD INSURANCE RATE MAP, JOHNSON COUNTY, TEXAS, DATED DECEMBER 04, 2012. AREAS OF LOCAL DRAINAGE ARE NOT NOTED ON THIS MAP.
- STREET INTERSECTIONS HAVE A 25' X 25' VISIBILITY, ACCESS AND MAINTENANCE EASEMENT, AS SHOWN HEREON.
- WATER SERVICE HAVE A 10' X 10' MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT, AS SHOWN HEREON.
- DRAINAGE EASEMENTS WITHIN THE SITE SHALL ALSO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF VENUS OR JOHNSON/ELLIS COUNTY.
- EASEMENTS SHOWN HEREON ARE CREATED BY THIS PLAT UNLESS NOTED OTHERWISE.



TYPICAL LOT SETBACKS

(EXCEPT AS NOTED)
(NOT TO SCALE)

REFERENCE SHEET 2 FOR
LINE TABLE, CURVE TABLE AND
DETAILS

DATE OF PREPARATION: NOVEMBER 18, 2022

FINAL PLAT OF
PATRIOT ESTATES
PHASE 9
BLOCK 36 - BLOCK 48

- LOTS 1-20, COMMON AREA LOT 21, BLOCK 36;
LOTS 1-15, BLOCK 37; LOTS 1-20, BLOCK 38;
LOTS 1-20, COMMON AREA LOT 21, BLOCK 39;
LOTS 1-58, COMMON AREA LOTS 59-60, BLOCK 40;
LOTS 1-48, COMMON AREA LOT 49, BLOCK 41;
LOTS 1-27, BLOCK 42; LOTS 1-20, BLOCK 43;
LOTS 1-18, COMMON AREA LOT 19, BLOCK 44;
LOTS 1-39, COMMON AREA LOT 40, BLOCK 45;
LOTS 1-9, BLOCK 46; LOTS 1-10, BLOCK 47;
LOTS 1-16, BLOCK 48;

BEING A 66.118 ACRES SITUATED IN THE
RADFORD BERRY SURVEY, ABSTRACT NO. 26,
IN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS.

320 RESIDENTIAL LOTS
7 COMMON AREA LOTS

PAPE-DAWSON
ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPB FIRM REGISTRATION #470 | TBPAS FIRM REGISTRATION #10194390

OWNER/DEVELOPER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
CONTACT: DAVID DORANTES, P.E.

RADFORD BERRY SURVEY,
ABSTRACT NO. 26

RADFORD BERRY SURVEY,
ABSTRACT NO. 26

RADFORD BERRY SURVEY,
ABSTRACT NO. 26

TJ & G TRUST
TRUMAN J. GRAY
DOC. NO. 2015-5192
O.P.R.J.C.T.

DONALD E. BRANDT, JR.
VOL. 3717, PG. 533
D.R.J.C.T.

ANGEL CERVANTES AND NOHEMI LOYOLA
DOC. NO. 2019-13499
O.P.R.J.C.T.

WELDON FOWLER AND MARY JO FOWLER
VOL. 1139, PG. 520
D.R.J.C.T.

PIPELINE EASEMENT
ENERVEST, INC.
VOL. 4453, PG. 384
INST. NO. 2010007374
D.R.J.C.T.

JOE W. GORE & HELEN M. GORE
VOL. 4437, PG. 536
D.R.J.C.T.

JOE W. GORE & HELEN M. GORE
VOL. 4437, PG. 536
D.R.J.C.T.

EDWIN JAMES ROGERS
VOL. 867, PG. 368
D.R.J.C.T.

POINT OF
BEGINNING

N: 6850482.56 GRID
E: 2399843.80 GRID

RADFORD BERRY SURVEY,
ABSTRACT NO. 26

CALLED 473.79 ACRES
JAMES NEAL RATJEN
DOC. NO. 2012-26910
D.R.J.C.T.

COUNTY ROAD NO. 502
VARIABLE WIDTH R.O.W.

N65°38'10"E 1794.41'

60' R.O.W. DEDICATION
(2.542 ACRES)

COUNTY ROAD NO. 502
(VARIABLE WIDTH ROW)
INST. NO. 2021-248
M.R.J.C.T.

CONDIE RUSSELL AVE
(50' ROW)
INST. NO. 2021-248
M.R.J.C.T.

PATRIOT ESTATES PHASE 8
INST. NO. 2021-248
M.R.J.C.T.

SAMMY FOWLER AVE
(50' ROW)
INST. NO. 2021-248
M.R.J.C.T.

BURGESS BROTHERS ST
(50' ROW)
INST. NO. 2021-248
M.R.J.C.T.

JOHN LAURENS DRIVE
(50' ROW)
INST. NO. 2021-248
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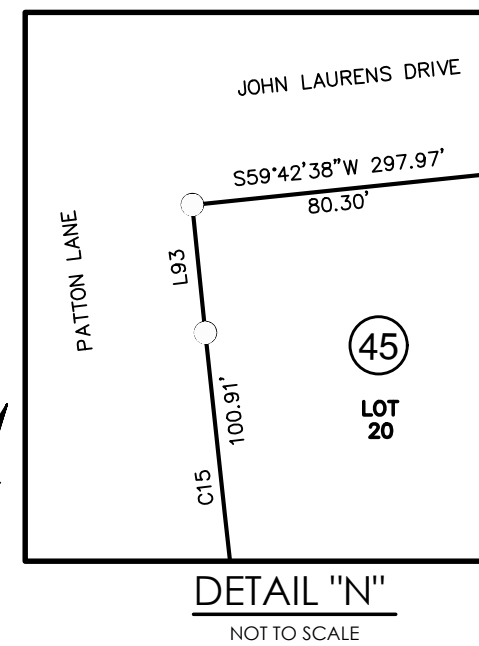
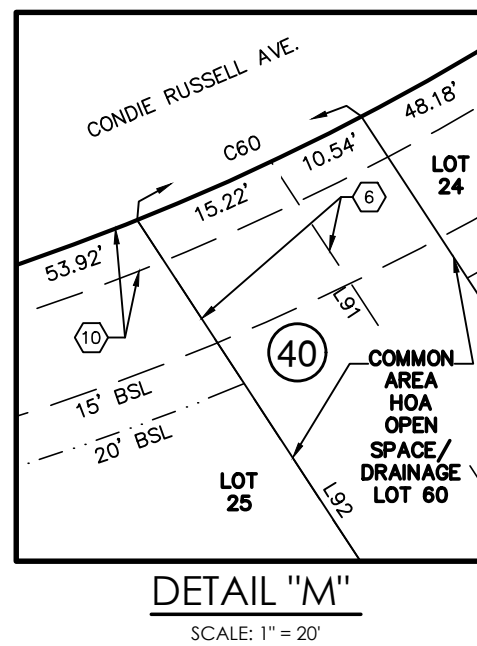
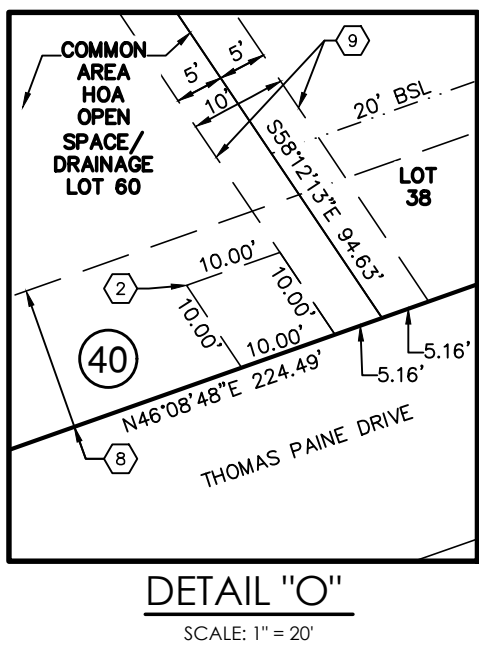
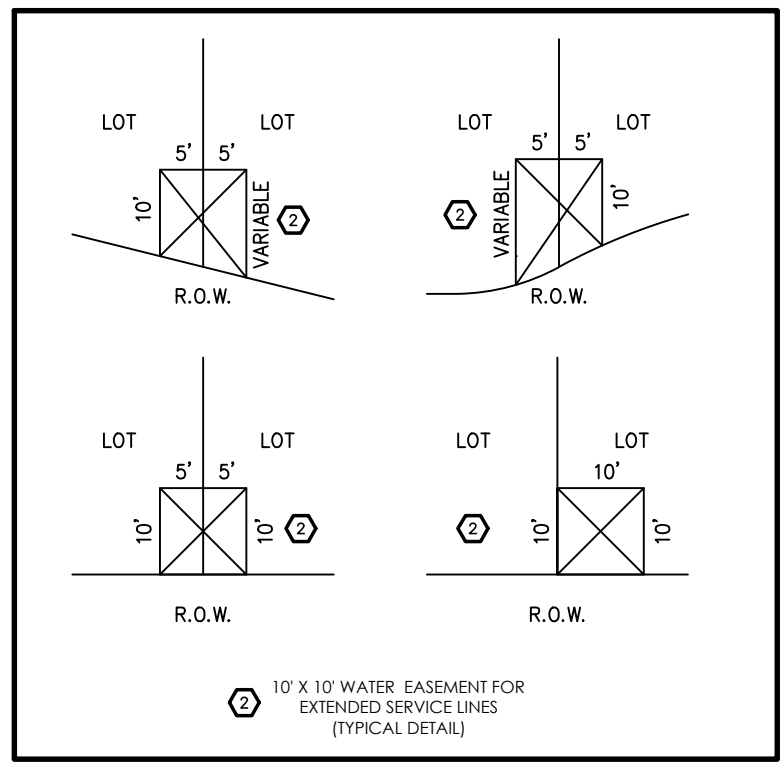
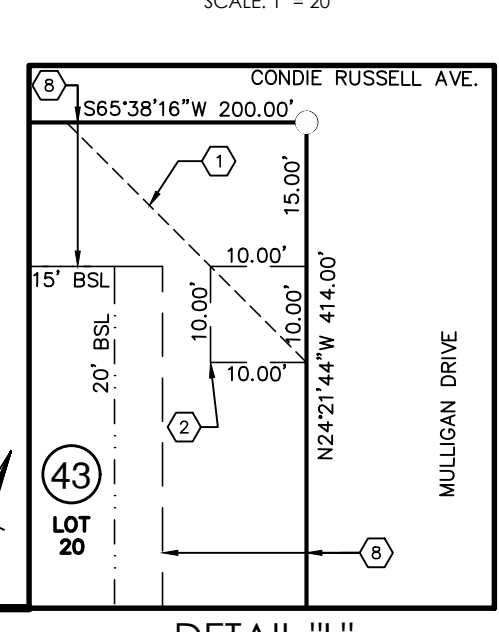
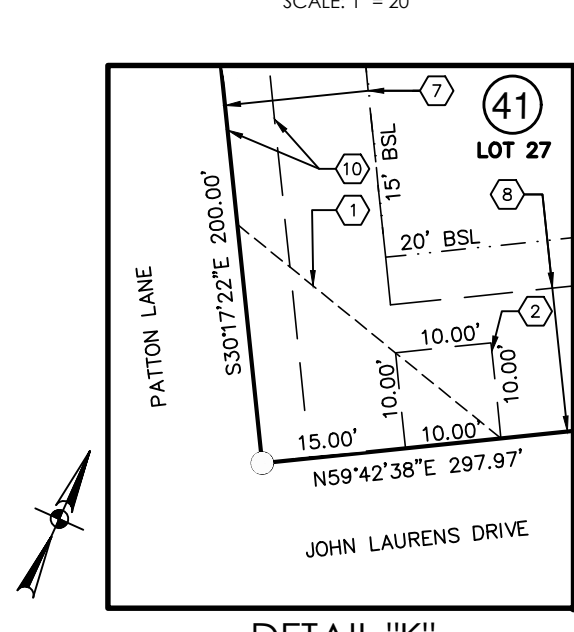
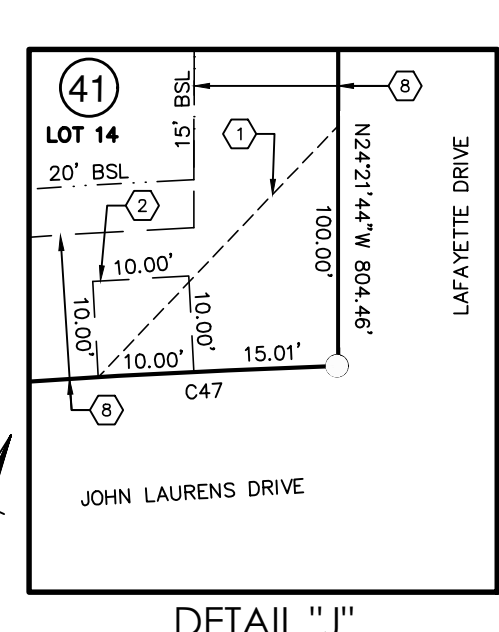
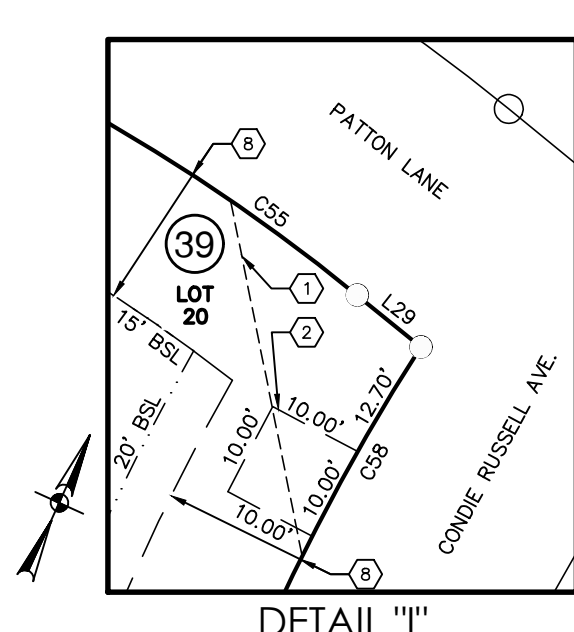
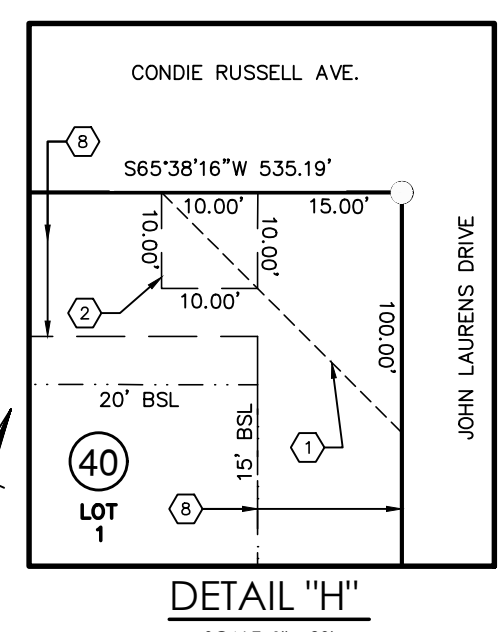
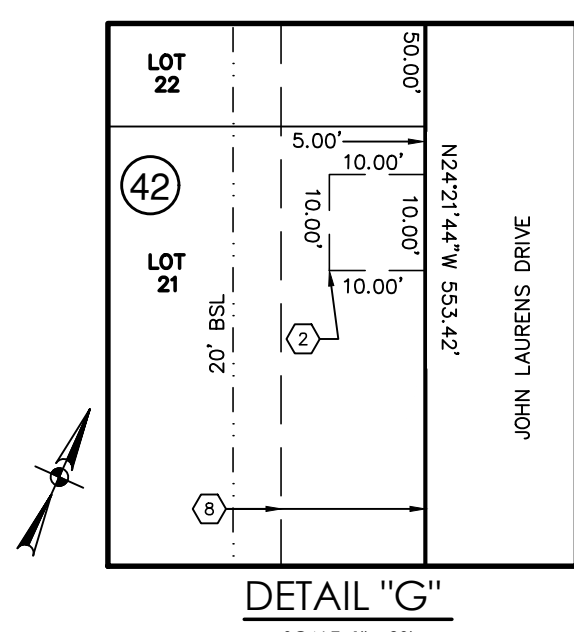
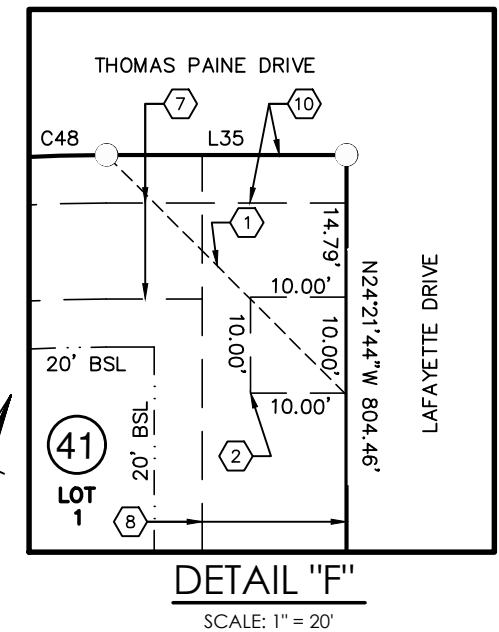
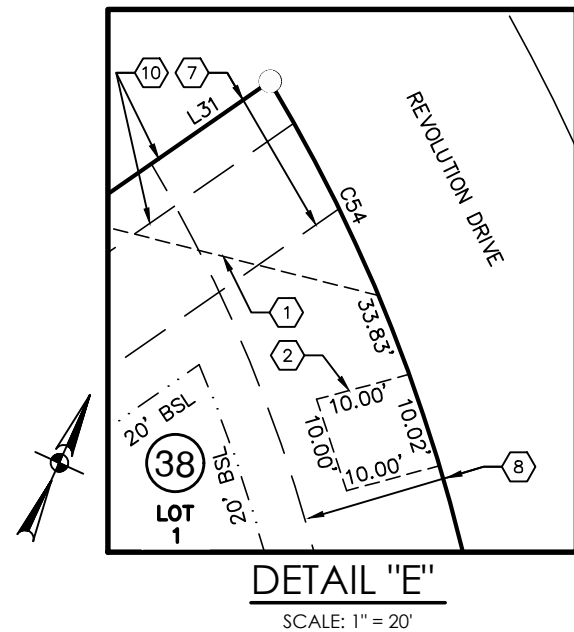
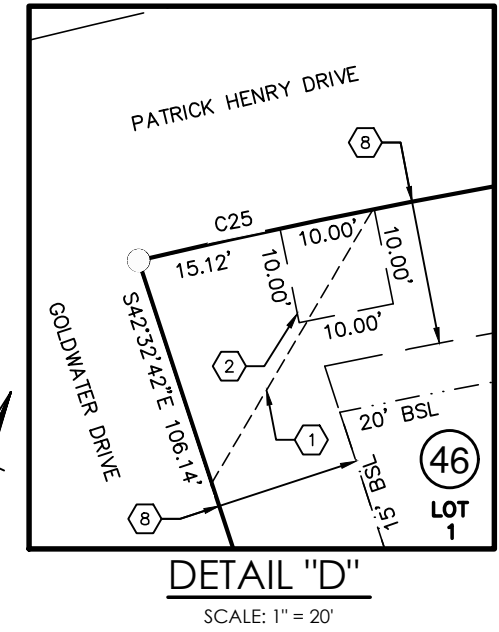
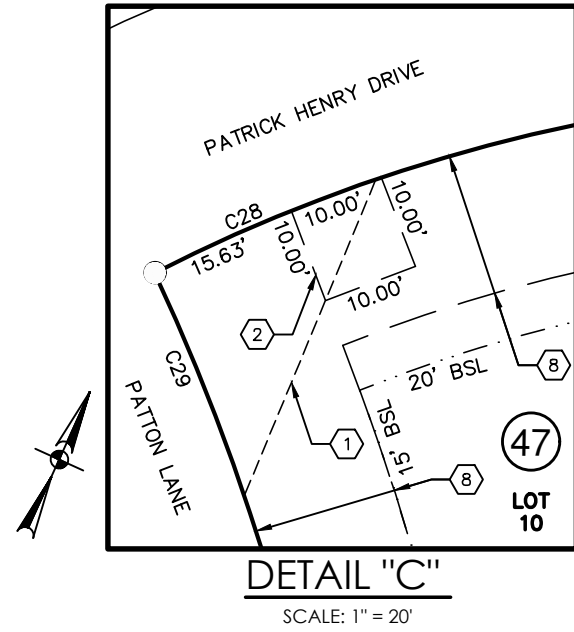
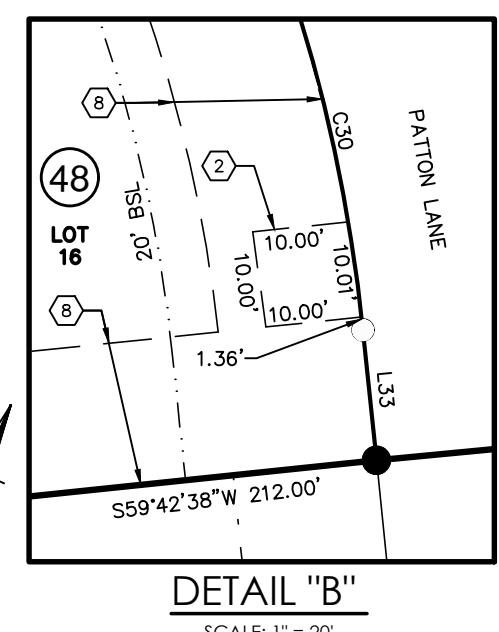
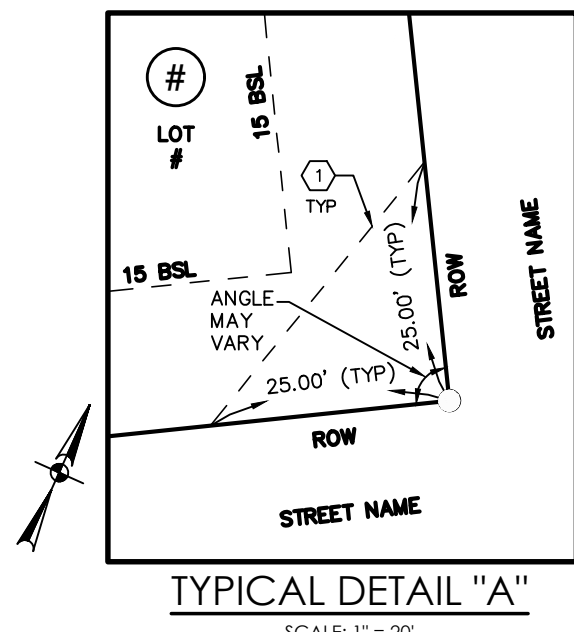
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(50' ROW)
INST. NO. 2021-248
M.R.J.C.T.

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CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	225.00'	5°34'14"	N79°45'30"E	21.87'
C2	500.00'	4°19'46"	S22°11'51"E	37.77'
C3	530.00'	1°00'38"	S24°52'03"E	9.35'
C4	225.00'	10°05'24"	S54°12'52"W	39.57'
C5	175.00'	10°03'28"	N53°28'11"E	30.68'
C6	530.00'	11°02'46"	S36°18'38"E	102.02'
C7	470.00'	42°37'44"	S03°02'52"E	341.68'
C8	500.00'	32°32'54"	S01°59'33"W	280.23'
C9	175.00'	42°21'55"	S80°20'59"W	13.40'
C10	225.00'	90°00'00"	S20°38'16"W	318.20'
C11	225.00'	15°57'39"	S15°24'30"E	62.48'
C12	225.00'	69°05'01"	S30°47'28"W	255.15'
C13	925.00'	25°53'10"	S52°32'24"W	414.37'
C14	525.00'	20°15'50"	S49°34'43"W	184.71'
C15	275.00'	42°05'52"	S51°20'18"E	197.54'
C16	225.00'	10°07'11"	S67°19'39"E	39.69'
C17	225.00'	22°20'27"	N48°46'28"E	87.18'
C18	255.00'	4°56'18"	N37°49'13"W	21.97'
C19	475.00'	20°18'02"	N49°47'40"E	167.42'
C20	725.00'	25°41'20"	N52°29'19"E	322.34'
C21	175.00'	32°12'49"	N49°13'34"E	97.10'
C22	225.00'	16°03'00"	N41°08'40"E	62.82'
C23	175.00'	15°19'17"	S49°46'48"W	46.66'
C24	225.00'	32°12'49"	S49°13'34"W	124.84'
C25	675.00'	13°06'36"	S58°46'41"W	154.11'
C26	675.00'	8°19'45"	S43°48'32"W	98.04'
C27	525.00'	20°18'02"	S49°47'40"W	185.04'
C28	175.00'	21°20'54"	S49°16'20"W	64.82'
C29	225.00'	19°11'20"	S39°53'02"E	75.35'
C30	175.00'	42°05'52"	N51°20'18"W	125.71'
C31	325.00'	42°05'52"	N51°20'18"W	233.46'
C32	225.00'	47°19'26"	N09°07'39"W	162.45'
C33	225.00'	18°46'53"	N21°25'31"E	73.42'
C34	254.00'	73°59'35"	N67°48'45"E	300.88'
C35	225.00'	44°26'58"	N43°24'47"E	170.21'
C36	175.00'	70°30'32"	N10°53'32"E	202.02'
C37	225.00'	24°21'48"	N12°10'50"W	94.95'
C38	80.00'	16°44'34"	N20°30'16"E	158.60'
C39	225.00'	24°21'48"	N53°27'22"E	94.95'
C40	175.00'	95°55'38"	S17°40'27"W	259.95'
C41	255.00'	90°00'00"	S14°42'38"W	360.62'
C42	255.00'	3°49'19"	S57°47'59"W	17.01'
C43	275.00'	13°33'50"	N52°55'43"E	64.95'
C44	225.00'	70°30'32"	S10°53'32"W	259.74'
C45	325.00'	13°33'50"	S52°55'43"W	76.76'
C46	475.00'	20°15'50"	N49°34'43"E	167.12'
C47	975.00'	24°14'40"	N51°34'08"E	408.49'
C48	175.00'	90°00'00"	S20°38'16"W	247.49'
C49	175.00'	25°22'37"	N52°56'57"E	76.88'
C50	175.00'	16°54'21"	N15°54'33"E	51.45'
C51	175.00'	72°47'22"	N28°56'18"E	207.67'
C52	175.00'	18°46'53"	S21°25'31"W	57.11'
C53	175.00'	42°19'26"	S09°07'39"E	126.35'
C54	175.00'	25°02'54"	N42°48'49"W	75.90'
C55	200.00'	73°59'35"	S67°48'45"W	240.71'
C56	225.00'	25°54'17"	S43°14'29"E	100.86'
C57	205.00'	88°36'09"	N14°00'42"E	286.38'
C58	225.00'	38°43'09"	N10°55'48"W	149.17'
C59	175.00'	90°00'00"	N20°38'16"E	247.49'
C60	255.00'	5°47'14"	N40°52'48"E	25.75'
C61	225.00'	5°28'58"	S08°36'24"E	21.52'
C62	225.00'	5°08'26"	N41°33'00"E	20.18'
C63	500.00'	2°28'15"	S11°56'32"W	21.56'
C64	200.00'	95°55'38"	S17°40'27"W	297.09'
C65	230.00'	90°00'00"	S14°42'38"W	325.27'
C66	225.00'	73°59'35"	N67°48'45"E	270.80'
C67	200.00'	18°46'53"	N21°25'31"E	65.27'
C68	200.00'	42°19'26"	N09°07'39"W	144.40'
C69	200.00'	28°53'41"	S44°44'12"E	99.80'
C70	300.00'	42°05'52"	N51°20'18"W	215.50'
C71	200.00'	16°23'06"	N46°41'41"W	57.00'
C72	200.00'	25°42'46"	N43°08'45"W	89.00'
C73	200.00'	90°00'00"	S20°38'16"W	282.84'
C74	200.00'	70°30'32"	S10°53'32"W	230.88'
C75	300.00'	13°33'50"	S52°55'43"W	70.85'
C76	200.00'	16°54'21"	N15°54'33"E	58.80'
C77	200.00'	72°47'22"	N28°56'18"E	237.34'
C78	950.00'	25°42'05"	N52°17'51"E	422.58'
C79	500.00'	20°15'50"	N49°34'43"E	175.91'
C80	200.00'	90°00'00"	N20°38'16"E	282.84'
C81	200.00'	28°49'52"	S47°32'06"W	99.58'
C82	200.00'	32°12'49"	N49°13'34"E	110.97'
C83	700.00'	25°41'20"	S52°29'19"W	311.23'
C84	500.00'	20°18'02"	N49°47'40"E	176.23'
C85	200.00'	25°56'50"	N46°58'17"E	89.80'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N53°40'52"E	61.46'	L49	S65°38'16"W	50.00'
L2	S65°38'16"W	28.50'	L50	N07°27'23"W	68.31'
L3	S24°21'46"E	50.00'	L51	N07°27'23"W	10.46'
L4	N65°38'16"E	28.50'	L52	N65°19'59"E	25.09'
L5	S82°32'37"W	17.08'	L53	N65°38'16"E	50.00'
L6	S07°27'23"E	50.00'	L54	N33°07'10"E	18.97'
L7	N82°32'37"E	17.08'	L55	N39°38'39"E	53.57'
L8	S38°17'00"E	50.06'	L56	N33°59'52"E	9.50'
L9	S37°05'51"W	79.62'	L57	S08°16'07"E	8.55'
L10	S44°21'28"W	46.37'	L58	S30°17'22"E	107.43'
L11	S51°57'05"W	48.98'	L59	S27°19'33"E	49.53'
L12	S59°41'16"W	49.99'	L60	S22°17'52"E	52.83'
L13	S65°19'59"W	150.00'	L61	N18°23'49"W	33.92'
L14	S81°16'27"W	68.55'	L62	S11°21'56"E	29.90'
L15	S55°32'39"W	80.93'	L63	N05°31'41"E	67.62'
L16	S47°27'18"W	83.59'	L64	S18°53'18"W	68.32'
L17	S39°38'39"W	155.72'	L65	S51°03'38"E	62.59'
L18	S50°18'27"W	49.91'	L66	N48°59'33"E	81.96'
L19	S56°36'13"W	50.00'	L67	N50°02'21"E	50.03'
L20	S60°14'04"W	50.00'	L68	N02°00'58"W	76.19'
L21	S59°56'42"W	68.00'	L69	S40°08'48"W	22.45'
L22	S65°38'16"W	71.50'	L70	N53°45'25"E	43.08'
L23	S65°38'16"W	25.00'	L71	S65°19'59"W	25.09'
L24	N65°38'16"E	25.00'	L72	N39°55'53"E	41.74'
L25	S07°27'23"E	43.31'	L73	N65°19'59"E	36.82'
L26	N65°19'59"E	3.02'	L74	N65°09'00"E	50.00'
L27	N65°38'16"E	50.00'	L75	N62°29'09"E	50.00'
L28	N75°11'27"E	8.57'	L76	N68°59'46"E	50.00'
L29	N75°11'27"W	8.57'	L77	N55°13'23"E	50.00'
L30	S30°48'57"W	31.64'	L78	N50°27'00"E	50.00'
L31	S30°48'57"W	35.76'	L79	N43°01'13"E	50.00'
L32	S59°42'38"W	62.00'	L80	N40°27'25"E	50.67'
L33	N30°17'22"W	13.64'	L81	N44°23'48"E	59.52'
L34	S30°17'22"E	14.09'	L82	N49°51'20"E	59.52'
L35	S65°38'16"W	25.00'	L83	N55°41'50"E	68.96'
L36	S47°27'18"W	50.00'	L84	N59°39'13"E	61.40'
L37	S33°07'10"W	18.97'	L85	N39°38'39"E	53.57'
L38	N33°07'10"E	18.97'	L86	S39°38'39"E	53.57'
L39	N30°17'22"W	20.00'	L87	S45°14'36"E	155.66'
L40	S30°17'22"E	20.00'	L88	N45°14'36"W	155.66'
L41	N30°17'22"W	20.00'	L89	N43°51'12"W	44.41'
L42	S59°42'38"W	20.00'	L90	S43°51'12"E	44.36'
L43	S75°11'27"E	32.18'	L91	S57°32'03"E	200.73'
L44	N30°48'57"E	56.34'	L92	N57°32'03"W	199.62'
L45	N30°48'57"E	61.17'	L93	N30°00'00"W	1.34'
L46	S59°11'03"E	13.26'	L94	S24°21'44"E	100.00'
L47	N30°17'22"W	26.34'	L95	N24°21'44"W	100.00'
L48	N30°17'22"W	13.73'	L96	N24°21'44"W	154.98'



OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

Whereas LGI Homes - Texas, LLC acting by and through the undersigned, their duly authorized agent, is the owner of a 66.118 acre, or 2,880,116 square feet more or less, tract of land (out of that called 384.198 acre tract described in deed to LGI Homes - Texas, LLC recorded in Instrument No. 2014-17418 of the Official Public Records of Johnson County, Texas, out of the Radford Berry Survey, Abstract 26, Johnson County, Texas, said 66.118 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the North Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00:

BEGINNING: At a found 1/2-inch iron pipe at the northwest corner of said 384.198 acre tract, of the southwest corner of a tract described in deed to James Neal Roffen recorded in Instrument No. 2012-26910 of the Deed Records of Johnson County, Texas and on the centerline of County Road 620;

THENCE: N53°40'52" E, departing the centerline of said County Road 620, with the north line of said 384.198 acre tract and the south line of said James Neal Roffen tract, a distance of 41.46 feet to a found 1/2-inch iron rod;

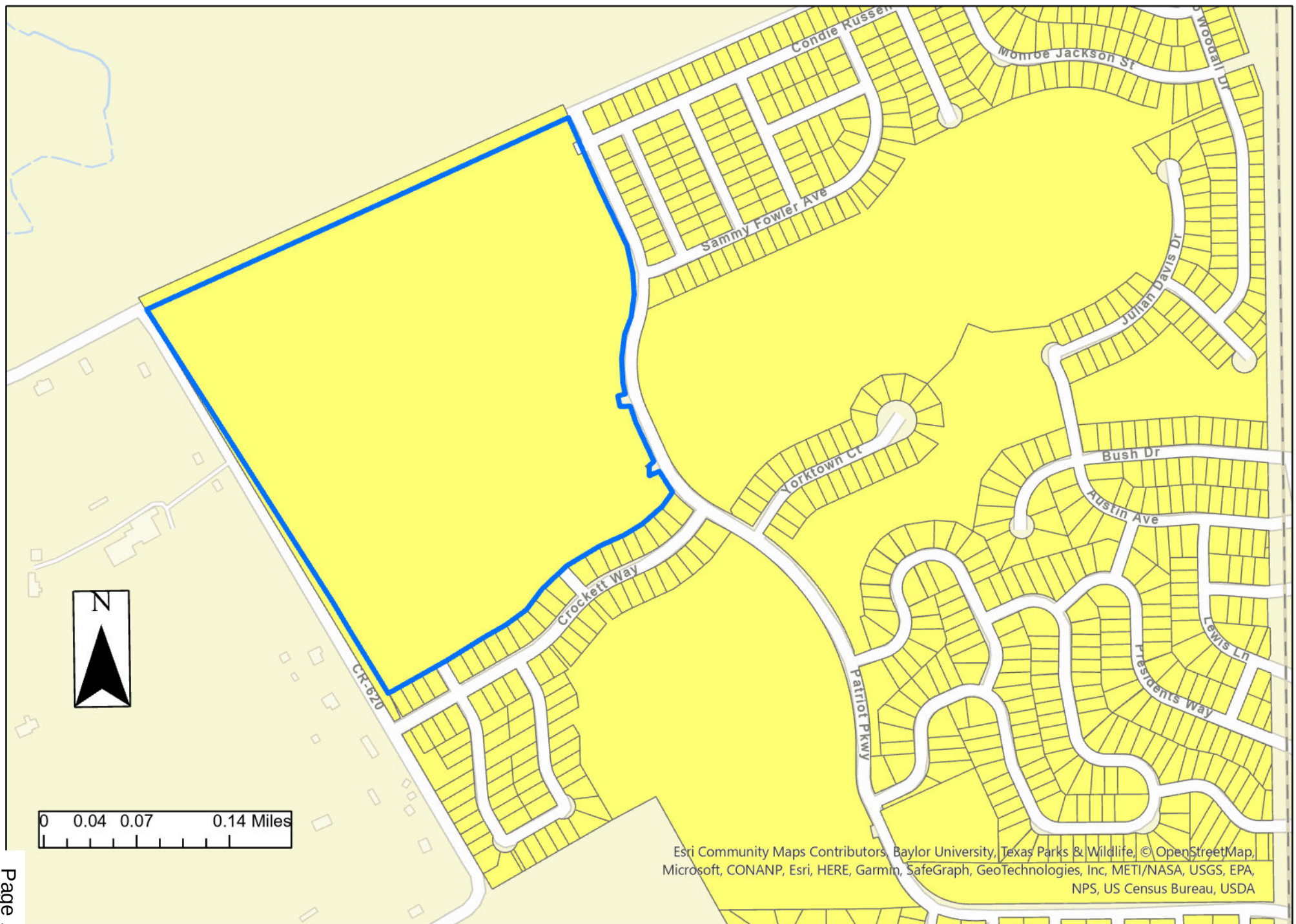
THENCE: N 65°38'16" E, continuing with said line, a distance of 1774.41 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

THENCE: Departing the south line of said James Neal Roffen tract, over and across said 384.198 acre tract, the following bearings and distances: S 24°21'44" E, a distance of 160.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 65°38'16" W, a distance of 28.50 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 24°21'46" E, a distance of 50.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; N 65°38'16" E, a distance of 28.50 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 24°21'44" E, a distance of 377.94 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a tangent curve to the right, said curve having a radius of 470.00 feet, a central angle of 42°37'44", a chord bearing and distance of S 5°02'52" E, 341.68 feet, for an arc length of 349.69 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a reverse curve to the left, said curve having a radius of 500.00 feet, a central angle of 32°32'54", a chord bearing and distance of S 01°59'33" E, 280.23 feet, for an arc length of 284.04 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a non-tangent curve to the right, said curve having a radius of 175.00 feet, a central angle of 04°23'15", a chord bearing and distance of S 80°20'59" W, 13.40 feet, for an arc length of 13.40 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 82°32'37" W, a distance of 17.08 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 07°27'23" E, a distance of 50.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; N 82°32'37" E, a distance of 17.08 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Northeastly, along a tangent curve to the left, said curve having a radius of 225.00 feet, a central angle of 05°34'14", a chord bearing and distance of N 77°42'37" E, 9.35 feet, for an arc length of 9.35 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a non-tangent curve to the left, said curve having a radius of 500.00 feet, a central angle of 04°19'46", a chord bearing and distance of S 22°11'51" E, 37.77 feet, for an arc length of 37.77 feet, to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 24°21'44" E, a distance of 187.33 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a tangent curve to the left, said curve having a radius of 530.00 feet, a central angle of 01°00'38", a chord bearing and distance of S 24°52'03" E, 9.35 feet, for an arc length of 9.35 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a non-tangent curve to the left, said curve having a radius of 225.00 feet, a central angle of 10°05'24", a chord bearing and distance of S 54°12'52" W, 39.57 feet, for an arc length of 39.57 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 67°17'00" E, a distance of 50.06 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Northeastly, along a non-tangent curve to the right, said curve having a radius of 175.00 feet, a central angle of 10°03'28", a chord bearing and distance of N 53°28'11" E, 30.68 feet, for an arc length of 30.72 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; Southwesterly, along a non-tangent curve to the left, said curve having a radius of 530.00 feet, a central angle of 11°02'46", a chord bearing and distance of S 36°18'38" E, 102.02 feet, for an arc length of 102.18 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" of the north corner of Lot 1, Block 20, Amended Plat of Patriot Estates, Phase 7A recorded in Volume 11, Page 915 of the Map Records of Johnson County, Texas;

THENCE: With the north line of said Amended Plat of Patriot Estates, Phase 7A, the following bearings and distances: S 37°05'51" W, a distance of 79.62 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 44°21'46" W, a distance of 46.37 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 51°57'05" W, a distance of 48.98 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 59°41'16" W, a distance of 49.99 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 65°19'59" W, a distance of 150.00 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 81°16'27" W, a distance of 68.55 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"; S 55°32'39" W, a distance of 80.93 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";



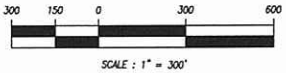
Aerial View



Zoning Map

LEGEND (349.18 ac. - 2011 lots = 5.8 lots/ac (gross))

- 7500 sf Lots - 248 (57.7 ac.) - 65' x 116' typ.
- 6000 sf Lots - 261 (52.1 ac.) - 60' x 100' typ.
- 5000 sf Lots - 1502 (239.38 ac.) - 50' x 100' typ.
- Retail - 25.36 ac.
- Park/Open Space - 51.29 ac.
- Future School Site - 49.73 ac. OR 6000 sf Lots - 283 (45.86 ac.) - 60' x 100' typ.



PLANNED DEVELOPMENT REQUIREMENTS

LOT SIZE	5000	6000	7500
MINIMUM WIDTH (ft.)	50	60	65
MINIMUM DEPTH (ft.)	80	90	100
FRONT YARD SETBACK (ft.)	20	20	25
SIDE YARD SETBACK (ft.)	5	5	6
REAR YARD SETBACK (ft.)	10	15	15
REQUIRED 1-1/2" TREES	1	1	2
REQUIRED ONE-GALLON SHRUBS	6	8	8
MINIMUM HOUSE SIZE (s.f.)	1100	1400	1600
MASONRY REQUIREMENT *	50%	65%	75%

* First floor only, excluding windows, doors, garage doors and covered porches/patios. Masonry products shall include brick, stone and cementitious fiberboard.

NOTES:

- All front yards will be sodded.
- All streets will be 26' B-B except Ronald Reagan Drive, Freedom Drive (from Ronald Reagan Drive to west) and Sam Houston Drive (from Ronald Reagan Drive to west) which will be 31' B-B.
- Retail sites shall screen from residential sites.
- Retail development shall be governed by C-1 zoning criteria with the exception that service station/convenience store will be a permitted use.
- Park fees will be paid as follows:
Developer - \$100/lot prior to final plat recording
Home Builder - \$100/lot prior to issuance of certificate of occupancy
- Park dedication in its entirety shall occur not later than the recording of the 300th lot.
- Two school sites have been reserved as shown. If VISD chooses not to purchase these sites, the sites will be developed as shown in background.
- All development/building requirements/standards governing this planned development will be those in effect at the time of this ordinance approval.
- Roof pitch shall be a minimum of 6/12.

PLANNED DEVELOPMENT USAGE & PROHIBITION

No temporary dwelling, shop, trailer or mobile home of any kind or any improvement of a temporary character (except children's playhouses, dog houses, greenhouses, gazebos may be placed on a lot only in places which are not visible from any street on which the lot fronts) shall be permitted on any lot except that the builder or contractor may have temporary improvements (such as sales office and/or construction trailer) on a given lot during construction of the residences on that lot.

No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage in a driveway or front yard of any dwelling or parked on any public street in the addition, nor shall any such vehicle or equipment be parked for storage in the side yard or rear yard of any residence unless completely concealed from public view. This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a residence in the immediate vicinity.

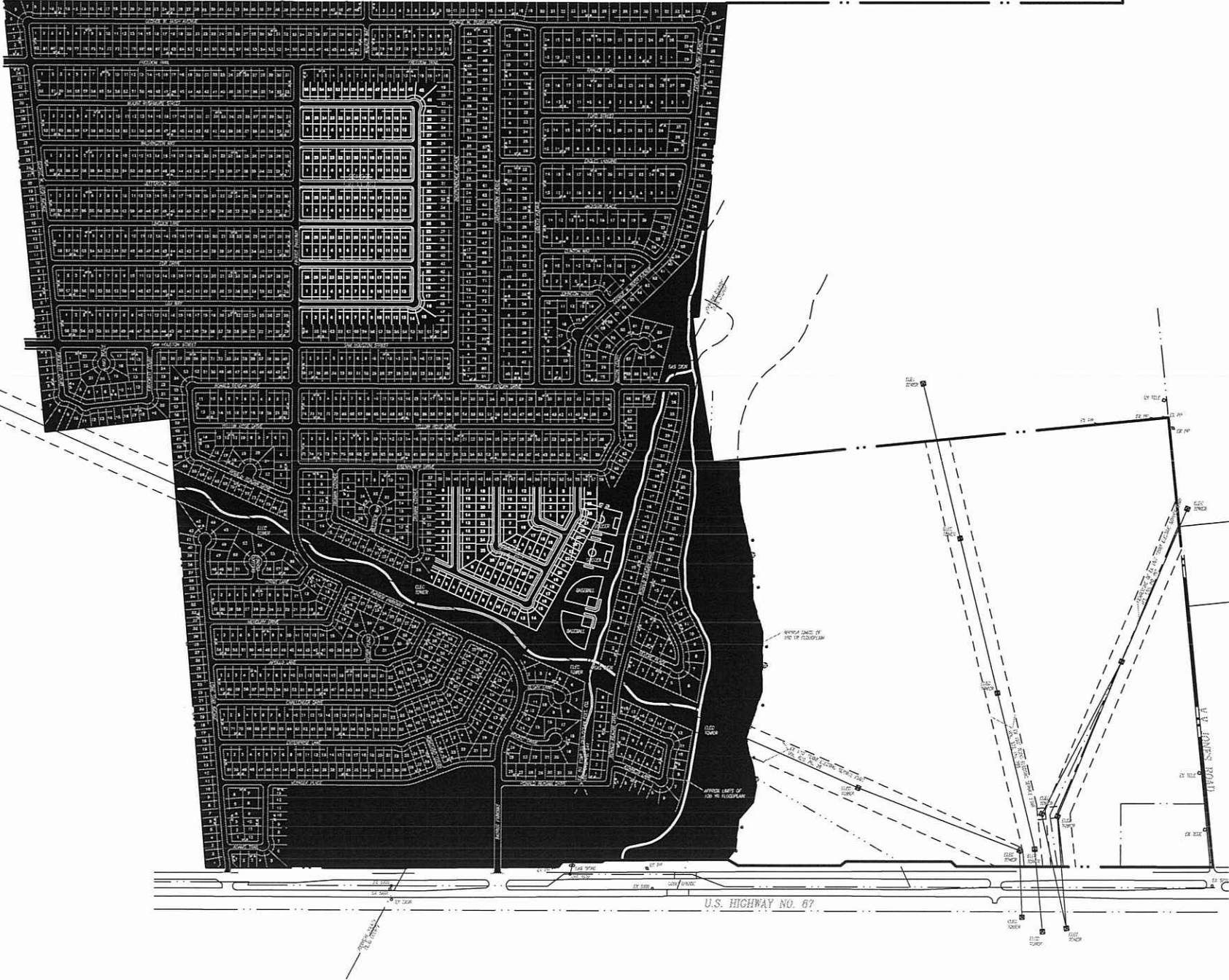
Trucks with tonnage in excess of one (1) ton and any vehicle with painted advertisement shall not be permitted to park overnight within the addition except those used by a builder during the construction of improvements.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any property in the addition except that dogs, cats or other household pets may be kept for the purpose of providing companionship for the private family. Animals are not to be raised, bred or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the property so that no person shall quarter on the premises cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, geese, turkeys, skunks or any other animals that may interfere with the quietude, health, or safety of the community. No more than four (4) pets will be permitted on each lot. Pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house. It is the pet owner's responsibility to keep the lot clean and free of pet debris. All animals must be properly tagged for identification.

No air-conditioning apparatus shall be installed on the ground in front of a residence. No air-conditioning apparatus shall be attached to any front wall or window of a residence.

No antennas shall be permitted in this addition except antennas for AM/FM radio reception, UHF/VHF television reception and DSS satellite reception. All AM/FM radio and UHF/VHF television antenna shall be located inside the attic of the main residential structure. All DSS satellite dishes shall be located in such location on the side or back of the house to minimize visibility from the front of the house. DSS satellite dishes in excess of three (3) foot diameter are prohibited.

No sign of any kind shall be displayed to the public view of any lot except one (1) professional security system sign of not more than one (1) square foot, one (1) sign of not more than fifteen (15) square feet advertising the property for rent or sale, or signs used by a builder to advertise the property during the construction and sales period. Agents of the City of Venus or of the developer of the addition shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal.



DEVELOPER:
RAILPORT, LP
% Bryan N. Mitchell, Sr.
6815 Manhattan Blvd, Suite 400
Ft. Worth, TX 76120
(817) 429-8008

ENGINEER:
 **GRONHOLZ - LYON & ASSOCIATES, LLC**
6800 Manhattan Blvd., Suite 102 - Fort Worth, Texas 76120
(817) 654-2250; (800) 398-0510; (817) 492-0174 fax
email: admin@gronholz-lyon.com

ZONING ORDINANCE NO. 876-8003
PLANNED DEVELOPMENT SITE PLAN
FOR
PATRIOT PLANTATION
VENUS, TEXAS