

JANNELLE ROACH

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1



ALICIA ROSALES

Place 5-Vice Chair

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Chair

Planning & Zoning Commission

SPECIAL CALLED MEETING

Wednesday, November 9, 2022, 6:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

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

2. Public Comment Period:

3. Consent Agenda:

- 3.1. Consider and approve minutes for Regular P&Z meeting on October 27, 2022.

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

4. Discussion And Action Items:

- 4.1. Discuss future land use plan. 3 - 7

[Venus Future Land Use & Sections.pdf](#)

- 4.2. Discuss and consider a Final Plat for a 121 single-family subdivision, Brahman Ranch PD Phase 1A, being 45.09 acres out of the S.B. Price Survey, Abstract No. 860 and the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, generally located west of S. FM 157 and south of FM 2258 in the City of Venus. 8 - 16

[1- A Brahman Ranch Phase 1A - Staff Report.pdf](#) [1- B Brahman Ranch Phase 1A - Final Plat.pdf](#) [1- C Brahman](#)

[Ranch Phase 1A Lot Detail-Exhibit -60'.pdf](#)  [1- D Brahman](#)
[Ranch Phase 1A Lot Detail-Exhibit-70'.pdf](#)  [1- E Brahman](#)
[Ranch PD Vicinity Map.pdf](#)  [1- F Brahman Ranch PD Phase](#)
[1A.pdf](#) 

I make motion to approve/ deny the Final Plat for a 121-lot subdivision with single-family residential use as presented.

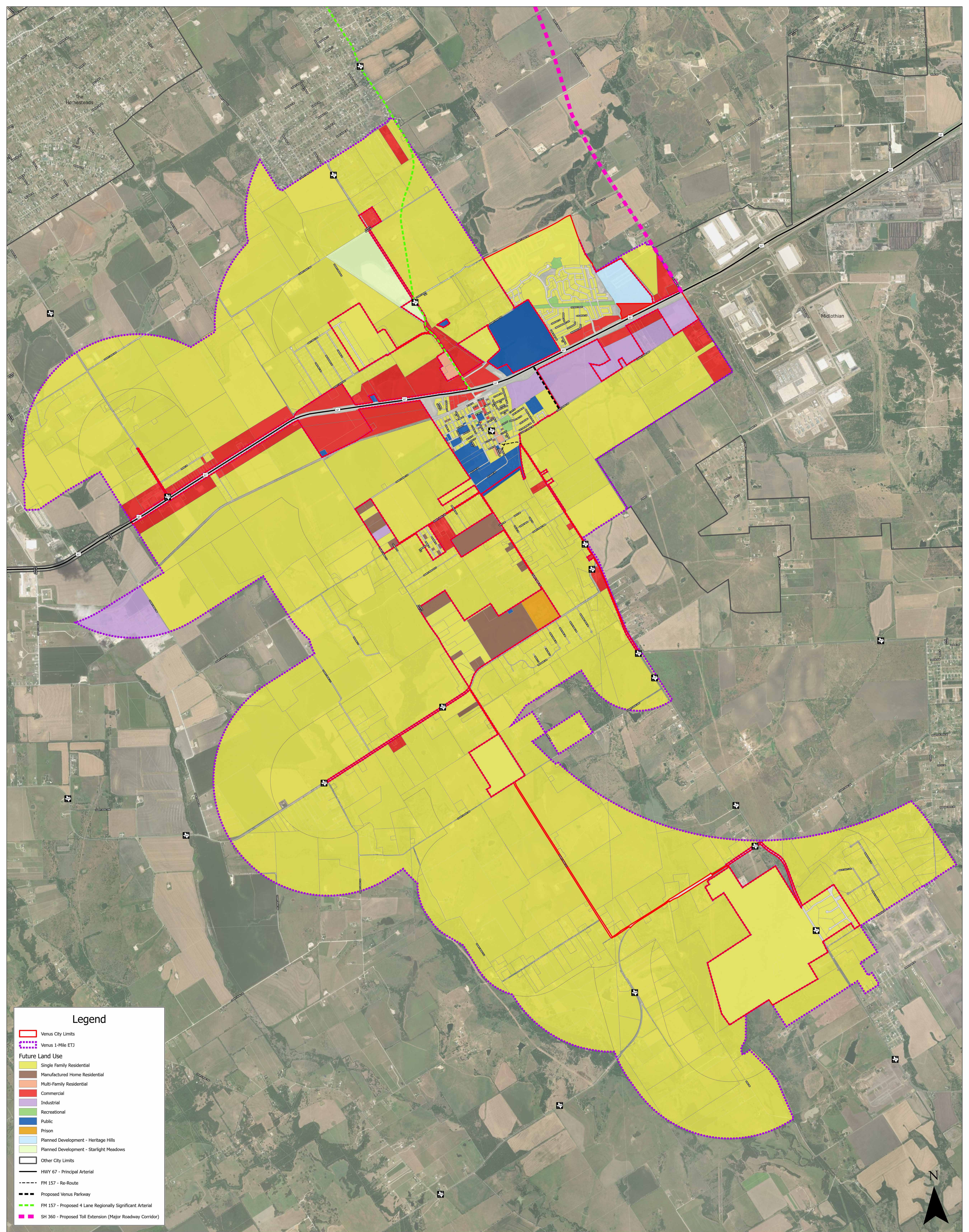
5. Adjournment:

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning & Zoning Commission may recess into Executive Session (closed meeting) at any time during this meeting to discuss matters listed on the agenda or if any of the following matters should arise during the course of the meeting: §551.071 Consultation with Attorney; §551.072 Deliberation regarding Real Property, §551.074 Personnel Matters, §551.076 Deliberation regarding Security Devices, §551.087 Deliberation regarding Economic Development Negotiations.

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

Callie Green,
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.



Venus City Limits

Venus 1-Mile ETJ

Future Land Use

Single Family Residential

Manufactured Home Residential

Multi-Family Residential

Commercial

Industrial

Recreational

Public

Prison

Planned Development - Heritage Hills

Planned Development - Starlight Meadows

Other City Limits

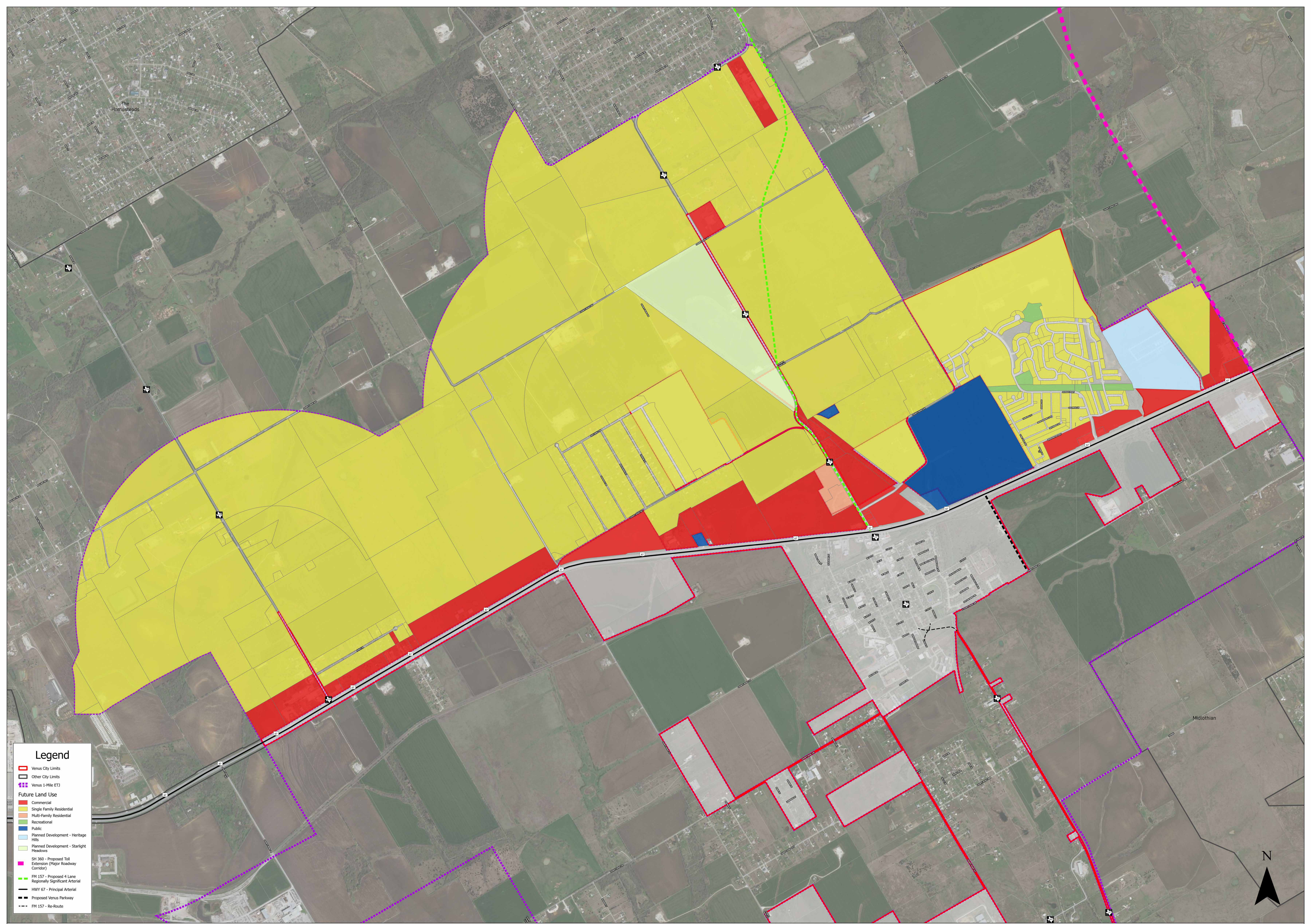
HWY 67 - Principal Arterial

FM 157 - Re-Route

Proposed Venus Parkway

FM 157 - Proposed 4 Lane Regionally Significant Arterial

SH 360 - Proposed Toll Extension (Major Roadway Corridor)



Legend

Venus City Limits

Other City Limits

Venus 1-Mile ETJ

Future Land Use

Commercial

Single Family Residential

Multi-Family Residential

Recreational

Public

Planned Development - Heritage Hills

Planned Development - Starlight Meadows

SH 360 - Proposed Toll Extension (Major Roadway Corridor)

FM 157 - Proposed 4 Lane Regionally Significant Arterial

HWY 67 - Principal Arterial

Proposed Venus Parkway

FM 157 - Re-Route

DRAFT

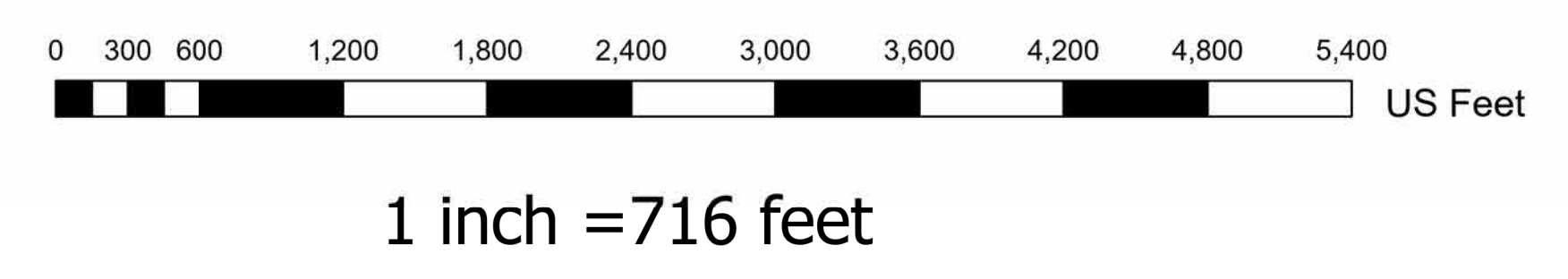
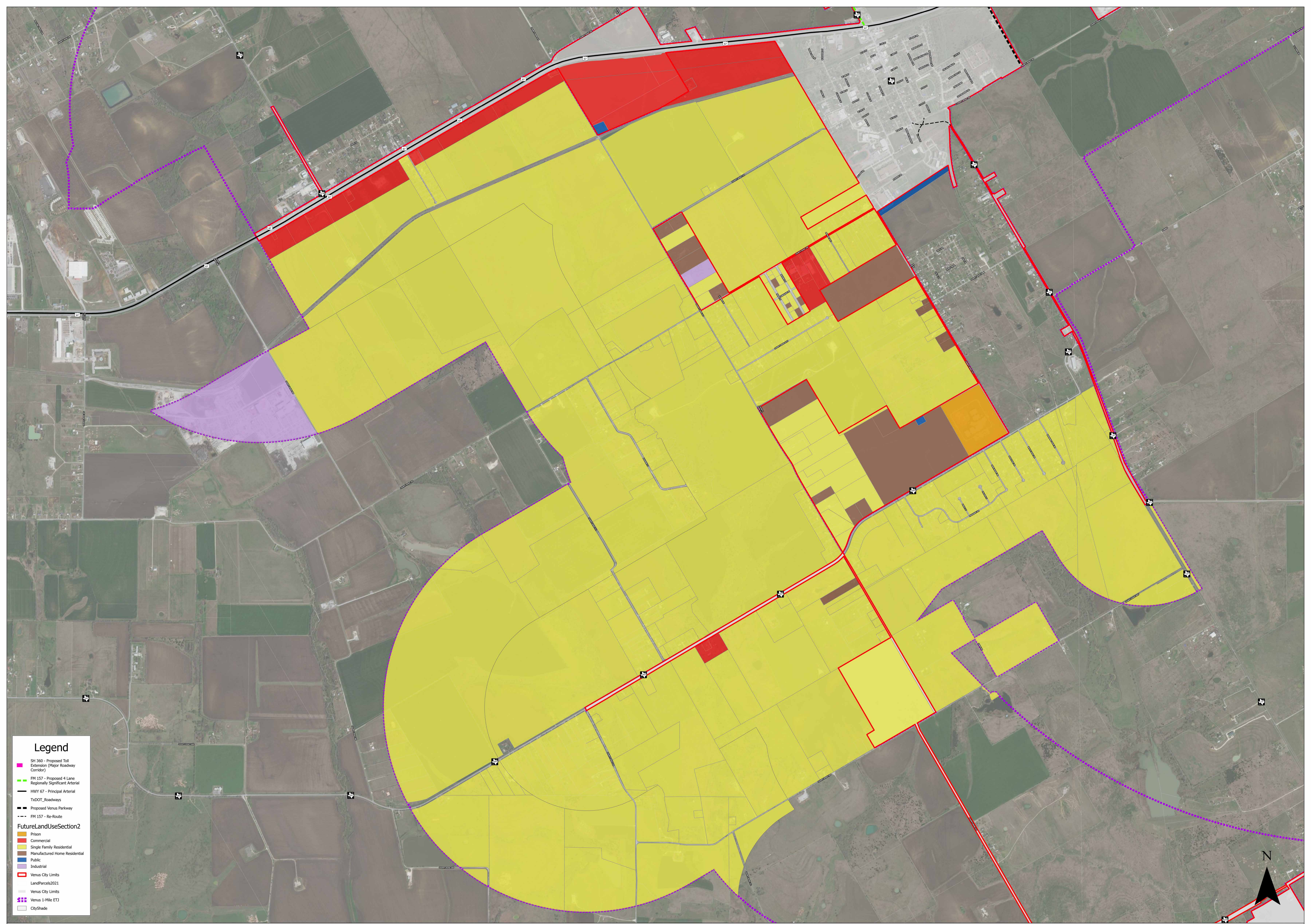


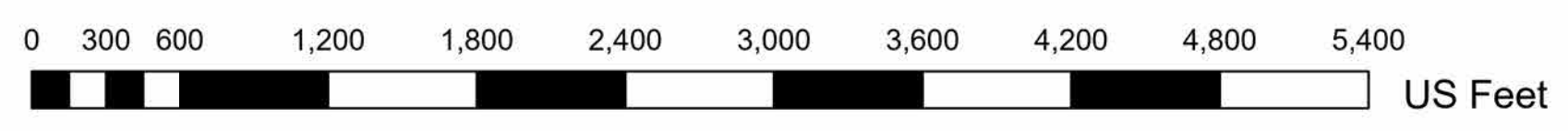
Exhibit
G



Legend

- SH 360 - Proposed Toll Extension (Major Roadway Corridor)
- FM 157 - Proposed 4 Lane Regionally Significant Arterial
- HWY 67 - Principal Arterial
- TxDOT_Roadways
- Proposed Venus Parkway
- FM 157 - Re-Route
- FutureLandUseSection2**
- Prison
- Commercial
- Single Family Residential
- Manufactured Home Residential
- Public
- Industrial
- Venus City Limits
- LandParcels2021
- Venus City Limits
- Venus 1-Mile ETJ
- CityShade

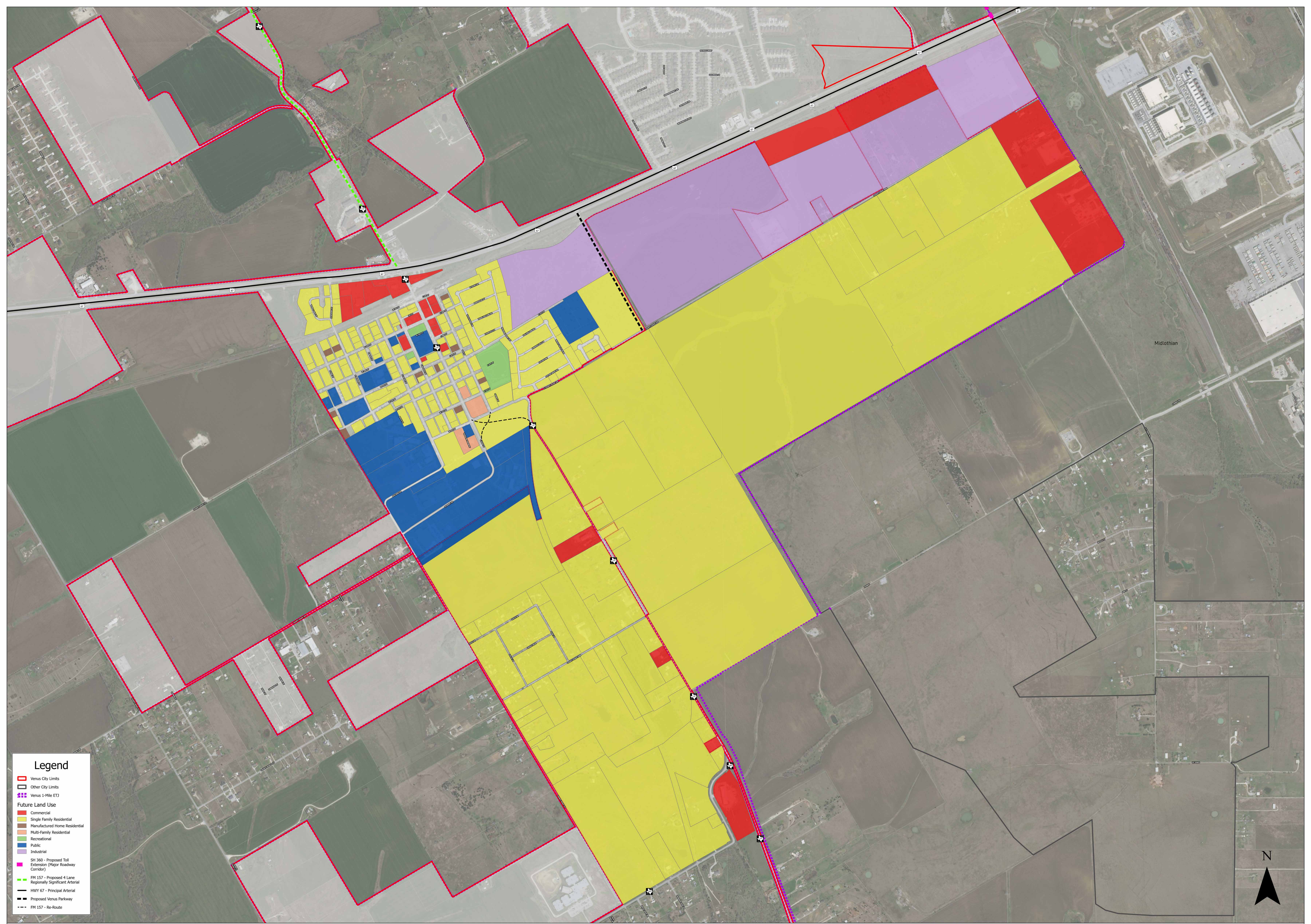
DRAFT



1 inch = 716 feet

Exhibit
G

2022
City of Venus, Texas
Future Land Use



Legend

Venus City Limits

Other City Limits

Venus 1-Mile ETJ

Future Land Use

Commercial

Single Family Residential

Manufactured Home Residential

Multi-Family Residential

Recreational

Public

Industrial

SH 360 - Proposed Toll Extension (Major Roadway Corridor)

FM 157 - Proposed 4 Lane Regionally Significant Arterial

HWY 67 - Principal Arterial

Proposed Venus Parkway

FM 157 - Re-Route

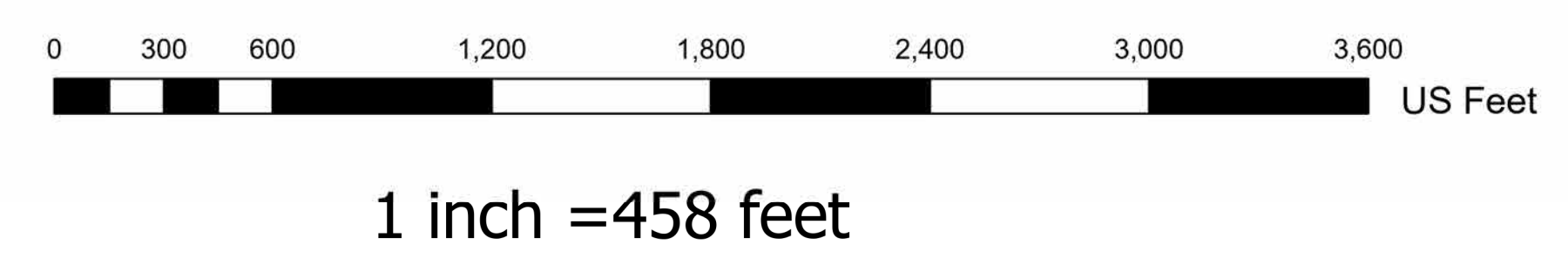
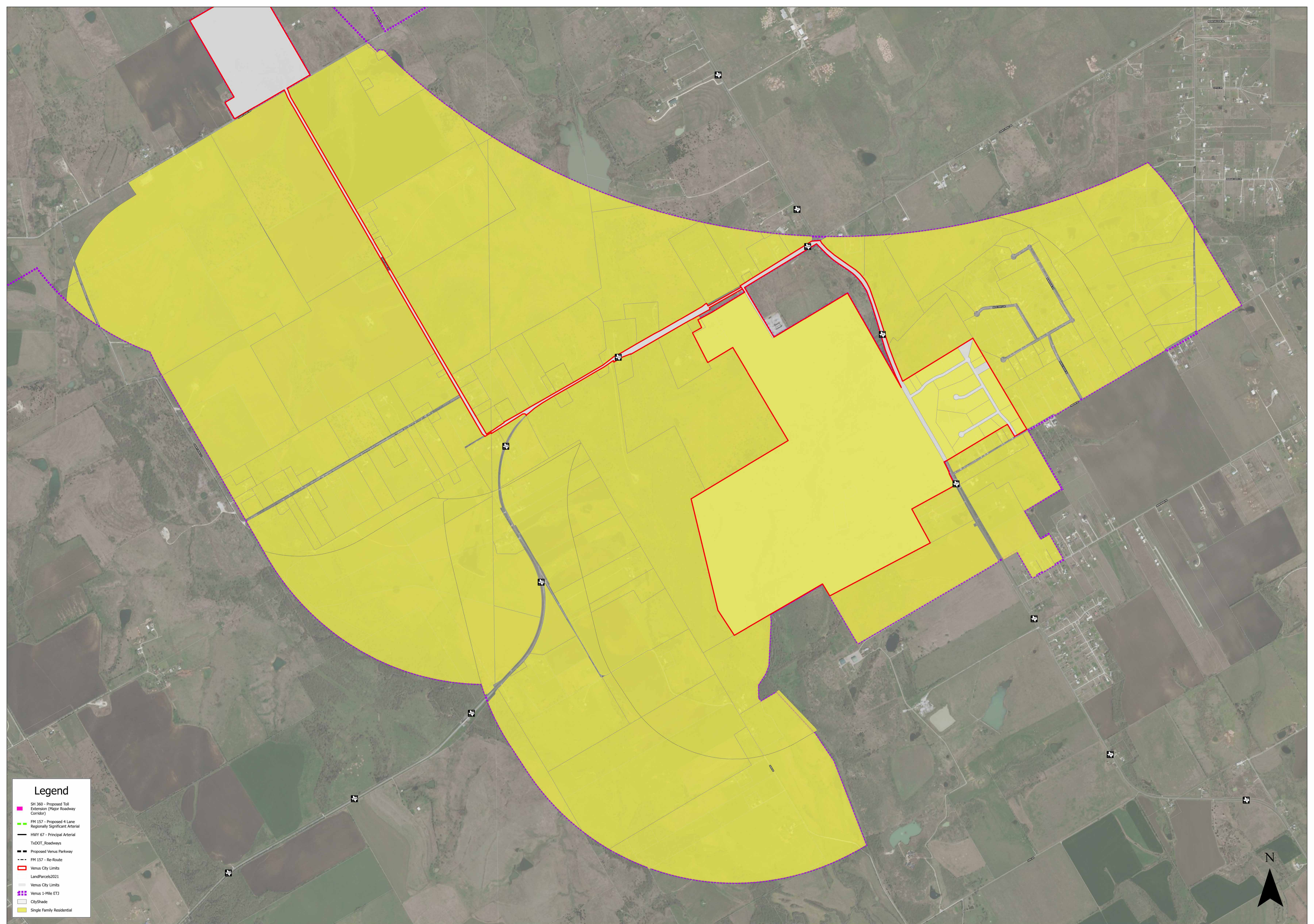


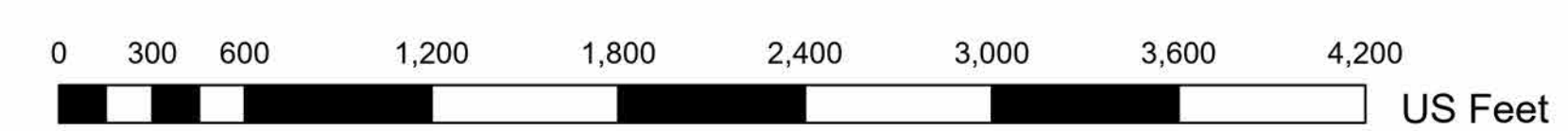
Exhibit
G

DRAFT



Legend

- SH 360 - Proposed Toll Extension (Major Roadway Corridor)
- FM 157 - Proposed 4 Lane Regionally Significant Arterial
- HWY 67 - Principal Arterial
- TxDOT_Roadways
- Proposed Venus Parkway
- FM 157 - Re-Route
- Venus City Limits
- Venus City Limits LandParcels2021
- Venus City Limits
- Venus 1-Mile ETJ
- CityShade
- Single Family Residential



1 inch = 583 feet

Exhibit

G

2022
City of Venus, Texas
Future Land Use

DRAFT



*Case Report – Brahman Ranch Phase 1A – Final Plat
Planning and Zoning Commission – November 9, 2022
City Council - November 14, 2022*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for a 121 single-family subdivision, Brahman Ranch PD Phase 1A, being 45.09 acres out of the S.B. Price Survey, Abstract No. 860 and the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, generally located west of S FM 157 and south of FM 2258 in the City of Venus.

Owner: Miskimon Management I, LLC.

Engineer: Ezequiel Saavedra, P.E. ZECO Enterprises, LLC

Location: Generally located west of S FM 157 and south of FM 2258.

Existing Zoning: PD-Planned Development

Existing Use: Vacant

Proposed Land Uses: Single-family residential lots.

Surrounding Zones: **North:** Ellis County
South: Ellis County
East: Bluestem Hills PD (within City Limits)
West: Ellis County

Introduction: The applicant is requesting the approval of the Final Plat for approximate 45.09 acres known as Brahman Ranch Phase 1A PD. The Final Plat will create 121 lots with single-family residential uses.

Background: Brahman Ranch was annexed to the City of Venus on October 14, 2019 by Ordinance No. 687-2019-10. A Public Improvement District No. 1 (PID) approving a Service and Assessment Plan and Assessment Roll for the District; levying Assessment against property within Phase 1 and 2 of the District to pay the costs of improvements was passed and adopted by City Council on January 11, 2021.

Analysis: The Final Plat covers 45.09 acres in Phase 1A. Residential streets have a minimum of 60-foot ROW with 27-feet back to back, two access points with 88-foot ROW at the entrance that are reduced at the street intersection at 60-foot ROW. All internal residential streets have 4-foot sidewalks on both sides that will be installed at time of home construction and maintained by each lot owner. Homes have front-entry garages, homes will have sodded front yard, side yard, and rear yard.

The subdivision will discharge water to the detention ponds located within the subdivision. Water will be provided by Mountain Peak Special Utility District and sewage will convey to a wastewater treatment plan owned and operated by the City of Venus.

The Planning and Zoning Commission shall use the following criteria to determine adequate infrastructure for the subdivision and compliance with city's standards for streets, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. The Planning and Zoning Commission can recommend approval of the Final Plat subject to conformance with Planned Development regulations for Brahman Ranch PD.

Planning and Zoning Commission 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 PD Ordinance for Brahman Ranch and Subdivision Ordinance that are not met by the plat.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommends approval of the Final Plat for a 121-lot subdivision with single-family residential use as presented.

Sample

Motion:

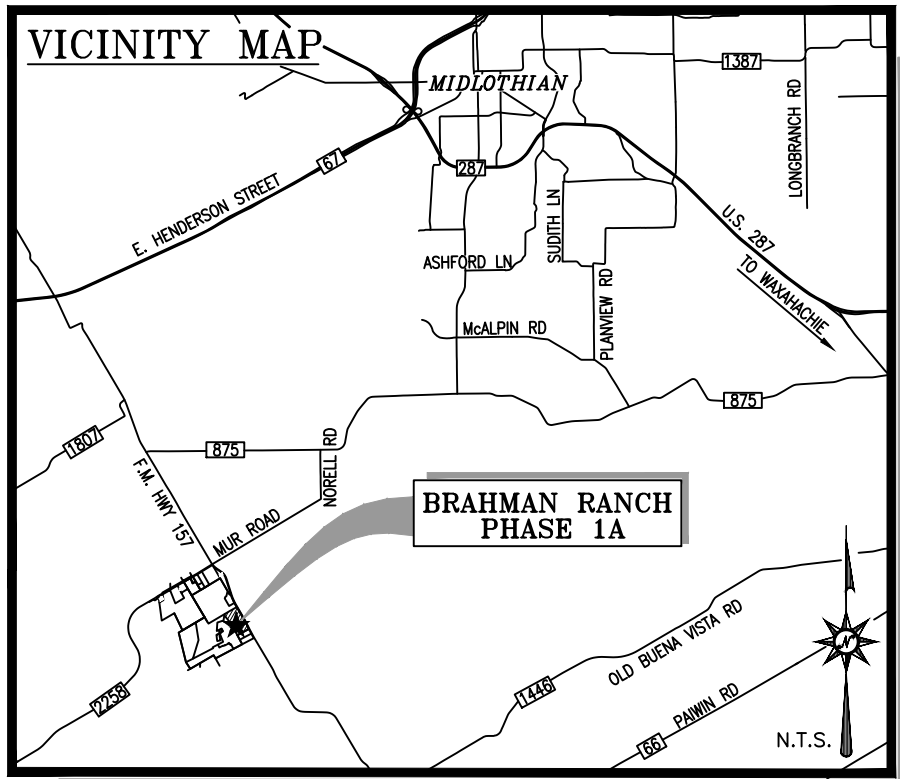
I move to approve/deny the Final Plat for a 121-lot subdivision with single-family residential use as presented.

Attachments:

Final Plat
Lot Type 60' Exhibit
Lot Type 70' Exhibit
Brahman Ranch PD Vicinity Map
Brahman Ranch PD Phase 1A

BRAHMAN RANCH
PHASE 1A

BEING A 45.09 ACRES (1,964,278 SQ.FT.)
TRACT OF LAND OUT OF
THE S.B. PRICE SURVEY, ABSTRACT NO. 860 AND
THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 594,
CITY OF VENUS, ELLIS COUNTY, TEXAS.



SUBDIVISION DATA:

- TOTAL ACREAGE: 45.09 ACRES
- ACCESS TO THE PROPERTY IS ALONG F.M. HIGHWAY 157
- TOTAL LOTS: 121 SINGLE FAMILY LOTS

- ELECTRIC SERVICES PROVIDED BY: UNITED COOPERATIVE SERVICES PROVIDES
- WATER SERVICES PROVIDED BY: MT PEAK SPECIAL UTILITY DISTRICT
- PHONE SERVICES PROVIDED BY: AT&T
- SANITARY SEWER SERVICES PROVIDED BY: THE CITY OF VENUS

GENERAL NOTES

- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
- BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
- A DRAINAGE/UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
- ELLIS COUNTY AND CITY OF VENUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No. 020-40181, EFFECTIVE DATE: MAY 13, 2020, ISSUED DATE: MAY 21, 2020.

SCHEDULE B ITEMS:

- EASEMENT AND RIGHT-OF-WAY TO OLD OCEAN FUEL COMPANY, DATED OCTOBER 23, 1959, FILED OCTOBER 28, 1959, RECORDED IN VOLUME 471, PAGE 288, D.R.E.C.T.. (DOES NOT APPLY)
- EASEMENT AND RIGHT-OF-WAY TO TEXAS POWER AND LIGHT COMPANY, DATED JULY 30, 1968, FILED AUGUST 7, 1968, RECORDED IN VOLUME 529, PAGE 36, D.R.E.C.T.. (DOES NOT APPLY)
- EASEMENT AND RIGHT-OF-WAY TO MOUNTAIN PEAK WATER SUPPLY CORPORATION, DATED SEPTEMBER 30, 1969, FILED NOVEMBER 23, 1970, RECORDED IN VOLUME 546, PAGE 984, D.R.E.C.T.. (30' WIDE STRIP OF LAND BLANKET EASEMENT)
- UTILITY EASEMENT AND RIGHT-OF-WAY TO UNITED ELECTRIC COOPERATIVE SERVICES, INC., DATED MAY 30, 2003, FILED JANUARY 13, 2004, RECORDED IN VOLUME 2004, PAGE 72, D.R.E.C.T.. (30' WIDE STRIP OF LAND BLANKET EASEMENT)
- EASEMENT AND RIGHT-OF-WAY TO OLD OCEAN FUEL COMPANY, DATED OCTOBER 3, 1959, FILED OCTOBER 7, 1959, RECORDED IN VOLUME 471, PAGE 16, D.R.E.C.T.. (DOES NOT APPLY)
- EASEMENT AND RIGHT-OF-WAY TO MOUNTAIN PEAK WATER SUPPLY CORPORATION, DATED SEPTEMBER 29, 1969, FILED NOVEMBER 23, 1970, RECORDED IN VOLUME 546, PAGE 988, D.R.E.C.T.. (30' WIDE STRIP OF LAND BLANKET EASEMENT)
- EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE, DATED JANUARY 23, 1939, REFERENCED IN DEED VOLUME 575, PAGE 754, D.R.E.C.T.. (BLANKET EASEMENT)
- EASEMENT AND RIGHT-OF-WAY TO STATE OF TEXAS, DATED JANUARY 30, 1956, FILED JUNE 19, 1956, RECORDED IN VOLUME 451, PAGE 234, D.R.E.C.T.. (DOES NOT APPLY)
- EASEMENT AND RIGHT-OF-WAY TO MOUNTAIN PEAK WATER SUPPLY CORPORATION, DATED SEPTEMBER 13, 1969, FILED NOVEMBER 23, 1970, RECORDED IN VOLUME 547, PAGE 7, AND VOLUME 547, PAGE 38, D.R.E.C.T.. (DOES NOT APPLY)
- UTILITY EASEMENT AND RIGHT-OF-WAY TO UNITED ELECTRIC COOPERATIVE SERVICES, INC., DATED MARCH 22, 2004, FILED OCTOBER 26, 2004, RECORDED IN VOLUME 2076, PAGE 695, O.P.R.E.C.T.. (30' WIDE STRIP OF LAND BLANKET EASEMENT)
- PIPELINE RIGHT-OF-WAY TO XTO ENERGY INC., DATED DECEMBER 22, 2004, FILED FEBRUARY 22, 2005 RECORDED IN VOLUME 2103, PAGE 428 AND RATIFICATION OF EASEMENT FILED MARCH 14, 2005, RECORDED IN VOLUME 2108, PAGE 2008, O.P.R.E.C.T.. (DOES NOT APPLY)
- THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF AN ABANDONED ROAD AS REFERENCED IN DEED TO RICHARD K. MISKIMON AND WIFE, SHERI R. MISKIMON, RECORDED IN VOLUME 1509, PAGE 164, D.R.E.C.T.. (DOES NOT APPLY)
- UTILITY EASEMENT PER PLAT RECORDED IN CABINET C, SLIDE 26, P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
- EASEMENTS AND BUILDING SETBACK LINES PER PLAT RECORDED IN CABINET C, SLIDE 512, P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
- TEMPORARY ACCESS EASEMENT TO KENNETH DANIEL GRISHAM AND CHRISTY NICOLE GRISHAM, DATED SEPTEMBER 10, 2018, DOCUMENT NO. 1826185, O.P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
- TEMPORARY EASEMENT TO KENNETH DANIEL GRISHAM AND CHRISTY NICOLE GRISHAM, DATED SEPTEMBER 4, 2018, FILED SEPTEMBER 11, 2018, DOCUMENT NO. 1826418, O.P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
- TEMPORARY ACCESS EASEMENT TO RICKY DALE GIBSON AND NELI KAYE GIBSON, DATED SEPTEMBER 27, 2018, DOCUMENT 1828236, O.P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
- TEMPORARY EASEMENT TO RICKY DALE GIBSON AND NELI KAYE GIBSON, DATED SEPTEMBER 20, 2018, FILED SEPTEMBER 28, 2018, DOCUMENT NO. 1828357, O.P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)

FLOODPLAIN STATEMENT:

A PORTION OF THIS PLAT LIES WITHIN FEMA'S 100 YEAR FLOODPLAIN-ULTIMATE FLOWS, FLOOD INSURANCE RATE MAP NUMBER 48139C0300F, FIRM-480799 PANEL 300F, PUBLISHED AND EFFECTIVE JUNE 03, 2013, "ZONE A" AND "ZONE X".

FLOOD STUDY BY M. EVANS CONSULTING, LLC, DATED 12/03/20

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
D.R.E.C.T. DEED RECORDS,
ELLIS COUNTY, TEXAS

ENGINEER:
EZEQUEL SAAVEDRA, P.E. #123928
ZECO ENTERPRISES, TBE FIRM 18317
25514 MYRTLE SPRINGS
SPRING, TEXAS 77373 PHONE: (832) 702-6386

OWNER AND DEVELOPER:
MISKIMON MANAGEMENT I, LLC
5940 S. WEST MOORE CREEK RD.
LANE, OK, 74555, (972) 415-6143

REV	DATE	BY	DESCRIPTION

PROJECT 2019.001 Brahman Ranch Ph1	DRAWN BY: CR	DATE: 3/25/2021
FIELD CREW: CRW	DATE: 12/08/19	SCALE: 1"=300'
SHEET 1 OF 3		

KEY MAP

BOUNDARY CURVE TABLE					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	6.94'	11.00'	36°07'44"	N 43°28'26" E	6.82'
C2	42.25'	67.00'	36°07'44"	N 43°28'26" E	41.55'
C3	42.25'	67.00'	36°07'44"	S 79°36'10" W	41.55'
C4	6.94'	11.00'	36°07'44"	S 79°36'10" W	6.82'
C5	6.94'	11.00'	36°07'44"	N 43°28'26" E	6.82'
C6	42.25'	67.00'	36°07'44"	N 43°28'26" E	41.55'
C7	90.15'	3,864.72'	01°20'12"	S 25°09'30" E	90.15'
C8	42.25'	67.00'	36°07'44"	S 79°36'10" W	41.55'
C9	6.94'	11.00'	36°07'44"	S 79°36'10" W	6.82'
C10	18.17'	11.00'	94°39'58"	N 14°12'19" E	16.18'
C11	52.40'	470.00'	06°23'14"	N 36°19'17" W	52.37'
C12	57.13'	530.00'	06°10'33"	N 36°25'38" W	57.10'
C13	16.34'	11.00'	85°07'21"	N 75°54'01" W	14.88'
C14	16.55'	11.00'	86°11'04"	N 18°26'46" E	15.03'
C15	66.95'	530.00'	07°14'16"	N 21°01'38" W	66.91'
C16	52.40'	470.00'	06°23'14"	N 20°36'07" W	52.37'
C17	18.17'	11.00'	94°39'58"	N 71°07'43" W	16.18'

BOUNDARY LINE TABLE		
Line	Length	Direction
L1	580.53'	S 28°27'42" E
L2	79.73'	N 61°32'18" E
L3	116.88'	N 61°32'18" E
L4	90.04'	S 30°14'03" E
L5	119.67'	S 61°32'18" W
L6	79.73'	S 61°32'18" W
L7	1,130.00'	S 28°27'42" E
L8	73.04'	N 61°32'18" E
L9	122.72'	N 61°32'18" E
L10	117.52'	S 61°32'18" W
L11	65.45'	S 61°32'18" W
L12	180.05'	S 28°27'42" E
L13	840.00'	S 61°32'25" W
L14	60.03'	N 28°27'42" W
L15	140.00'	S 61°32'18" W
L16	120.00'	N 28°27'42" W
L17	62.78'	N 45°35'18" W

BOUNDARY LINE TABLE		
Line	Length	Direction
L18	101.50'	N 39°30'54" W
L19	60.00'	N 29°11'15" W
L20	101.50'	N 17°24'30" W
L21	17.52'	S 61°32'18" W
L22	205.00'	N 28°27'42" W
L23	203.41'	N 61°32'18" E
L24	420.00'	N 28°27'42" W
L25	215.92'	S 61°32'18" W
L26	91.04'	N 28°27'42" W
L27	167.78'	N 69°45'04" W
L28	335.58'	N 00°38'15" W
L29	126.30'	N 25°37'52" E
L30	578.09'	N 59°17'29" E
L31	295.10'	N 60°35'13" E

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ELLIS COUNTY, TEXAS.

CABINET _____, PAGE _____, DATE _____, 2020.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(2011), TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, AS DETERMINED BY GPS OBSERVATIONS.

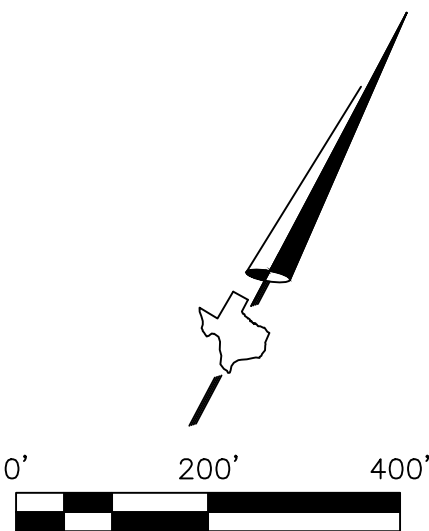
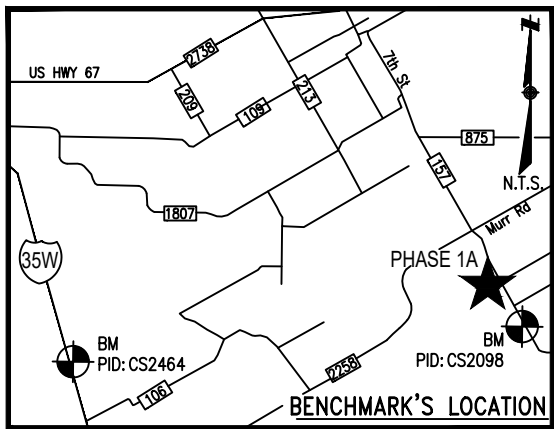
NGS MONUMENTS REFERENCE POINTS:

PID:CS2098
BENCHMARK DISC IN TOP OF CONCRETE MONUMENT
FOUND STAMPED CGS, P907 RESET 1956
N(Y): 6,813,555.37'
E(X): 2,416,932.75'
ELEV: 723.78' (NAVD88)

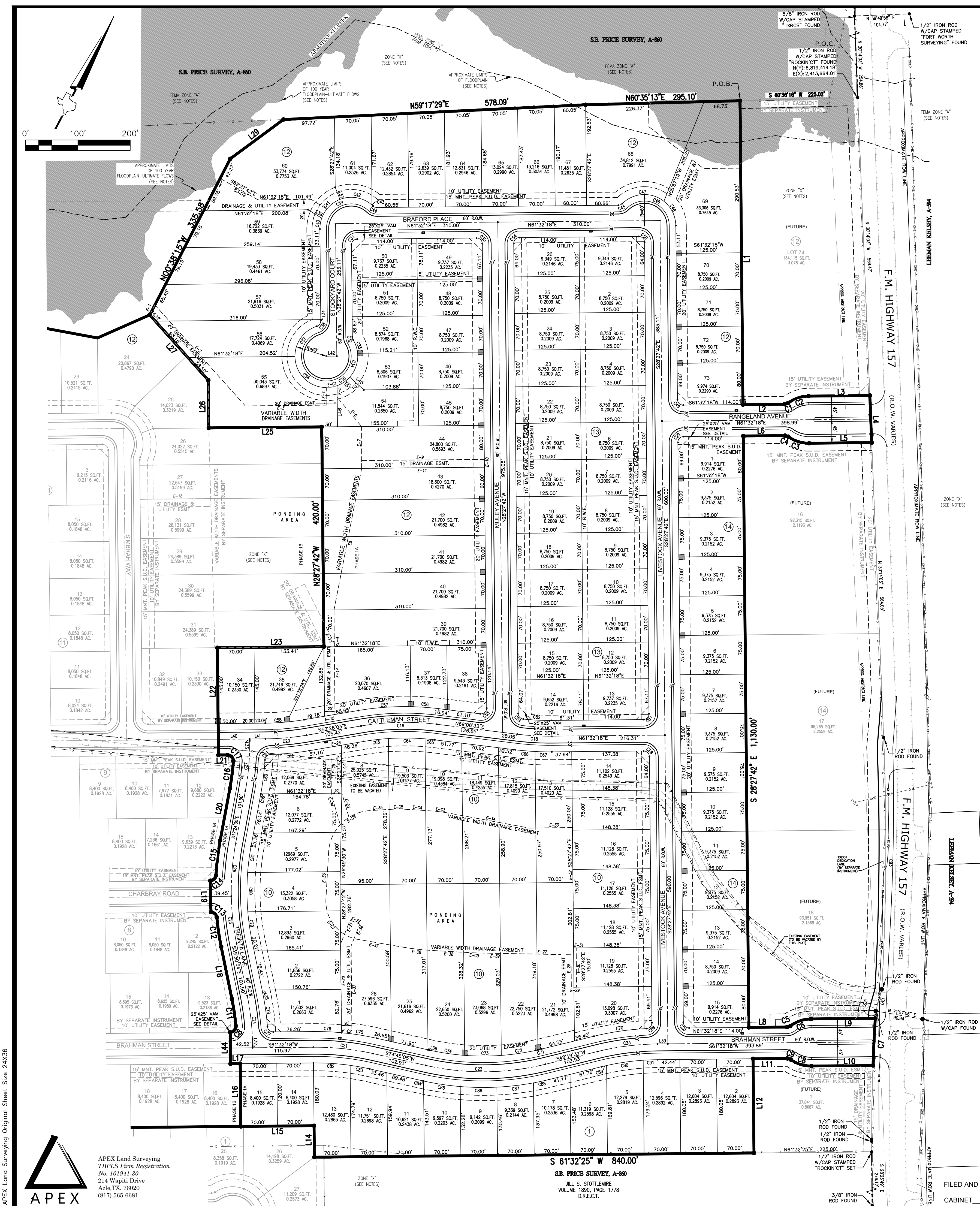
THE MARK IS 3.6 MI (5.8 KM) NORTHWEST FROM THE INTERSECTION OF FM 66 AND FM 157 IN MAYPEARL, ELLIS COUNTY ON THE SOUTHWEST SIDE OF THE ROAD. IT IS 2 FT (0.6 M) NORTHEAST OF PIPE RAIL FENCE, 10 SOUTHEAST OF A POWER POLE, 130 FT (39.6 M) NORTHWEST OF THE PROJECTED CENTERLINE OF COUNTRY ACRES ROAD. (AS PER NGS DATA SHEET)

PID:CS2464
STEEL ROD FOUND STAMPED NGS, N1476 1983
N(Y): 6,809,433.69'
E(X): 2,372,529.34'
ELEV: 389.55' (NAVD88)

8.2 KM (5.05 MI) NORTH FROM GRANDVIEW, 0.2 KM (0.1 MI) EAST ALONG FARM ROAD 916 FROM ITS JUNCTION WITH THE MISSOURI, KANSAS AND TEXAS RAILROAD IN GRANDVIEW, THENCE 8.0 KM (4.95 MI) NORTHERLY ALONG U.S. HIGHWAY 81, 0.3 KM (0.2 MI) SOUTH OF MILEPOST 21, 42.1 METERS (138.1 FT) EAST OF THE CENTERLINE OF THE NORTH BOUND LANES OF THE HIGHWAY, 10.7 METERS (35.1 FT) EAST OF THE CENTERLINE OF A FRONTAGE ROAD AND 4.6 METERS (15.1 FT) SOUTH OF THE CENTER OF A FIELD ENTRANCE. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP. THE MARK IS 0.3 METERS W FROM A WITNESS POST AND FENCE THE MARK IS 0.3 M ABOVE THE HIGHWAY. (AS PER NGS DATA SHEET)



APEX Land Surveying
TPI/LS Firm Registration
No. 101941-30
214 Wapiti Drive
Azle, TX 76020
(817) 965-6881



EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E-C1	20.39'	60.00'	19°28'16"	N 51°48'10" E	20.29'
E-C2	20.15'	530.00'	2°10'42"	S 68°28'44" W	20.15'
E-C3	32.28'	284.00'	6°30'41"	S 69°21'14" W	32.28'
E-C4	56.25'	5,533.59'	0°34'57"	S 65°48'25" W	56.25'
E-C5	16.26'	134.00'	6°57'13"	S 62°02'21" W	16.25'
E-C6	122.00'	84.00'	83°13'01"	S 16°57'14" W	111.56'
E-C7	107.82'	74.00'	83°28'28"	S 66°23'43" E	98.53'
E-C8	59.60'	524.00'	6°31'09"	N 68°36'21" E	59.57'
E-C9	10.73'	284.00'	2°08'55"	N 64°15'53" E	10.73'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 00°38'15" W	26.76'
E-2	S 69°45'04" E	258.96'
E-3	N 61°32'18" E	155.77'
E-4	N 28°27'42" W	33.53'
E-5	S 28°27'42" E	22.29'
E-6	S 67°48'03" E	72.60'
E-7	S 28°01'45" E	79.99'
E-8	S 16°51'45" E	275.63'
E-9	N 61°32'18" E	234.47'
E-10	S 28°27'42" E	15.00'
E-11	S 61°32'18" W	223.81'
E-12	N 28°27'42" W	6.37'
E-13	N 54°39'08" W	45.31'
E-14	N 28°27'42" W	136.03'
E-15	S 52°28'03" W	20.25'
E-16	S 61°32'18" W	215.92'
E-17	N 28°27'42" W	270.00'
E-18	N 61°32'18" E	132.49'
E-19	N 28°27'42" W	3.66'
E-20	N 28°27'42" W	169.65'
E-21	N 05°57'42" W	48.83'
E-22	N 84°02'18" E	20.00'
E-23	S 44°26'44" E	48.31'
E-24	N 44°26'44" W	59.70'
E-25	N 28°27'42" W	91.05'
E-26	N 52°28'03" E	20.25'
E-27	N 63°10'55" E	109.18'
E-28	S 28°27'42" E	62.00'
E-29	N 61°32'18" E	10.00'
E-30	N 28°27'42" W	75.00'
E-31	S 61°32'18" W	5.00'
E-32	N 28°27'42" W	230.00'
E-33	S 61°27'54" W	82.98'
E-34	S 72°36'35" W	155.49'
E-35	S 58°33'44" W	47.01'
E-36	S 24°39'17" E	90.01'
E-37	N 71°51'51" E	85.12'
E-38	N 65°20'50" E	74.70'
E-39	N 63°10'55" E	69.47'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 28°27'42" E	580.53'
L2	N 61°32'18" E	79.73'
L3	N 61°32'18" E	116.88'
L4	S 30°14'03" E	90.04'
L5	S 61°32'18" W	119.67'
L6	S 61°32'18" W	79.73'
L7	S 28°27'42" E	1,130.00'
L8	N 61°32'18" E	73.04'
L9	N 61°32'18" E	122.72'
L10	S 61°32'18" W	117.52'
L11	N 61°32'18" W	16.15'
L12	S 28°27'42" E	180.05'
L13	S 61°32'25" W	840.00'
L14	N 28°27'42" W	60.03'
L15	S 61°32'18" W	140.00'
L16	N 28°27'42" W	120.00'
L17	N 61°32'18" W	18.49'
L18	N 39°30'54" W	101.50'
L19	N 29°11'15" W	60.00'
L20	N 17°24'30" W	101.50'
L21	S 61°32'18" W	17.52'
L22	N 28°27'42" W	205.00'
L23	N 61°32'18" E	203.41'
L24	N 28°27'42" W	420.00'
L25	S 61°32'18" W	215.92'
L26	N 28°27'42" W	91.04'
L27	N 69°45'04" W	167.78'
L28	N 00°38'15" W	335.58'
L29	N 25°37'52" E	126.30'
L30	N 59°17'29" E	578.09'
L31	N 60°35'13" E	295.10'
L32	N 28°27'42" W	3.66'
L33	N 28°27'42" W	3.66'
L34	S 28°27'42" E	2.18'
L35	S 39°30'54" W	4.81'
L36	N 74°45'05" E	2.38'
L37	N 49°10'15" W	25.00'
L38	S 86°16'30" E	30.47'
L39	N 61°32'18" E	19.85'
L40	N 61°32'18" E	60.02'
L41	N 61°32'18" E	30.00'
L42	S 61°32'18" W	20.00'
L43	N 12°01'35" W	42.09'
L44	N 28°27'42" W	60.30'
L45	S 76°02'07" E	36.35'
L46	S 28°27'42" E	78.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.94'	11.00'	36°07'44"	N 43°28'26" E	6.82'
C2	42.25'	67.00'	36°07'44"	N 43°28'26" E	41.55'
C3	42.25'	67.00'	36°07'44"	S 79°36'10" W	41.55'
C4	6.94'	11.00'	36°07'44"	S 79°36'10" W	6.82'
C5	6.94'	11.00'	36°07'44"	N 43°28'26" E	6.82'
C6	42.25'	67.00'	36°07'44"	N 43°28'26" E	41.55'
C7	90.15'	3,864.72'	0°12'02"	S 25°09'30" E	90.15'
C8	42.25'	67.00'	36°07'44"	S 79°36'10" W	41.55'
C9	6.94'	11.00'	36°07'44"	S 79°36'10" W	6.82'
C10	18.17'	11.00'	94°39'58"	N 14°12'19" E	18.18'
C11	52.40'	470.00'	06°23'14"	S 36°19'17" W	52.37'
C12	57.13'	530.00'	06°10'33"	S 36°25'38" W	57.10'
C13	16.34'	11.00'	85°07'21"	N 75°54'01" W	14.88'
C14	16.34'	11.00'	86°11'04"	N 18°25'46" E	15.02'
C15	66.95'	530.00'	07°14'16"	N 21°01'38" W	66.91'
C16	52.40'	470.00'	06°23'14"	N 20°36'07" W	52.37'
C17	18.17'	11.00'	94°39'58"	N 71°07'43" W	16.18'
C18	66.97'	500.00'	07°34'15"	S 65°19'28" W	66.02'
C19	145.23'	500.00'	16°38'30"	S 60°47'18" W	144.72'
C20	79.16'	500.00'	09°04'15"	S 57°00'11" W	79.07'
C21	115.30'	500.00'	13°12'46"	S 68°08'41" W	115.05'
C22	230.61'	500.00'	26°25'33"	N 61°32'18" E	228.57'
C23	115.30'	500.00'	13°12'46"	N 54°55'55" E	115.05'
C24	96.46'	500.00'	11°03'12"	N 33°59'18" W	96.31'
C25	91.46'	500.00'	10°28'49"	N 34°16'29" W	91.33'
C26	96.46'	500.00'	11°03'12"	N 22°56'06" W	101.28'
C27	96.46'	500.00'	11°03'12"	N 22°56'06" W	96.31'
C28	17.28'	11.00'	90°00'00"	N 73°27'42" E	15.56'
C29	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
C30	17.28'	11.00'	90°00'00"	N 73°27'42" E	15.56'
C31	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
C32	5.91'	11.00'	30°48'41"	S 43°51'02" E	5.84'
C33	27.23'	60.00'	25°59'53"	S 48°14'27" E	26.99'
C34	49.43'	60.00'	47°12'23"	S 09°38'19" E	48.05'
C35	24.43'	60.00'	28°08'09"	N 28°08'09" E	24.13'
C36	114.64'	60.00'	109°28'16"	N 83°11'50" W	97.98'
C37	76.23'	60.00'	72°47'46"	N 07°56'11" E	71.21'
C38	13.98'	11.00'	72°47'46"	N 07°56'11" E	13.05'
C39	13.98'	11.00'	131°44'09"	N 131°44'09" E	13.98'
C40	21.10'	60.00'	20°08'42"	S 18°23'21" E	20.99'
C41	51.47'	60.00'	49°08'44"	N 16°15'23" E	49.90'
C42	65.39'	60.00'	62°26'42"	N 72°03'06" E	62.20'
C43	60.00'	60.00'	02°20'05"	S 73°27'42" E	2.46'
C44	8.46'	11.00'	44°05'06"	N 83°34'51" E	8.26'
C45	8.46'	11.00'	44°05'06"	S 39°29'45" W	8.26'
C46	140.41'	60.00'	134°05'04"	N 84°29'45" E	110.50'
C47	86.95'	60.00'	83°01'49"	N 58°58'07" E	79.24'
C48	53.46'	60.00'	51°03'16"	S 53°59'21" E	51.71'
C49	17.28'	11.00'	90°00'00"	S 73°27'42" E	15.56'
C50	17.28'	11.00'	90°00'00"	S 73°27'42" E	15.56'
C51	17.28'	11.00'	90°00'00"	S 73°27'42" E	15.56'
C52	54.07'	470.00'	06°35'28"	S 64°50'02" W	54.04'
C53	16.01'	11.00'	83°24'32"	N 70°09'58" W	14.64'
C54	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
C55	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
C56	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
C57	100.53'	530.00'	10°52'04"	S 57°54'05" W	100.38'
C58	74.41'	470.00'	09°04'15"	S 57°00'11" W	74.33'
C59	82.44'	530.00'	00°01'49"	S 17°29'24" E	0.28'
C60	16.32'	11.00'	85°01'22"	N 20°58'53" W	16.40'
C61	16.32'	11.00'	85°01'22"	N 17°59'53" E	14.87'
C62	74.39'	530.00'	08°02'30"	N 56°29'19" E	74.33'
C63	47.64'	470.00'	05°48'28"	N 55°22'16" E	47.62'
C64	54.13'	470.00'	08°32'54"	N 62°32'46" E	70.01'
C65	18.80'	470.00'	02°17'31"	N 67°57'48" E	18.80'
C66	37.95'	530.00'	04°06'09"	N 67°03'28" E	37.94'
C67	32.08'	530.00'	03°28'05"	N 63°16'21" E	32.08'
C68	28.28'	11.00'	90°00'00"	S 73°27'42" E	15.56'
C69	16.85'	11.00'	87°45'35"	S 15°25'06" W	16.25'
C70	101.50'	530.00'	10°58'21"	S 53°48'42" W	101.34'
C71	7.38'	470.00'	00°53'48"	S 48°46'28" W	7.36'
C72	7.38'	470.00'	08°13'27"	N 53°32'06" W	72.09'
C73	70.07'	470.00'	08°32'30"	S 62°07'07" W	70.00'
C74	68.59'	470.00'	08°21'43"	N 70°34'13" W	68.53'
C75	68.10'	530.00'	07°21'42"	S 71°04'14" W	68.05'
C76	54.13'	300.00'	05°51'05"	S 64°27'15" W	54.01'
C77	16.52'	11.00'	86°02'33"	N 75°26'25" W	15.01'
C78	65.64'	530.00'	07°05'45"	N 35°58'01" W	65.60'
C79	55.64'	470.00'	06°46'58"	N 36°07'25" W	55.61'
C80	50.08'	470.00'	09°09'10"	N 28°09'21" W	50.00'
C81	50.62'	470.00'	06°10'16"	N 20°29'38" E	50.60'
C82	70.26'	470.00'	08°33'55"	N 65°49'16" E	70.20'
C83	38.12'	470.00'	04°38'51"	N 72°25'39" E	38.11'
C84	10.11'	530.00'	00°15'44"	N 74°37'15" E	2.43'
C85	70.95'	530.00'	07°40'12"	N 70°39'14" E	70.90'
C86	70.07'	530.00'	07°34'32"	N 63°01'53" E	70.02'
C87	70.45'	530.00'	07°36'58"	N 55°26'08" E	70.40'
C88	30.54'	530.00'	03°18'07"	N 48°59'53" E	30.54'
C89	10.11'	470.00'	01°15'59"	N 48°56'31" E	10.11'
C90	70.70'	470.00'	08°37'07"	N 53°52'04" E	70.63'
C91	27.57'	470.00'	03°21'41"	N 59°51'28" E	27.57'
C92	14.05'	3,864.72'	00°12'30"	N 24°23'09" W	14.05'
C93	482.11'	4,902.46'	05°38'04"	N 27°29'23" W	481.92'

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, AS DETERMINED BY GPS OBSERVATIONS.

NGS MONUMENTS REFERENCE POINTS.

PID: CS2098
BENCHMARK DISC IN TOP OF CONCRETE MONUMENT
FOUND STAMPED CGS, P907 RESET 1956
N(Y): 6,815,555.37
E(X): 2,416,932.75
ELEV: 723.78' (NAVD88)

PID: CS2464
STEEL ROD FOUND STAMPED
NGS, N1476 1983
N(Y): 6,809,433.69
E(X): 2,372,529.34
ELEV: 389.55' (NAVD88)

- GENERAL NOTES**
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
 - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
 - A DRAINAGE/UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
 - ELLIS COUNTY AND CITY OF VENUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
- FLOODPLAIN STATEMENT:**
- A PORTION OF THIS PLAT LIES WITHIN FEMA'S 100 YEAR FLOODPLAIN-ULTIMATE FLOWS, FLOOD INSURANCE RATE MAP NUMBER 48139C0300F, FIRM: 480798 PANEL: 300F, PUBLISHED AND EFFECTIVE JUNE 03, 2013, "ZONE A" AND "ZONE X".
- FLOOD STUDY BY M. EVANS CONSULTING, LLC, DATED 12/03/20
- FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAP. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**BRAHMAN RANCH
PHASE 1A**

BEING A 45.09 ACRES (1,964,278 SQ.FT.)
TRACT OF LAND OUT OF
THE S.B. PRICE SURVEY, ABSTRACT NO. 860 AND
THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 594,
CITY OF VENUS, ELLIS COUNTY, TEXAS.

REV	DATE	BY	DESCRIPTION	PROJECT
1	3/25/2021	CR	DRAWN BY: CR	PROJECT 2019.001 Brahman Ranch Ph1
2	12/05/19	CRW	DATE: 12/05/19	FIELD CREW: CRW
3			SCALE: 1"=100'	SHEET 2 OF 3

ENGINEER: EZEQUEIL SAAVEDRA, P.E. #123928
2600 ENTERPRISES, TBPB FIRM 18317
25514 MYRTLE SPRINGS
SPRING, TEXAS 77373 PHONE: (832) 702-6386

OWNER AND DEVELOPER: MCKINNON MANAGEMENT, L.L.C.
5940 S. WEST MOORE CREEK RD.
LANE, CO. 74555, (972) 415-6143

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ELLIS COUNTY, TEXAS
C

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §
Being a 45.09 acres (1,964,278 square feet) tract of land situated in the S.B. Price Survey, Abstract No. 860 and the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas; being a portion of that called 170.0456 acres tract of record in Volume 1209, Page 293, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and being a portion of that called 30.0 acres tract or parcel of land being known and designated as Lot 1, Southland Addition, an addition in Ellis County, Texas, according to the plat thereof recorded in Cabinet C, Slide 512, Plat Records, Ellis County, Texas, (P.R.E.C.T.) and a portion of that called 10.00 acres tract or parcel of land being known and designated as Tract 1, Armstrong Creek Estates, a subdivision in Ellis County, Texas, according to the plat thereof recorded in Cabinet C, Slide 26, P.R.E.C.T., and more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "Rockin'CT" found in the west right of way (R.O.W.) line of F.M. Highway 157 (R.O.W. varies) from which a 5/8-inch iron rod with cap stamped "TXRCS" found in the west R.O.W. line of said F.M. Highway 157 bears North 30°14'03" West, 254.86 feet and from said 5/8-inch iron rod with cap stamped "TXRCS" found a 1/2-inch iron rod with cap stamped "FORT WORTH SURVEYING" found in the east R.O.W. line of said F.M. Highway 157 bears North 59°49'58" East, 104.77 feet,

THENCE, South 60°36'16" West, 225.02 feet leaving the west line of said F.M. 157 the POINT OF BEGINNING, and being the northeast corner of the herein described tract;

THENCE, South 28°27'42" East, 580.53 feet to a point;

THENCE, North 61°32'18" East, 79.73 feet to a point and the beginning of a curve to the left;

THENCE, 6.94 feet along said curve to the left having a radius of 11.00 feet, a delta angle of 36°07'44" and a chord bearing North 43°28'26" East, 6.82 feet to a point and the beginning of a curve to the right;

THENCE, 42.25 feet along said curve to the right having a radius of 67.00 feet, a delta angle of 36°07'44" and a chord bearing North 43°28'26" East, 41.55 feet to a point;

THENCE, North 61°32'18" East, 116.88 feet to a point;

THENCE, South 30°14'03" East, 90.04 feet to a point;

THENCE, South 61°32'18" West, 119.67 feet to a point and the beginning of a curve to the right;

THENCE, 42.25 feet along said curve to the right having a radius of 67.00 feet, a delta angle of 36°07'44" and a chord bearing South 79°36'10" West, 41.55 feet to a point and the beginning of a curve to the left;

THENCE, 6.94 feet along said curve to the right having a radius of 11.00 feet, a delta angle of 36°07'44" and a chord bearing South 79°36'10" West, 6.82 feet to a point;

THENCE, South 61°32'18" West, 79.73 feet to a point;

THENCE, South 28°27'42" East, 1,130.00 feet to a point;

THENCE, North 61°32'18" East, 73.04 feet to a point and the beginning of a curve to the left;

THENCE, 6.94 feet along said curve to the left having a radius of 11.00 feet, a delta angle of 36°07'44" and a chord bearing North 43°28'26" East, 6.82 feet to a point and the beginning of a curve to the right;

THENCE, 42.25 feet along said curve to the right having a radius of 67.00 feet, a delta angle of 36°07'44" and a chord bearing North 43°28'26" East, 41.55 feet to a point;

THENCE, North 61°32'18" East, 122.72 feet to a point and the beginning of a curve to the right;

THENCE, 90.15 feet along said curve to the right having a radius of 3,864.72 feet, a delta angle of 01°20'12" and a chord bearing South 25°09'30" East, 90.15 feet to a point;

THENCE, South 61°32'18" West, 117.52 feet to a point and the beginning of a curve to the right;

THENCE, 42.25 feet along said curve to the right having a radius of 67.00 feet, a delta angle of 36°07'44" and a chord bearing South 79°36'10" West, 41.55 feet to a point and the beginning of a curve to the left;

THENCE, 6.94 feet along said curve to the right having a radius of 11.00 feet, a delta angle of 36°07'44" and a chord bearing South 79°36'10" West, 6.82 feet to a point;

THENCE, South 61°32'18" West, 65.45 feet to a point;

THENCE, South 28°27'42" West, 180.05 feet to a point;

THENCE, South 61°32'25" West, 840.00 feet to a point;

THENCE, North 28°27'42" West, 60.03 feet to a point;

THENCE, South 61°32'18" West, 140.00 feet to a point;

THENCE, North 28°27'42" West, 120.00 feet to a point;

THENCE, South 61°32'18" West, 18.49 feet to a point

THENCE, North 28°27'42" West, 60.00 feet to a point and the beginning of a curve to the left;

THENCE, 18.17 feet along said curve to the left having a radius of 11.00 feet, a delta angle of 94°39'58" and a chord bearing North 14°12'19" East, 16.18 feet to a point and the beginning of a curve to the left;

THENCE, 52.40 feet along said curve to the left having a radius of 470.00 feet, a delta angle of 06°23'14" and a chord bearing North 36°19'17" West, 52.37 feet to a point;

THENCE, North 39°30'54" West, 101.50 feet to a point and the beginning of a curve to the right;

THENCE, 57.13 feet along said curve to the right having a radius of 530.00 feet, a delta angle of 06°10'33" and a chord bearing North 36°25'38" West, 57.10 feet to a point and the beginning of a curve to the left;

THENCE, 16.34 feet along said curve to the left having a radius of 11.00 feet, a delta angle of 85°07'21" and a chord bearing North 75°54'01" West, 14.88 feet to a point;

THENCE, North 29°11'15" West, 60.00 feet to a point and the beginning of a curve to the left;

THENCE, 16.55 feet along said curve to the left having a radius of 11.00 feet, a delta angle of 86°11'04" and a chord bearing North 18°26'46" East, 15.03 feet to a point and the beginning of a curve to the right;

THENCE, 66.95 feet along said curve to the right having a radius of 530.00 feet, a delta angle of 07°14'16" and a chord bearing North 21°01'38" East, 66.91 feet to a point;

THENCE, North 17°24'30" West, 101.50 feet to a point and the beginning of a curve to the left;

THENCE, 52.40 feet along said curve to the left having a radius of 470.00 feet, a delta angle of 06°23'14" and a chord bearing North 20°36'07" West, 52.37 feet to a point and the beginning of a curve to the left;

THENCE, 18.17 feet along said curve to the left having a radius of 11.00 feet, a delta angle of 94°39'58" and a chord bearing North 71°07'43" West, 16.18 feet to a point;

THENCE, South 61°32'18" West, 17.52 feet to a point;

THENCE, North 28°27'42" West, 205.00 feet to a point;

THENCE, North 61°32'18" East, 203.41 feet to a point;

THENCE, North 28°27'42" West, 420.00 feet to a point;

THENCE, South 61°32'18" West, 215.92 feet to a point;

THENCE, North 28°27'42" West, 91.04 feet to a point;

THENCE, North 69°45'04" West, 167.78 feet to a point;

THENCE, North 00°38'15" West, 335.58 feet to a point;

THENCE, North 25°37'52" East, 126.30 feet to a point;

THENCE, North 59°17'29" East, 578.09 feet to a point;

THENCE, North 60°35'13" East, 295.10 feet to the **Point of Beginning** and **Containing** 45.09 acres (1,964,278 Square Feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD K. MISKIMON AND SHERI R. MISKIMON, AND FALLS CREEK LAND & CATTLE, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HERE-IN ABOVE DESCRIBED PROPERTY AS BRAHMAN RANCH PHASE 1A, AN ADDITION TO THE CITY OF VENUS, ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE NEW STREETS, ALLEYS AND ANY ADDITIONAL RIGHT-OF-WAY SHOWN HEREON, AND UTILITY EASEMENTS, AS MAY BE SHOWN HEREON, LAID DOWN AND DESIGNATED, INCLUDING ANY PRE-EXISTING EASEMENTS FOR OVERHANG SERVICE WIRES FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

DO(ES) HEREIN CERTIFY THE FOLLOWING:

1. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

2. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.

3. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.

4. THE CITY OF VENUS, ELLIS COUNTY, TEXAS, IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

5. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF VENUS, ELLIS COUNTY, TEXAS, USE THEREOF.

6. THE CITY OF VENUS, ELLIS COUNTY, TEXAS, AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

7. THE CITY OF VENUS, ELLIS COUNTY, TEXAS AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF VENUS, ELLIS COUNTY, TEXAS.

WITNESS, BY MY HAND, THIS _____ THE DAY OF _____, 2020.

RICHARD K. MISKIMON

WITNESS, BY MY HAND, THIS _____ THE DAY OF _____, 2020.

SHERI R. MISKIMON

WITNESS, BY MY HAND, THIS _____ THE DAY OF _____, 2020.

FALLS CREEK LAND & CATTLE, LLC.,

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RICHARD K. MISKIMON AND SHERI R. MISKIMON, AND FALLS CREEK LAND & CATTLE, LLC., KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE , THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING FINAL PLAT WAS APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF VENUS, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2020

CITY SECRETARY

MAYOR

KNOWN ALL MEN BY THESE PRESENTS:

THAT I RODRIC R. REESE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF VENUS, ELLIS COUNTY, TEXAS

Rodric R. Reese _____ 9/30/2022
RODRIC R. REESE, R.P.L.S. NO. 5883 DATE



STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RODRIC R. REESE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

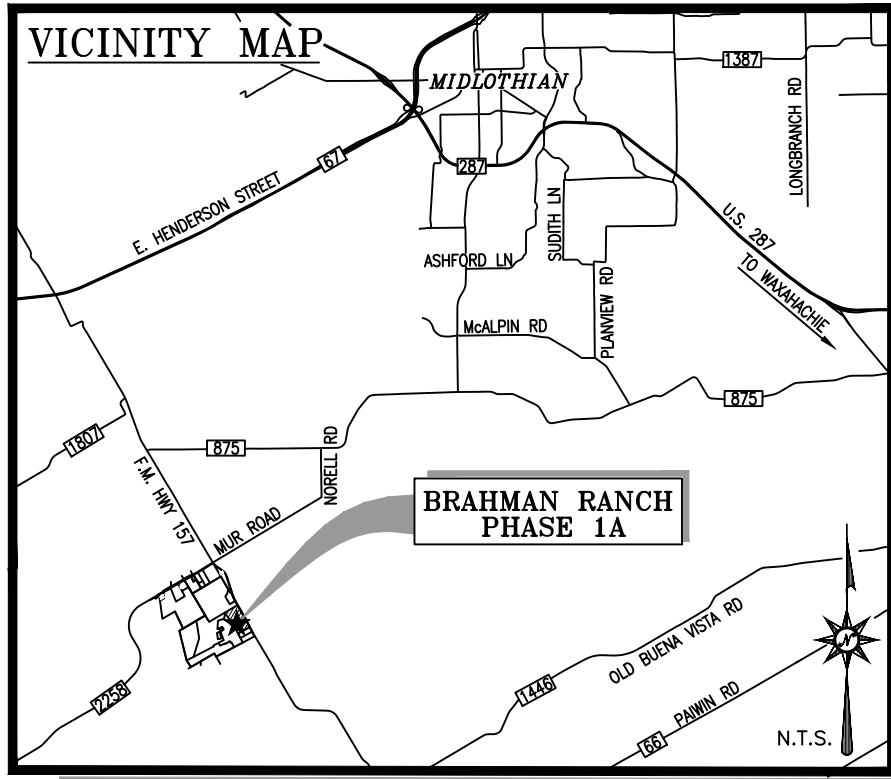
GIVEN UNDER MY HAND AND SEAL OF OFFICE , THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

BRAHMAN RANCH PHASE 1A

BEING A 45.09 ACRES (1,964,278 SQ.FT.)
TRACT OF LAND OUT OF
THE S.B. PRICE SURVEY, ABSTRACT NO. 860 AND
THE LEE MAN KELSEY SURVEY, ABSTRACT NO. 594,
CITY OF VENUS, ELLIS COUNTY, TEXAS.



BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, AS DETERMINED BY GPS OBSERVATIONS.

NGS MONUMENTS REFERENCE POINTS:

PID: CS2098
BENCHMARK DISC IN TOP OF CONCRETE MONUMENT
FOUND STAMPED COS, P907 RESET 1956
N(Y): 6,813,555.37"
E(X): 2,416,932.75"
ELEV: 723.78' (NAVD88)
PID: CS2464
STEEL ROD FOUND STAMPED NGS, N1476 1983
N(Y): 6,809,433.69"
E(X): 2,372,529.34"
ELEV: 389.55' (NAVD88)

SUBDIVISION DATA:

1. TOTAL ACREAGE: 45.09 ACRES
2. ACCESS TO THE PROPERTY IS ALONG F.M. HIGHWAY 157
3. TOTAL LOTS: 121 SINGLE FAMILY LOTS
4. ELECTRIC SERVICES PROVIDED BY: UNITED COOPERATIVE SERVICES
5. WATER SERVICES PROVIDED BY: MT PEAK SPECIAL UTILITY DISTRICT
6. PHONE SERVICES PROVIDED BY: AT&T
7. SANITARY SEWER SERVICES PROVIDED BY: THE CITY OF VENUS

GENERAL NOTES

1. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
2. POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
3. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
4. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
5. A DRAINAGE/UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
6. ELLIS COUNTY AND CITY OF VENUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.

FLOODPLAIN STATEMENT:

A PORTION OF THIS PLAT LIES WITHIN FEMA'S 100 YEAR FLOODPLAIN—ULTIMATE FLOWS, FLOOD INSURANCE RATE MAP NUMBER 48139C0300F, FIRM: 480796, PANEL: 300F, PUBLISHED AND EFFECTIVE JUNE 03, 2013, "ZONE A" AND "ZONE X".

FLOOD STUDY BY M. EVANS CONSULTING, LLC, DATED 12/03/20

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



APEX Land Surveying
TBPPLS Firm Registration
No. 101941-20
214 Wapiti Drive
Azle, TX 76020
(817) 565-0681

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ELLIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2020, A.D. IN THE PLAT RECORD, CLERKS FILE NO. _____.

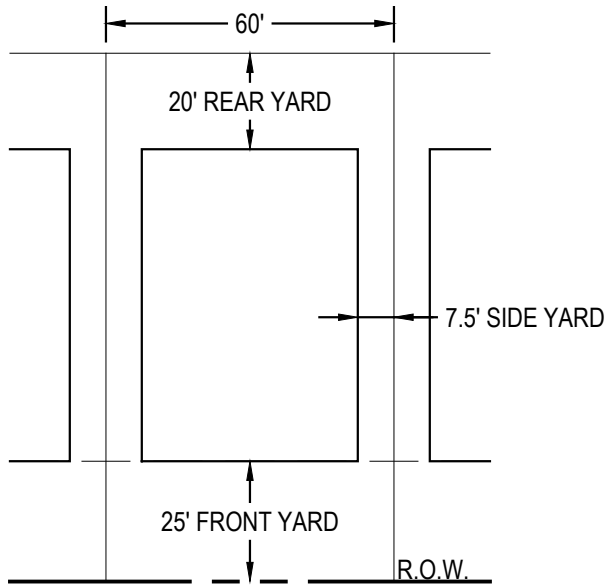
CABINET _____, PAGE _____.



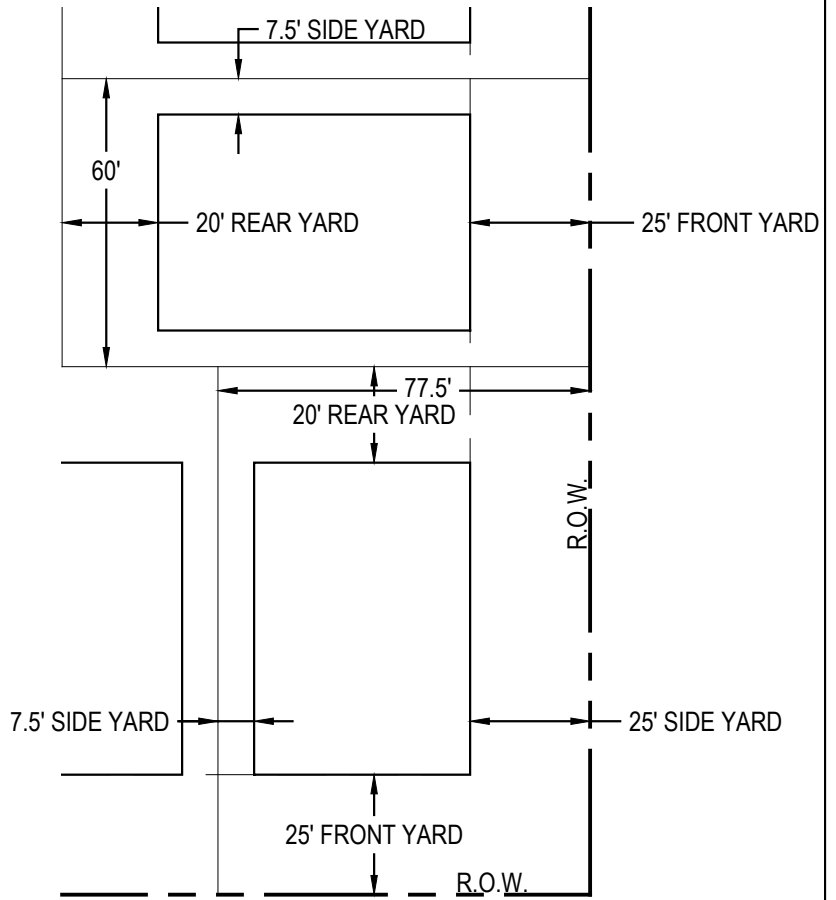
ENGINEER:
EZEQUIEL SAAVEDRA, P.E. #123928
ZECO ENTERPRISES, TBPE FIRM 18317
25514 MYRTLE SPRINGS
SPRING, TEXAS 77373 PHONE: (832) 702-6386

OWNER AND DEVELOPER:
MISKIMON MANAGEMENT I, LLC,
5940 S. WEST MCCOY CREEK RD.
LANE, OK, 74555, (972) 415-6143

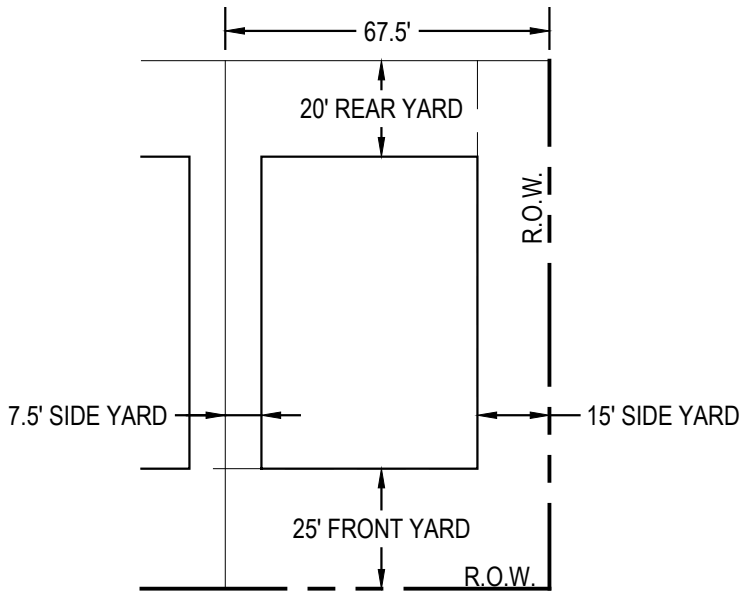
REV	DATE	BY	DESCRIPTION	PROJECT
				2019.001 Brahman Ranch Ph1
				DRAWN BY: CR DATE: 3/25/2021
				FIELD CREW: CRW DATE: 12/08/19
				SCALE: N/A SHEET 3 OF 3



TYPICAL LOT DETAIL
N.T.S.



TYPICAL CORNER KEY LOT DETAIL
N.T.S.



TYPICAL CORNER LOT DETAIL
N.T.S.

Lot Width (ft):	60
Setback Yard Requirements - Main Structures	
Minimum Front Yard (ft):	25
Minimum Side Yard (ft):	7.5
Minimum Rear Yard (ft):	20
Minimum Side Yard - Corner Lot (ft):	15
Minimum Side Yard - Key Lot (ft):	25
Maximum Lot Coverage of Buildings:	60%
Height of Structures (Maximum)	
Main Structures (ft):	35

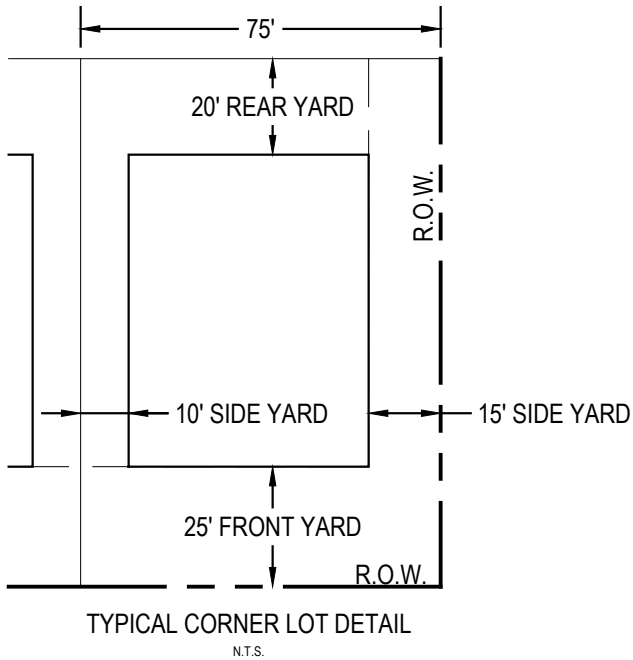
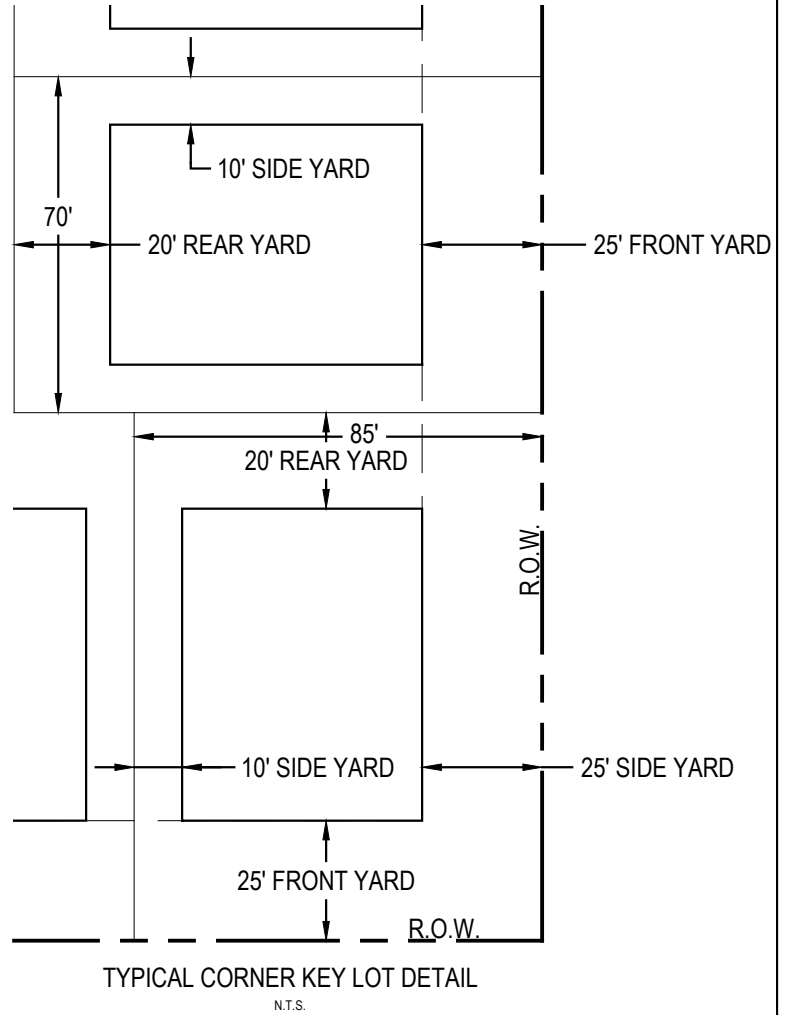
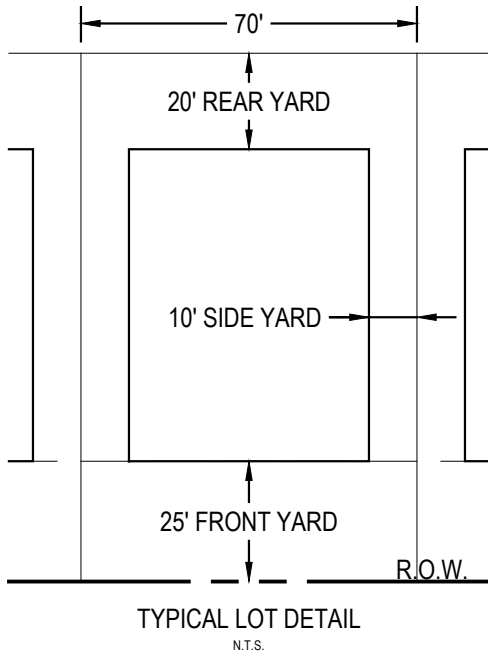
SHEET:
2 OF 2

SCALE:
N.T.S.

DATE:
8/23/2022

BRAHMAN RANCH 1
LOT DETAIL EXHIBIT - 60'

MISKIMON MANAGEMENT I, LLC
5940 S. WEST MCGEE CREEK RD.
LANE, OK 74555
TBPE FIRM NO. F-22396



Lot Width (ft):	70
Setback Yard Requirements - Main Structures	
Minimum Front Yard (ft):	25
Minimum Side Yard (ft):	10
Minimum Rear Yard (ft):	20
Minimum Side Yard - Corner Lot (ft):	15
Minimum Side Yard - Key Lot (ft):	25
Maximum Lot Coverage of Buildings:	60%
Height of Structures (Maximum)	
Main Structures (ft):	35

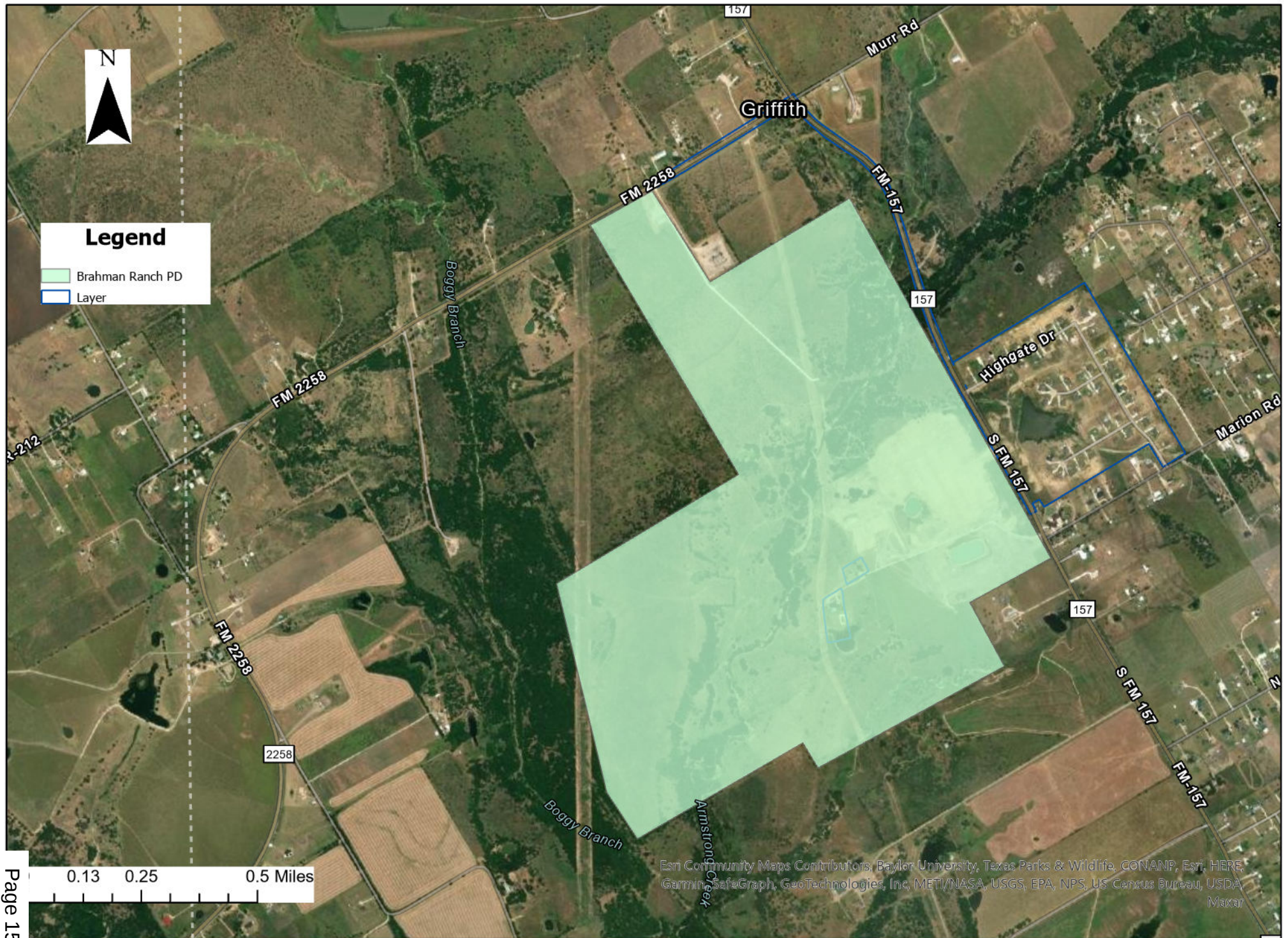
SHEET:
1 OF 2

SCALE:
N.T.S.

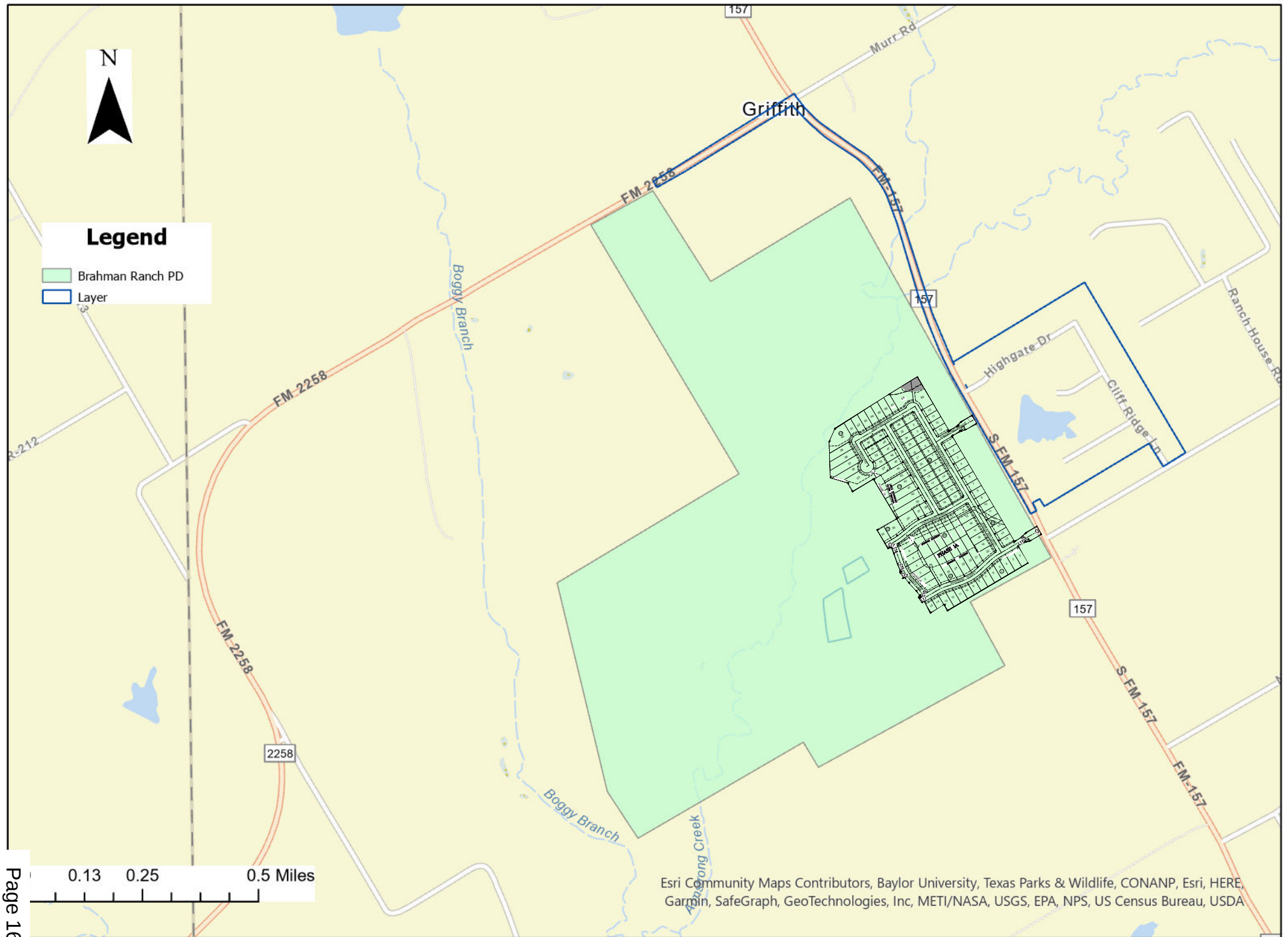
DATE:
8/23/2022

BRAHMAN RANCH 1
LOT DETAIL EXHIBIT - 70'

MISKIMON MANAGEMENT I, LLC
5940 S. WEST MCGEE CREEK RD.
LANE, OK 74555
TBPE FIRM NO. F-22396



Brahman Ranch PD Vicinity Map



Brahman Ranch PD Phase 1A