

Jessica Kuykendall

Place 2

JAMES HOPPER

Place 3

RONALD LEWIS

Place 4

DREW WILSON

Place 1 - Chair

ALICIA ROSALES

Place 5

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Vice Chair



Planning & Zoning Commission

REGULAR MEETING

September 23, 2021 @ 6:00 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. Public Comment Period

3. Consent Agenda

- 3.1. Consider and approve minutes for Special called P&Z meeting September 9, 2021.

I make a motion to approve the consent agenda as presented.

4. Public Hearings:

- 4.1. Conduct Public Hearing to approve or deny to change Code of Ordinances, Chapter 34-Zoning, ARTICLE II-DISTRICTS, Section 34-62.- Schedule of district regulations, changing the minimum building size (sq. ft.) in the R-1, R-2 and MH-1 districts from 1250 sq. ft. to 1400 sq. ft.

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[1-Change minimum house size.pdf](#)

[VENUS Amending Zoning Ordinance minimum building size.pdf](#)

Open Public Hearing:

Close Public Hearing:

- 4.2. Conduct Public Hearing to approve or deny to amend Planned Development Site Plan for 10.4 acres in the Radford Berry Survey Abstract 26 in Johnson County and the Radford Berry Survey Abstract No. 42 in Ellis County to change the designated use for a portion of the property from Retail to Townhouses, generally located northwest of U.S. 67 and Patriot Parkway.

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[2A-Revised PD Site Plan for Patriot Villas.pdf](#) 

[4.2-A-VENUS TOWNHOUSE-ZONING EXHIBIT.pdf](#) 

Open Public Hearing:

5. Discuss & Consideration items:

- 5.1. Discuss and consider approval or denial to change Code of Ordinances, Chapter 34-Zoning, ARTICLE II-DISTRICTS, Section 34-62.- Schedule of district regulations, changing the minimum building size (sq. ft.) in the R-1, R-2 and MH-1 districts from 1250 sq. ft. to 1400 sq. ft.

I make a motion to recommend or deny changing the Code of Ordinances, Chapter 34-Zoning, ARTICLE II-DISTRICTS, Section 34-62.- Schedule of district regulations, changing the minimum building size (sq. ft.) in the R-1, R-2 and MH-1 districts from 1250 sq. ft. to 1400 sq. ft.

- 5.2. Discuss and consider approval or denial to amend Planned Development Site Plan for 10.4 acres in the Radford Berry Survey Abstract 26 in Johnson County and the Radford Berry Survey Abstract No. 42 in Ellis County to change the designated use for a portion of the property from Retail to Townhouses, generally located northwest of U.S. 67 and Patriot Parkway.

I make a motion to continue this hearing until October 28, 2021 P&Z meeting.

- 5.3. Discuss and consider a Final Plat for Patriot Estates Phase 8, a 336-lot residential subdivision, being 115.81 acres out of the Radford Berry Survey, Abstract 26, Johnson County and the Radford Berry Survey, Abstract 42 in Ellis County, generally located south of County Road 502 and east of County Road

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620, in the City of Venus.

[5.3-Patriot Estates Ph 8 Final Plat.pdf](#) 

[5.3 B- 3B-210910_Final Plat_Patriot Estates Ph8.pdf](#) 

[5.3 C-Patriot Estates Phase 8 Aerial.pdf](#) 

I make a motion to approve/deny the Final Plat for Patriot Estates Phase 8, subject to completion on the punch list items.

- 5.4. Discuss and consider Final Plat for Lot 1, Block A, Adelina Place Addition, a one-lot commercial subdivision, being 0.78 acres out of the Radford Berry Survey, Abstract 26, Johnson County, generally located east of North FW 157 and north of U.S. 67, in the City of Venus.

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[5.4-A-Adelina Place Addition Final Plat.pdf](#)  [5.4-B-PLAT-104-106- fm 157 venus tx.pdf](#)  [5.4-C Adelina Place Aerial.pdf](#) 

I make a motion to approve/deny the Final Plat for Adelina Place Addition, subject to providing adequate responses to staff comments Number 1-7 above by October 1st, 2021.

6. Adjournment

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

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

Callie Green,
City Secretary

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



*Case Report – Zoning Text Change-Minimum House Size
Planning and Zoning Commission – September 23, 2021
City Council - October 12, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Zoning text amendment to change the minimum house size to 1,400 SF

Applicant: City of Venus (Mayor)

Analysis: The Mayor has requested that the minimum house size be increased to 1,400 square feet in the R-1 and R-1S single family residential zoning districts. A comparison of the current and proposed house sizes is:

Zoning District	Current Minimum	Proposed Minimum
R-1 District	1,250 SF	1,400 SF
R-1S small lot District	1,250 SF	1,400 SF

The proposed change would not affect any existing homes but would affect any existing single-family lots and all future single-family lots.

The effect of the proposed change would be to increase the price of a single-family house by as much as \$22,500 (from \$187,500 to \$210,000), assuming an average of \$150/square foot. Staff is not aware of any health or safety improvements that would be gained from requiring a larger house. In fact, some cities are doing away with minimum house sizes to avoid discrimination suits based on income.

Staff

Recommendation:

Staff has no recommendation on the proposed zoning text amendment.

Sample

Motion:

I move to approve/deny the Ordinance amending the text of the Zoning Ordinance to revise the minimum house size to fourteen hundred square feet (1,400 SF).

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF VENUS, TEXAS AMENDING THE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY CHANGING THE MINIMUM BUILDING SIZE (SQ. FT.) IN THE R-1, R-2 AND MH-1 [S] DISTRICTS USE TABLE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two hundred (200) feet of the property for which the change is requested; and

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

WHEREAS, the Planning and Zoning Commission provided its report and recommendation to the City Council approving the zoning regulation change to the City's Zoning Ordinance; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings and the recommendation of the Planning and Zoning Commission, the City Council has concluded that approval of this zoning regulation change from 1250 sq. ft. to 1400 sq. ft. for the referenced property would be in the best interest of the citizens of Venus.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS.

SECTION 1. That the Zoning Ordinance and Map of the City of Venus, Texas, duly passed by the governing body of the City of Venus, Texas, as heretofore amended, be and the same is hereby amended by amending Chapter 34 – Zoning, Article II. – Districts, Section 34-62 – Schedule of District Regulations Use Table by changing the minimum building size (sq. ft.) in the R-1, R-2, and MH-1 [S] districts from 1250 sq. ft. to 1400 sq. ft.

SECTION 2. That the Zoning Ordinance of the City of Venus, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 3. This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Venus, Texas and the Venus Zoning Ordinance, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 4. It is hereby declared that it is the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6. That all recitals contained in this Ordinance are fully incorporated herein as if fully written.

SECTION 7. This ordinance shall be in full force and effect from this and after its passage and publication as required by law, and it is so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas on this the 12th day of October 2021.

APPROVED:

James L. Burgess, Mayor

ATTEST:

Callie Green, City Secretary



Case Report – Revised Planned Development Site Plan-Patriot Villas
Planning and Zoning Commission – September 23, 2021
City Council - October 12, 2021

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Revised Planned Development Site Plan for Patriot Estates (Patriot Villas)

Applicant: HFLP, Ltd., Dallas, TX

Engineer: JDJR Engineers, Irving, TX

Existing Zoning: PD-Planned Development

Existing Use: vacant

Analysis: Patriot Estates was zoned Planned Development by Ordinance 375-2003 in 2003. A 15.63-acre tract at the corner of U.S. 67 and Patriot Parkway was designated as “Retail” and the only additional restriction were that the “retail sites shall screen from residential sites” and that “Retail development shall be governed by C-1 zoning criteria with the exception that service station/convenience store will be a permitted use.” A portion of the 15-acre tract was subsequently developed for the Liquor Depot and the Venus Fuel Stop.

The applicant is proposing to revise the remaining acreage to a mix of townhouses and single-family residences. The applicant has not responded to the City’s review comments yet.

On September 16th, the applicant requested that the applicant be continued until the October 28th P&Z meeting. Since notice of the public hearing has already been mailed to the adjacent property owners and was published in the newspaper, it is recommended that the P&Z open the public hearing but continue the hearing until October 28th. By doing so, we don’t need to publish in the newspaper again and incur additional expense.

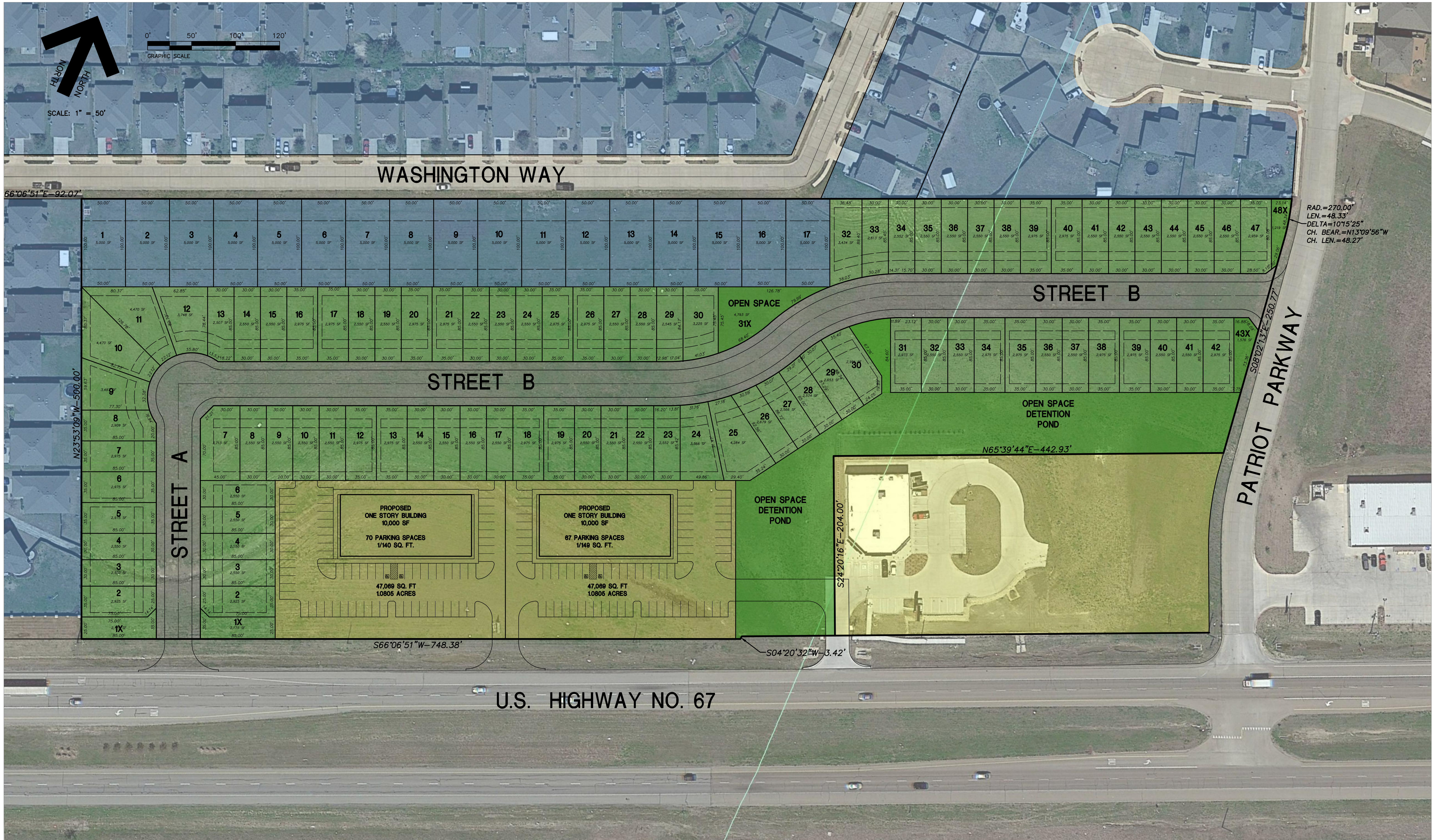
Staff

Recommendation:

Staff recommends that the P&Z open the public hearing but continue this case and leave the public hearing open until October 28th.

Sample

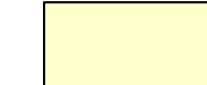
Motion: I move to continue this case until the October 28th P&Z meeting.



PREPARED FOR:

HFLP, LTD.
2331 WEST NORTHWEST HIGHWAY
DALLAS, TEXAS 75209
TEL: 214-802-6818
CONTACT: YOUSOF HAKEMY
email: yousof@hakemy.com

 SINGLE FAMILY DETACHED
 SINGLE FAMILY ATTACHED/TOWNHOME

 OPEN SPACE/DETENTION POND
 COMMERCIAL

CONCEPT PLAN
PATRIOT VILLAS
A MULTI-USE DEVELOPMENT
U. S. HIGHWAY NO. 67
VENUS, TEXAS

JDJR		PREPARED BY: ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527	
ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-6357 Fax 972-252-8858			
DATE: 3-24-21	DRAWN BY: JDJR	SHEET NO.	
SCALE: 1" = 50'	CHECKED BY: JDJR	1 OF 1	



*Case Report – Patriot Estates Phase 8 – Final Plat
Planning and Zoning Commission – September 23, 2021
City Council - October 12, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Final Plat for Patriot Estates Phase 8, a 336-lot residential subdivision, being 115.81 acres out of the Radford Berry Survey, Abstract 26, Johnson County and the Radford Berry Survey, Abstract 42 in Ellis County, generally located south of County Road 502 and east of County Road 620, in the City of Venus

Owners: LGI Homes-Texas, The Woodlands, TX

Engineer/
Surveyor: Pape-Dawson Engineers, Plano, TX

Location: Generally located south of County Road 502 and east of County Road 620

Zoning: The property was zoned PD-Planned Development by Ordinance 375-2003 in 2003.

Current Use: vacant

Analysis: The final plat covers 115.81 acres and creates 333 residential lots and three common area lots. The Preliminary Plat was approved by the City in July 2019. The Final Plat generally conforms to the approved Preliminary Plat.

The City's Public Work's staff reports that all of the required public infrastructure shown in the approved construction plans (including a detention pond) has been completed, but there are a number of punch list items to be corrected. The Developer and Public Works staff are planning a walk-thru later this month to resolve the remaining items.

The subject property includes County Road 502 and approximately 60 feet of right-of-way will be dedicated by the plat. County Road 502 will be upgraded to 24-wide concrete pavement with bar ditches on either side.

The property generally drains to the east toward West Soap Creek and to west into an unnamed tributary of Mountain Creek. A portion of the subdivision lies within the FEMA-designated 100-year floodplain, but the developable lots have been removed by Letter of Map Revision dated January 4, 2021.

There are three wellhead pads within the plat are, along with associate pipeline and surface access easements.

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

The applicant has complied with all planning and engineering review comments.

The Planning and Zoning Commission and City Council shall use the following criteria and determine if it is adequate to serve the development and meet the city's adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. Further, the Council has authority to approve this plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action regarding this plat:

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

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

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the Final Plat for Patriot Estates Phase 8, subject to completion of the infrastructure construction punch list.

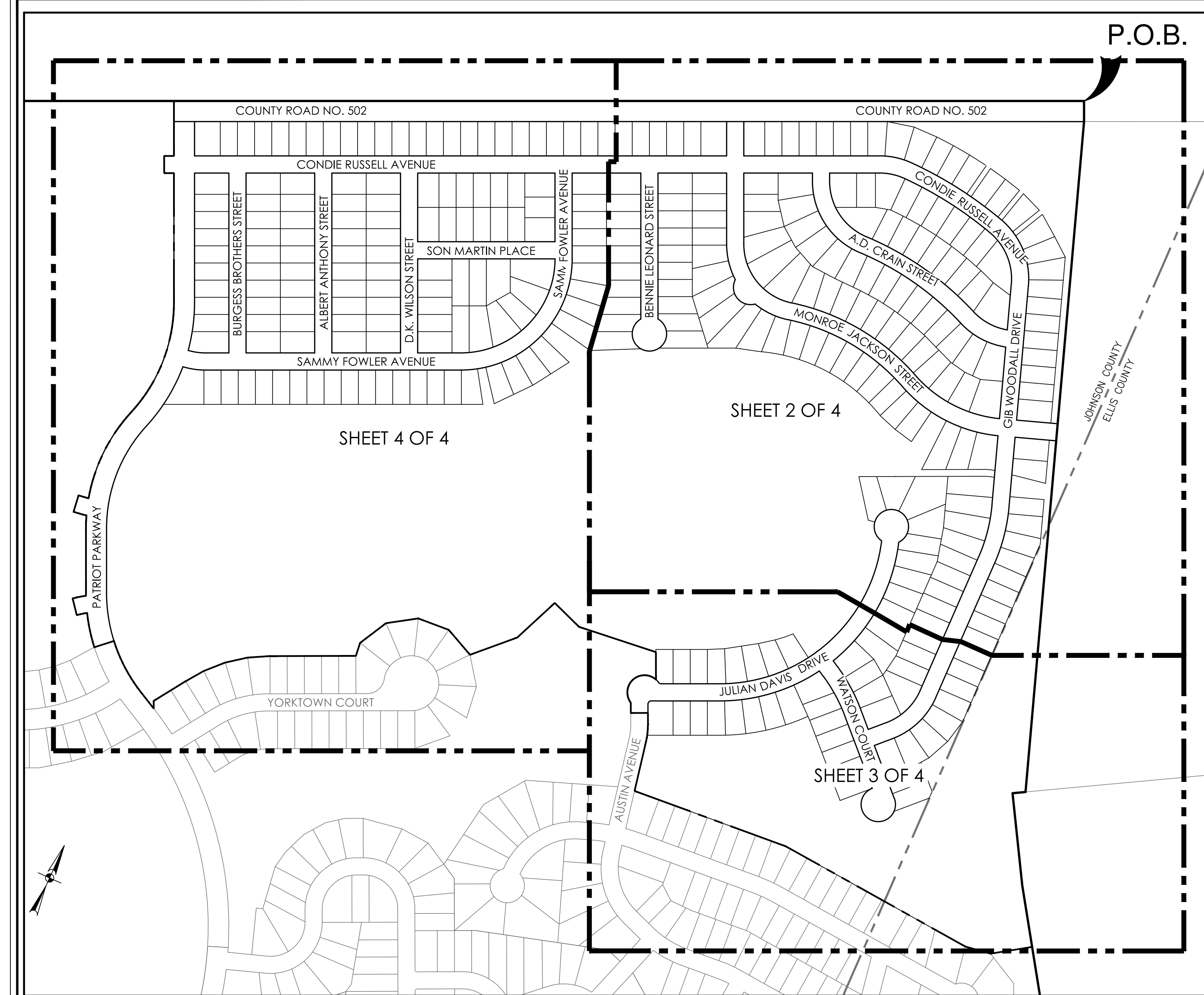
Sample

Motion:

I move to approve/deny the Final Plat for Patriot Estates Phase 8, subject to completion on the punch list items.

Attachments:

Final Plat
Aerial Photo



INDEX MAP

SCALE: 1"= 300'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 42, CITY OF VENUS, ELLIS COUNTY, TEXAS, AND THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 26, CITY OF VENUS, JOHNSON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 384.198 ACRE TRACT DESCRIBED IN A DEED TO LGI HOMES-TEXAS, LLC RECORDED IN VOLUME 2783, PAGE 1873, OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS (D.R.E.C.T.), SAID DEED ALSO RECORDED IN INSTRUMENT NUMBER 2014-17418, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING FURTHER DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND [CONTROLLING MONUMENT] FOR THE NORTHERN MOST NORTHEAST CORNER OF SAID LGI TRACT ON THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES NEAL RATJEN RECORDED IN INSTRUMENT NUMBER 2012-26910 (D.R.J.C.T.);

THENCE ALONG THE EAST LINE OF SAID LGI TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

S 24°21'50" E, A DISTANCE OF 60.02 FEET TO A 1/2-INCH IRON PIPE FOUND [CONTROLLING MONUMENT] FOR AN ANGLE POINT IN SAID LGI TRACT;
S 19°22'44" E, A DISTANCE OF 1960.47 FEET TO A 1/2-INCH IRON ROD FOUND [CONTROLLING MONUMENT] FOR AN ANGLE POINT IN SAID LGI TRACT;

S 60°21'25" W, A DISTANCE OF 38.30 FEET TO A 1/2-INCH IRON ROD FOUND [CONTROLLING MONUMENT] FOR AN ANGLE POINT IN SAID LGI TRACT;

S 30°24'10" E, A DISTANCE OF 270.50 FEET TO A 1/2-INCH IRON ROD FOUND [CONTROLLING MONUMENT] FOR AN ANGLE POINT IN SAID LGI TRACT;

S 33°29'50" E, A DISTANCE OF 181.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE NORTHERN MOST NORTHEAST CORNER OF PATRIOT ESTATES PHASE 7, AN ADDITION TO THE CITY OF VENUS, ELLIS AND JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT FILED OF RECORD IN INSTRUMENT NUMBER 2020-07403, OF THE MAP RECORDS OF ELLIS COUNTY, TEXAS (M.R.E.C.T.), AND RECORDED IN INSTRUMENT NUMBER 2020-43, DRAWER K, OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS (M.R.J.C.T.);

THENCE OVER AND ACROSS SAID LGI TRACT AND ALONG THE NORTH LINE OF SAID PATRIOT ESTATES PHASE 7, THE FOLLOWING COURSES AND DISTANCES:

S 54°30'10" W, A DISTANCE OF 122.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 81°25'25" W, A DISTANCE OF 76.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 85°10'41" W, A DISTANCE OF 597.85 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 85°45'58" W, A DISTANCE OF 470.09 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 11°15'53" W, A DISTANCE OF 146.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 13°06'09", A CHORD BEARING AND DISTANCE OF N 17°48'39" W, 51.34 FEET, FOR AN ARC LENGTH OF 51.45 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 24°21'44" W, A DISTANCE OF 33.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 65°38'16" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 24°21'44" W, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 28°46'04" E, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 168°37'51", A CHORD BEARING AND DISTANCE OF N 23°05'00" E, 99.51 FEET, FOR AN ARC LENGTH OF 147.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET;

N 24°21'44" W, A DISTANCE OF 79.77 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 83°54'01" W, A DISTANCE OF 236.19 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 69°44'05" W, A DISTANCE OF 98.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 23°01'16" W, A DISTANCE OF 149.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 45°36'36" W, A DISTANCE OF 146.26 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 44°45'47" W, A DISTANCE OF 95.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 86°16'55" W, A DISTANCE OF 95.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 57°19'37" W, A DISTANCE OF 95.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 28°22'19" W, A DISTANCE OF 95.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 06°20'28" E, A DISTANCE OF 39.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 65°32'05" W, A DISTANCE OF 250.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 61°47'05" W, A DISTANCE OF 65.43 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 53°04'47" W, A DISTANCE OF 66.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 44°15'22" W, A DISTANCE OF 66.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 36°08'25" W, A DISTANCE OF 61.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 34°04'05" W, A DISTANCE OF 108.86 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 24°28'09" E, A DISTANCE OF 22.44 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

N 62°21'31" W, A DISTANCE OF 61.1 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 20°31'30", A CHORD BEARING AND DISTANCE OF N 52°05'46" W, 167.47 FEET, FOR AN ARC LENGTH OF 168.37 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET; FOR CORNER;

S 48°09'59" W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, DEPARTING SAID NORTH LINE OF PATRIOT ESTATES PHASE 7 AND CONTINUING OVER AND ACROSS SAID LGI TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11°02'46", A CHORD BEARING AND DISTANCE OF N 36°18'38" W, 102.02 FEET, FOR AN ARC

LENGTH OF 102.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 10°03'28", A CHORD BEARING AND DISTANCE OF S 53°28'11" W, 30.68 FEET, FOR AN ARC LENGTH OF 30.72 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 38°17'00" W, A DISTANCE OF 50.06 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10°05'24", A CHORD BEARING AND DISTANCE OF N 54°15'25" E, 39.57 FEET, FOR AN ARC LENGTH OF 39.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°19'46", A CHORD BEARING AND DISTANCE OF N 24°45'203" W, 9.35 FEET, FOR AN ARC LENGTH OF 9.35 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 24°21'44" W, A DISTANCE OF 187.33 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05°34'14", A CHORD BEARING AND DISTANCE OF S 79°45'30" W, 21.87 FEET, FOR AN ARC LENGTH OF 21.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 05°34'14", A CHORD BEARING AND DISTANCE OF S 79°45'30" W, 21.87 FEET, FOR AN ARC LENGTH OF 21.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

S 82°32'37" W, A DISTANCE OF 17.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 07°27'23" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 82°32'37" E, A DISTANCE OF 17.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LGI HOMES-TEXAS, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY PATRIOT ESTATES, PHASE 8, 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS OR EGRESS TO PRIVATE PROPERTY FOR READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

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

WITNESS OUR HAND AT _____ TEXAS, THIS _____ 20____

BY:

LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380

ELAINE TORRES
OFFICER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELAINE TORRES, 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, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THAT I, MARCOS A. MADRID, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF VENUS, TEXAS.

DATED THIS _____ DAY OF _____, 2021.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

MARCOS A. MADRID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6740

DATE:

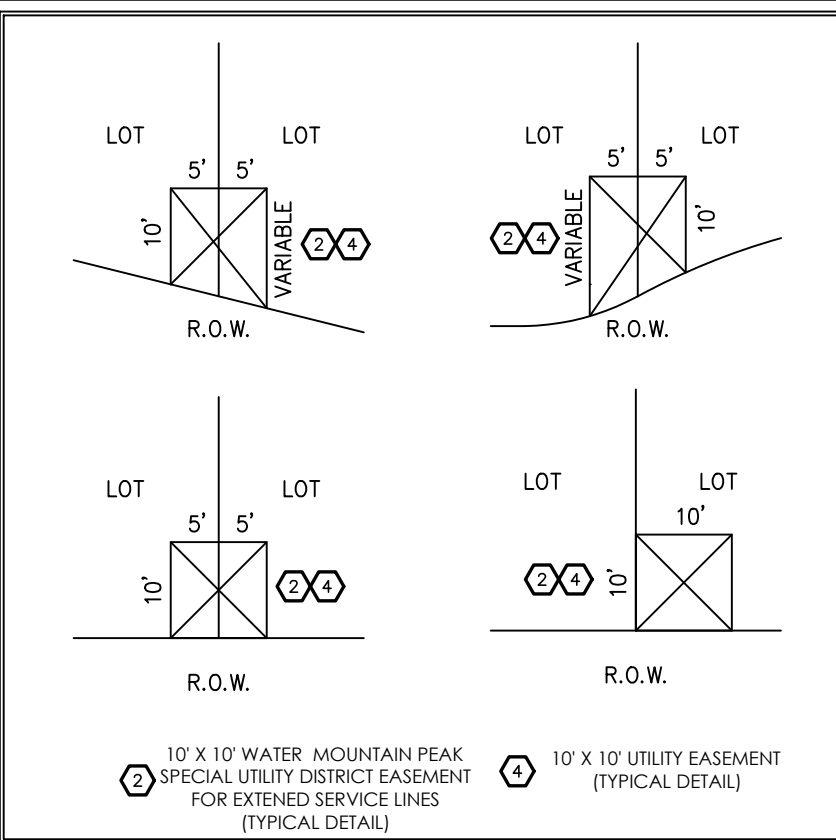
STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARCOS A. MADRID, 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, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

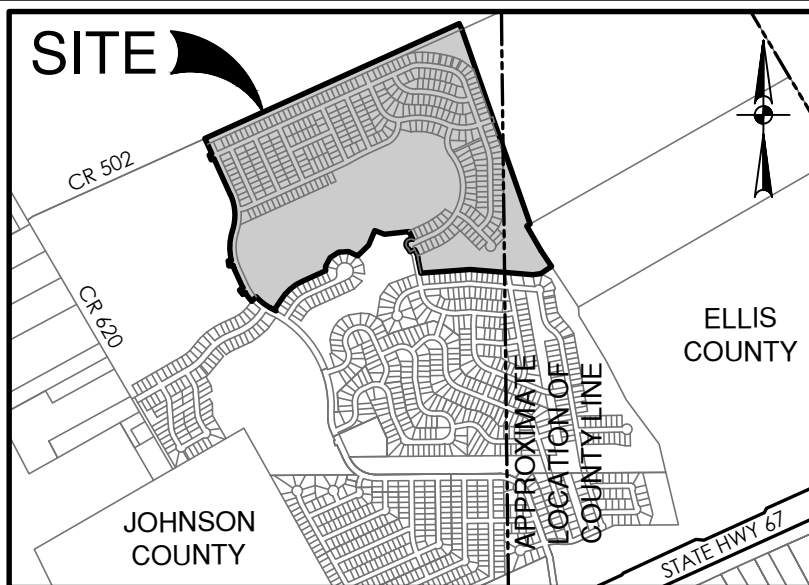
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



TYPICAL 10' X 10' EASEMENT DETAILS



LOCATION MAP

NOT-TO-SCALE

NOTE:

- ALL PARK AND OPEN SPACE / COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 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 AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83), (NAD2011), EPOCH 2010.0, ON THE TEXAS COORDINATE SYSTEM AND ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 1.00012.
- 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 MAG NAIL OR X CUT WILL BE USED.
- A PORTION OF THIS PLAT LIES WITHIN ZONE "A", DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED", AND PORTIONS LIE WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ACCORDING TO THE FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48251 C02501, DATED DECEMBER 4, 2012, AS AFFECTED BY LOWR CASE NUMBER 20-06-1084P-4807893, EFFECTIVE DATE, JANUARY 4, 2021, AND ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48139 C01 50F, DATED JUNE 3, 2013, AS AFFECTED BY LOWR CASE NUMBER 20-06-1084P-480789, EFFECTIVE DATE, JANUARY 4, 2021.
- 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.

REFERENCE SHEET 4 OF 4
FOR LINE TABLE AND CURVE TABLE

OWNER/DEVELOPER:

LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390

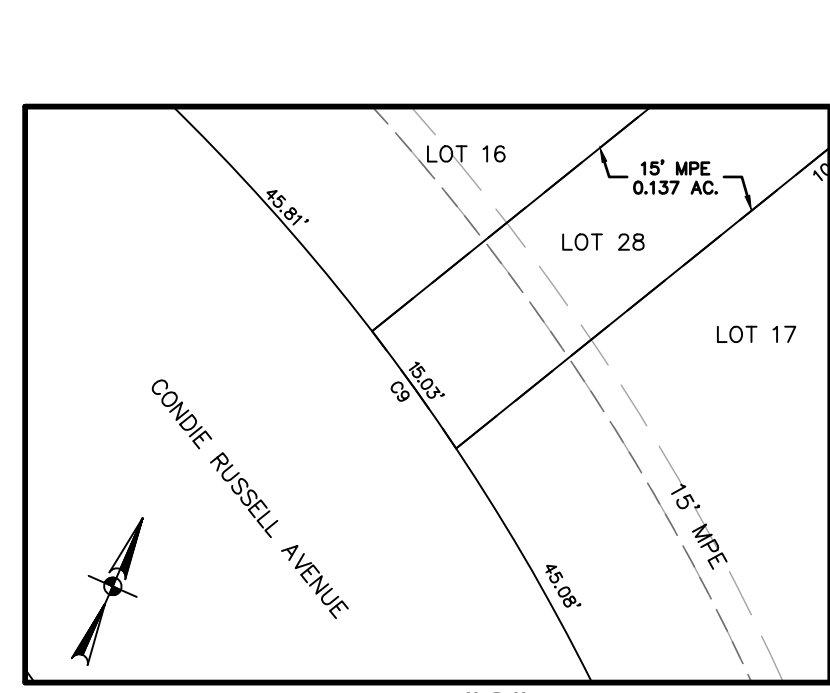
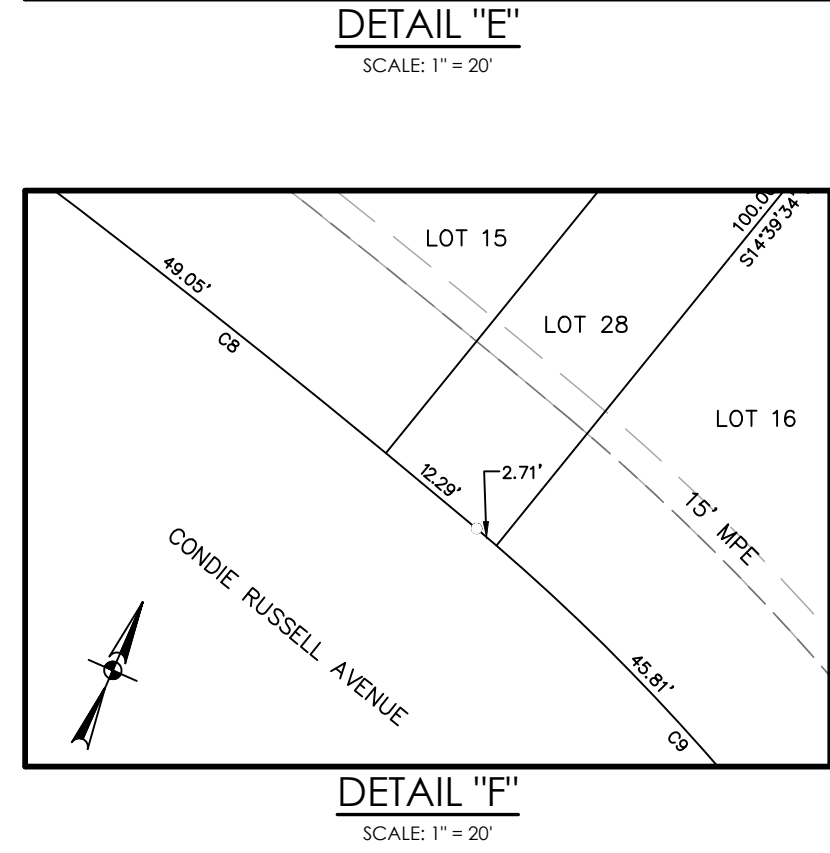
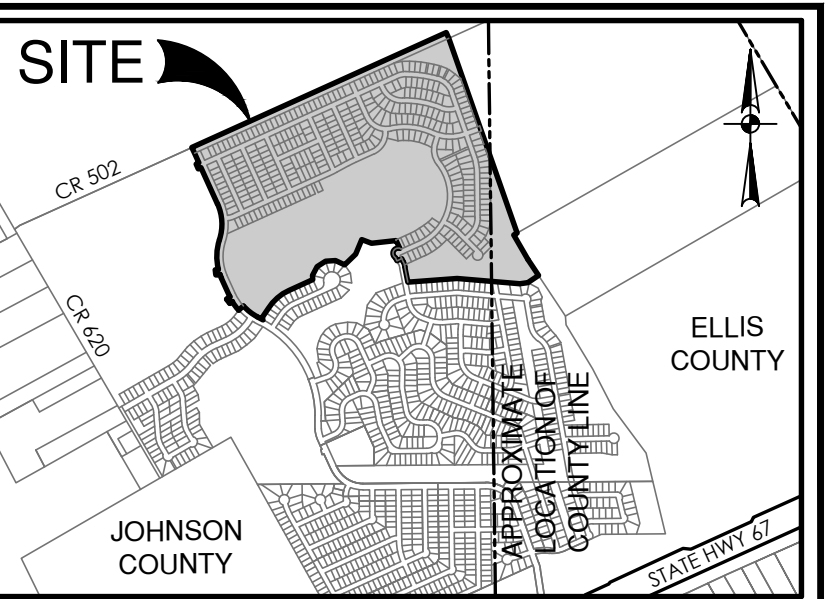
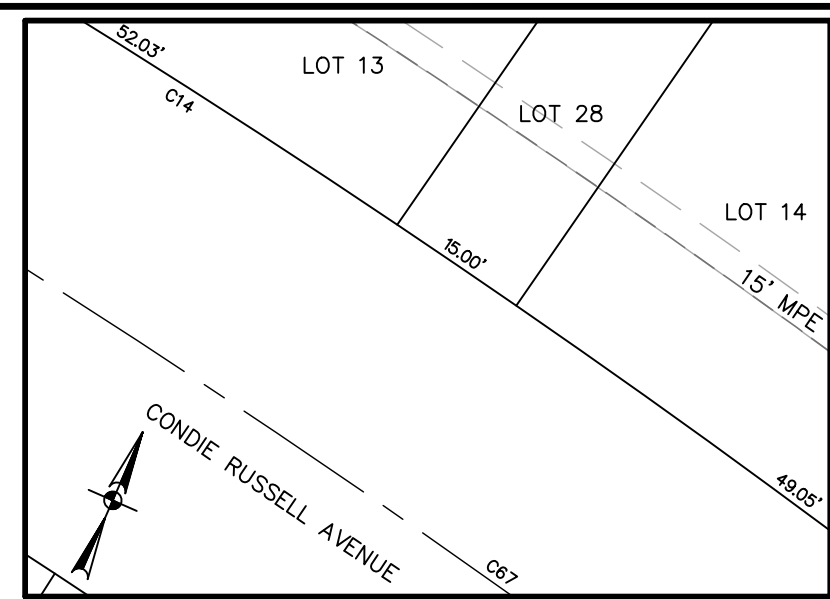
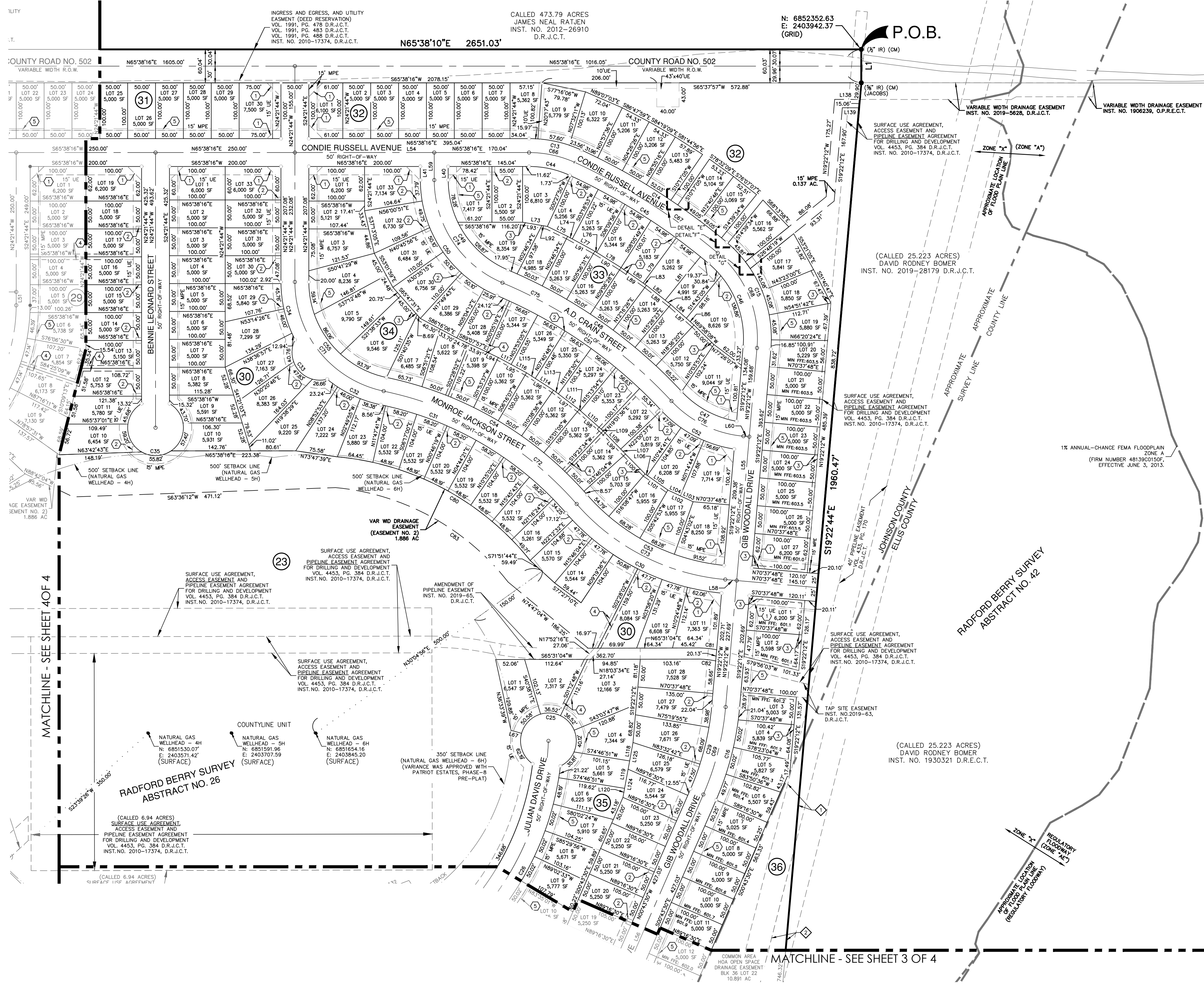


DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

LOTS 1-21, BLOCK 23, COMMON AREA LOT 22, BLOCK 23; LOTS 1-10, BLOCK 24; LOTS 1-20, BLOCKS 25; LOTS 1-20, BLOCK 26; LOTS 1-15, BLOCK 27; LOTS 1-14, BLOCK 28; LOTS 1-19, BLOCK 29; LOTS 1-33, BLOCK 30; LOTS 1-30, BLOCK 31; LOTS 1-27, BLOCK 32, COMMON AREA LOT 28, BLOCK 32; LOTS 1-19, BLOCK 33; LOTS 1-33, BLOCK 34; LOTS 1-28, BLOCK 35; LOTS 1-21, BLOCK 36, COMMON AREA LOT 22, BLOCK 36; LOTS 1-15, BLOCK 37; LOTS 1-8, BLOCK 38

BEING A 115.81 ACRE TRACT SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 26, IN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS AND THE RADFORD BERRY SURVEY, ABSTRACT NO. 42, IN THE CITY OF VENUS, ELLIS COUNTY, TEXAS.

333 RESIDENTIAL LOTS
3 COMMON AREA LOTS



LEGEND	
D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS	VAR WID VARIABLE WIDTH
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS	ROW RIGHT-OF-WAY
M.R.E.C.T. MAP RECORDS, ELLIS COUNTY, TEXAS	(CM) CONTROLLING MONUMENT
M.R.J.C.T. MAP RECORDS, JOHNSON COUNTY, TEXAS	(P) FOUND MONUMENT
MPE MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT	(F) FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"
MIN FTE MINIMUM FINISHED FLOOR ELEVATION	(S) SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"
P.O.B. POINT OF BEGINNING	(B) BLOCK NUMBER
SURVEY ABSTRACT LINE	
CENTERLINE	
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	
PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	

- 25' X 25' VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
- 10' X 10' WATER EASEMENT FOR EXTENDED SERVICE LINES (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE)
- 5' WALL MAINTENANCE EASEMENT
- 10' UTILITY EASEMENT (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE)
- 3' WIDE PUBLIC UTILITY EASEMENT (3' OFFSET FROM REAR OF 15' MPE)
- EASEMENT TO OLD OCEAN FUEL COMPANY (VOL. 473, PG. 569, D.R.E.C.T.)
- EASEMENT TO ENSERCH CORPORATION (VOL. 2110, PG. 394, D.R.J.C.T.) (VOL. 3520, PG. 227, D.R.J.C.T.)
- EASEMENT TO OLD OCEAN FUEL COMPANY (VOL. 470, PG. 541, D.R.E.C.T.)
- 15' SANITARY SEWER EASEMENT (INSTRUMENT NO. 2017-18239, D.R.J.C.T.)
- VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT NO. 182848, D.R.E.C.T.)

REFERENCE SHEET 4 OF 4 FOR LINE TABLE AND CURVE TABLE

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

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
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PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPLS FIRM REGISTRATION 4470 | TBPLS FIRM REGISTRATION 410194390

- NOTE:
- ALL PARK AND OPEN SPACE / COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 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.
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 - A PORTION OF THIS PLAT LIES WITHIN ZONE "A", DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED", AND PORTIONS LIE WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ACCORDING TO THE FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 480251 C02501, DATED DECEMBER 4, 2012, AS AFFECTED BY LOWR CASE NUMBER 20-06-1084P-480883, EFFECTIVE DATE JANUARY 4, 2021, AND ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48139C0150P, DATED JUNE 3, 2013, AS AFFECTED BY LOWR CASE NUMBER 20-06-1084P-480798, EFFECTIVE DATE JANUARY 4, 2021.
 - 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.

DATE OF PREPARATION: SEPTEMBER 10, 2021

FINAL PLAT
OF
PATRIOT ESTATES
PHASE 8

LOTS 1-21, BLOCK 23, COMMON AREA LOT 22, BLOCK 23; LOTS 1-10, BLOCK 24; LOTS 1-20, BLOCKS 25; LOTS 1-20, BLOCK 28; LOTS 1-15, BLOCK 27; LOTS 1-14, BLOCK 28; LOTS 1-19, BLOCK 29; LOTS 1-33, BLOCK 30; LOTS 1-30, BLOCK 31; LOTS 1-27, BLOCK 32, COMMON AREA LOT 28, BLOCK 32; LOTS 1-19, BLOCK 33; LOTS 1-33, BLOCK 34; LOTS 1-28, BLOCK 35; LOTS 1-21, BLOCK 36, COMMON AREA LOT 22, BLOCK 36; LOTS 1-15, BLOCK 37; LOTS 1-8, BLOCK 38

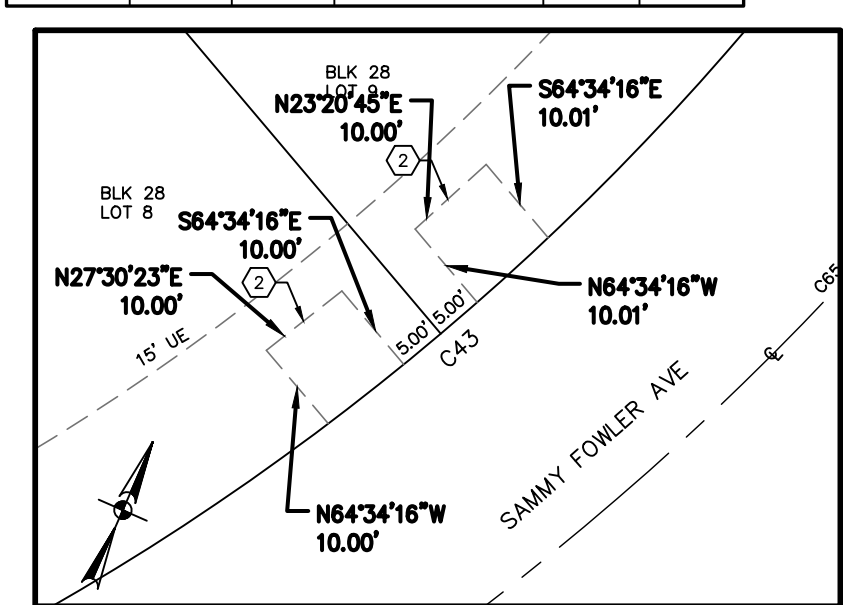
BEING A 115.81 ACRES SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 26, (109.98 AC) IN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS AND THE RADFORD BERRY SURVEY, ABSTRACT NO. 42 (5.72 AC) IN THE CITY OF VENUS, ELLIS COUNTY, TEXAS.

333 RESIDENTIAL LOTS
3 COMMON AREA LOTS

SHEET 2 OF 4

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	225.00'	13°06'09"	N17°48'39"W	51.34'
C2	50.00'	188°37'51"	N23°05'00"E	99.51'
C3	470.00'	20°31'30"	N52°05'46"W	167.47'
C4	530.00'	11°02'46"	N36°18'38"W	102.02'
C5	175.00'	10°03'28"	S53°28'11"W	30.68'
C6	225.00'	10°05'24"	N54°12'52"E	39.57'
C7	530.00'	1°00'38"	N24°52'03"W	9.35'
C8	500.00'	4°19'46"	N22°11'51"W	37.77'
C9	225.00'	5°34'14"	S79°45'30"W	21.87'
C10	175.00'	4°23'15"	N80°20'59"E	13.40'
C11	500.00'	32°32'54"	N01°59'33"E	280.23'
C12	470.00'	42°37'44"	N03°02'52"W	341.68'
C13	225.00'	24°44'12"	N78°00'22"E	96.39'
C14	1155.00'	15°20'53"	S81°57'06"E	308.47'
C15	225.00'	54°54'27"	S46°49'25"E	207.46'
C16	525.00'	18°38'43"	S10°02'51"E	170.09'
C17	225.00'	45°40'52"	S22°06'57"W	174.68'
C18	50.00'	27°00'01"	S89°57'21"W	70.71'
C19	475.00'	15°34'44"	N52°49'59"W	128.76'
C20	525.00'	33°31'51"	S48°52'20"W	302.88'
C21	9.50'	90°00'00"	S20°38'16"W	13.44'
C22	50.00'	12°48'01"	S66°12'04"E	11.15'
C23	9.50'	54°33'41"	S87°04'54"E	8.71'
C24	475.00'	82°55'25"	N24°10'33"E	629.01'
C25	50.00'	289°56'16"	N70°06'15"E	50.05'
C26	525.00'	44°10'58"	S04°33'24"W	394.89'
C27	525.00'	15°34'44"	S52°49'59"E	142.31'
C28	175.00'	45°40'53"	N22°06'57"E	135.86'
C29	475.00'	18°38'43"	N10°02'51"W	153.89'
C30	425.00'	43°17'47"	N87°07'52"W	315.57'
C31	605.00'	37°07'22"	N84°02'39"W	385.17'
C32	225.00'	27°24'21"	N88°54'10"W	106.60'
C33	50.00'	132°03'40"	N63°29'02"W	91.38'
C34	225.00'	27°24'21"	N38°03'55"W	106.60'
C35	50.00'	300°00'00"	S65°38'16"W	50.00'
C36	325.00'	90°00'00"	S20°38'16"W	459.62'
C37	225.00'	16°52'38"	S74°04'35"E	66.04'
C38	530.00'	22°02'30"	S07°14'40"W	219.87'
C39	440.00'	42°37'44"	S03°02'52"E	392.87'
C40	470.00'	17°28'17"	S33°05'53"E	142.76'
C41	175.00'	16°35'24"	S73°25'56"W	50.49'
C42	530.00'	15°10'44"	N16°46'22"W	140.00'
C43	275.00'	89°47'30"	S20°44'31"W	388.20'
C44	175.00'	24°44'12"	N78°00'22"E	74.97'
C45	1105.00'	15°20'53"	S81°57'06"E	295.12'
C46	175.00'	54°54'27"	S46°49'25"E	161.36'
C47	175.00'	37°21'38"	N85°56'43"W	112.10'
C48	905.00'	24°15'45"	N79°23'47"W	380.38'
C49	175.00'	67°09'56"	N57°58'42"W	193.60'
C50	225.00'	67°09'56"	N57°58'42"W	248.91'

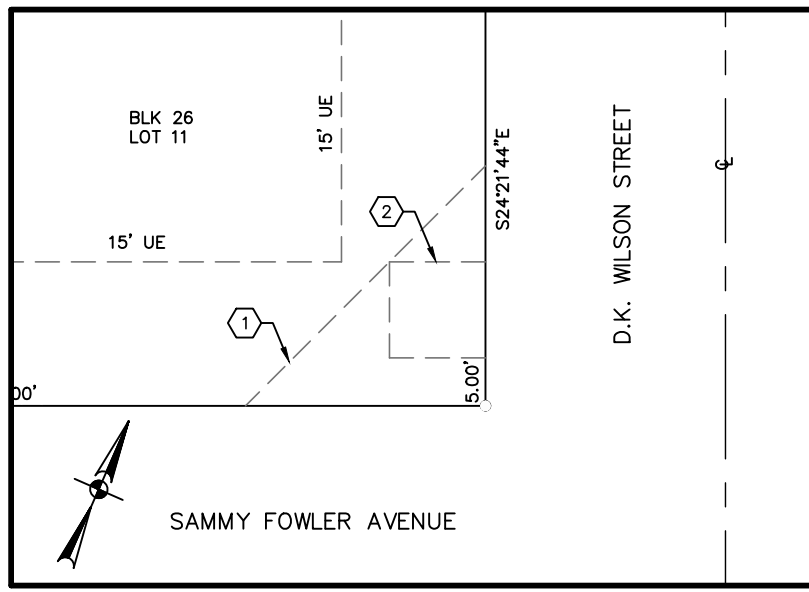
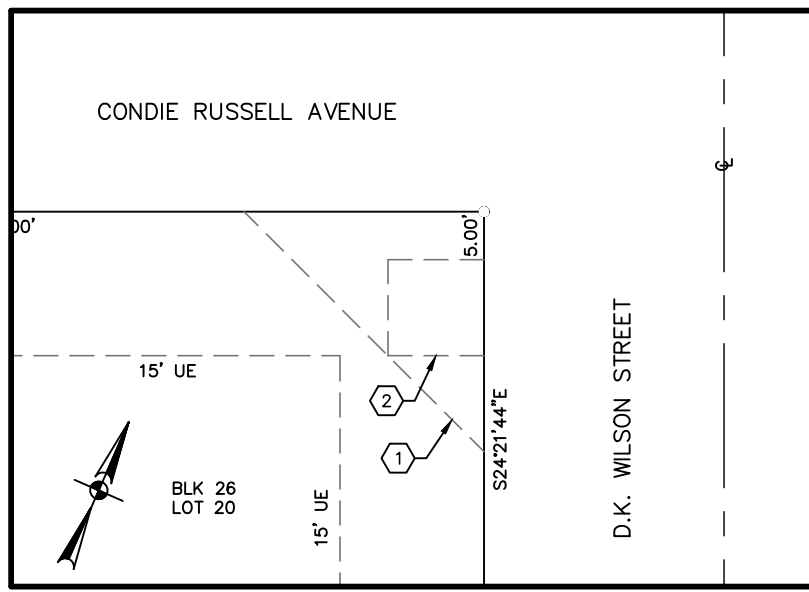
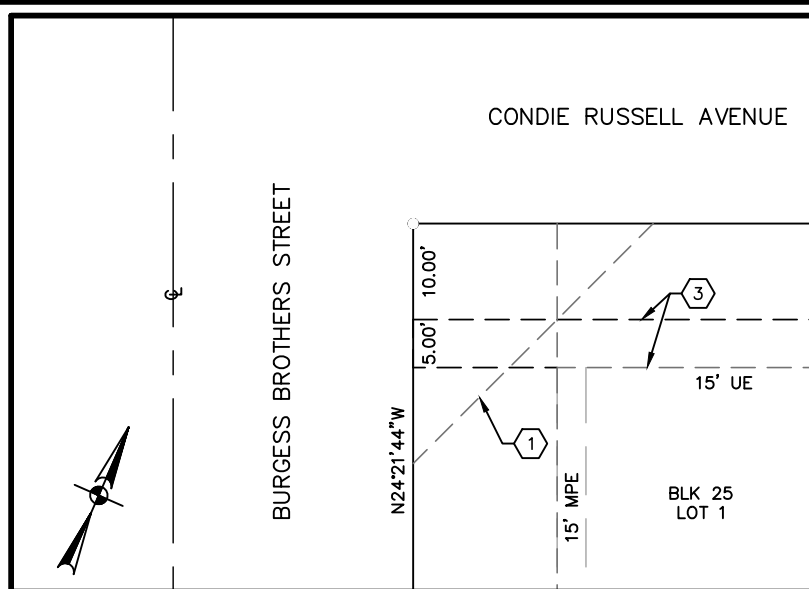
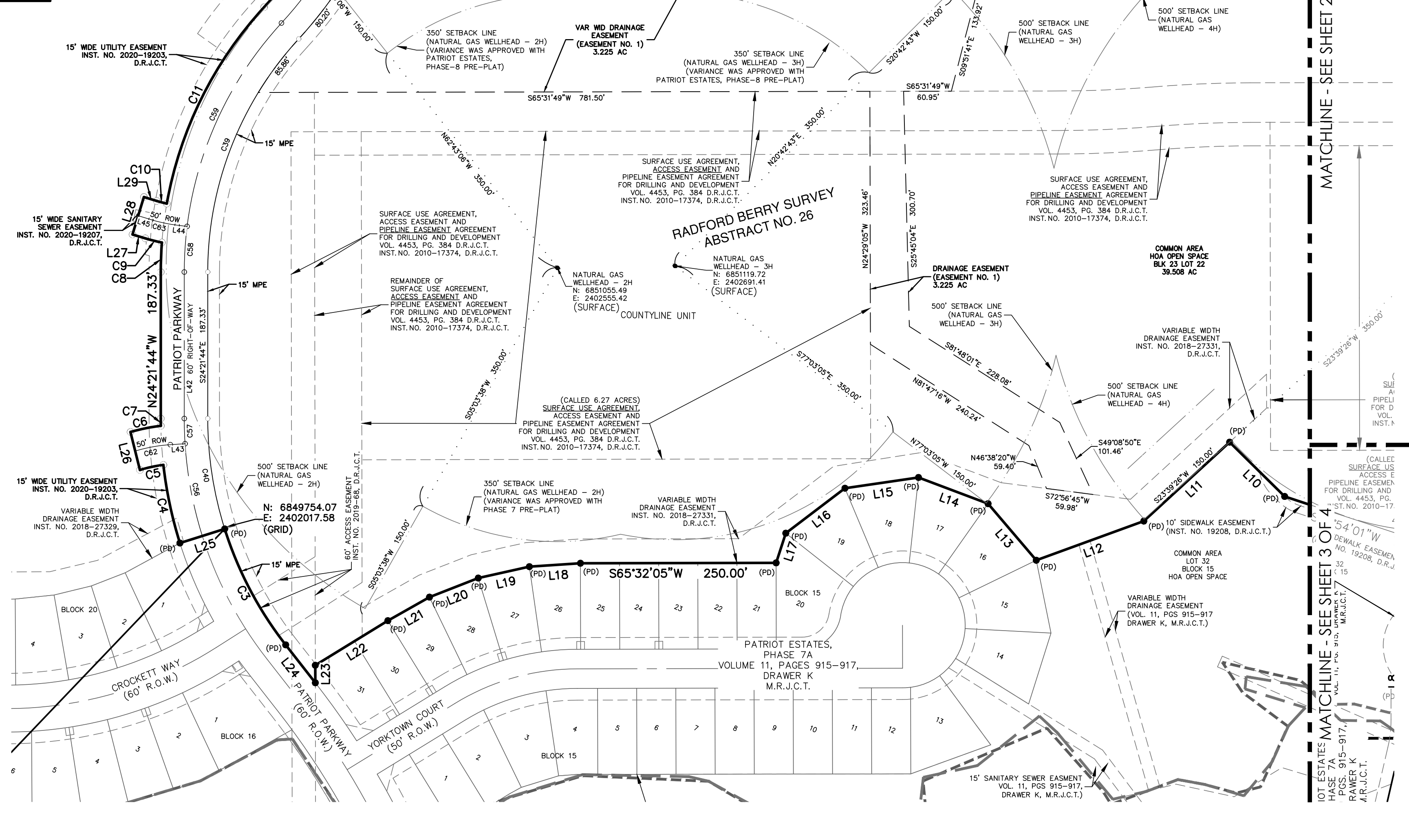
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	855.00'	24°19'45"	S79°23'47"E	359.36'
C52	225.00'	38°25'00"	S86°28'24"E	148.05'
C53	375.00'	43°13'03"	N87°05'30"W	276.20'
C54	655.00'	37°07'22"	N84°02'39"W	417.00'
C55	175.00'	78°14'36"	N63°29'02"W	220.84'
C56	500.00'	13°47'03"	S34°56'30"E	120.00'
C57	500.00'	3°41'14"	S26°12'21"E	32.17'
C58	470.00'	7°07'33"	S20°47'58"E	58.41'
C59	470.00'	35°30'11"	S00°30'54"W	286.60'
C60	500.00'	24°44'29"	N05°53'45"E	214.24'
C61	500.00'	17°53'15"	N15°25'07"W	155.46'
C62	200.00'	13°05'59"	S50°24'02"W	45.63'
C63	200.00'	9°46'49"	S77°39'13"W	34.10'
C64	200.00'	17°53'15"	N74°34'53"E	62.19'
C65	300.00'	90°00'00"	N20°38'16"E	424.26'
C66	200.00'	24°44'12"	S78°00'22"W	85.68'
C67	1130.00'	15°20'53"	N81°57'06"W	302.70'
C68	200.00'	54°54'27"	N46°49'25"W	184.41'
C69	500.00'	18°38'42"	N10°02'51"W	161.99'
C70	200.00'	45°40'52"	N22°06'57"E	155.27'
C71	200.00'	63°40'08"	S66°11'48"E	210.99'
C72	630.00'	37°07'22"	N84°02'39"W	401.08'
C73	400.00'	43°53'14"	S87°25'35"E	298.96'
C74	200.00'	67°09'56"	S57°56'42"E	221.26'
C75	880.00'	24°15'45"	N79°23'47"W	369.87'
C76	200.00'	42°06'18"	S88°19'03"E	143.69'
C77	500.00'	15°34'44"	N52°49'59"W	135.53'
C78	500.00'	36°15'37"	N47°30'28"E	311.18'
C79	500.00'	51°49'21"	N03°29'58"E	436.46'
C80	500.00'	46°07'27"	S86°08'13"E	392.51'
C81	175.00'	11°09'01"	S71°10'39"W	34.00'
C82	155.00'	11°56'38"	S71°34'42"W	32.25'
C83	445.00'	46°41'45"	N85°40'05"W	352.72'
C84	625.00'	24°15'47"	N53°30'22"E	262.70'
C85	65.00'	73°23'23"	S24°29'15"W	77.68'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S24°21'50"E	69.04'
L2	S60°21'25"W	38.30'
L3	S56°30'10"W	122.94'
L4	S81°25'25"W	76.21'
L5	N11°15'35"W	146.08'
L6	N24°21'44"W	33.89'
L7	S65°38'16"W	50.00'
L8	N24°21'44"W	30.00'
L9	N24°21'44"W	79.77'
L10	N69°44'05"W	98.81'
L11	S23°01'16"W	149.00'
L12	S45°36'36"W	146.26'
L13	N45°45'47"W	95.00'
L14	S86°16'55"W	95.00'
L15	S57°19'37"W	95.00'
L16	S28°22'19"W	95.00'
L17	S06°20'28"E	39.89'
L18	S61°47'05"W	65.43'
L19	S53°04'47"W	66.92'
L20	S44°15'22"W	66.92'
L21	S36°08'25"W	61.08'
L22	S34°04'05"W	108.86'
L23	S24°28'09"E	22.44'
L24	N62°21'31"W	61.51'
L25	S48°09'59"W	60.00'
L26	N38°17'00"W	50.06'
L27	S82°32'37"W	17.08'
L28	N07°27'23"W	50.00'
L29	N82°32'37"E	17.08'
L30	S65°38'16"W	28.50'
L31	N24°21'46"W	50.00'
L32	N65°38'16"E	28.50'
L33	N24°21'44"W	160.00'
L34	S44°57'23"W	56.17'
L35	N60°37'21"W	20.95'
L36	S24°21'44"E	25.50'
L37	S60°37'21"E	20.95'
L38	S45°02'37"E	62.00'
L39	N44°57'23"E	56.17'
L40	N24°21'44"W	24.30'
L41	S24°21'44"E	24.30'
L42	S24°21'44"E	187.33'
L43	S61°57'02"W	18.86'
L44	S72°45'49"W	12.89'
L45	S82°32'37"W	17.08'
L46	S65°38'16"W	58.50'
L47	S65°38'16"W	30.00'
L48	S83°31'31"W	25.45'
L49	S65°38'16"W	93.52'
L50	S65°38'16"W	250.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	S29°41'01"E	24.00'
L52	N24°21'44"W	250.00'
L53	S65°38'16"W	250.00'
L54	S65°38'16"W	250.00'
L55	N19°22'12"W	258.94'
L56	N00°43'30"W	427.03'
L57	N44°57'23"E	81.17'
L58	N70°37'48"E	20.62'
L59	N24°21'44"W	49.30'
L60	N70°37'48"E	10.53'
L61	N44°57'23"E	25.00'
L62	N45°02'37"W	189.75'
L63	N44°57'23"E	87.00'
L64	N60°37'21"W	45.36'
L65	N24°21'44"W	60.00'
L66	N65°38'16"E	234.29'
L67	N81°24'01"E	19.87'
L68	N44°58'17"E	33.52'
L69	N49°05'54"E	30.21'
L70	N53°28'50"E	50.00'
L71	N63°11'22"E	49.97'
L72	S24°21'44"E	7.94'
L73	S75°16'12"W	45.06'
L74	N85°38'27"W	9.45'
L75	N88°22'48"W	40.55'
L76	N82°28'30"W	3.92'
L77	N85°38'27"W	46.07'
L78	N82°28'30"W	45.00'
L79	S11°52'02"W	100.17'
L80	N79°18'33"W	100.17'
L81	S11°43'05"W	100.27'
L82	N76°08'17"E	79.07'
L83	N79°18'33"W	7.13'
L84	N59°12'50"W	37.37'
L85	N76°08'36"W	12.66'
L86	N72°58'38"W	18.15'
L87	S72°58'38"E	55.52'
L88	S76°08'36"E	55.52'
L89	S79°18'33"E	55.52'
L90	S82°28'30"E	55.52'
L91	S85°38'27"E	55.52'
L92	N75°16'12"E	9.91'
L93	N75°16'12"E	35.10'
L94	N89°00'32"W	23.79'
L95	S85°55'08"E	57.63'
L96	S81°32'39"E	57.63'
L97	S77°10'10"E	57.63'
L98	S72°47'40"E	57.63'
L99	S68°28'11"E	57.63'
L100	S68°54'57"E	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L101	S29°41'01"E	24.00'
L102	S89°30'04"E	50.00'
L103	S89°30'04"W	25.41'
L104	N89°30'04"W	24.59'
L105	N19°22'12"W	44.98'
L106	N79°04'10"W	5.04'
L107	N68°25'11"W	12.34'
L108	N68°25'11"W	45.29'
L109	N72°47'40"W	4.83'
L110	N72°47'40"W	49.99'
L111	N72°47'40"W	2.82'
L112	N77°10'10"W	46.67'
L113	N77°10'10"W	10.96'
L114	N81°32'39"W	19.60'
L115	N81°32'39"W	38.04'
L116	N85°50'08"W	31.40'
L117	N85°50'08"W	26.23'
L118	N44°58'17"E	33.52'
L119	N13°58'09"E	50.01'
L120	N13°58'09"E	16.50'
L121	S09°43'32"E	67.95'
L122	S24°21'44"E	17.11'
L123	N09°43'32"E	50.84'
L124	N13°58'09"W	51.37'
L125	N13°58'09"W	48.67'
L126	N82°28'30"E	20.89'
L127	S65°38'16"E	8.91'
L128	N82°28'30"W	45.00'
L129	N63°11'22"E	46.54'
L130	N53°28'50"E	46.93'
L131	N49°05'54"E	26.72'
L132	N44°58'17"E	79.07'
L133	S59°12'50"E	109.99'
L134	N59°12'50"W	74.69'
L135	S51°51'23"W	21.57'
L136	S40°42'58"W	91.51'
L137	S80°32'16"E	18.96'
L138	N65°41'41"E	45.14'
L139	S65°41'41"W	30.08'
L140	S10°46'39"W	11.28'
L141	N10°46'39"E	12.46'



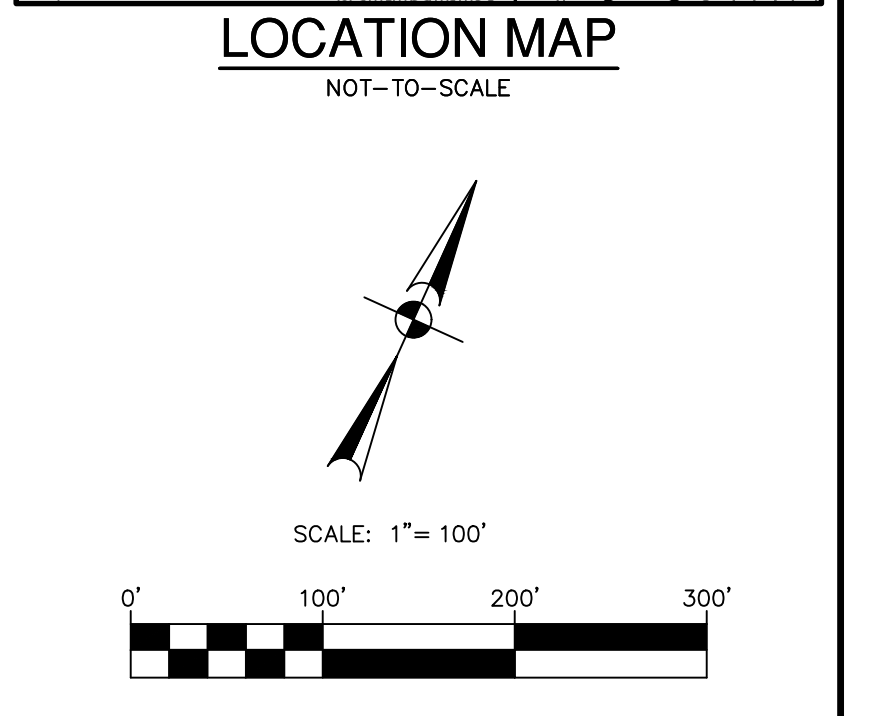
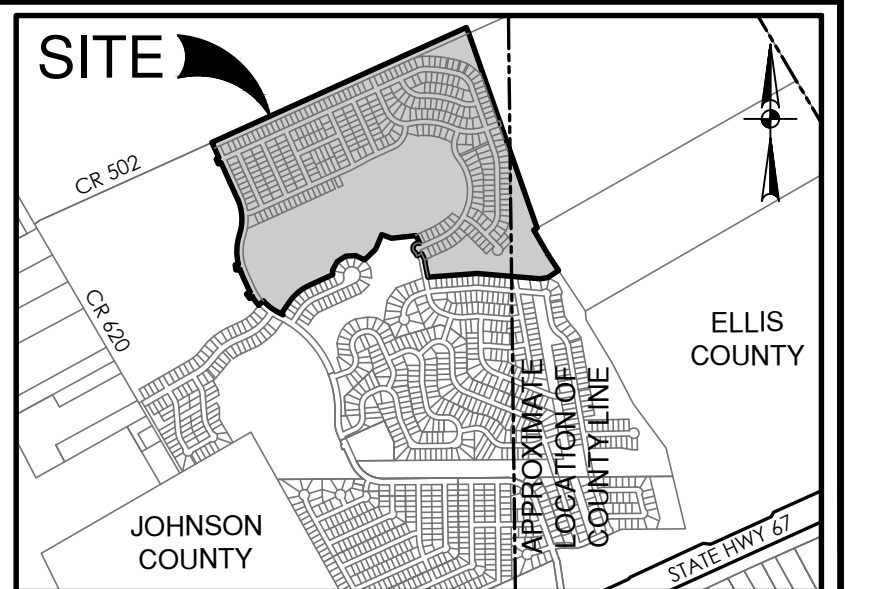
LEGEND	
—	SURVEY ABSTRACT LINE
—	CENTERLINE
---	EFFECTIVE EXISTING FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
①	25' X 25' VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
②	10' X 10' WATER EASEMENT FOR EXTENDED SERVICE LINES (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE)
③	5' WALL MAINTENANCE EASEMENT
④	10' UTILITY EASEMENT (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE)
⑤	3' WIDE PUBLIC UTILITY EASEMENT (3' OFFSET FROM REAR OF 15' MPE)
⑥	EASEMENT TO OLD OCEAN FUEL COMPANY (VOL. 473, PG. 569, D.R.J.C.T.)
⑦	EASEMENT B 50' PIPELINE EASEMENT (SHERRIS CORPORATION (VOL. 2110, PG. 396, D.R.J.C.T.) (VOL. 3520, PG. 227, D.R.J.C.T.)
⑧	EASEMENT TO OLD OCEAN FUEL COMPANY (VOL. 470, PG. 541, D.R.E.C.T.)
⑨	15' SANITARY SEWER EASEMENT (INSTRUMENT NO. 2017-18239, D.R.J.C.T.)
⑩	VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT NO. 1828348, D.R.E.C.T.)

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

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION 4740 | TBPLS FIRM REGISTRATION 410194390



- NOTE:
- 1.

Patriot Estates Phase 8



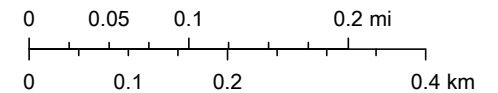
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Parcels
 County Road
 X
 County Boundary

Road Centerlines FEMA Flood Zones 2019 City Boundaries

City Street
 A
 VENUS

1:9,028



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



*Case Report – Adelina Place Addition – Final Plat
Planning and Zoning Commission – September 23, 2021
City Council - October 12, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Final Plat for Lot 1, Block A, Adelina Place Addition, a one-lot commercial subdivision, being 0.78 acres out of the Radford Berry Survey, Abstract 26, Johnson County, generally located east of North FM 157 and north of U.S. 67, in the City of Venus

Owners: Adelina Properties, LLC, Venus, TX

Surveyor: Rangel Land Surveying, Heath, TX

Location: Generally located east of North FM 157 north of U.S. 67

Zoning: C-1-Commercial.

Current Use: vacant

Analysis: The final plat covers 0.78 acres and creates a single commercial lot out of two existing residential tracts. The property conforms to the zoning regulations.

The property to the north is zoned commercial and contains a mini-warehouse facility. The property to the south is zoned commercial and contains a fast-food restaurant (Sonic). The property to the west is not currently in the City limits and is vacant. The property to the east is vacant and is owned by the Venus ISD.

The property is adjacent to and will gain access from North FM 157 to the west. The property generally drains to the north toward an unnamed tributary of Grassy Creek. The property is not within the 100-year floodplain.

Water and sewer will be provided by the City of Venus.

The staff provided the applicant with a number of comments on September 8th:

1. Please show the width of the right-of-way for FM 157 adjacent to the proposed lot. In general, show all lot lines and right-of-way lines within 200 feet of the proposed lot (including County Road 620).
2. Please verify with TxDOT that additional right-of-way is not needed at this time for the future widening of FM 157 or show the necessary right-of-way dedication.
3. Two of the deed references (Adelina Properties and Venus ISD) have incomplete information (e.g. Vol ?, Pg ?). Please complete.

4. Please show all existing easements. We believe that there may be a waterline easement along the front of the property.
5. Please add a 5-foot general utility easement along the rear property line and 10-foot general utility easements along each of the side property lines.
6. Under the Surveyor's Affirmation, remove "Preliminary This Documents is Not to be Recorded For Any Purpose".
7. Please provide the dimensions and bearings along the front of the lot to the south to connect with the TxDOT Monument at the corner.

To date, the applicant has not responded to the comments or provided a revised plat.

The Planning and Zoning Commission and City Council shall use the following criteria and determine if it is adequate to serve the development and meet the city's adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. Further, the Council has authority to approve this plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action regarding this plat:

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

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

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the Final Plat for Adelina Place Addition, subject to providing satisfactory responses to staff comments 1-7 above.

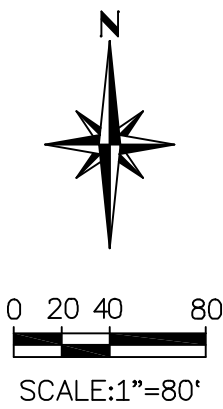
Sample

Motion:

I move to approve/deny the Final Plat for Adelina Place Addition, subject to providing adequate responses to staff comments Number 1-7 above by October 1st.

Attachments:

Final Plat
Aerial Photo



(SURVEY NOTES:)

1. DIRECTIONAL CONTROL AND COORDINATES SHOWN HEREON THIS DOCUMENT ARE BASED FROM GPS OBSERVATIONS. PER THE NAD 83, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. COORDINATES ARE ON GRID.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO UNPLATTED TRACTS OF LAND INTO ONE PLATTED LOT OF LEGAL RECORD.

VICINITY MAP N.T.S.



(LEGAL DESCRIPTION:)

BEING A TRACT OF LAND SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 26, LOCATED IN JOHNSON COUNTY, TEXAS, ALSO BEING ALL OF THAT CALLED 0.29 ACRE TRACT OF LAND CONVEYED TO ADELINA PROPERTIES LLC, AS RECORDED IN INSTRUMENT NUMBER 20130006465, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, ALSO BEING ALL OF THAT CALLED 0.49 ACRE TRACT OF LAND CONVEYED TO SAID ADELINA PROPERTIES LLC, AS RECORDED IN INSTRUMENT NUMBER 20130006992, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

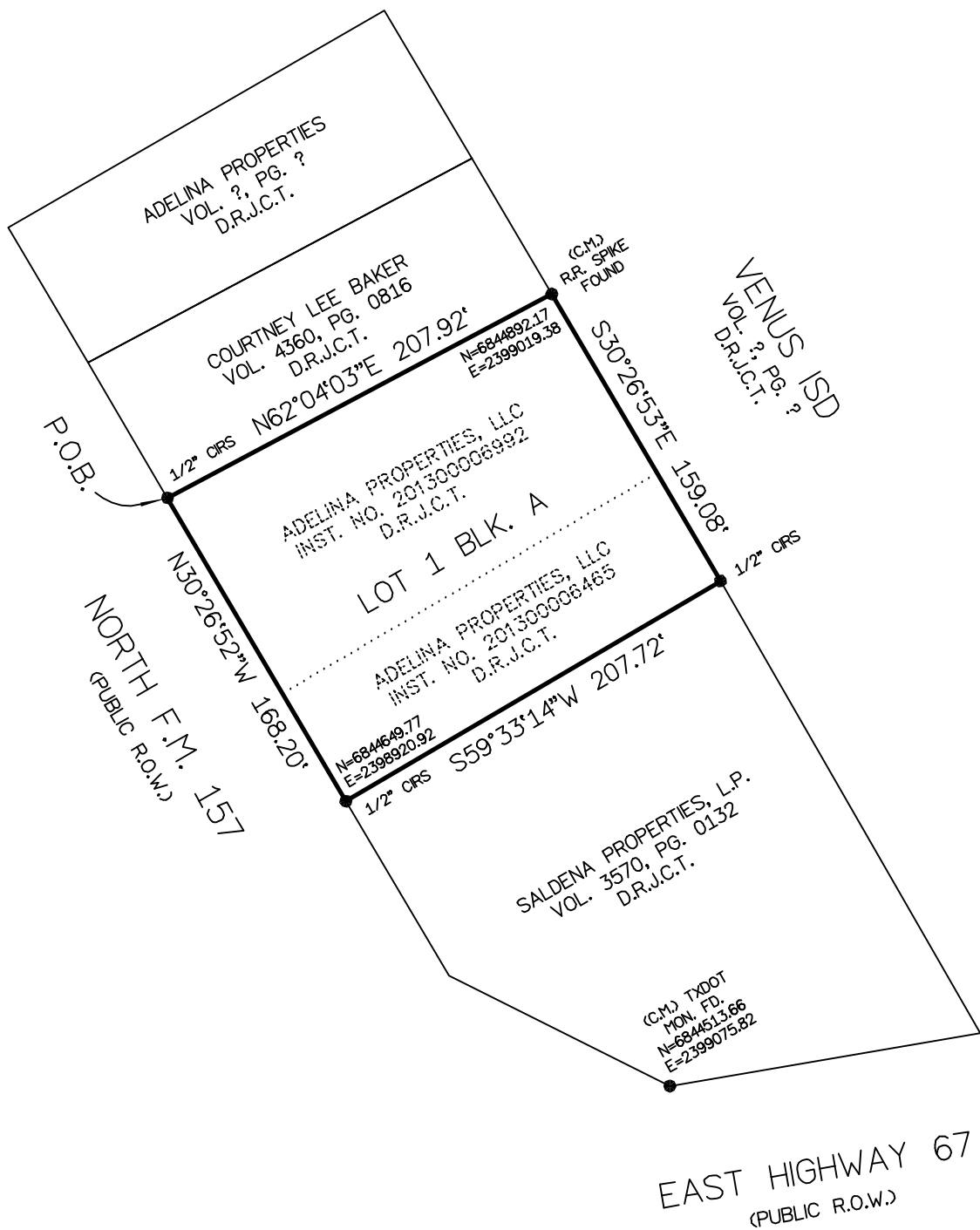
BEGINNING AT A CAPPED 1/2 INCH IRON ROD WITH RPLS NUMBER 5664 SET FOR CORNER IN THE NORTHEAST LINE OF NORTH F.M. 157 (A PUBLIC RIGHT OF WAY), ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO COURTNEY LEE BAKER ET UX, MARSHA LYNN BAKER, AS RECORDED IN VOLUME 4360, PAGE 0816, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, ALSO BEING THE MOST WESTERLY CORNER OF SAID 0.49 ACRE TRACT;

THENCE NORTH 62°04'03" EAST, ALONG THE SOUTHEAST LINE OF SAID BAKER TRACT, A DISTANCE OF 207.92 FEET TO A RAILROAD SPIKE FOUND FOR CORNER, BEING THE MOST EASTERLY CORNER OF SAID BAKER TRACT, ALSO BEING THE MOST NORTHERLY CORNER OF SAID 0.49 ACRE TRACT;

THENCE SOUTH 30°26'53" EAST, ALONG THE NORTHEAST LINES OF SAID 0.49 ACRE TRACT AND OF SAID 0.29 ACRE TRACT, A DISTANCE OF 159.08 FEET TO A CAPPED 1/2 INCH IRON ROD WITH RPLS NUMBER 5664 SET FOR CORNER, BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO SALDENIA PROPERTIES L.P., AS RECORDED IN VOLUME 3570, PAGE 0132, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, ALSO BEING THE MOST EASTERLY CORNER OF SAID 0.29 ACRE TRACT;

THENCE SOUTH 59°33'14" WEST, ALONG THE MOST NORTHWESTERLY LINE OF SAID SALDENIA TRACT, A DISTANCE OF 207.72 FEET TO A CAPPED 1/2 INCH IRON ROD WITH RPLS NUMBER 5664 SET FOR CORNER IN THE NORTHEAST LINE OF SAID NORTH F.M. 157, ALSO BEING THE MOST WESTERLY CORNER OF SAID SALDENIA TRACT, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 0.29 ACRE TRACT;

THENCE NORTH 30°26'52" WEST, ALONG THE NORTHEAST LINE OF SAID NORTH F.M. 157, ALSO ALONG THE SOUTHWEST LINES OF SAID 0.29 ACRE TRACT AND OF SAID 0.49 ACRE TRACT, A DISTANCE OF 168.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 33,992 SQUARE FEET OR 0.780 ACRES OF LAND.



(SURVEYOR'S AFFIRMATION:)

I, RUDY RANGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED THIS THE _____ DAY OF _____, 2021.

PRELIMINARY THIS DOCUMENT
IS NOT TO BE RECORDED
FOR ANY PURPOSE

RUDY RANGEL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. "5664"

(DECLARATION OF COVENANTS:)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S.)

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

WITNESS OUR HAND AT _____, TEXAS, THIS THE _____

_____, 2021.

ADELINA PROPERTIES LLC - OWNER

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____2021.

NOTARY PUBLIC JOHNSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUDY RANGEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____2021.

NOTARY PUBLIC ROCKWALL COUNTY, TEXAS

FINAL PLAT

ADELINA PLACE ADDITION
LOT 1, BLOCK A
RADFORD BERRY SURVEY ABST. NO. 26
CITY OF VENUS, JOHNSON COUNTY, TX

(OWNER:)
ADELINA PROPERTIES, LLC
1501 FM 1807
VENUS, TX 76084

(PREPARED BY:)
RANGEL LAND SURVEYING
L.S. FIRM NO. 10077100
1012 TIMBERLINE DR.
HEATH, TX 75032
TEL: 214-325-8026
RANGELANDSURVEY@SWBELL.NET

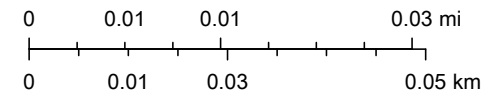
Adelina Place Addition



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- Parcels
- Farm To Market
- County Road
- FEMA Flood Zones 2019
- X
- VENUS
- County Boundary

1:1,128



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