

JAMES BURGESS

Mayor

RITA BISHOP

Mayor Pro Tem/

Councilmember Place 1

KAYLA SANGUINETTI

Councilmember Place 2



JESSICA KUYKENDALL

Councilmember Place 3

GERONIMO HERNANDEZ

Councilmember Place 4

DREW WILSON

Councilmember Place 5

SPECIAL CALLED VENUS COUNCIL MEETING

Venus Civic Center

210 S. Walnut St.

Venus, Texas 76084

September 19, 2022 @ 7:00 pm

Page

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

2. Announcements from Mayor:

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

3. Citizen Public Comment Period:

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

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

- 4.1. Approval of meeting minutes for City Council regular meeting on September 12, 2022.

I make a motion to approve/deny consent agenda.

5. Public Hearings & action items related to Public Hearings.

- 5.1. Conduct Public Hearing regarding proposed Fiscal Year 2022-2023 Annual Budget.
Open Public Hearing:
Close Public Hearing:
- 5.2. Discuss and consider Ordinance No. 766-2022-09 adopting the Annual Budget for the City of Venus, Texas for the fiscal year beginning October 1, 2022, and ending September 2023; and appropriating those amounts to those object accounts, containing a severability clause. 6 - 9
[766-2022-09- VENUS Ordinance adopt 2022-2023 budget.pdf](#)

A roll call vote is required for adoption of FY 2022-2023 annual budget.
I make a motion to approve/deny Ordinance no. 766-2022-09 adopting the annual budget for fiscal year 2022-2023.
Mayor Pro Tem-
Council member Place 2-
Council member Place 3-
Council member Place 4-
Council member Place 5-
- 5.3. Conduct Public Hearing regarding the Proposed Voter-Approval Tax Rate of 0.xxxxxxxxxx.
Open Public Hearing:
Close Public Hearing:
- 5.4. Discuss and consider Ordinance No. 767-2022-09 levying an Ad Valorem Tax Rate for Fiscal Year 2022-2023 to provide revenues for current expenses; providing due and delinquent dates, penalties and interest; repealing all Ordinances in conflict; directing the Tax Assessor-Collector to assess, account for, and distribute the property taxes as herein levied. 10 - 12
[767-2022-09- 2022-2023 Property Tax ordinance.pdf](#) 
I make a motion to approve/deny Ordinance No. 767-2022-09.

6. Discussion & Consideration Items:

- 6.1. Discuss and consider Resolution No. 14-2022-09 ratifying property tax increase reflected in adopted FY 2022-2023 budget. 13
[14-2022-09-VENUS resolution ratifying tax rate.pdf](#) 
I make a motion to approve/deny Resolution No. 14-2022-09.
- 6.2. Discuss and consider un-tabling Resolution No. 12-2022-09 amending City of Venus Agenda Policy and Procedure.
I make a motion to un-table Resolution No. 12-2022-09 amending City of Venus Agenda Policy and Procedure.
- 6.3. Discuss and consider Resolution No. 12-2022-09 amending City of Venus Agenda Policy and Procedure. 14 - 48
[09-2021-09- Agenda Policy-Current.pdf](#) 
[Venus Amended Policy to include Robert's Rule of Order-mark-up.pdf](#) 
I make a motion to approve/deny Resolution No. 12-2022-09.
- 6.4. Discuss and consider un-tabling a Preliminary Plat for a 397 single-family subdivision, Brahman Ranch PD Phase 1A, 1B, and Phase 2, being 142.69 acres situated in the James E. McQuatter Survey, Abstract No. 781, the Leeman Kelsey Survey, Abstract No. 594, the Stephen B. Price Survey, Abstract No. 860, the James Bateman Survey, A-103, and the Jesse Jackson Survey, A-560, City of Venus, Ellis County, Texas, generally located west of S FM 157 and south of FM 2258 in the City of Venus.
I make a motion to un-table a Preliminary Plat for a 397 single-family subdivision, Brahman Ranch PD Phase 1A, 1B, and Phase 2, being 142.69 acres situated in the James E. McQuatter Survey, Abstract No. 781, the Leeman Kelsey Survey, Abstract No. 594, the Stephen B. Price Survey, Abstract No. 860, the James Bateman Survey, A-103, and the Jesse Jackson Survey, A-560, City of Venus, Ellis County, Texas, generally located west of S FM 157 and south of FM 2258 in the City of Venus.
- 6.5. Discuss and consider a Preliminary Plat for a 397 single-family subdivision, Brahman Ranch PD Phase 1A, 1B, and Phase 2, being 142.69 acres situated in the James E. McQuatter Survey, 49 - 56

Abstract No. 781, the Leeman Kelsey Survey, Abstract No. 594, the Stephen B. Price Survey, Abstract No. 860, the James Bateman Survey, A-103, and the Jesse Jackson Survey, A-560, City of Venus, Ellis County, Texas, generally located west of S FM 157 and south of FM 2258 in the City of Venus.

[1-B Brahman Ranch Phase 1A, 1B & Phase 2 Preliminary Plat.pdf](#)  [1-C Brahman Ranch Phase 1A, 1B & Phase 2 Lot Detail-Exhibit -60'.pdf](#)  [1-D Brahman Ranch Phase 1A, 1B & Phase 2 Lot Detail-Exhibit-70'.pdf](#)  [1-E Brahman Ranch Phase 1A, 1B & Phase 2 Aerial.pdf](#) 

I make a motion to approve/deny the Preliminary Plat for a 397-lot single-family subdivision, Brahman Ranch PD 1A, 1B, and Phase 2, as presented.

6.6. Discuss and consider appointment of a voting member to the Venus Community Service Development Corporation.

This seat was vacated by Phyllis Lewis that was on the City Council Place 5. This seat will be filled with another council member.

July 11, 2022 the Venus Community Service Development Corporation made a motion to amend the Bylaws by changing voting members to five citizens, the Mayor and one Council member. Motion carried 4-2-0.

August 8, 2022 the City Council made a motion to amend the Bylaws by changing voting members to five citizens, the Mayor and one Council member. Motion failed 1-4-0.

I make a motion to appoint _____ as a voting member to the Venus Community Service Development Corporation.

7. Adjournment

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

This is to certify that a copy of this Notice of Meeting was posted on the bulletin of City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the general public at all times and to the City's website www.cityofvenus.org, September 16, 2022 by 5:00 P.M..

Callie Green,
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary at 972-366-3348, ext. 211 or visit the City of Venus web site at www.cityofvenus.org. This building is wheelchair accessible. Any requests for Interpretive Services must be named 48 hours in advance of the scheduled meeting. To make arrangements please call 972-366-3348.

ORDINANCE NO. 766-2022-09

AN ORDINANCE OF THE CITY OF VENUS, TEXAS, ADOPTING THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS OPERATING FUNDS OF THE CITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Budget Officer has submitted a proposed budget of revenues and expenditures for conducting the affairs of the City and providing for a complete financial plan for FY 2022-2023 and the City Council has received the Budget Officer's proposed budget, a copy of which and all supporting schedules have been filed with the City Secretary of the City of Venus; and

WHEREAS, the proposed budget was made available for public inspection; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and thus is statutorily authorized by Texas Local Government Code Section 102.010; and

WHEREAS, following due notice, a public hearing was held on the proposed budget September 19, 2022, at which time all interested persons were given an opportunity to be heard for or against the estimates of any items therein; and

WHEREAS, upon full consideration of the matter, Council made such changes to the proposed budget which in their judgment are warranted and in the best interest of the taxpayers of the City of Venus and is proposed as recorded in Section 1.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS SUBJECT TO THE APPLICABLE STATE LAWS:

SECTION 1. That the appropriations for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, for the operation of different funds and purposes of the City of Venus be in accordance with Exhibit "A," "The Operating Budget", which is fully incorporated herein by reference and which is approved by fund appropriations as follows:

<u>Fund</u>	<u>Adopted</u> <u>FY 2022-2023</u>
<u>General Fund</u>	\$5,224,676
<u>Water & Sewer Fund</u>	\$4,656,904
<u>Capital Fund</u>	\$0
<u>General Fund Debt Service</u>	\$615,326
<u>Court Security Fund</u>	\$1,000
<u>Court Technology Fund</u>	\$1,600

SECTION 2. Expenditures during the Fiscal Year were and shall be made in accordance with the budgeted appropriations approved by this ordinance and made a part hereof for all purposes.

SECTION 3. In administering the Budget as adopted herein, the City shall adhere to all adopted policies of the City of Venus.

SECTION 4. That all provisions of the ordinance of the City of Venus in conflict with provisions of this ordinance, be and the same are hereby repealed, and all other provisions of the ordinances of the City of Venus not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same should not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional.

SECTION 6. That the recitals to this Ordinance are hereby incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

DULY PASSED by the City Council of the City of Venus, Texas, on the 19th day of September 2022.

APPROVED:

James L. Burgess, Mayor

ATTEST:

Callie Green, City Secretary

ORDINANCE NO. 766-2022-09

AN ORDINANCE OF THE CITY OF VENUS, TEXAS, ADOPTING THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS OPERATING FUNDS OF THE CITY; AUTHORIZING THE MAYOR TO MAKE ADJUSTMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Venus, Texas, on the 19th day of September 2022.

APPROVED:

James L. Burgess, Mayor

ATTEST:

Callie Green, City Secretary

ORDINANCE NO. 767-2022-09

AN ORDINANCE OF THE CITY OF VENUS, TEXAS, LEVYING AN AD VALOREM TAX RATE FOR FISCAL YEAR 2022-2023 TO PROVIDE REVENUES FOR CURRENT EXPENSES; PROVIDING DUE AND DELINQUENT DATES, PENALTIES AND INTEREST; REPEALING ALL ORDINANCES IN CONFLICT; DIRECTING THE TAX ASSESSOR-COLLECTOR TO ASSESS, ACCOUNT FOR, AND DISTRIBUTE THE PROPERTY TAXES AS HEREIN LEVIED.

WHEREAS, the City Council of the City of Venus, Texas, has approved the municipal budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023;

WHEREAS, it is necessary that an ordinance be passed levying an ad valorem tax on all property, both real and personal, within the corporate limits of the City of Venus, Texas in accordance with such budget and the Texas Tax Code;

WHEREAS, the proposed tax rate for the 2022-2023 fiscal year is \$0.758450.

WHEREAS, the voter approved tax rate for the 2022-2023 fiscal year is \$0.754842.

WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

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

SECTION 1. All of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2. The City Council levies, approves and orders to be assess and collected for Fiscal Year 2022-2023, and for each subsequent calendar year until otherwise ordained, on all property in the limits of the City of Venus that is not exempt from taxation, a property (ad valorem) tax at the rate of \$0.754842 per \$100 of taxable value. The tax rate consists of two components, each of which are separately approved by Council: \$0.184928 per \$100 of taxable value, the rate that, if applied to the total taxable value, will impose the total amount published under Section 26.04(e)(3)(C) of the Texas Tax Code, less any amount of additional sales and use tax revenue that will be used to pay debt service; and \$0.569914 per \$100 of taxable value, the rate that, if applied to the total taxable value, will impose the amount of taxes needed to fund maintenance and operation expenditures of the City for the coming year.

SECTION 3. The real and personal property tax appraisal rolls as certified by the Chief Appraiser of the Ellis and Johnson County Appraisal Districts to the City Council for the 2022 tax year are hereby accepted.

SECTION 4. That the record vote of the City Council adopting this ordinance is:

Council Members voting FOR adoption: _____

Council Members voting AGAINST adoption:

Council Members absent: -

SECTION 5. There is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2022, and ending September 30, 2023, and for each fiscal year thereafter until it be otherwise provided and ordained, on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Venus, Texas, and not exempt from taxation by the constitution of the State of Texas and valid state laws, an ad valorem tax rate of \$0.754842 on each One Hundred Dollars (\$100.00) assessed value of taxable property, which tax rate is apportioned and distributed as follows:

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.49 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-58.50.

SECTION 6. Taxes are payable to the Ellis County, Texas Tax Assessor-Collector and the Johnson County, Texas Tax Assessor-Collector. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 7. All ad valorem taxes shall become due and payable on October 1, 2022, and all ad valorem taxes for the year 2022 shall become delinquent after January 31, 2023. If any person fails to pay the ad valorem taxes on or before the 31st day of January 2023, the penalties and interest authorized by law shall incur.

SECTION 8. All ad valorem taxes shall become a lien upon the property against which assessed, and the Johnson County Tax Assessor and Collector, and the Ellis County Tax Assessor and Collector are hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and laws of the State of Texas and ordinances of the City, and shall, by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and, the interest and penalty collected from such

delinquent taxes shall be apportioned to the general fund of the City. All delinquent taxes shall bear interest from date of delinquency at the rate as prescribed by state law.

SECTION 9. That all ordinances of the City of Venus in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

SECTION 10. Taxes are payable at the offices of the Johnson County Tax Assessor-Collector and the Ellis County Tax Assessor-Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 11. This ordinance shall take effect immediately from and after its passage, as the law in such cases provided.

DULY PASSED by the City Council of the City of Venus, Texas, on the 19th day of September 2022.

ATTEST:

APPROVED:

Callie Green, City Secretary

James L. Burgess, Mayor

RESOLUTION NO. 14-2022-09

A RESOLUTION OF THE CITY OF VENUS, TEXAS, RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE CITY'S FISCAL YEAR 2022-2023 OPERATING BUDGET AS REQUIRED BY TEXAS LOCAL GOVERNMENT CODE SECTION 102.007 WHEN ADOPTING A BUDGET THAT WILL REQUIRE RAISING MORE REVENUES FROM PROPERTY TAXES THAN IN THE PREVIOUS YEAR; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, as per Local Government Code Sec. 102.007(c) adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget; and

WHEREAS, a vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law; and

WHEREAS, the budget includes an decrease in the property tax rate of \$0.807224 to \$0.754842 which is a decrease of \$0.052382 per \$100.00 valuation; and

WHEREAS, the tax rate will increase total tax revenues from properties on the tax roll in the preceding tax year by 18.98% (percentage by which proposed tax rate exceeds lower of the voter-approved tax rate or no-new-revenue tax rate calculated under Chapter 26, Tax Code).

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

SECTION 1. Pursuant to Section 102.007(c) of the Texas Local Government Code, the governing body of a municipality is required to take a separate vote to ratify the property tax increase reflected in the City budget.

SECTION 2. The City Council of the City of Venus, Texas, now ratifies that the City budget adopted by this City Council will raise more total property tax revenue than last year's City budget by \$498,684 or 18.98% and, of that amount \$295,145 is tax revenue to be raised from annexations and new property added to the tax roll this year. The property tax increase in the City budget is hereby ratified.

SECTION 3. This resolution shall take effect immediately from and after its adoption and is accordingly resolved.

PASSED AND APPROVED by the City Council of the City of Venus this the 19th day of September 2022.

By: _____
James L. Burgess, Mayor

ATTEST:

Callie Green, City Secretary

RESOLUTION NO. 09-2021-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, ADOPTING EQUITABLE AND UNIFORM PROCEDURES FOR ETIQUETTE OF CITY COUNCIL MEETINGS AND TO ASSIST IN THE ORDERLY CONDUCT OF THE CITY'S BUSINESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Venus finds it is in the best interests for the City of Venus to conduct City business in a professional, orderly and proficient manner; and

WHEREAS, the City Council for the City of Venus has determined that conducting City business in such a manner is conducive to good government and is in the best interests of the City of Venus;

WHEREAS, the City Council desires to provide that the City Council's meeting procedures will be consistent with the Texas Opening Meetings Act (Texas Government Code §551); and

WHEREAS, the City Council of the City of Venus finds it in the public interest to adopt the foregoing Resolution which establishes general policies and procedures to conduct the City's business in an orderly and efficient manner.

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

SECTION 1. The Mayor is hereby authorized and directed to sign and execute this Resolution on behalf of the City Council for the City of Venus, Texas.

SECTION 2. The policies and procedures attached hereto as Exhibit "A" are adopted and made a part of this Resolution hereof for all purposes as if fully recited herein.

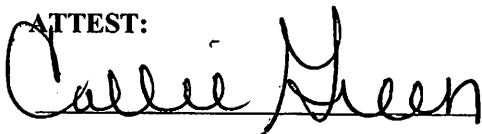
SECTION 3. Any Resolution in conflict with the provisions of this Resolution is hereby repealed to the extent it conflicts with this Resolution.

SECTION 4. This Resolution shall become effective immediately from and after its passage.

SECTION 5. All recitals are adopted herein as if fully recited and incorporated for all purposes.

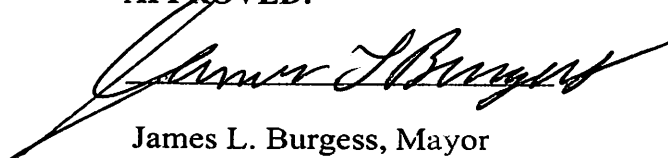
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS ON THIS the 13th DAY OF SEPTEMBER, 2021.

ATTEST:



Callie Green, City Secretary

APPROVED:



James L. Burgess, Mayor



City Council Policies and Procedure Venus, Texas

**RESOLUTION # 09-2021-09
September 13 ,2021**

City Council Policies and Procedures

**ARTICLE 1.0
RULES OF PROCEDURE**

1.1 Authority

A. Adoption of Rules

These rules may be amended or suspended in the manner described in this document.

1.2 General Procedure

A. Meetings to be Public

1. All meetings of the city council shall be open to the public unless pertaining to matters authorized under the Texas Open Meetings Act to be discussed in executive session. All actions of the city council shall be public and sufficient copies of the minutes shall be made available by the city secretary to staff members, the news media, and other interested persons upon request.
2. When meeting in executive session, the city council shall publicly announce the category under the Texas Open Meetings Act that permits the executive session and comply with all requirements of the Texas Open Meetings Act applicable to executive sessions.
3. A printed agenda of items to be considered at each regular meeting must be posted for public inspection at least 72 hours prior to the meeting.

City Council Policies and Procedures

B. Quorum

At the beginning of each regular or special meeting, the mayor shall determine whether or not a quorum exists in order to properly transact business of the city council. A quorum exists when there are physically present a simple majority of the number of city council members. If a quorum does not exist 15 minutes after the time for which the meeting was called, the mayor shall adjourn the meeting and either re-schedule the meeting at its next regular time or call a special meeting, depending on the circumstances.

C. Attendance

1. No member shall be excused from attendance at a city council meeting, unless for medical reasons, having to work, vacation, the death or illness of a family member, or unless excused by the Mayor. A member having three unexcused absences in succession may be removed by majority vote by city council/
2. A councilmember may not leave a council meeting in regular session without acknowledgement by the mayor. A councilmember who leaves a council meeting after the council has been duly called to order and is absent for the remainder of the meeting, without first obtaining the consent of the mayor, shall be charged with an unexcused absence for that meeting. The consent of the mayor may be given only in an emergency beyond the control of the councilmember that requires the councilmember to leave the meeting.

D. Minutes of Meetings

1. The city secretary shall record and produce written minutes of all regular and special called council meetings and shall have these minutes posted on the city's website following approval by the city council. Following approval of the written minutes, the city secretary will keep the digitally formatted minutes for regular and special called meetings for the period of time designated in the city's records retention schedule.

City Council Policies and Procedures

2. The public may obtain hard copies of written or recorded minutes through an open records request, such to be made during regular business hours. In the event the city secretary is unable to attend a meeting, the city administrator shall designate a representative to take minutes/record the proceedings.

E. Suspension of Rules

Any provision of these rules not governed by the city code, or state or federal law may be temporarily suspended by a majority vote of all members of the city council.

F. Amendment of Rules

These rules may be amended, or new rules adopted, by a simple majority vote of the city council provided that the proposed amendment or new rules were introduced at a prior regular meeting of the city council and are not in conflict with state or federal law or the code and ordinances of the City of Venus.

G. Attendance of Officers and Employees

Other officers and employees of the city shall attend city council meetings when requested to do so by the city administrator or mayor.

1.3 Types of Meetings

a. Regular Meetings

The city council shall hold regular meetings on the 2nd Mondays of each month, at 7:00 p.m.; and may hold as many additional meetings during the month as may be necessary for the transaction of the business of the city and its citizens.

b. Special Meetings

1. Special meetings may be called by the mayor, the mayor pro tem (when acting in place of the mayor), or by any three members of the city council. The call for a special meeting must specify the day and time of such meeting, as well as the items to be considered.

City Council Policies and Procedures

2. The call for a special meeting must be filed with the city secretary, in written form, signed by the mayor, mayor pro tern (in the absence of the mayor), or three city council members at least four days prior to the special meeting. In case of a call for a special meeting, the purpose of such meeting will be expressed in the notice.
3. The call for a special city council meeting as provided for above made at a regular meeting, at which a quorum of members of the city council are present, is sufficient notice of such meeting. If any member of the city council is absent from any regular meeting when such special meeting is called, that member must be given either written or telephone notice through a reasonable effort by the city secretary. It is the responsibility of each city council member to notify the city secretary of an address or telephone number where the notification can be made.

c. Executive Session

The city council may meet in executive session at the call of the mayor, mayor pro tern (when acting in place of the mayor), or any three members of the city council, or at any city council meeting where the city council seeks legal advice in accordance Section 551.071 of the Texas Government Code. The city secretary shall properly post the agenda. At such meeting, the city council may consider those matters allowed under state law.

d. Joint Sessions

The city council may meet with other boards and Commissions in joint sessions at the call of the mayor, mayor pro tern (when acting in place of the mayor), or any three members of the city council at such times as the business of the city requires.

e. Recessed Meetings

Any meeting of the city council may be recessed to a later time by a majority vote of the city council, provided that no recess may be for period in excess of 24 hours. All recessed meetings must set a time to reconvene.

City Council Policies and Procedures

f. Work Session

The city council may hold work sessions to receive briefings and background information from city staff and consultants. Work session meetings must be at a time and place established by Mayor or Mayor Pro Tem in absence of Mayor. Work sessions must be held in compliance with all provisions of the Texas Open Meetings Act. No official action may be taken by city council in a work session meeting, although city council may give direction to staff on issues under consideration.

1.4 Conducting a Meeting

a. Presiding Officer

1. The mayor shall preside over all city council meetings.
2. The mayor pro tem shall be selected from among the members of the city council at the first regular meeting following the general election at which all council places have been filled. The mayor pro tem serves for a term of one year. The mayor pro tem shall perform all duties of the mayor in his/her absence.
3. In the absence of both the mayor and mayor pro tem, the city secretary shall call the meeting to order and shall call upon the city council to select a member to act as presiding officer.

b. Preservation of Order and Meeting Decorum

- 1 The presiding officer shall have the authority to maintain the order and decorum of a meeting.
2. The presiding officer shall ensure that the meeting discourse follows the posted agenda.

c. City Council Members

1. During city council meetings, council members shall preserve order and decorum and shall neither, by conversation or otherwise, delay or interrupt the proceedings nor refuse to obey the orders of the presiding officer or the rules of the city council.

City Council Policies and Procedures

2. Every city council member desiring to speak shall address the presiding officer and, upon recognition by the presiding officer, shall limit remarks to the question under debate and shall avoid discussion of personalities and indecorous language.
3. A city council member, once recognized, shall not be interrupted while speaking unless called to order by the presiding officer, except when a point of order is raised by another member, or the speaker chooses to yield to questions from another member. If a city council member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member shall be permitted to proceed. If ruled to be not in order, the member shall remain silent or otherwise comply with rules of the board.
4. All members of the city council shall accord the utmost courtesy to each other, to city employees, and to members of the public appearing before the city council and shall refrain at all times from rude and derogatory remarks, reflection as to integrity, abusive comments, and statements as to motives and personalities.
5. City council members shall confine their questions as to the particular matters before the assembly and, in debate, shall confine their remarks to the issues before the city council.
6. City council members shall be removed from the meeting for failure to comply with decisions of the presiding officer or continued violations of the rules of the city council. If the presiding officer fails to act, any member may move to require the presiding officer to enforce the rules, and the affirmative vote of a majority of the city council shall require the presiding officer to act.

d. Members of the Public

1. Citizens are welcome to attend all official meetings of the city council and will be admitted to the meeting room up to the fire safety capacity of the room.

City Council Policies and Procedures

2. Members of the public attending city council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the city council. Any person making personal, impertinent, and slanderous remarks, or who becomes boisterous while addressing the city council or while attending the city council meeting, shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from attendance for the balance of the meeting.
 3. It is the intent of the city council to provide a forum for persons to address the city council on topics or issues of concern. A person desiring to address the city council shall sign the speaker's sheet prior to the beginning of the meeting.
 4. Persons wishing to address issues not on the agenda may have three minutes to address the city council during the citizen comments portion of the agenda. City council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.
 5. Citizens shall not speak about pending legal matters, personnel issues, or personally attack individual council members, staff, consultants, or other citizens.
 6. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted and the presiding officer, who shall direct the Chief to remove offenders from the room. Aggravated cases shall be prosecuted on appropriate complaint signed by the presiding officer. If the presiding officer fails to act, any member of the city council may move to require the presiding officer to act to enforce the rules, and the affirmative vote of the majority of the city council shall require the presiding officer to act.
- e. News media
1. During the conduct of official business, members of the news media shall occupy spaces allocated for them.
 2. Members of the news media shall refrain from conversing privately with other persons in the meeting room during the conduct of official business.

City Council Policies and Procedures

3. Interview of persons attending city council meetings shall be conducted outside the meeting room.

f. City staff

1. Members of the administrative staff and employees of the city may attend city council meetings but shall observe the same rules of procedure and decorum applicable to members of the city council.
2. All remarks and questions addressed to the city council by a staff member shall be addressed to the city council as a whole and not to any individual member.
3. No staff member, other than a staff member having the floor, shall enter into discussion either directly or indirectly without permission of the presiding officer.

1.5 Order of Business

a. Agenda

1. The order of the business of each city council meeting shall be contained in the agenda prepared under the supervision of the mayor and city administrator and posted by the city secretary at city hall no fewer than 72 hours prior to the scheduled meeting, or as required by the Texas Open Meetings Act. The agenda must be posted on the bulletin board at the front of city hall and visible to all persons at all times during the posting period.
2. Business coming before the city council must be placed in one of the following categories and in the following order:
 - a. Call to Order
 - b. Invocation
 - c. Pledge of Allegiance
 - d. Announcements by the Mayor
 - e. Citizen Public Comments
 - f. Consent Agenda
 - g. Staff reports

City Council Policies and Procedures

- h. Presentations/Proclamations/Recognitions
 - i. Public hearings
 - j. Action Items
 - i. Ordinances
 - ii. Resolutions
 - iii. Minute Entry
 - k. Discussion Items
 - l. Executive Session
 - m. Adjourn
- 3. Items requiring a public hearing followed by an action item will be consolidated into one agenda item with action on the ordinance or resolution following the close of the public hearing.
- b. Procedure for Submitting Topics. Items to be Included on the City Council Agenda.
 - 1. Items may be placed on the agenda by the mayor, mayor pro tem (when acting in place of the mayor), city administrator, or following action by a board of commission.
 - 2. A council member may request that an item be placed on the agenda by providing the captioned item in writing to the city administrator. The item to be placed on the agenda must be presented no later than 5:00 PM on the Monday of the week preceding the city council meeting.
 - 3. The council member's requested item must be placed in the appropriate agenda category. If more than one council member requests that an item be placed on the agenda, the items will be listed on the agenda in the order in which they were received. If a requesting council member has more than one item, the council member shall list them in order of his or her priority.

City Council Policies and Procedures

4. The first priority item/topic submitted by a council member received first must precede in order of any subsequent items submitted by other council members; the first priority item/topic submitted by a council member received after the first council member's requested item must precede any subsequent items submitted by a council member. Second and third priority agenda items must be placed on the agenda in the same manner as the first priority items. (Basically, first in, first on, by priority, by agenda category)
- 5 A citizen desiring to present an item for the city council's consideration may do so by written request to the city Administrator. When a written request from a person desiring to present an item for the city council's consideration is received, it must first be placed on an agenda or as a discussion item on the regular agenda. To be considered, a written request must be received no later than 5:00 p.m. on Monday of the week preceding the City Council work session or regular meeting. Any written presentation must also be submitted with the request prior to placement on the agenda. Should a person fail to appear at the city council meeting at which he/she has requested an item to be considered by the city council, that item may be dropped by the city council unless that person has earlier requested the item to be tabled. Any item requested to be on the agenda may be tabled no more than two meetings after receipt of the request.
6. At a regular meeting of the city council, citizens will be allowed three minutes to speak before the city council.
7. Council members will receive "packets" of information relative to the upcoming city council meeting no later than Wednesday afternoon once approved by Mayor. They will be available after publishing on Community by Diligent.

City Council Policies and Procedures

1.6 Motions and Voting Procedures

a. Vote of the Presiding Officer

The mayor may participate in the discussion of all matters coming before the city council but is entitled to vote only in case of a tie, as dictated by the state law.

b. Abstention from Voting

Every city council member present when a question is put shall vote either "yes" or "no," unless the city council member is prevented from voting because of conflict of interests. A city council member recorded present during a meeting who does not vote and who is not prevented from voting by a conflict of interests shall be recorded as having voted in the affirmative unless the member has obtained the consent of the presiding officer to leave the meeting and is absent for the remainder of the meeting.

c. Conflict of interest

A city council member stopped from voting on a matter for reasons of financial interest shall:

1. refrain from discussing the matter at any time with any other member of the city council or any other body that will consider the matter;
2. leave the room during debate and hearing; and
3. refrain from voting on the matter.

City Council Policies and Procedures

1.7 Dealings with city employees.

a. In general

Under no circumstances shall councilmembers interfere in any manner with the employees or personnel who work with or under the city council, but they shall in all cases make their wishes known to the city administrator, who shall handle the matter with employees the same as in other employee-personnel problems. The Mayor is exempt from this section.

b. Chain of authority

1. All directives, instructions, or orders to department heads or other city employees from the city council shall be made through the city administrator.
2. The procedural requirement set forth in this article is established for the purpose of providing a proper chain of command in regard to the routine administrative functions of the city and shall not apply in case of emergency or where such requirements would be contrary to the laws and constitution of this state.
3. Provided further, such requirement shall not prohibit direct instructions or orders between the city council and the city secretary in matters related to the city secretary's statutory duties as official city secretary of the city, but shall apply to the additional clerical functions which are performed by the city secretary under the direction of the Mayor.

City Council Policies and Procedures

**ARTICLE 2.0
COUNCIL TRAVEL AND TRAINING**

2.1 Education and Training

- a. In order to be an effective representative, it is the policy of the city council that members should be as informed as possible on local, state, and national issues. In order to be an informed representative, council members should avail themselves of training and informational opportunities within budgetary constraints.
- b. It is also the policy of the city council that members should make, to the extent possible, themselves available as city representatives at official city, county, and state sponsored and community-based events.

2.2 Funding and Eligible Travel Expenditures

- a. Within the funds available, the council shall budget annually an amount of funds that shall be made available for council member education and training. These funds may be used to pay or reimburse council members for the following expenses associated with education and training:
 1. Expenses for public or private transportation including air fare, transit fare, taxi fare, or mileage reimbursement for the use of a council member's personal vehicle when traveling outside the city limits. Personal mileage reimbursement will be at the annually established IRS mileage rate.
 2. Hotel or motel lodging when associated with an education or training event.
 3. Funds will be advanced or reimbursed for meals while attending an educational or training event, including meals traveling to or from the event.
 4. Registration expenses will be advanced or reimbursed for educational or training events, including materials, luncheons, and receptions when made a part of the registration fee.

City Council Policies and Procedures

5. This travel policy includes travel expenses as described above for a member traveling as a city representative when the city or the council member is a member of a governmental board or organization.
- b. Payment or reimbursement applies only to the city council member.
- c. In order to receive reimbursement or subsequent to an advance of funds, city council members are responsible for providing receipts or appropriate documentation of expenses in a timely manner following the travel event.

City Council Policies and Procedures

ARTICLE 3.0 Bereavement

- 3.1 The city council desires to show the city's respect, appreciation, and remembrance of persons who are contributors or have contributed to the city and who are ill or have died.
- 3.2 In cases of serious illness or injury requiring hospitalization or surgery, the city council will express its appreciation and thoughts for recovery by sending an age-appropriate gift to the hospital or residence of the person. Those persons include:
 - a. City council members or family members in the first degree of consanguinity.
 - b. Immediate past city council members.
 - c. Current board or commission members.
 - d. Current city employees.
- 3.3 In case of death, the city council will express its respect, regrets, and appreciation for service to the city by sending a plant or flowers to the funeral service or residence of the person. Those persons include:
 - a. City council members or family members in the first degree of consanguinity.
 - b. Immediate past city council members or family members in the first degree of consanguinity.
 - c. Former mayor or city council member
 - d. Current board or commission member
 - e. City administrator, or family member in the first degree of consanguinity
 - f. Current city employee

RESOLUTION NO. 12-2022-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, ADOPTING EQUITABLE AND UNIFORM PROCEDURES FOR ETIQUETTE OF CITY COUNCIL MEETINGS AND TO ASSIST IN THE ORDERLY CONDUCT OF THE CITY'S BUSINESS; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Venus finds it is in the best interests for the City of Venus to conduct City business in a professional, orderly and proficient manner; and

WHEREAS, the City Council for the City of Venus has determined that conducting City business in such a manner is conducive to good government and is in the best interests of the City of Venus;

WHEREAS, the City Council desires to provide that the City Council's meeting procedures will be consistent with the Texas Opening Meetings Act (Texas Government Code §551); and

WHEREAS, the City Council of the City of Venus finds it in the public interest to adopt the foregoing Resolution which establishes general policies and procedures to conduct the City's business in an orderly and efficient manner.

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

SECTION 1. The Mayor is hereby authorized and directed to sign and execute this Resolution on behalf of the City Council for the City of Venus, Texas.

SECTION 2. The policies and procedures attached hereto as Exhibit "A" are adopted and made a part of this Resolution hereof for all purposes as if fully recited herein.

SECTION 3. Any Resolution in conflict with the provisions of this Resolution is hereby repealed to the extent it conflicts with this Resolution.

SECTION 4. This Resolution shall become effective immediately from and after its passage.

SECTION 5. All recitals are adopted herein as if fully recited and incorporated for all purposes.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS ON THIS the 19th DAY OF SEPTEMBER, 2022.

ATTEST:

APPROVED:

Callie Green, City Secretary

James L. Burgess, Mayor



City of Venus

City Council Policies and Procedure Venus, Texas

RESOLUTION # 12-2022-09
September 19, 2022



City Council Policies and Procedures

ARTICLE 1.0 RULES OF PROCEDURE

1.1 Authority

A Robert's Rules of Order

Except as provided in this document, proceedings of the city council shall in all cases be governed by "Robert's Rules of Order."

B. Adoption of Rules

These rules may be amended or suspended in the manner described in this document.

1.2 General Procedure

A Meetings to be Public

1. All meetings of the city council shall be open to the public unless pertaining to matters authorized under the Texas Open Meetings Act to be discussed in executive session. All actions of the city council shall be public and sufficient copies of the minutes shall be made available by the city secretary to staff members, the news media, and other interested persons upon request.
2. When meeting in executive session, the city council shall publicly announce the category under the Texas Open Meetings Act that permits the executive session and comply with all requirements of the Texas Open Meetings Act applicable to executive sessions.
3. A printed agenda of items to be considered at each regular meeting must be posted for public inspection at least three days prior to the meeting.



City Council Policies and Procedures

B. Quorum

At the beginning of each regular or special meeting, the mayor shall determine whether or not a quorum exists in order to properly transact business of the city council. A quorum exists when they are physically present a simple majority of the number of city council members. If a quorum does not exist 15 minutes after the time for which the meeting was called, the mayor shall adjourn the meeting and either re-schedule the meeting at its next regular time or call a special meeting, depending on the circumstances.

C. Attendance

1. No member shall be excused from attendance at a city council meeting, unless for medical reasons, having to work, vacation, the death or illness of a family member, or unless excused by the Presiding Officer. A member having three consecutive unexcused absences at regular called meetings in succession may be removed by majority vote by City Council.
2. A councilmember may not leave a council meeting in regular session without acknowledgement by the mayor. A councilmember who leaves a council meeting after the council has been duly called to order and is absent for the remainder of the meeting, without first obtaining the consent of the mayor, shall be charged with an unexcused absence for that meeting. The consent of the mayor may be given only in an emergency beyond the control of the councilmember that requires the councilmember to leave the meeting.

D. Minutes of Meetings

1. The city secretary shall record and produce written minutes of all regular and special called council meetings and shall have these minutes posted on the city's website following approval by the city council. Following approval of the written minutes, the city secretary will keep the digitally formatted minutes for regular and special called meetings for the period of time designated in the city's records retention schedule.



City Council Policies and Procedures

2. The public may obtain hard copies of written or recorded minutes through an open records request, such to be made during regular business hours. In the event the city secretary is unable to attend a meeting, the city administrator shall designate a representative to take minutes/record the proceedings.

E. Suspension of Rules

Any provision of these rules not governed by the city Ordinance, or state or federal law may be temporarily suspended by a majority vote of all members of the city council.

F. Amendment of Rules

These rules may be amended, or new rules adopted, by a simple majority vote of the city council and are not in conflict with state or federal law or the code and ordinances of the City of Venus.

G. Attendance of Officers and Employees

Other officers and employees of the city shall attend city council meetings when requested to do so by the city administrator or mayor.

1.3 Types of Meetings

a. Regular Meetings

The city council shall hold regular meetings on the 2nd Mondays of each month, at 7:00 p.m.; and may hold as many additional meetings during the month as may be necessary for the transaction of the business of the city and its citizens.

b. Special Meetings

1. Special meetings may be called by the mayor, the mayor pro-tem (when acting in place of the mayor), or by any two members of the city council. The call for a special meeting must specify the day and time of such meeting, as well as the items to be considered.



City Council Policies and Procedures

2. The call for a special meeting must be filed with the city secretary, in written form, signed by the mayor, mayor pro-tem (in the absence of the mayor), or two city council members at least four days prior to the special meeting. In case of a call for a special meeting, the purpose of such meeting will be expressed in the notice.
3. The call for a special city council meeting as provided for above made at a regular meeting, at which a quorum of members of the city council are present, is sufficient notice of such meeting. If any member of the city council is absent from any regular meeting when such special meeting is called, that member must be given either written or telephone notice through a reasonable effort by the city secretary. It is the responsibility of each city council member to notify the city secretary of an address or telephone number where the notification can be made.

c. Executive Session

The city council may meet in executive session at the call of the mayor, mayor pro-tem (when acting in place of the mayor), or any two members of the city council, or at any city council meeting where the city council seeks legal advice in accordance Section 551.071 of the Texas Government Code. The city secretary shall properly post the agenda. At such meeting, the city council may consider those matters allowed under state law.

d. Joint Sessions

The city council may meet with other boards and Commissions in joint sessions at the call of the mayor, mayor pro-tem (when acting in place of the mayor), or any two members of the city council at such times as the business of the city requires.

e. Recessed Meetings

Any meeting of the city council may be recessed to a later time by a majority vote of the city council, provided that no recess may be for period in excess of 24 hours. All recessed meetings must set a time to reconvene.



f. Work Session

The city council may hold work sessions to receive briefings and background information from city staff and consultants. Work session meetings must be at a time and place established by city two council members. Work sessions must be held in compliance with all provisions of the Texas Open Meetings Act. No official action may be taken by city council in a work session meeting, although city council may give direction to staff on issues under consideration.

1.4 Conducting a Meeting

a. Presiding Officer

1. The mayor shall preside over all city council meetings.
2. The presiding officer should make every effort to maintain an appearance of impartiality so that members on both sides of any issue can feel confident that they will receive fair treatment. The chair is not to participate in the debate of an agenda item however, after all of council has finished the debate, the presiding officer may give their opinion prior to the vote. Presiding officer must remain impartial during council debate other than when the chair has the floor for a max of five (5) minutes to express their opinion.
3. The mayor pro-tem shall be selected from among the members of the city council at the first regular meeting following the general election at which all council places have been filled. The mayor pro-tem serves for a term of one year. The mayor pro-tem shall perform all duties of the mayor in their absence.
4. In the absence of both the mayor and mayor pro-tem, the city secretary shall call the meeting to order and shall call upon the city council to select a member to act as presiding officer.

b. Preservation of Order and Meeting Decorum

- 1 The presiding officer shall have the authority to maintain the order and decorum of a meeting.
2. The presiding officer shall ensure that the meeting discourse follows the posted agenda.

c. City Council Members

1. During city council meetings, council members shall preserve order and decorum and shall neither, by conversation or otherwise, delay or interrupt the proceedings nor refuse to obey the orders of the presiding officer or
- Page 37 of 56



rules of the city council.

2. Every city council member desiring to speak shall address the presiding officer and, upon recognition by the presiding officer, shall limit remarks to the question under debate and shall avoid discussion of personalities and indecorous language. Council members may address, to include asking questions, to city staff while they have the floor. City staff may respond without addressing the presiding officer first.
3. The presiding officer may only call a council member to order if the council member is out of order and is voted by simple majority by council that the council member in question is in fact out of order otherwise, no council member may be interrupted when they have the floor.
4. All council members are allowed to speak twice for up to 10 minutes of any agenda item. Time cannot be saved to speak at a later time.
5. A city council member, once recognized, shall not be interrupted while speaking unless called to order by the presiding officer, except when a point of order is raised by another member or the speaker chooses to yield to questions from another member. If a city council member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member shall be permitted to proceed. If ruled to be not in order, the member shall remain silent or otherwise comply with rules of the council.
6. All members of the city council shall accord the utmost courtesy to each other, to city employees, and to members of the public appearing before the city council and shall refrain at all times from rude and derogatory remarks, reflection as to integrity, abusive comments, and statements as to motives and personalities.
7. City council members shall confine their questions as to the particular matters before the assembly and, in debate, shall confine their remarks to the issues before the city council
8. If the presiding officer fails to act, any member may move to require the presiding officer to enforce the rules, and the affirmative vote of a majority of the city council shall require the presiding officer to act. A motion may be made to remove the Mayor and/or city council members from the meeting for failure to comply with decisions of the presiding officer or appeals.

d. Members of the Public

1. Citizens are welcome to attend all official meetings of the city council and will be admitted to the meeting room up to the fire safety capacity of the room.



City Council Policies and Procedures

2. Members of the public attending city council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the city council. Any person making personal, impertinent, and slanderous remarks, or who becomes boisterous while addressing the city council or while attending the city council meeting, shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from attendance for the remainder of the meeting.
 3. It is the intent of the city council to provide a forum for persons to address the city council on topics or issues of concern. A person desiring to address the city council shall sign the speaker's sheet prior to the beginning of the meeting.
 4. Persons wishing to address issues not on the agenda may have three (3) minutes to address the city council during the citizen comments portion of the agenda. City council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.
 5. Citizens shall not be rude, use profanity or be derogatory towards city staff or council members.
 6. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted and the presiding officer, who shall direct the sergeant-at-arms to remove offenders from the room. Aggravated cases shall be prosecuted on appropriate complaint signed by the presiding officer. If the presiding officer fails to act, any member of the city council may move to require the presiding officer to act to enforce the rules, and the affirmative vote of the majority of the city council shall require the presiding office to act.
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City Council Policies and Procedures

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City Council Policies and Procedures

- h. Presentation/Proclamations/Recognitions
 - i. Public Hearings
 - j. Discussion & Action items
 - k. Executive Session
 - l. Adjourn
- 3. Items requiring a public hearing followed by an action item will be consolidated into one agenda item with action on the ordinance or resolution following the close of the public hearing.
- b. Procedure for Submitting Topics, Items to be Included on the City Council Agenda.
 - 1. Items may be placed on the agenda by the mayor, mayor pro-tem (when acting in place of the mayor), city administrator, or following action by a board of commission.
 - 2. A council member may request that an item be placed on the agenda by providing the captioned item in writing to the city secretary. The item to be placed on the agenda must be presented no later than 5:00 PM on the Monday of the week preceding the city council meeting. The presiding officer has no authority to veto the requested item.
 - 3. The council member's requested item must be placed in the appropriate agenda category. If more than one council member requests that an item be placed on the agenda, the items will be listed on the agenda in the order in which they were received. If a requesting council member has more than one item, the council member shall list them in order of their priority.



City Council Policies and Procedures

4. The first priority item/topic submitted by a council member received first must precede in order of any subsequent items submitted by other council members; the first priority item/topic submitted by a council member received after the first council member's requested item must precede any subsequent items submitted by a council member. Second and third priority agenda items must be placed on the agenda in the same manner as the first priority items. (Basically, first in, first on, by priority, by agenda category)
5. A citizen desiring to present an item for the city council's consideration may do so by written request to the city administrator. When a written request from a person desiring to present an item for the city council's consideration is received, it must first be placed on an agenda or as a discussion item on the regular agenda. To be considered, a written request must be received no later than 5:00 p.m. on Monday of the week preceding the City Council work session or regular meeting. Any written presentation must also be submitted with the request prior to placement on the agenda. Should a person fail to appear at the city council at which they requested an item to be considered by the city council, that item may be dropped by the city council unless that person has earlier requested the item to be tabled. Any item requested to be on the agenda may be tabled no more than two meetings after receipt of the request.
6. At a regular meeting of the city council, citizens will be allowed three (3) minutes to speak before the city council.
7. Council members will receive "packets" of information relative to the upcoming city council meeting no later than Wednesday afternoon once approved by Mayor. Packets will be available after publishing on Community by Diligent.



City Council Policies and Procedures

1.6 Motions and Voting Procedures

a. Vote of the Presiding Officer

The Mayor is entitled to vote only in case of a tie.

b. Abstention from Voting

Every city council member present when a question is put shall vote either "yes" or "no," unless the city council member is prevented from voting because of conflict of interests. A city council member who is absent from the meeting during a vote and returns to or arrives at the meeting before adjournment shall, upon returning or arriving, vote on the question for the record unless prevented from voting by a conflict of interests. A city council member recorded present during a meeting who does not vote and who is not prevented from voting by a conflict of interests shall be recorded as having voted in the affirmative, unless the member has obtained the consent of the presiding officer to leave the meeting and is absent for the remainder of the meeting.

c. Roll call vote

Upon demand from any city council member, made before the negative has been put, the roll shall be called for "yes" and "No" with a raise of hands upon any question before the city council. It shall not be in order for city council members to explain their votes during the roll call.

d. Conflict of interest

A city council member stopped from voting on a matter for reasons of financial interest shall:

1. refrain from discussing the matter at any time with any other member of the city council or any other body that will consider the matter;
2. leave the room during debate and hearing; and
3. refrain from voting on the matter.



City Council Policies and Procedures

1.7 Dealings with city employees.

a. In general

Under no circumstances shall members of the city council interfere in any manner with the employees or personnel who work with or under the city council, but they shall in all cases make their wishes known to the city administrator, who shall handle the matter with employees the same as in other employee-personnel problems. The Mayor is exempt from this section.

b. Chain of authority

1. All directives, instructions, or orders to department heads or other city employees from the city council shall be made through the city administrator.
2. The procedural requirement set forth in this article is established for the purpose of providing a proper chain of command in regard to the routine administrative functions of the city and shall not apply in case of emergency or where such requirements would be contrary to the laws and constitution of this state.
3. Provided further, such requirement shall not prohibit direct instructions or orders between the city council and the city secretary in matters related to the city secretary's statutory duties as official city secretary of the city, but shall apply to the additional clerical functions which are performed by the city secretary under the direction of the City Administrator.

1.8 Legal opinions

If a legal opinion has been rendered by the city attorney regarding the city council's powers, duties, or responsibilities, the city council shall conform its actions in accordance with the opinion of the city attorney unless such opinion is in conflict with a decision by a court of competent jurisdiction.

ARTICLE 2.0
COUNCIL TRAVEL AND TRAINING

2.1 Education and Training

- a. In order to be an effective representative, it is the policy of the city council that members should be as informed as possible on local, state, and national issues. In order to be an informed representative, council members should avail themselves of training and informational opportunities within budgetary constraints.
- b. It is also the policy of the city council that members should make, to the extent possible, themselves available as city representatives at official city, county, and state sponsored and community-based events.

2.2 Funding and Eligible Travel Expenditures

- a. Within the funds available, the council shall budget annually an amount of funds that shall be made available for council member education and training. These funds may be used to pay or reimburse council members for the following expenses associated with education and training:
 - 1. City vehicle will be provided for transportation to events and city issues gas card. If private transportation will be used the city will not reimburse those expenses.
 - 2. Hotel or motel lodging when associated with an education or training event.
 - 3. Funds will be advanced or reimbursed for meals while attending an educational or training event, including meals traveling to or from the event.
 - 4. Registration expenses will be advanced or reimbursed for educational or training events, including materials, luncheons, and receptions when made a part of the registration fee.

-
5. This travel policy includes travel expenses as described above for a member traveling as a city representative when the city or the council member is a member of a governmental board or organization.
- b. Payment or reimbursement applies only to the Mayor and city council member.
 - c. In order to receive reimbursement or subsequent to an advance of funds, Mayor & city council members are responsible for providing receipts or appropriate documentation of expenses in a timely manner following the travel event.

BEING A 142.69 ACRES (62,115,690 SQ.FT.)
TRACT OF LAND OUT OF
THE J.E. MCQUATTER SURVEY, ABSTRACT NO. 781,
THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 594,
THE S.B. PRICE SURVEY, ABSTRACT NO. 860,
THE JAMES BATEMAN SURVEY, A-103, AND
THE JESSE JACKSON SURVEY, A-560,
CITY OF VENUS, ELLIS COUNTY, TEXAS.



1. TOTAL ACREAGE: 142.69 ACRES
2. ACCESS TO THE PROPERTY IS ALONG F.M. HIGHWAY 157
3. TOTAL LOTS: 399 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
8. FIRE HYDRANTS MUST BE INSTALL EVERY 500 FT. RADIUS

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.

ELIUS COUNTY AND CITY OF VENUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
6. THIS DEVELOPMENT IS CONTINGENT ON THE CONSTRUCTION AND ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF PHASE 1A
7. THIS PROJECT WAS LAST SURVEYED ON THE GROUND ON 5/14/2021.

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

SCHEDULE B ITEMS:

1. 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)
2. 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)
3. 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)
4. 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)
5. 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)
6. 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)
7. EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE, DATED JANUARY 23, 1939, REFERENCED IN DEED VOLUME 575, PAGE 754, D.R.E.C.T.. (BLANKET EASEMENT)
8. 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)
9. 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)
10. 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)
11. 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 2008, PAGE 2008, O.P.R.E.C.T.. (DOES NOT APPLY)
12. 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)
13. UTILITY EASEMENT PER PLAT RECORDED IN CABINET C, SLIDE 26, P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
14. EASEMENTS AND BUILDING SETBACK LINES PER PLAT RECORDED IN CABINET C, SLIDE 512, P.R.E.C.T.. (TO BE VACATED BY THIS PLAT)
15. 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)
16. 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)
17. 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)
18. 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: 480798 PANEL: 300F, PUBLISHED AND EFFECTIVE JUNE 03, 2013, "ZONE A" AND "ZONE X".

FLOOD STUDY BY M. EVANS CONSULTING, LLC, DATED 04/07/20

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.

ENGINEER	OWNER AND DEVELOPER	REV	DATE	BY	DESCRIPTION
Melissa Lopez, P.E. No. 133667 MCKINNON MANAGEMENT, L.L.C. TUBE FIRM NO. F-23296 5940 S. WEST MOORE CREEK RD. LANE, OK. 74555, (972) 415-6143	MCKINNON MANAGEMENT, L.L.C. RICHARD K. MCKINNON AND SHERI R. MCKINNON AND FALLS CREEK LAND & CATTLE, LLC. 5940 S. WEST MOORE CREEK RD. LANE, OK. 74555, (972) 415-6143				PROJECT Brahman Ranch PHASE-1a, 1b&2 DRAWN BY CR DATE: 8/14/2022 FIELD CREW: CR DATE: 8/4/2022 SCALE: "1"="1" SHEET 1 OF 5

Curve	Radius	Delta	Chord Direction	Chord Length
C1	6.94'	11.00°	36°07'44"	E 6.82'
C2	42.25'	67.00°	36°07'44"	E 41.55'
C3	42.25'	67.00°	36°07'44"	E 41.55'
C4	6.94'	11.00°	36°07'44"	E 6.82'
C5	6.94'	11.00°	36°07'44"	E 6.82'
C6	42.25'	67.00°	36°07'44"	E 41.55'
C7	90.15'	3.864 72°	1°01'20.12"	E 90.15'
C8	42.25'	67.00°	36°07'44"	W 41.55'
C9	6.94'	11.00°	36°07'44"	W 6.82'
C10	86.00'	46.3°	10°38'34"	W 85.86'

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" S
L5	119.67'	S 61°32'18" V
L6	79.73'	S 61°32'18" V
L7	1,130.00'	S 28°27'42" E
L8	73.04'	N 61°32'18" E
L9	129.72'	N 61°32'18" E
L10	117.52'	S 61°32'18" E
L11	65.45'	S 61°32'18" V
L12	180.05'	S 28°27'42" E
L13	84.16'	N 45°32'32" E
L14	69.55'	N 134°05'06" E
L15	69.46'	N 54°08'52" E
L16	63.25'	N 05°27'23" S
L17	61.85'	N 37°55'39" S
L18	60.00'	N 23°53'29" S
L19	60.83'	N 32°11'31" S
L20	60.83'	N 14°26'54" E
L21	65.00'	N 101°17'47" E
L22	58.02'	N 108°49'49" V
L23	66.51'	N 77°08'21" V

LEGEND

○ 1/2" IRON ROD W/CAP
STAMPED "APEX LAND
SURVEYING" SET

● MONUMENT FOUND

⌚ POWER POLE

— EX FO — FIBER OPTIC CABLE

— // — PIPELINE

— G — GAS LINE

— OHE — OVERHEAD POWER LINE

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

D.R.E.C.T. DEED RECORDS

TEXAS

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

CABINET _____, PAGE _____, DATE _____, 2022

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.

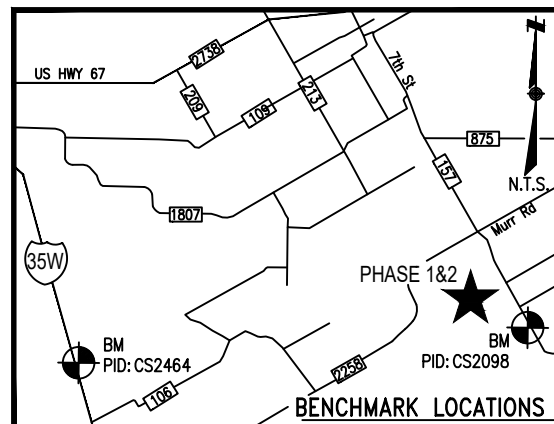
NGS MONUMENTS REFERENCE POINTS:

PID: CS2098
BENCHMARK DISC ON 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)

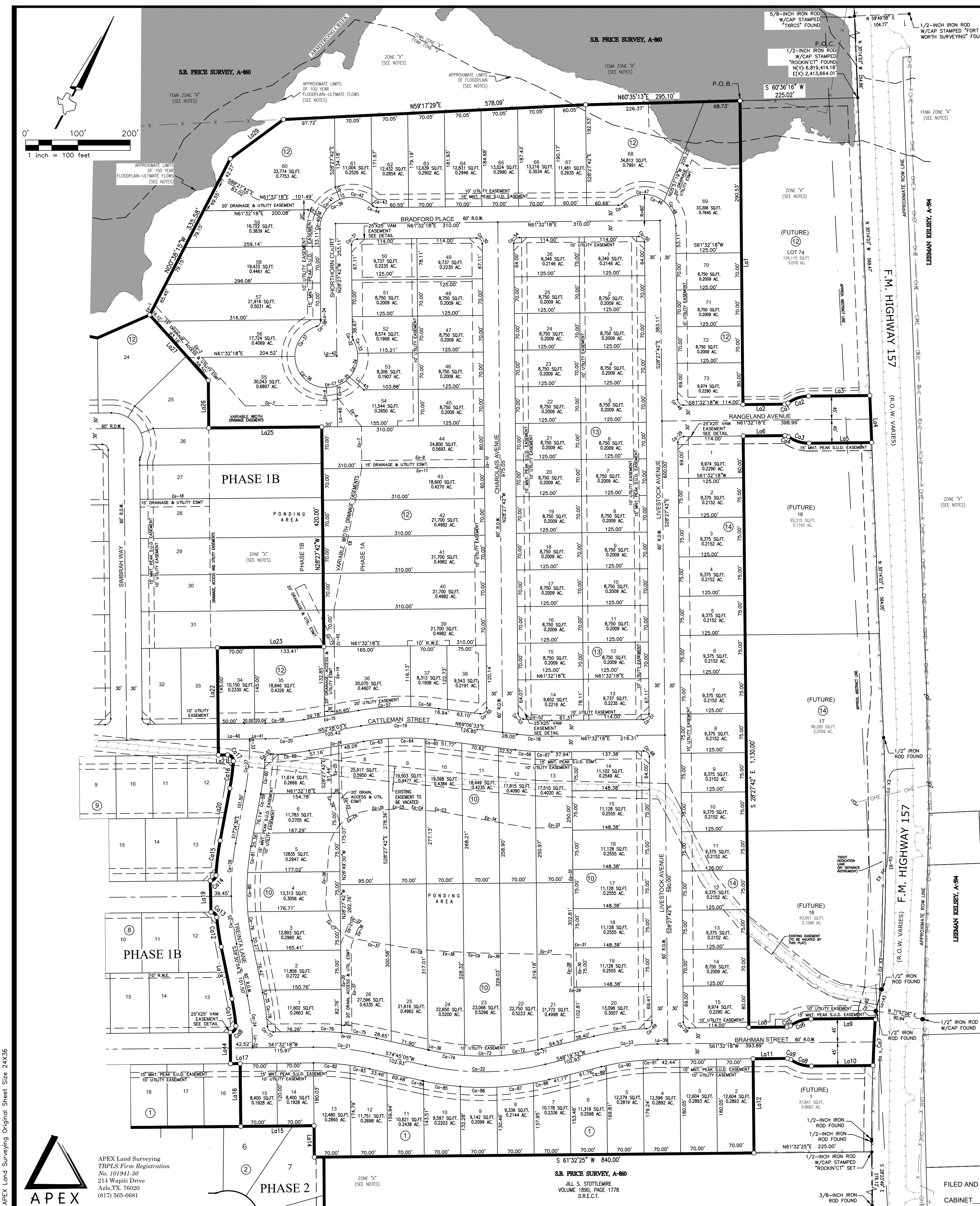
THE MARK IS 3.6 MI (5.8 KM) NORTHWEST FROM THE INTERSECTION OF FM 66 AND FM 157 IN MAYPEARL, ELLIS COUNTY ON THE SOUTHWEST SIDE OF THE ROAD. IT IS 2 FT (0.6 M) NORTHEAST OF PIPE RAIL FENCE, 10 SOUTHEAST OF A POWER POLE, 130 FT (39.6 M) NORTHWEST OF THE PROJECTED CENTERLINE OF COUNTRY ACRES ROAD. (AS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



APEX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wapiti Drive
Azle, TX. 76020
(817) 565-6681



PHASE 1A LOTS TABLE		
Lot	Block	Acres
1	1	0.2893
2	1	0.2893
3	1	0.2892
4	1	0.2819
5	1	0.2819
6	1	0.2598
7	1	0.2336
8	1	0.2144
9	1	0.2099
10	1	0.2203
11	1	0.2438
12	1	0.2698
13	1	0.2865
14	1	0.1928
15	1	0.1928
16	1	0.2663
17	1	0.2722
18	1	0.296
19	1	0.3056
20	1	0.2947
21	1	0.3705
22	1	0.2666
23	1	0.595
24	1	0.4477
25	1	0.4384
26	1	0.4235
27	1	0.409
28	1	0.402
29	1	0.2549
30	1	0.2555
31	1	0.2555
32	1	0.2555
33	1	0.2555
34	1	0.2555
35	1	0.2555
36	1	0.2555
37	1	0.2555
38	1	0.2555
39	1	0.2555
40	1	0.2555
41	1	0.2555
42	1	0.2555
43	1	0.2555
44	1	0.2555
45	1	0.2555
46	1	0.2555
47	1	0.2555
48	1	0.2555
49	1	0.2555
50	1	0.2555
51	1	0.2555
52	1	0.2555
53	1	0.2555
54	1	0.2555
55	1	0.2555
56	1	0.2555
57	1	0.2555
58	1	0.2555
59	1	0.2555
60	1	0.2555
61	1	0.2555
62	1	0.2555
63	1	0.2555
64	1	0.2555
65	1	0.2555
66	1	0.2555
67	1	0.2555
68	1	0.2555
69	1	0.2555
70	1	0.2555
71	1	0.2555
72	1	0.2555
73	1	0.2555
74	1	0.2555
75	1	0.2555
76	1	0.2555
77	1	0.2555
78	1	0.2555
79	1	0.2555
80	1	0.2555
81	1	0.2555
82	1	0.2555
83	1	0.2555
84	1	0.2555
85	1	0.2555
86	1	0.2555
87	1	0.2555
88	1	0.2555
89	1	0.2555
90	1	0.2555
91	1	0.2555
92	1	0.2555
93	1	0.2555
94	1	0.2555
95	1	0.2555
96	1	0.2555
97	1	0.2555
98	1	0.2555
99	1	0.2555
100	1	0.2555

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
Co-1	20.39'	60.00'	19°28'16"	N 51°48'10" E	20.29'
Co-2	20.15'	53.00'	21°04'22"	S 68°28'44" W	20.15'
Co-3	32.28'	284.00'	6°30'41"	S 69°21'14" W	32.28'
Co-4	56.25'	5,533.59'	0°34'57"	S 65°48'25" W	56.25'
Co-5	16.26'	134.00'	6°57'13"	S 65°02'21" W	16.25'
Co-6	122.00'	84.00'	83°13'01"	S 16°57'14" W	111.56'
Co-7	107.82'	14.00'	83°28'53"	S 66°23'43" E	98.53'
Co-8	59.60'	524.00'	6°31'00"	N 65°36'21" E	59.57'
Co-9	10.73'	284.00'	2°09'55"	N 64°15'53" E	10.73'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
Lo-1	N 00°38'15" W	26.76'
Lo-2	S 69°45'04" E	238.96'
Lo-3	N 61°32'18" E	155.77'
Lo-4	N 28°27'42" W	33.53'
Lo-5	S 28°27'42" E	22.29'
Lo-6	S 67°48'03" E	72.60'
Lo-7	S 28°01'45" E	79.99'
Lo-8	S 16°51'45" E	275.63'
Lo-9	N 61°32'18" E	234.47'
Lo-10	S 28°27'42" E	15.00'
Lo-11	S 61°32'18" W	223.81'
Lo-12	N 28°27'42" W	6.37'
Lo-13	N 64°39'08" W	45.31'
Lo-14	N 28°27'42" W	136.03'
Lo-15	S 52°28'03" W	20.25'
Lo-16	S 61°32'18" W	215.92'
Lo-17	N 28°27'42" W	270.00'
Lo-18	N 61°32'18" E	132.49'
Lo-19	N 28°27'42" W	226.04'
Lo-20	N 28°27'42" W	169.65'
Lo-21	N 05°57'42" W	48.83'
Lo-22	N 64°02'18" E	20.00'
Lo-23	S 44°26'44" E	45.31'
Lo-24	N 44°26'44" W	59.70'
Lo-25	N 28°27'42" W	91.05'
Lo-26	N 52°28'03" W	20.25'
Lo-27	N 28°27'42" W	109.18'
Lo-28	S 28°27'42" E	62.00'
Lo-29	N 61°32'18" E	10.00'
Lo-30	N 28°27'42" W	75.00'
Lo-31	S 61°32'18" W	5.00'
Lo-32	N 28°27'42" W	230.00'
Lo-33	S 22°43'17" E	90.01'
Lo-34	S 72°36'35" W	155.49'
Lo-35	S 58°33'44" W	47.01'
Lo-36	N 28°27'42" W	60.00'
Lo-37	N 71°51'51" E	85.12'
Lo-38	N 65°20'50" E	74.70'
Lo-39	N 63°10'55" E	69.47'

LINE TABLE		
LINE	DIRECTION	LENGTH
Lo1	S 28°27'42" E	580.53'
Lo2	N 61°32'18" E	79.73'
Lo3	N 61°32'18" E	116.88'
Lo4	S 30°14'03" E	90.04'
Lo5	S 61°32'18" W	119.67'
Lo6	S 61°32'18" W	79.73'
Lo7	S 28°27'42" E	1,130.00'
Lo8	N 61°32'18" E	73.04'
Lo9	N 61°32'18" E	122.72'
Lo10	S 61°32'18" W	117.52'
Lo11	S 61°32'18" W	16.55'
Lo12	S 28°27'42" E	180.05'
Lo13	S 61°32'25" W	840.00'
Lo14	N 28°27'42" W	60.03'
Lo15	S 61°32'18" W	140.00'
Lo16	N 28°27'42" W	120.00'
Lo17	S 61°32'18" W	18.49'
Lo18	N 39°30'54" W	101.50'
Lo19	N 29°11'15" W	60.00'
Lo20	N 17°24'30" W	101.50'
Lo21	S 61°32'18" W	17.52'
Lo22	N 28°27'42" W	205.00'
Lo23	N 61°32'18" E	203.41'
Lo24	N 28°27'42" W	420.00'
Lo25	S 61°32'18" W	215.92'
Lo26	N 28°27'42" W	91.04'
Lo27	N 69°45'04" W	167.78'
Lo28	N 00°38'15" W	335.58'
Lo29	N 25°37'52" E	126.30'
Lo30	N 59°17'29" E	578.00'
Lo31	N 60°35'13" E	295.09'
Lo32	N 28°27'42" W	3.66'
Lo33	N 28°27'42" W	3.66'
Lo34	S 28°27'42" E	2.18'
Lo35	S 39°30'54" W	4.81'
Lo36	N 74°45'05" E	2.38'
Lo37	N 49°10'15" W	25.00'
Lo38	S 86°16'30" E	30.47'
Lo39	N 61°32'18" E	19.85'
Lo40	N 61°32'18" E	60.02'
Lo41	N 61°32'18" E	30.00'
Lo42	S 61°32'18" W	20.00'
Lo43	N 12°01'35" W	42.09'
Lo44	N 28°27'42" W	60.00'
Lo45	S 76°02'07" E	36.35'
Lo46	S 28°27'42" E	78.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
Co1	6.94'	11.00'	36°07'44"	N 43°28'26" E	6.82'
Co2	42.25'	67.00'	36°07'44"	N 43°28'26" E	41.55'
Co3	42.25'	67.00'	36°07'44"	S 79°36'10" W	41.55'
Co4	6.94'	11.00'	36°07'44"	S 79°36'10" W	6.82'
Co5	6.94'	11.00'	36°07'44"	N 43°28'26" E	6.82'
Co6	42.25'	67.00'	36°07'44"	N 43°28'26" E	41.55'
Co7	90.15'	3,864.72'	0°12'02"	S 25°09'30" E	90.15'
Co8	42.25'	67.00'	36°07'44"	S 79°36'10" W	41.55'
Co9	6.94'	11.00'	36°07'44"	S 79°36'10" W	6.82'
Co10	18.17'	11.00'	94°39'58"	N 14°12'19" E	18.18'
Co11	52.40'	470.00'	06°23'14"	N 36°19'17" W	52.37'
Co12	57.13'	530.00'	06°10'33"	N 36°25'38" W	57.10'
Co13	16.34'	11.00'	85°07'21"	N 36°08'41" W	14.88'
Co14	16.35'	11.00'	86°11'04"	N 18°26'46" E	15.03'
Co15	66.95'	530.00'	07°14'16"	N 21°01'38" W	66.91'
Co16	52.40'	470.00'	06°23'14"	N 20°36'07" W	52.37'
Co17	18.17'	11.00'	94°39'58"	N 71°07'43" W	16.18'
Co18	66.07'	500.00'	07°34'15"	S 65°19'26" W	66.02'
Co19	145.23'	500.00'	16°38'30"	S 60°47'18" W	144.72'
Co20	79.16'	500.00'	09°04'15"	S 57°00'11" W	79.07'
Co21	115.30'	500.00'	26°25'33"	S 68°08'41" W	115.05'
Co22	230.61'	500.00'	26°25'33"	N 61°32'18" E	228.57'
Co23	115.30'	500.00'	13°12'46"	N 61°32'18" E	115.05'
Co24	96.46'	500.00'	11°03'12"	N 33°59'18" W	96.31'
Co25	91.46'	500.00'	10°28'49"	N 34°16'29" W	91.33'
Co26	101.46'	500.00'	11°37'35"	N 23°31'17" W	101.28'
Co27	96.46'	500.00'	11°03'12"	N 22°56'06" W	96.31'
Co28	17.28'	11.00'	90°00'00"	N 73°27'42" W	15.56'
Co29	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
Co30	17.28'	11.00'	90°00'00"	N 73°27'42" W	15.56'
Co31	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
Co32	5.91'	11.00'	30°48'41"	S 43°51'02" E	5.84'
Co33	27.23'	60.00'	25°59'53"	S 48°14'27" E	26.99'
Co34	49.18'	60.00'	47°12'23"	S 09°38'19" W	48.05'
Co35	29.43'	60.00'	28°06'09"	S 28°00'57" W	29.13'
Co36	114.64'	60.00'	109°28'16"	N 83°11'50" W	97.98'
Co37	76.23'	60.00'	72°47'46"	N 07°56'11" E	71.21'
Co38	13.98'	11.00'	72°47'46"	N 07°56'11" E	13.05'
Co39	13.975'	60.00'	131°44'09"	N 37°23'23" E	13.995'
Co40	21.10'	60.00'	20°08'42"	S 18°23'21" E	20.99'
Co41	51.47'	60.00'	49°08'44"	N 16°15'23" E	49.90'
Co42	65.39'	60.00'	62°26'42"	N 72°03'06" E	62.20'
Co43	2.46'	60.00'	02°20'57"	S 75°33'05" E	2.46'
Co44	8.46'	11.00'	44°05'06"	N 83°34'51" E	8.26'
Co45	8.46'	11.00'	44°05'06"	S 39°29'45" W	8.26'
Co46	140.41'	60.00'	134°09'04"	N 84°29'45" E	110.50'
Co47	86.95'	60.00'	83°01'49"	N 58°59'07" E	79.54'
Co48	53.46'	60.00'	51°03'16"	S 53°59'21" E	51.71'
Co49	17.28'	11.00'	90°00'00"	N 73°27'42" E	15.56'
Co50	17.28'	11.00'	90°00'00"	N 73°27'42" E	15.56'
Co51	17.28'	11.00'	90°00'00"	N 16°32'18" W	15.56'
Co52	54.07'	470.00'	06°35'28"	S 64°50'02" W	54.04'
Co53	16.01'	11.00'	83°24'32"	N 70°09'58" W	14.64'
Co54	17.28'	11.00'	90°00'00"	N 16°32'18" E	15.56'
Co55	18.73'	11.00'	97°34'15"	S 20°19'26" W	16.55'
Co56	53.41'	530.00'	05°46'26"	S 66°13'20" W	53.39'
Co57	100.53'	530.00'	10°52'04"	S 57°54'05" W	100.38'
Co58	74.41'	470.00'	09°04'15"	S 57°00'11" W	74.33'
Co59	92.81'	530.00'	09°01'49"	S 57°12'25" E	92.81'
Co60	65.44'	530.00'	07°14'16"	N 20°58'33" W	65.40'
Co61	16.32'	11.00'	85°01'22"	N 17°59'53" W	14.87'
Co62	74.39'	530.00'	08°02'30"	N 56°29'19" W	74.33'
Co63	47.64'	470.00'	05°48'26"	N 55°22'16" E	47.62'
Co64	70.98'	470.00'	08°32'54"	N 62°32'46" E	70.01'
Co65	18.80'	470.00'	02°17'31"	N 67°57'48" E	18.80'
Co66	37.95'	530.00'	04°06'09"	N 67°03'28" E	37.94'
Co67	32.08'	530.00'	03°28'05"	N 63°16'21" E	32.08'
Co68	17.28'	11.00'	90°00'00"	N 73°27'42" E	15.56'
Co69	16.85'	11.00'	87°45'35"	S 15°25'06" W	16.25'
Co70	101.50'	530.00'	10°58'21"	S 53°48'42" W	101.34'
Co71	7.36'	470.00'	00°53'48"	S 48°46'26" W	7.36'
Co72	70.76'	470.00'	08°37'32"	S 53°32'06" W	70.69'
Co73	70.70'	470.00'	06°10'16"	N 20°29'05" W	70.00'
Co74	68.59'	470.00'	08°21'43"	N 70°34'13" W	68.53'
Co75	68.10'	530.00'	07°21'42"	S 71°04'14" W	68.05'
Co76	54.13'	530.00'	05°51'05"	S 64°27'51" W	54.10'
Co77	16.52'	11.00'	87°40'12"	N 75°26'25" W	15.07'
Co78	65.64'	530.00'	07°05'45"	N 35°58'01" W	65.60'
Co79	55.64'	470.00'	06°46'58"	N 36°07'25" W	55.61'
Co80	75.08'	470.00'	09°09'10"	N 28°09'21" W	75.00'
Co81	50.62'	470.00'	06°10'16"	N 20°29'05" W	50.60'
Co82	12.46'	470.00'	08°33'55"	N 55°49'16" E	12.46'
Co83	38.12'	470.00'	04°38'51"	N 72°25'39" E	38.11'
Co84	2.43'	530.00'	00°15'44"	N 74°37'12" E	2.43'
Co85	70.95'	530.00'	07°40'12"	N 75°26'25" W	70.90'
Co86	70.07'	530.00'	07°34'32"	N 63°10'53" E	70.02'
Co87	70.45'	530.00'	07°36'58"	N 55°26'08" E	70.40'
Co88	30.54'	530.00'	03°18'07"	N 49°58'35" E	30.54'
Co89	10.11'	470.00'	01°13'59"	N 48°56'31" E	10.11'
Co90	70.70'	470.00'	08°37'07"	N 53°52'04" E	70.63'
Co91	27.57'	470.00'	03°21'41"	N 59°51'28" E	27.57'
Co92	14.05'	3,864.72'	0°02'30"	S 24°23'09" W	14.05'
Co93	482.11'	4,902.46'	05°38'04"	N 27°29'23" W	481.82'

SECTION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

SECTION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

SECTION OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NEIGHBORHOOD UTILITIES FOR THIS SITE.

SECTION ONE-CALL-- 1-800-545-6005 FOR FIELD LOCATIONS AND NEIGHBORHOOD UTILITY LINES.

SECTION ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS AND THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.

SECTION NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR

SECTION 100 YEAR FLOODPLAIN-ULTIMATE FLOWS, FLOOD INSURANCE RATE MAP

SECTION EFFECTIVE JUNE 03, 2013,

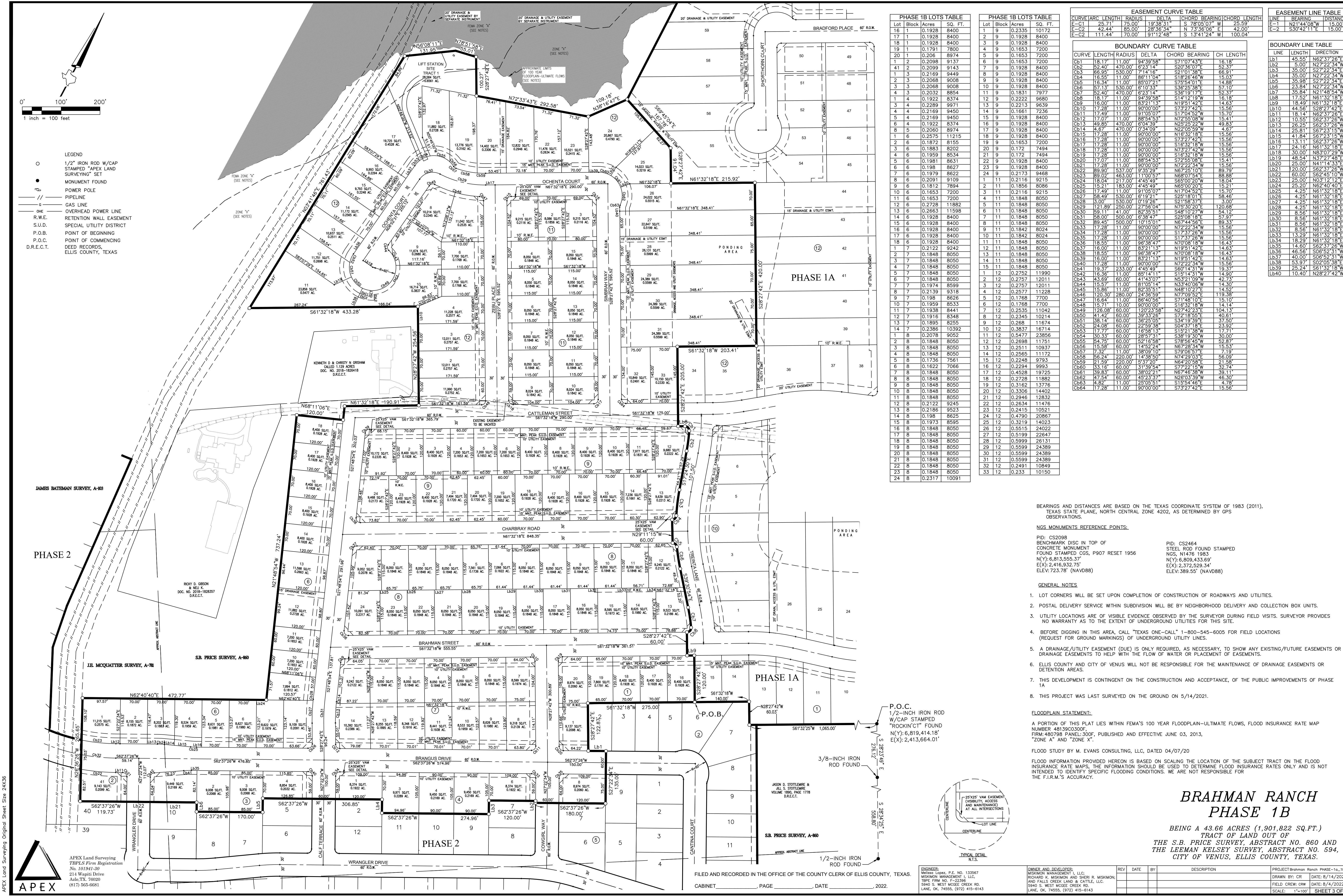
SECTION, DATED 12/03/20

SECTION BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP MAY BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT GUARANTEED. WE ARE NOT RESPONSIBLE FOR

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 LEMMAN KELSEY SURVEY, ABSTRACT NO. 594,
CITY OF VENUS, ELLIS COUNTY, TEXAS.

DESCRIPTION	PROJECT/BRAHMAN Ranch Phase-1a, 11/2013
DRAWN BY: CR	DATE: 8/4/2012
FIELD CREW: GRW	DATE: 8/4/2012
SCALE: 1"=100'	SHEET: 2 OF 2



EASEMENT CURVE TABLE										EASEMENT LINE TABLE	
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	EASEMENT LINE TABLE		EASEMENT LINE TABLE		LINE	DIRECTION
E-C1	25.71	75.00	193°31'1"	S 78°05'07" W	25.59	E-1	N 21°44'08" W	15.00	E-1	N 21°44'08" W	15.00
E-C2	42.44	85.00	28°36'34"	N 73°36'06" E	42.00	E-2	S 30°42'11" E	15.00	E-2	S 30°42'11" E	15.00
E-C2	111.44	70.00	91°12'48"	S 13°41'24" W	100.04						

BOUNDARY CURVE TABLE										BOUNDARY LINE TABLE	
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH	BOUNDARY LINE TABLE		BOUNDARY LINE TABLE		LINE	DIRECTION
Cb1	18.17	11.00	94°39'58"	S71°07'43"E	16.18	Lb1	45.55'	N62°37'26"E	Lb1	45.55'	N62°37'26"E
Cb2	52.40	470.00	6°23'14"	S20°36'07"E	52.37	Lb3	35.00'	S27°22'34"W	Lb3	35.00'	S27°22'34"W
Cb3	66.95	530.00	7°14'16"	S21°01'38"E	66.91	Lb4	35.00'	N27°22'34"W	Lb4	35.00'	N27°22'34"W
Cb4	16.34	11.00	86°11'21"	S18°26'46"W	15.03	Lb5	35.98'	S27°22'34"W	Lb5	35.98'	S27°22'34"W
Cb5	57.13	530.00	6°10'33"	S36°25'38"E	57.10	Lb6	23.84'	N27°22'34"W	Lb6	23.84'	N27°22'34"W
Cb6	52.40	470.00	6°23'14"	S20°36'07"E	52.37	Lb7	35.84'	N21°48'54"W	Lb7	35.84'	N21°48'54"W
Cb7	16.34	11.00	86°11'21"	S18°26'46"W	15.03	Lb8	17.52'	N61°32'18"E	Lb8	17.52'	N61°32'18"E
Cb8	16.00	11.00	83°21'13"	N19°51'42"E	14.63	Lb9	18.49'	N61°32'18"E	Lb9	18.49'	N61°32'18"E
Cb9	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb10	44.56'	S28°27'42"E	Lb10	44.56'	S28°27'42"E
Cb10	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb11	18.14'	N67°37'26"E	Lb11	18.14'	N67°37'26"E
Cb11	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb12	10.55'	S62°37'26"W	Lb12	10.55'	S62°37'26"W
Cb12	17.07	11.00	88°54'53"	S72°55'08"W	15.41	Lb13	26.25'	S62°37'26"W	Lb13	26.25'	S62°37'26"W
Cb13	49.85	470.00	6°04'39"	N25°05'59"W	49.83	Lb14	25.81'	S67°23'15"W	Lb14	25.81'	S67°23'15"W
Cb14	4.67	470.00	0°34'09"	N22°05'59"W	4.67	Lb15	41.84'	S67°23'15"W	Lb15	41.84'	S67°23'15"W
Cb15	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb16	13.11'	S62°37'26"W	Lb16	13.11'	S62°37'26"W
Cb16	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb17	24.16'	N61°32'18"E	Lb17	24.16'	N61°32'18"E
Cb17	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb18	30.00'	N83°07'29"W	Lb18	30.00'	N83°07'29"W
Cb18	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb19	48.54'	N37°27'48"E	Lb19	48.54'	N37°27'48"E
Cb19	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb20	25.00'	N41°14'33"E	Lb20	25.00'	N41°14'33"E
Cb20	17.07	11.00	88°54'53"	S72°55'08"W	15.41	Lb21	120.00'	S62°37'26"W	Lb21	120.00'	S62°37'26"W
Cb21	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb22	60.00'	S67°45'10"W	Lb22	60.00'	S67°45'10"W
Cb22	89.80	537.00	8°58'29"	N67°25'10"E	89.79	Lb23	25.00'	N21°42'12"E	Lb23	25.00'	N21°42'12"E
Cb23	89.02	463.00	11°00'57"	N68°07'54"E	88.88	Lb24	25.20'	N67°40'40"E	Lb24	25.20'	N67°40'40"E
Cb24	18.04	217.00	4°45'49"	S65°00'20"W	18.04	Lb25	4.25'	N61°32'18"E	Lb25	4.25'	N61°32'18"E
Cb25	15.21	183.00	4°45'49"	N65°00'20"E	15.21	Lb26	4.25'	N61°32'18"E	Lb26	4.25'	N61°32'18"E
Cb26	17.49	11.00	91°05'07"	N17°04'52"E	15.70	Lb27	4.25'	N61°32'18"E	Lb27	4.25'	N61°32'18"E
Cb27	58.49	530.00	6°19'21"	S25°18'01"E	58.48	Lb28	4.25'	N61°32'18"E	Lb28	4.25'	N61°32'18"E
Cb28	3.00	530.00	0°19'28"	S21°58'37"E	3.00	Lb29	8.56'	N61°32'18"E	Lb29	8.56'	N61°32'18"E
Cb29	121.89	250.00	2°58'04"	N70°51'09"W	120.68	Lb30	8.56'	N61°32'18"E	Lb30	8.56'	N61°32'18"E
Cb30	59.11	41.00	82°35'51"	S48°10'27"W	54.12	Lb31	8.56'	N61°32'18"E	Lb31	8.56'	N61°32'18"E
Cb31	58.00	500.00	6°38'47"	S25°08'18"E	57.97	Lb32	8.56'	N61°32'18"E	Lb32	8.56'	N61°32'18"E
Cb32	89.45	500.00	10°15'01"	N67°44'56"E	89.33	Lb33	13.29'	N61°32'18"E	Lb33	13.29'	N61°32'18"E
Cb33	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb34	18.29'	N61°32'18"E	Lb34	18.29'	N61°32'18"E
Cb34	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb35	14.60'	S62°37'26"W	Lb35	14.60'	S62°37'26"W
Cb35	17.28	11.00	90°00'00"	S73°27'42"E	15.56	Lb36	46.56'	S06°52'31"W	Lb36	46.56'	S06°52'31"W
Cb36	18.55	11.00	96°38'47"	N70°08'18"W	16.43	Lb37	40.00'	S06°52'31"W	Lb37	40.00'	S06°52'31"W
Cb37	16.00	11.00	83°21'13"	N19°51'42"E	14.63	Lb38	53.97'	S02°05'38"E	Lb38	53.97'	S02°05'38"E
Cb38	18.55	11.00	96°38'47"	N70°08'18"W	16.43	Lb39	25.24'	S61°32'18"W	Lb39	25.24'	S61°32'18"W
Cb39	16.00	11.00	83°21'13"	N19°51'42"E	14.63	Lb40	10.40'	N28°27'42"W	Lb40	10.40'	N28°27'42"W
Cb40	17.28	11.00	90°00'00"	S73°27'42"E	15.56						
Cb41	19.37	233.00	4°45'49"	S60°14'31"W	19.37						
Cb42	14.36	11.00	85°49'49"	S15°14'31"W	14.30						
Cb43	43.68	60.00	41°43'07"	N53°10'09"W	42.94						
Cb44	15.57	11.00	81°05'14"	N33°40'06"W	14.30						
Cb45	15.86	11.00	82°35'51"	N48°10'27"E	14.52						
Cb46	18.50	280.00	24°36'59"	N77°09'52"E	19.38						
Cb47	16.64	11.00	86°40'56"	S71°14'01"E	15.10						
Cb48	15.71	10.00	90°00'00"	S16°32'18"W	14.14						
Cb49	126.08	60.00	120°27'58"	N104°13'41"E	104.13						
Cb50	41.42	60.00	33°32'26"	S72°18'55"E	40.61						
Cb51	38.14	60.00	36°25'05"	S34°19'39"E	37.50						
Cb52	24.08	60.00	22°59'38"	S04°37'18"E	23.92						
Cb53	16.58	60.00	16°58'13"	S17°21'17"E	17.71						
Cb54	30.33	60.00	28°57'31"	S38°19'30"W	30.00						
Cb55	54.75	60.00	52°16'58"	S78°56'45"W	52.87						
Cb56	58.58	60.00	14°52'24"	N15°22'15"E	55.53						
Cb57	7.32	11.00	38°09'10"	S79°08'57"E	7.19						
Cb58	56.24	220.00	14°38'50"	N74°29'03"E	56.09						
Cb59	21.59	220.00	5°37'50"	N64°20'58"E	21.58						
Cb60	31.16	60.00	31°38'54"	S77°32'16"E	30.24						
Cb61	39.83	60.00	38°02'21"	N67°46'38"W	39.11						
Cb62	47.54	60.00	45°23'37"	N26°03'39"W	46.30						
Cb63	11.00	250.00	0°19'28"	S21°58'37"E	4.78						
Cb64	17.28	11.00	90°00'00"	S73°27'42"E	15.56						

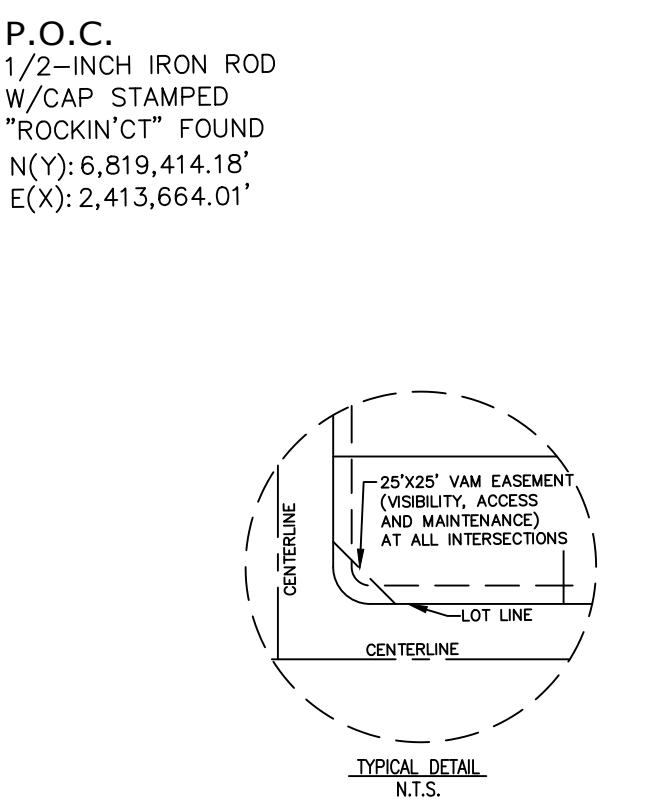
BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, AS DETERMINED BY GPS OBSERVATIONS.

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)
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)

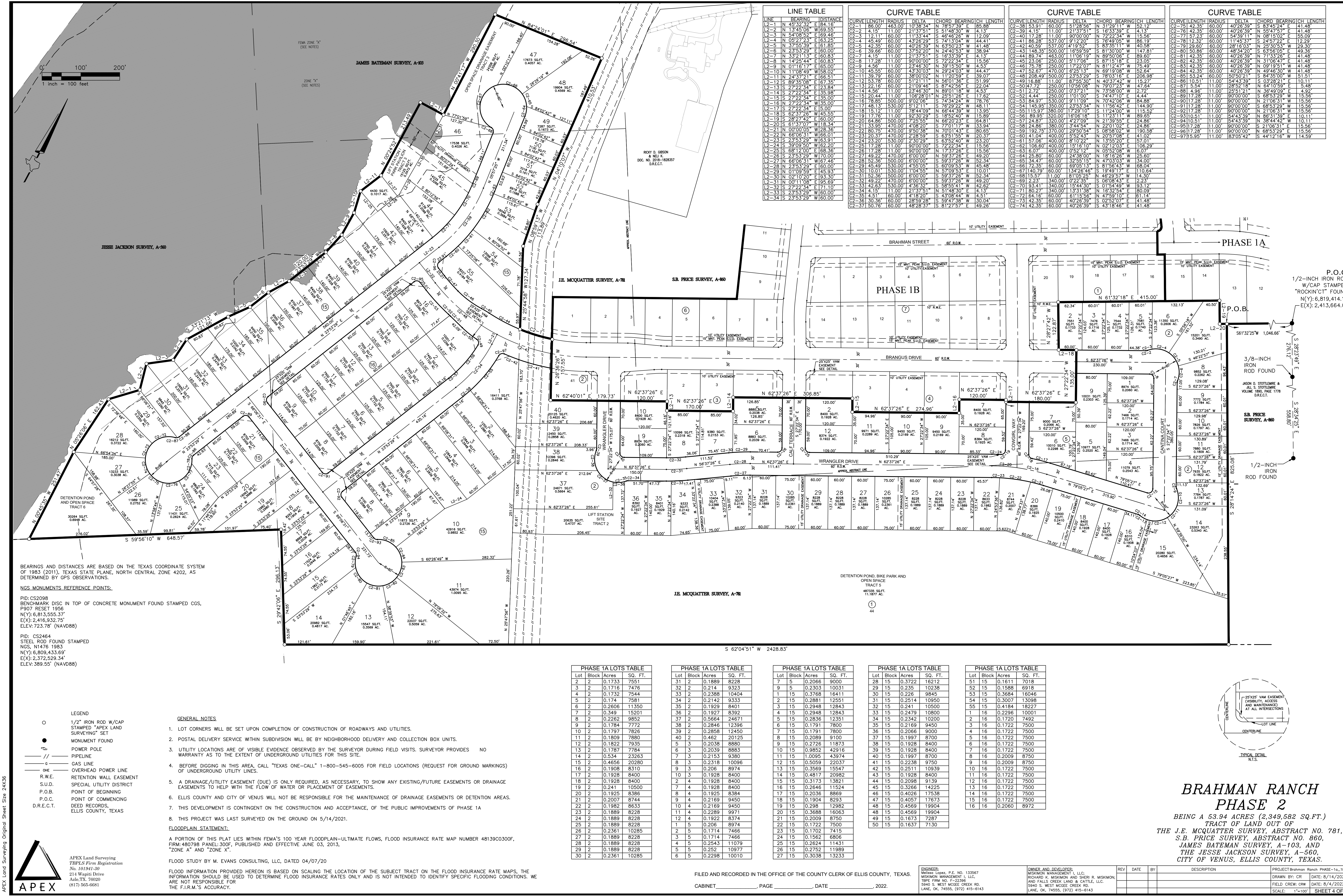
- GENERAL NOTES
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - POTENTIAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR 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.
 - THIS DEVELOPMENT IS CONTINGENT ON THE CONSTRUCTION AND ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF PHASE 1A
 - THIS PROJECT WAS LAST SURVEYED ON THE GROUND ON 5/14/2021.

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 04/07/20
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.

BRAHMAN RANCH
PHASE 1B
BEING A 436.6 ACRES (1,901,822 SQ.FT.)
TRACT OF LAND OUT OF
THE S.B. PRICE SURVEY, ABSTRACT NO. 860 AND
THE LEMMAN KELSEY SURVEY, ABSTRACT NO. 594,
CITY OF VENUS, ELLIS COUNTY, TEXAS.



OWNER AND DEVELOPER:	REV	DATE	BY	DESCRIPTION	PROJECT Brahma Ranch Phase-1a, 1982
MISKOMAN MANAGEMENT, L.L.C. MISKOMAN MANAGEMENT, L.L.C. AND FALLS CREEK LAND & CATTLE, L.L.C. 3940 S. WEST MOORE CREEK RD. LANE, OK, 74555, (972) 415-6143					DRAWN BY: CR DATE: 8/14/2022
					FIELD CREW: CRW DATE: 8/4/2022
					SCALE: 1"=100' SHEET 3 OF 5



Page 52 of 56

BRAHMAN RANCH PHASE 2 BEING A 53.94 ACRES (2,349,582 SQ.FT.) TRACT OF LAND OUT OF THE J.E. MCQUATTER SURVEY, ABSTRACT NO. 781, S.B. PRICE SURVEY, ABSTRACT NO. 860, JAMES BATEMAN SURVEY, A-103, AND THE JESSE JACKSON SURVEY, A-560, CITY OF VENUS, ELLIS COUNTY, TEXAS.

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ELLIS COUNTY, TEXAS. CABINET PAGE DATE 2022.

Table with 4 columns: REV, DATE, BY, DESCRIPTION. It contains revision history for the survey.



APEX Land Surveying
TSPS Firm Registration
No. 101941-30
214 Wapiti Drive
Azle, TX, 76020
(817) 955-6681

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

PRELIMINARY FOR REVIEW

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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____



FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ELLIS COUNTY, TEXAS, THIS ____ DAY OF _____, 2022, A.D. IN THE PLAT RECORD, CLERKS FILE NO. _____

CABINET _____, PAGE _____

STATE OF TEXAS §
COUNTY OF ELLIS §

Being 142.69 acres (62,115,690 square feet) tract of land situated in the Stephen B. Price Survey, Abstract No. 860, the James E. McQuatter Survey, Abstract No. 781, the James Bateman Survey, Abstract No. 103, the Jesse Jackson Survey, Abstract No. 560, and the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas; being a portion of that called Tract One 200.046 acres and Tract Five 95.8915 acres, deed of record in Document No. 1808509, Deed Records, Ellis County, Texas, (D.R.E.C.T.), and being all of that called 50.99 acres tract conveyed to Miskimon Management I, LLC recorded in Document No. 2029777, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

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,

South 60°36'18" West, 225.02 feet leaving the west line of said F.M. Highway 157 to the the _____, being the northeast corner of the herein described tract;

South 28°27'42" East, 580.53 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

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

6.94 feet with said curve to the left having a radius of 11.00 feet, a central 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;

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

North 61°32'18" East, 116.88 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the aforementioned F.M. Highway 157;

South 30°14'03" East, 90.04 feet with the west R.O.W. line of said F.M. Highway 157 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 61°32'18" West, 119.67 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner and the beginning of a curve to the right;

42.25 feet with said curve to the right having a radius of 67.00 feet, a central 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;

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

South 61°32'18" West, 79.73 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 28°27'42" East, 1,130.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

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

6.94 feet with said curve to the left having a radius of 11.00 feet, a central 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;

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

North 61°32'18" East, 122.72 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of aforementioned F.M. Highway 157 and the beginning of a non-tangent curve to the left;

30.15 feet with the the west R.O.W. line of said F.M. Highway 157 and the arc of said curve to the left having a radius of 3,864.72 feet, a central angle of 01°20'12" and a chord bearing South 25°09'30" East, 90.15 feet to a point;

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

42.25 feet with said curve to the right having a radius of 67.00 feet, a central 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;

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

South 61°32'18" West, 65.45 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 28°27'42" East, 180.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north line of that tract conveyed to Jill S. Stottlemire by deed of record in Volume 1890, Page 1778, D.R.E.C.T.;

South 61°32'25" West, 821.66 feet with the north line of said Stottlemire tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 28°14'24" East, 825.06 feet with the west line of said Stottlemire tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of that tract conveyed to Timothy D. Stottlemire and Linda K. Stottlemire by deed of record in Volume 2962, Page 1143, D.R.E.C.T.;

South 62°04'51" West, 2,428.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 29°42'06" West, 296.13 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 59°56'10" West, 648.57 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 00°45'35" West, 251.47 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 05°26'06" East, 162.43 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 45°32'32" East, 84.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 13°45'06" West, 69.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 54°08'52" East, 69.46 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 05°27'23" East, 63.25 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 33°21'13" East, 121.66 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 37°55'39" East, 61.85 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 23°53'29" East, 60.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 33°21'13" East, 60.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 23°53'29" East, 120.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 14°25'44" East, 60.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 01°16'17" East, 65.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 11°08'49" West, 58.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 24°37'21" East, 66.51 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 00°24'52" East, 213.49 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 89°35'08" East, 67.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 00°41'17" West, 290.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 84°24'01" East, 296.54 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of an Old Ocean Fuel Co. 80 feet wide easement, deed of record in Volume 471, Page 288 and Volume 471, Page 16, D.R.E.C.T., marking a corner of the herein described tract;

South 04°10'07" East, 410.53 feet with the west line of said 80 feet wide easement, to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 08°59'13" East, 113.89 feet with the west line of said 80 feet wide easement, to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 25°46'10" East, 214.11 feet with the west line of said 80 feet wide easement, to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner to a point and the beginning of a non-tangent curve to the left;

86.00 feet with said curve to the left having a radius of 463.00 feet, a central angle of 10°38'34" and a chord bearing South 78°57'39" West, 85.88 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east R.O.W. line of the aforementioned Old Ocean Fuel Co. easement;

North 26°36'26" West, 108.10 feet with the east line of said easement to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 62°40'40" East, 472.77 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 21°48'54" West, 737.24 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 68°11'06" East, 120.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 21°48'54" West, 35.84 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 61°32'18" East, 190.91 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 28°27'42" West, 254.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 61°32'18" West, 433.28 feet in the east line of the aforementioned Old Ocean Fuel Co. easement to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 03°41'46" East, 761.43 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 56°08'11" East, 131.95 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 78°51'58" East, 55.01 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

South 28°27'42" East, 100.27 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 72°33'43" East, 292.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 38°16'47" East, 109.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 00°38'15" West, 335.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 25°37'52" East, 126.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 59°17'29" East, 578.09 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

North 60°35'13" East, 295.10 feet to the _____ and _____ 142.69 acres (62,115,690 Square Feet) of land.

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 1B, 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:

- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- 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.
- NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
- 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.
- 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.
- 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.
- 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.

RICHARD K. MISKIMON

SHERI R. MISKIMON

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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING FINAL PLAT WAS APPROVED THIS ____ DAY OF _____, 2022, BY THE CITY COUNCIL OF VENUS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2022

CITY SECRETARY

MAYOR

SUBDIVISION DATA:

- TOTAL ACREAGE: 142.69 ACRES
- ACCESS TO THE PROPERTY IS ALONG F.M. HIGHWAY 157
- TOTAL LOTS: 399 SINGLE FAMILY LOTS
- ELECTRIC SERVICES PROVIDED BY: UNITED COOPERATIVE SERVICES
- WATER SERVICES PROVIDED BY: MT PEAK SPECIAL UTILITY DISTRICT
- PHONE SERVICES PROVIDED BY: AT&T
- SANITARY SEWER SERVICES PROVIDED BY: THE CITY OF VENUS

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:

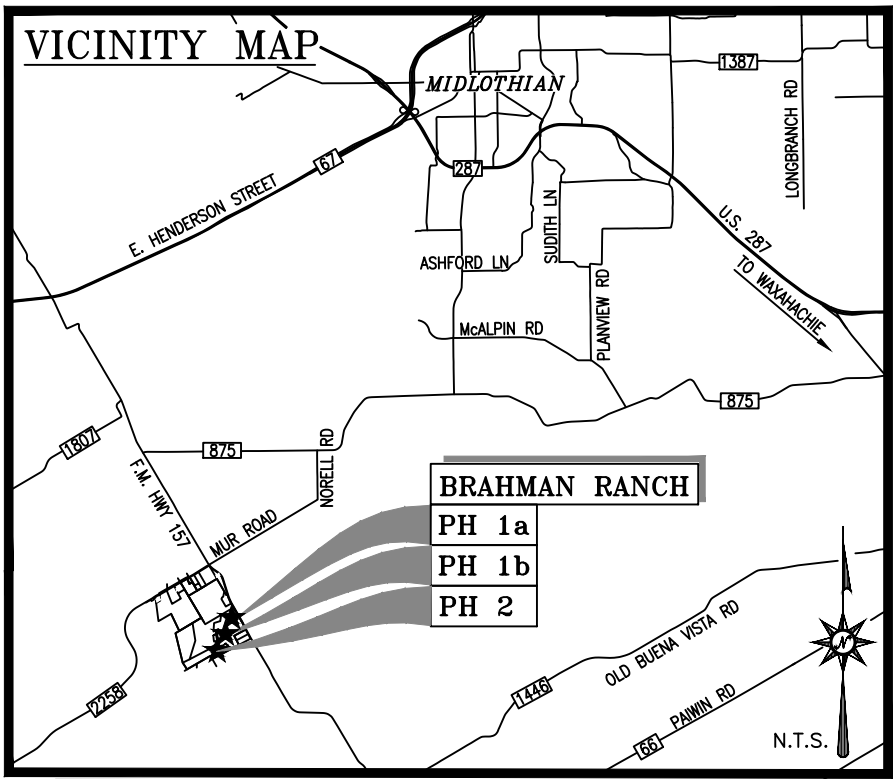
PID: CS2098
BENCHMARK DISC IN TOP OF CONCRETE MONUMENT
FOUND STAMPED CGS, P907 RESET 1956
N(Y): 6,813,555.37'
E(X): 2,416,932.75'
ELEV: 723.78' (NAVD88)

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)

BRAHMAN RANCH PHASE 1A, 1B & 2

BEING A 142.69 ACRES (62,115,690 SQ.FT.)

TRACT OF LAND OUT OF
THE J.E. MCQUATTER SURVEY, ABSTRACT NO. 781,
THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 594,
THE S.B. PRICE SURVEY, ABSTRACT NO. 860,
THE JAMES BATEMAN SURVEY, A-103, AND
THE JESSE JACKSON SURVEY, A-560,
CITY OF VENUS, ELLIS COUNTY, TEXAS.



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.
- THIS DEVELOPMENT IS CONTINGENT ON THE CONSTRUCTION AND ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF PHASE 1A
- THIS PROJECT WAS LAST SURVEYED ON THE GROUND ON 5/14/2021.

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".

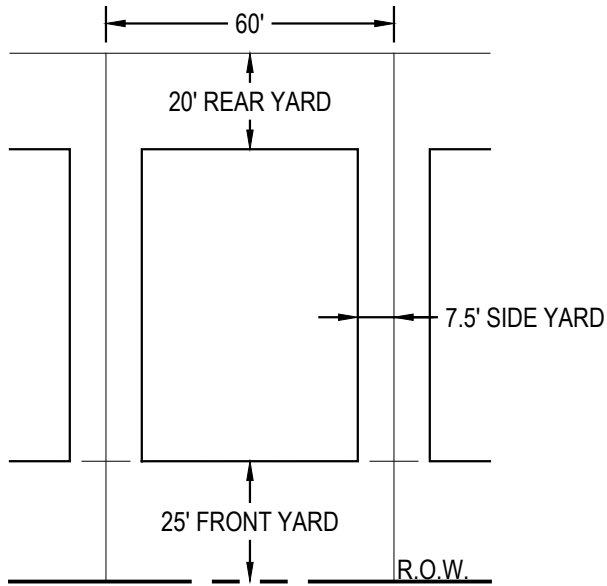
FLOOD STUDY BY M. EVANS CONSULTING, LLC, DATED 04/07/20

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.

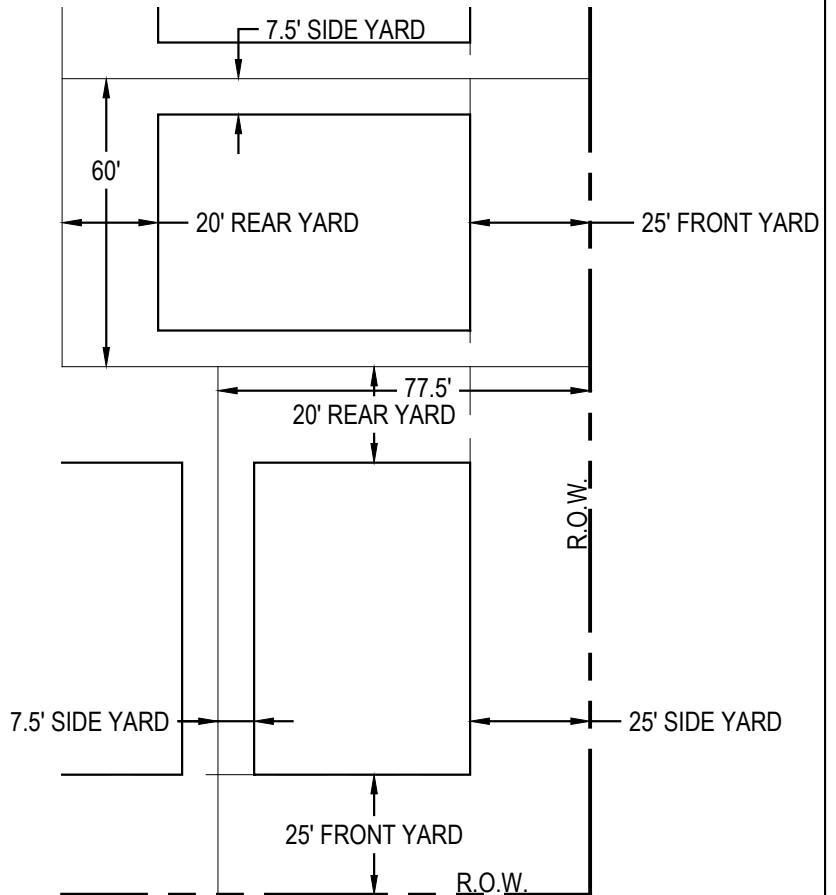
Lot Width (ft):	70	60
Minimum Front Yard (ft):	25	25
Minimum Side Yard (ft):	10	7.5
Minimum Rear Yard (ft):	20	20
Minimum Side Yard - Corner Lot (ft):	15	15
Minimum Side Yard - Key Lot (ft):	25	25
Maximum Lot Coverage of Buildings:	60%	60%
Main Structures (ft):	35	35

ENGINEER: Melissa Lopez, P.E. NO. 133567 TSPS FIRM NO. F-22396 5940 S. WEST MOORE CREEK RD. LANE, OK, 74555, (972) 415-6143	OWNER AND DEVELOPER: MISKIMON MANAGEMENT I, LLC; RICHARD K. MISKIMON AND SHERI R. MISKIMON; AND FALLS CREEK LAND & CATTLE, LLC. 5940 S. WEST MOORE CREEK RD. LANE, OK, 74555, (972) 415-6143	REV	DATE	BY	DESCRIPTION	PROJECT: Brahman Ranch Phase-1a,1b&2
						DRAWN BY: CR DATE: 8/14/2022
						FIELD CREW: CRW DATE: 8/4/2022
						SCALE: N/A SHEET 6 OF 5

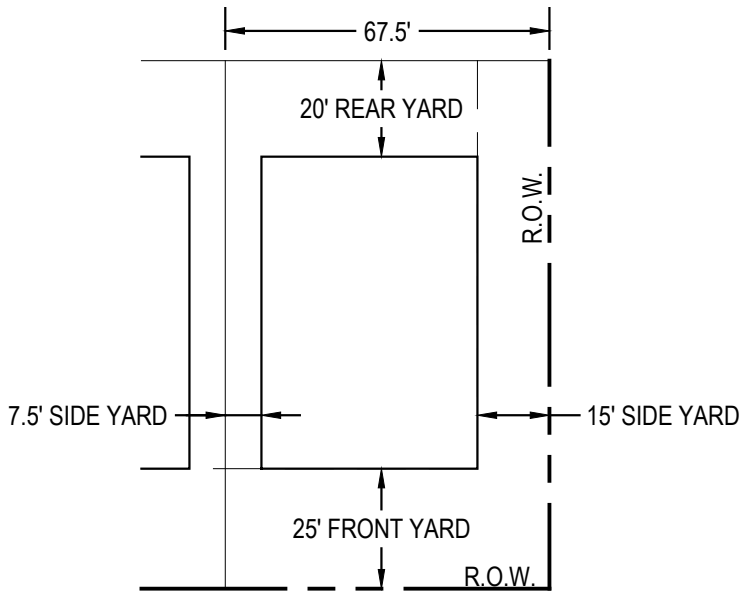




TYPICAL LOT DETAIL
N.T.S.



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

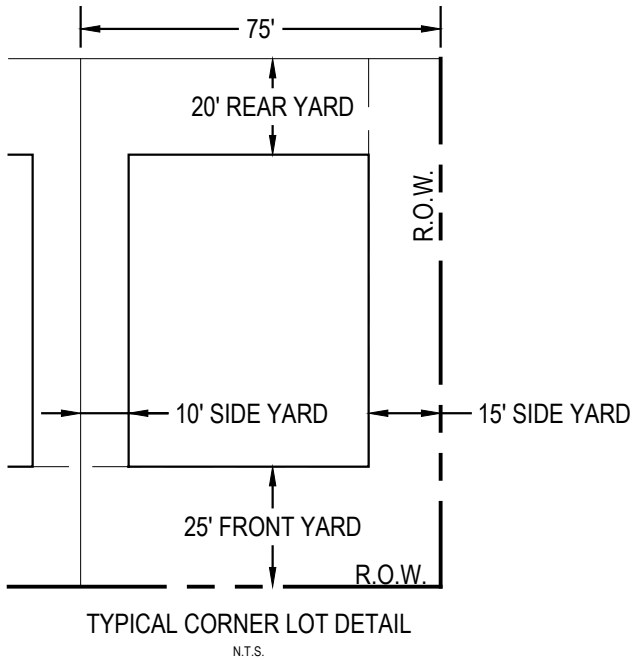
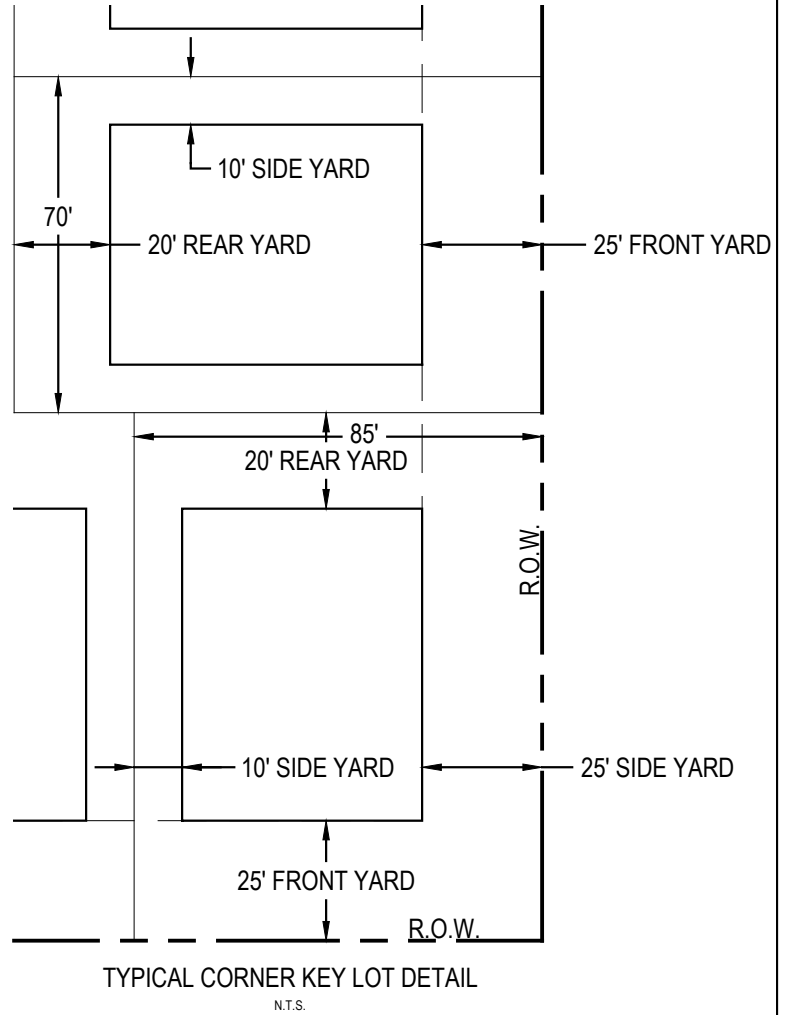
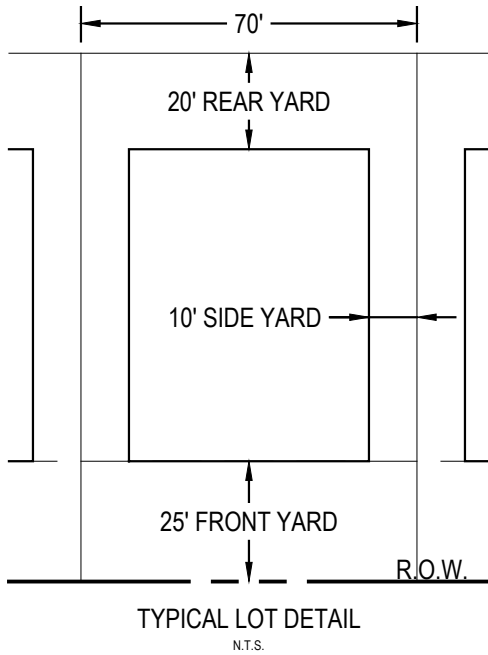
SHEET:
2 OF 2

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

