

SHELLEY CLOWER

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1

ALICIA ROSALES

Place 5- Chair

JIRA SANSOM

Place 6

KEVIN UNGER

Place 7



Planning & Zoning Commission

SPECIAL MEETING

Wednesday, August 30, 2023 at 6:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

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

2. Public Comment Period:

3. Consent Agenda:

- 3.1 Consider the approval of meeting minutes for Regular P&Z meeting on July 27, 2023. 3 - 5

[Planning & Zoning Commission - Jul 27 2023 - Minutes - Pdf](#)

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

4. Discussion & Consideration Items:

- 4.1 Discuss and consider a Preliminary Plat, which consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus. 6 - 13

[1- A Venus Village - Preliminary Plat Staff Report P & Z.pdf](#) [1- B](#)

[Vicinity Map.pdf](#) [1- C Zoning Map.pdf](#) [1- D Venus Village](#)

[Preliminary Plat.pdf](#) [1- E Site Pictures.pdf](#)

I make a motion to approve/deny Preliminary Plat, which

consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus.

5. Adjournment:

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

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

Callie Green, TRMC
City Secretary

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

Removed:_____

Time:_____



Planning & Zoning Commission - Minutes

Thursday, July 27, 2023 at 6:00 PM

Venus Civic Center

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

Chair, Rosales called the meeting to order at 6:00 pm, Rosales called rollcall and a quorum is present, J. Russell gave the Invocation, and all lead the Pledge of Allegiance.

Commissioners present: Shelley Clower, Robert McCurdy, Alicia Rosales, Jira Sansom and Shanna Stoddard arrived at 6:05 pm.

Commissioners absent: James Hopper and Kevin Unger.

Staff present: Brandon Gazaway, Melissa Westen, Callie Green, and City Attorney.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1. Consider and approve minutes for Regular P&Z meeting dated April 20, 2023.

[Special Called Planning & Zoning Commission - Apr 20 2023 - Minutes - Pdf](#) 

I make a motion to approve the consent agenda.

Moved by: Jira Sansom

Seconded by: Robert McCurdy

For: Unanimous. Motion carried 4-0-0.

4. Public Hearing and Action Item:

- 4.1. Conduct Public Hearing to consider adoption of an ordinance repealing in its entirety section 3 which states “A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to VV Jones Road.”

[Rival Redi Mix current route.pdf](#) 

[VENUS ordinance amending PD ord.pdf](#) 

Open Public Hearing: At 6:21 pm

1- Jess Boydston- 1329 E. CR 109- Opposed to repeal Ordinance. Wants the concrete plant removed.

Close Public Hearing: At 6:27 pm

- 4.2. Discuss and consider the adoption of an Ordinance repealing in its entirety Section 3 which states " A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to VV Jones Road.”

I make a motion to recommend approval for adoption of an Ordinance repealing in its entirety Section 3 which states " A vehicle, truck, trailer, or semi-trailer, or any combination of such vehicles with a combined rated capacity in excess of 1 1/2 tons accessing the rezoned Property shall be limited to entry and exit via the use of County Road 109 to VV Jones Road.”

Moved by: Jira Sansom

Seconded by: Shelley Clower

For: Jira Sansom, Shelley Clower, Shanna Stoddard and Alicia Rosales.

Against: Robert McCurdy.

Motion carried 4-1-0.

5. Discussion & Action Items:

- 5.1. Discuss and consider a Final Plat, which consists of 290 apartments in Phase 1, Block A, Heritage Trails Venus, being

12.344 acres out of the Radford Berry Survey Abstract Number 42, Ellis county, generally located north of Highway 67 and west of Heritage Hills Parkway in the City of Venus.

[1- A Heritage Trails- Final Plat Staff Report P & Z.pdf](#)  [1- B Vicinity Map.pdf](#)  [1- C Zoning Map.pdf](#)  [1- D PD Land Use Regulations.pdf](#)  [1- E Final Plat.pdf](#)  [1- F Site Plan- Phase I.pdf](#)  [1- G Pool Concept.pdf](#)  [1- H Playground Equipment Design.pdf](#)  [1- I Site Pictures.pdf](#) 

I make a motion to approve the Final Plat which consists of 290 apartments for Phase 1. Lot 1, Block A, Heritage Trails Venus, as presented.

Moved by: Robert McCurdy

Seconded by: Jira Sansom

For: Unanimous. Motion carried 5-0-0.

- 5.2. Discuss and consider appointing a Vice Chair of the Planning and Zoning Commission.

I make a motion to appoint Robert McCurdy as Vice Chair of the Planning and Zoning Commission.

Moved by: Jira Sansom

Seconded by: Shanna Stoddard

For: Unanimous. Motion carried 4-0-0.

6. Adjournment:

Chair, Rosales adjourned the meeting at 6:46 pm.

Chair

City Secretary



*Case Report – Venus Village – Preliminary Plat
Planning & Zoning Commission – August 30, 2023*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Preliminary Plat, which consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus.

Owner: Saldena Properties, L.P.

Engineer: Bannister Engineering, Mansfield, TX.

Location: Generally located north of US Highway 67 and west of N FM 157.

Existing Zoning: C-2 (General Commercial) District.

Existing Use: Vacant

Proposed Land Use: Commercial.

Surrounding Zones:
North: R-4 (Palladium Multi-family).
South: US Highway 67.
East: N FM 157.
West: Johnson County (Unincorporated land).

Introduction: The Preliminary Plat covers approximately 12.655 acres in Block A, which consists of 7 lots. Six lots will be commercial pad sites, and one lot will be a fuel station with a travel center/restaurant.

Background: The Saldena Property was annexed into the City of Venus on December 13, 2021 by Ordinance No. 7454-2021-12. The property was rezoned from Agricultural land (AG) to C-2 (General Commercial) District on December 13, 2021 by Ordinance No. 746-2021-12.

Analysis: The plat has a total of 7 lots, six (6) lots are approximately one (1) acre are designated to be commercial pad sites, and one (1) lot is approximately 4.341 acres, which is designated to be a truck fuel station with a travel center/restaurant store. The travel center/restaurant is approximately 9,754 sq. ft. with 123 parking spaces (9 feet by 20 feet), and 4 ADA parking spaces.

There are two access driveways for internal circulation (26-foot and paved with concrete) west of N FM 157, and one access driveway (26-foot and paved with concrete) north of US Highway 67.

There is a 20-foot easement (for sidewalk and utility lines). Four-foot sidewalks and parking lights will be installed as each pad site is developed.

Building setbacks are: Rear-yard setback 25 ft. Front-building setback 50 ft.

An 8-foot masonry screen wall adjacent to the north (Palladium) will be installed by the developer with a 20-foot landscape buffer to mitigate truck noise.

The property discharges storm water to the west towards the Grassy Creek. The lots under consideration for development are not within the 100-year floodplain.

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

The Planning and Zoning Commission shall use the following criteria and determine if it is adequate to serve the development and meet the city's subdivision ordinance for those facilities: wastewater, storm drainage, and easements. The Planning and Zoning Commission has authority to recommend approval of this final plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may take the following actions regarding this plat:

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

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

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission approves the Preliminary Plat, which consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus.

Sample

Motion:

I move to approve/deny the Preliminary Plat, which consists of 7 lots in Block A, Venus Village, being 12.655 acres out of the Radford Berry Survey Abstract Number 26, Johnson County, generally located north of US Highway 67 and west of N FM 157 in the City of Venus.

as presented.

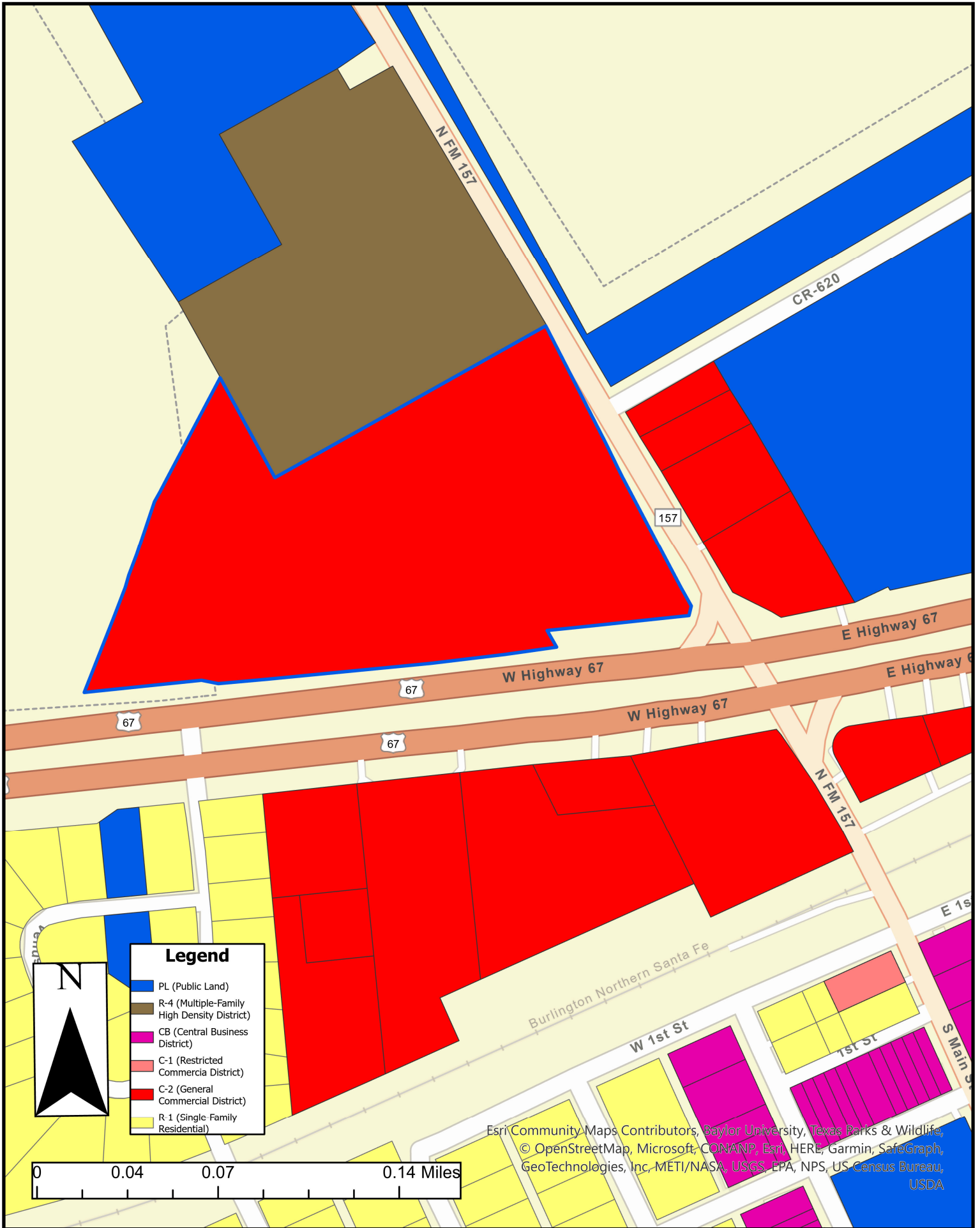
Attachments:

Vicinity Map
Zoning Map
Preliminary Plat
Site Pictures



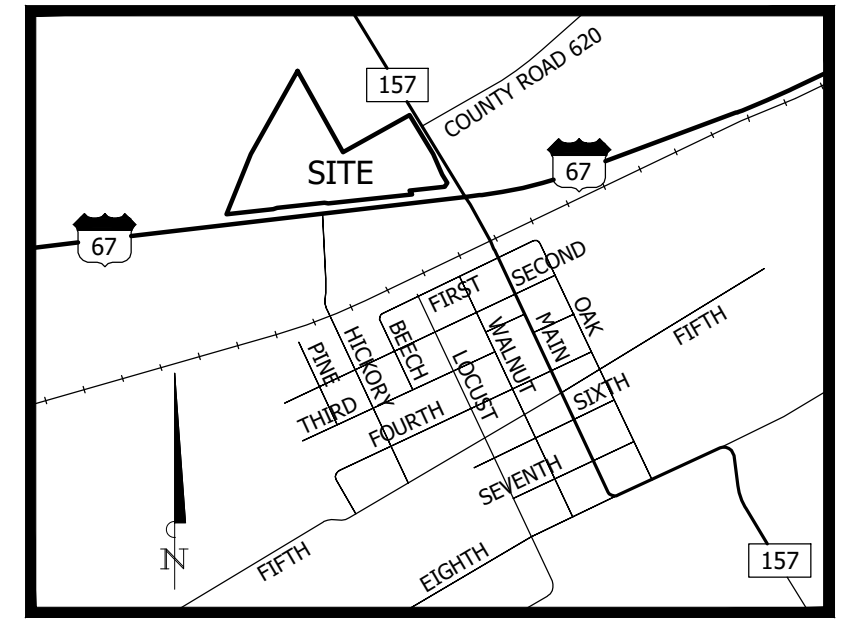
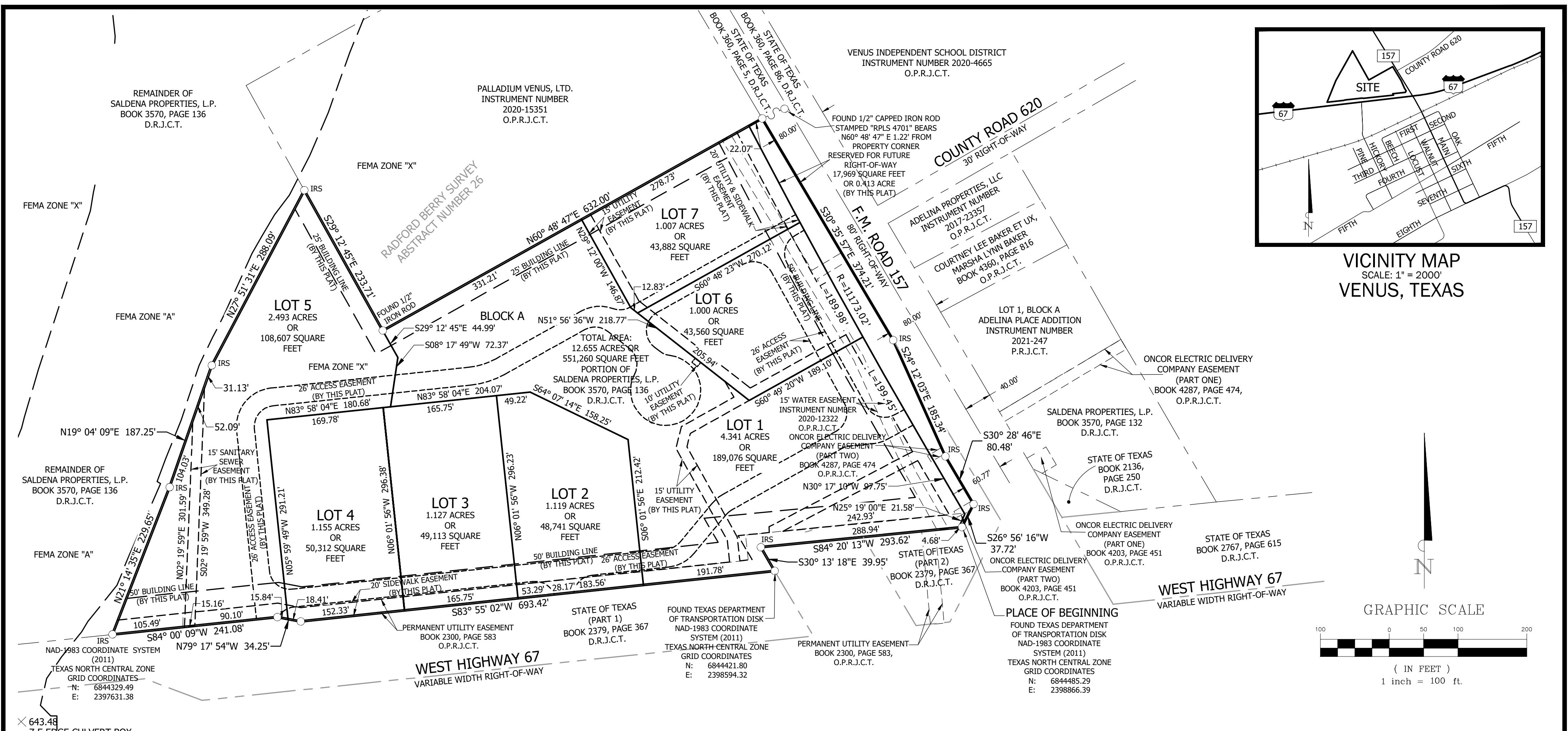
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GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,
Maxar

Vicinity Map

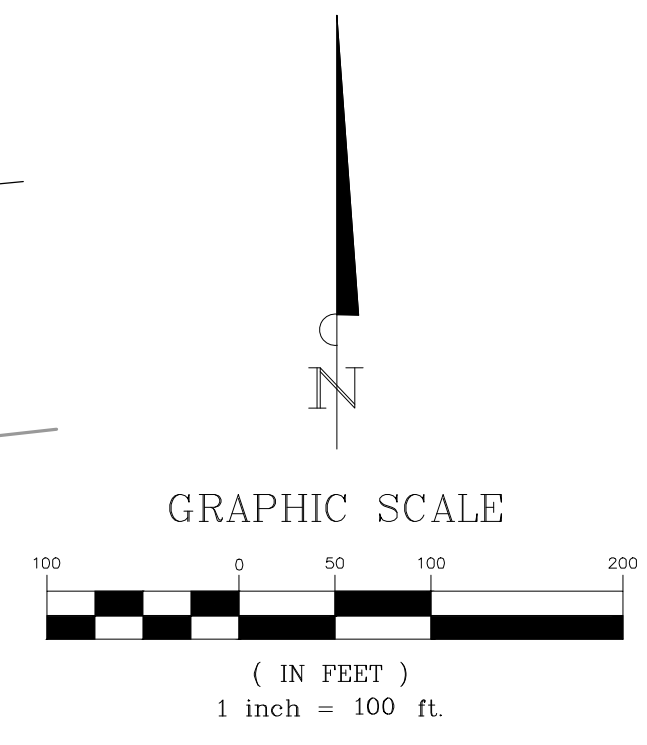


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 GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
 USDA

Zoning Map



VICINITY MAP
SCALE: 1" = 2000'
VENUS, TEXAS



OVERALL LOT LAYOUT
SEE SHEET NO. 2 FOR LOT DETAILS

SUBDIVISION DATA TABLE			
DESCRIPTION	NUMBER	ACRES	SQUARE FEET
LOTS	7	12.243	533,292
RIGHT-OF-WAY		0.412	17,968
TOTAL		12.655	551,260

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS JOHNSON COUNTY, TEXAS

WATER SERVICE:
MOUNTAIN PEAK SPECIAL
UTILITY DISTRICT
5671 WATERWORKS ROAD
MIDLOTHIAN, TX, 76065
PHONE: 972.775.3765
FAX: 972-775-6508
Email: office@mtpeakwater.com

SEWER SERVICE:
CITY SERVICE

ELECTRIC SERVICE:
UNITED COOPERATIVE
SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SALDENA PROPERTIES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2000
CONTACT: WALID ALAMEDDINE

- SHEET NO. 1 - COVER SHEET
OVERALL LOT LAYOUT
- SHEET NO. 2 - LOT DETAIL SHEET
- SHEET NO. 3 - DEDICATION &
CERTIFICATES

PRELIMINARY PLAT - for Review Purposes Only

VENUS VILLAGE
LOTS 1 THRU 7, BLOCK A

BEING 12.655 acres out of the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas
SHEET 1 OF 3

Revision Date: May 2023
PREPARED BY: PROJECT NO. 172-21-005

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

LEGEND

N NORTH
S SOUTH
E EAST
W WEST

• DEGREES
' MINUTES/FEET
" SECONDS/INCHES

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

D.R.J.C.T. DEED RECORDS
JOHNSON COUNTY, TEXAS

P.R.J.C.T. PLAT RECORDS
JOHNSON COUNTY, TEXAS

PALLADIUM VENUS, LTD.
INSTRUMENT NUMBER 2020-15351
O.P.R.J.C.T.

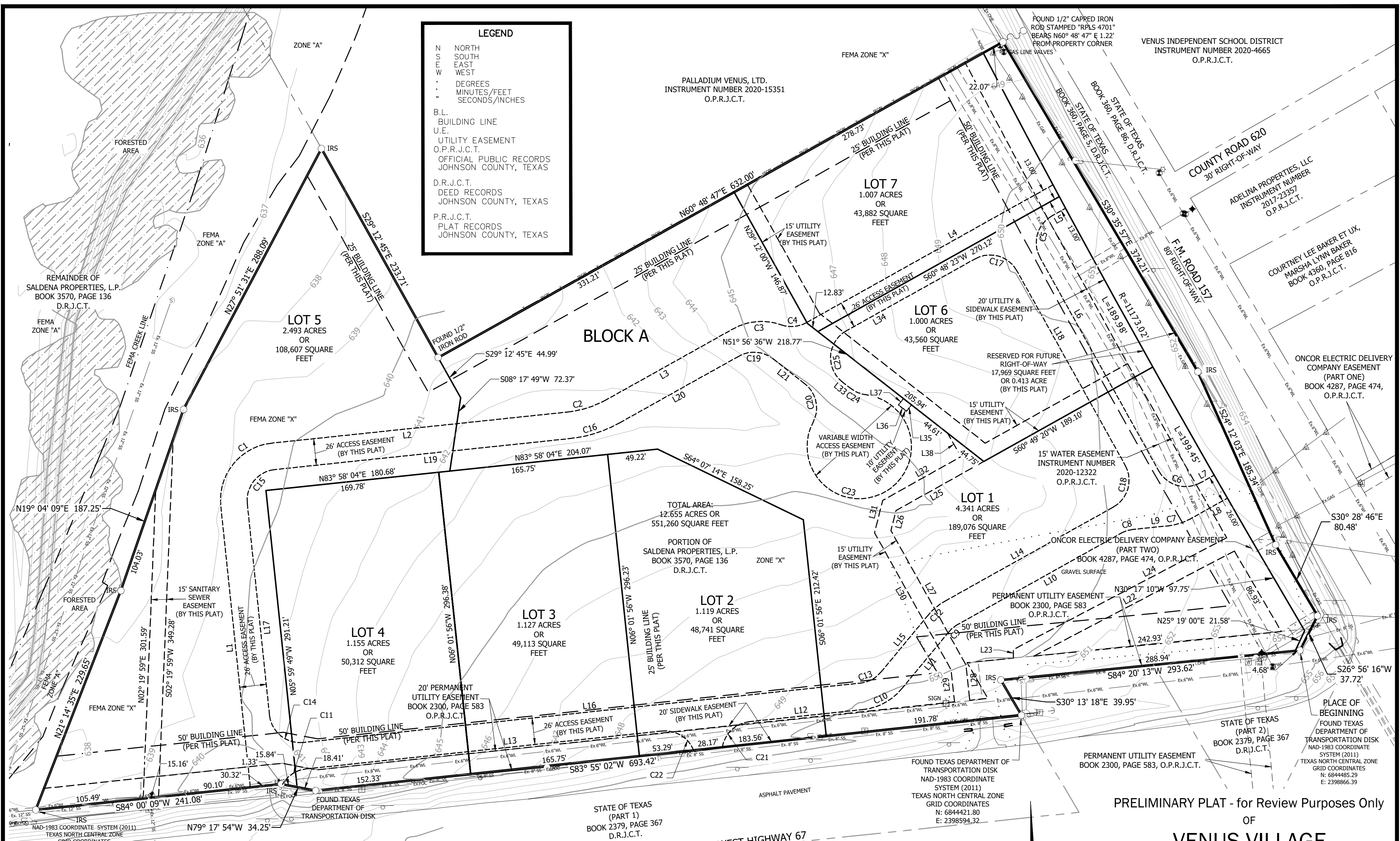
VENUS INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NUMBER 2020-4665
O.P.R.J.C.T.

ADELINA PROPERTIES, LLC
INSTRUMENT NUMBER
2017-23357
O.P.R.J.C.T.

COURTNEY LEE BAKER ET UX,
MARSHA LYNN BAKER
BOOK 4360, PAGE 816
O.P.R.J.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
(PART ONE)
BOOK 4287, PAGE 474,
O.P.R.J.C.T.

PLACE OF BEGINNING
FOUND TEXAS
DEPARTMENT OF
TRANSPORTATION DISK
NAD-1983 COORDINATE
SYSTEM (2011)
TEXAS NORTH CENTRAL ZONE
GRID COORDINATES
N: 6844485.29
E: 2398866.39



LEGEND

—Ex.GAS— GAS LINE
—Ex.WL— WATER LINE
—Ex.SS— SEWER LINE
—Ex.SD— STORM DRAIN LINE
—Ex.OHE— OVERHEAD UTILITY
—Ex.TEL— UNDERGROUND TELEPHONE
—Ex.UCE— BURIED ELECTRIC
—Ex.CATV— BURIED CABLE LINE
—Ex.FOC— BURIED FIBER OPTIC
—CDRL— GUARD RAIL
—CHLK— CHAIN LINK FENCE
—WIRE— WIRE FENCE
—WOOD— WOOD FENCE
—METAL— METAL FENCE
—IRON— IRON FENCE
—PIPE— PIPE RAIL FENCE
—SILT— SILT FENCE

✕ FIRE WATER CONNECTION
⊠ IRRIGATION CONTROL VALVE
● TRAFFIC SIGNAL
● BOLLARD
⊠ GRATE INLET
⊙ STORM MANHOLE

⊠ AIR CONDITIONER UNIT
▲ UTILITY PIN FLAG
● GAS MANHOLE
⊕ TITLE COMMITMENT ITEM

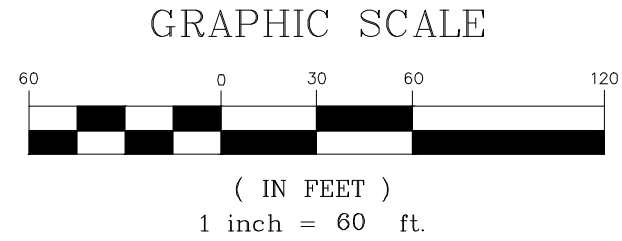
▽ GAS MARKER
⊠ GAS METER
⊠ TRANSFORMER
⊙ ELECTRIC METER
⊠ TELEPHONE RISER
⊠ MAIL BOX
⊠ SIGN
⊠ POWER POLE
⊠ LIGHT
● SANITARY SEWER MANHOLE
● CLEAN-OUT
● FIRE HYDRANT
● WATER VALVE
⊠ WATER METER
⊙ WATER MANHOLE
— GUY WIRE

FEMA ZONE
~500'~
FEMA BASE FLOOD ELEVATION

NOTE: SEE LINE AND CURVE TABLE ON SHEET 3.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SALDENA PROPERTIES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2000
CONTACT: WALID ALAMEDDINE



PRELIMINARY PLAT - for Review Purposes Only
OF

VENUS VILLAGE
LOTS 1 THRU 7, BLOCK A

BEING 12.655 acres out of the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas
SHEET 2 OF 3

Revision Date: May 2023

PREPARED BY: PROJECT NO. 172-21-005

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

OWNER'S DEDICATION:

WHEREAS **SALDENA PROPERTIES, L.P.**, acting by and through its authorized representative, is the sole owner of a 12.655 acres (551,260 square feet) of land in the Radford Berry Survey, Abstract No. 26, Johnson County, Texas; said 12.655 acres (551,260 square feet) of land being a portion of that certain tract of land described in a Assumption Special Warranty Deed to Saldena Properties, L.P. (hereinafter referred to Saldena Properties tract), as recorded in Book 3570, Page 136, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 12.655 acres (551,260 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a Texas Department of Transportation monument found for the Southerly Southeast corner of said Saldena Properties tract, same being the intersection of the existing Southwesterly right-of-way line of F. M. Road 157 (80' right-of-way), as recorded in Book 360, Page 5, D.R.J.C.T., with the existing Northerly right-of-way line of West Highway 67 (variable width right-of-way), as recorded in Book 2379, Page 367, D.R.J.C.T.;

THENCE South 84 degrees 20 minutes 13 seconds West with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 293.62 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 13 minutes 18 seconds East, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 39.95 feet to a Texas Department of Transportation monument found for corner;

THENCE South 83 degrees 55 minutes 02 seconds West, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 693.42 feet to a Texas Department of Transportation monument found for corner;

THENCE North 79 degrees 17 minutes 54 seconds West, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 34.25 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 84 degrees 00 minutes 09 seconds West, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 241.08 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 21 degrees 14 minutes 35 seconds East, departing the existing Northerly right-of-way line of said West Highway 67, crossing said Saldena Properties tract, a distance of 229.65 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 19 degrees 04 minutes 09 seconds East, continue crossing said Saldena Properties tract, a distance of 187.25 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 27 degrees 51 minutes 31 seconds East, continue crossing said Saldena Properties tract, a distance of 288.09 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the Northeasterly line of said Saldena Properties tract, same being the Southwesterly line of that certain tract of land described in a Special Warranty Deed to Palladium Venus, Ltd. (hereinafter referred to as Palladium Venus tract), as recorded in Instrument Number 2020-15351, Official Public Records, Johnson County, Texas;

THENCE South 29 degrees 12 minutes 45 seconds East with the common line between said Saldena Properties tract and said Palladium Venus tract, a distance of 233.71 feet to a one-half inch iron rod found for corner, same being the Southwesterly corner of said Palladium Venus tract;

THENCE North 60 degrees 48 minutes 47 seconds East, continue with the common line between said Saldena Properties tract and said Palladium Venus tract, a distance of 632.00 feet to the Northeasterly corner of said Saldena Properties tract, same being the Southeasterly corner of said Palladium Venus tract, same also being the existing Southwesterly right-of-way line of the aforesaid F. M. Road 157, from which a one-half inch iron rod with plastic cap stamped "RPLS 4701" found bears North 60 degrees 48 minutes 47 seconds East, a distance of 1.22 feet;

THENCE South 30 degrees 35 minutes 57 seconds East with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 374.21 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 24 degrees 12 minutes 03 seconds East, continue with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 185.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 28 minutes 46 seconds East, continue with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 80.48 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 26 degrees 56 minutes 16 seconds West, continue with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 37.72 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 12.655 acres (551,260 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SALDENA PROPERTIES, L.P.**, acting by and through its authorized representative, do hereby adopt this plat designating the herein-described property as **VENUS VILLAGE**, an addition to the City of Venus, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all platting ordinances, rules, and regulations of the City of Venus, Texas.

WITNESS OUR HAND at _____, Texas, this the _____ 2023.

SALDENA PROPERTIES, L.P., a Texas limited partnership

SALDENA, L.L.C., a Texas limited liability company, General Partner

By: _____
MOHAMED SHARAF, Vice President of Saldena, L.L.C.
General Partner of Saldena Properties, L.P.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared MOHAMED SHARAF, 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 consideration thereof expressed, as Vice President of SALDENA, L.L.C., a Texas limited liability company, the General Partner of SALDENA PROPERTIES, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

Line Table		
Line #	Length	Direction
L1	276.10'	N5° 59' 49"W
L2	290.38'	S84° 00' 11"W
L3	141.94'	S60° 48' 00"W
L4	275.62'	N60° 48' 23"E
L5	15.18'	N60° 48' 23"E
L6	238.29'	S29° 06' 40"E
L7	15.19'	S60° 53' 20"W
L8	41.41'	S60° 53' 20"W
L9	34.59'	S84° 08' 40"W
L10	183.21'	S60° 49' 05"W
L11	72.53'	S39° 37' 21"W
L12	111.99'	N83° 55' 09"E
L13	349.58'	N83° 55' 09"E
L14	188.89'	N60° 49' 05"E
L15	72.53'	N39° 37' 21"E
L16	547.50'	N83° 55' 09"E
L17	207.93'	S5° 59' 49"E
L18	217.50'	S29° 06' 40"E
L19	290.33'	S84° 00' 11"W
L20	133.61'	S60° 48' 00"W

Line Table		
Line #	Length	Direction
L21	39.62'	N51° 56' 36"W
L22	221.07'	N62° 20' 19"E
L23	8.37'	N0° 13' 04"W
L24	235.27'	N62° 20' 19"E
L25	98.26'	S60° 49' 20"W
L26	20.19'	S14° 06' 07"W
L27	150.09'	S29° 11' 36"E
L28	34.85'	S6° 23' 58"E
L29	31.74'	S6° 23' 58"E
L30	153.02'	S29° 11' 36"E
L31	32.62'	S14° 06' 07"W
L32	87.52'	S60° 49' 20"W
L33	9.90'	N51° 56' 36"W
L34	143.98'	S60° 48' 23"W
L35	7.85'	N38° 03' 24"E
L36	10.00'	S51° 56' 36"E
L37	7.85'	S38° 03' 24"W
L38	26.61'	S29° 41' 19"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	87.96'	56.00'	90°00'00"	N39° 00' 11"E	79.20'
C2	40.50'	100.00'	23°12'11"	N72° 24' 05"E	40.22'
C3	48.27'	56.00'	49°23'27"	S85° 29' 44"W	46.79'
C4	25.67'	30.03'	48°58'13"	N84° 37' 23"E	24.89'
C5	47.08'	30.00'	89°55'03"	S15° 50' 52"W	42.40'
C6	47.12'	30.00'	90°00'00"	S74° 06' 40"E	42.43'
C7	22.73'	56.00'	23°15'20"	N72° 31' 00"E	22.57'
C8	12.21'	30.00'	23°19'35"	S72° 28' 53"W	12.13'
C9	11.10'	30.00'	21°11'44"	S50° 13' 13"W	11.03'
C10	43.29'	56.00'	44°17'47"	N61° 46' 15"E	42.22'
C11	28.45'	30.00'	54°20'38"	S56° 44' 50"W	27.40'
C12	20.72'	56.00'	21°11'44"	S50° 13' 13"W	20.60'
C13	23.19'	30.00'	44°17'47"	N61° 46' 15"E	22.62'
C14	47.17'	30.00'	90°05'02"	S51° 02' 20"E	42.46'
C15	47.12'	30.00'	90°00'00"	S39° 00' 11"W	42.43'
C16	51.03'	126.00'	23°12'11"	N72° 24' 05"E	50.68'
C17	47.17'	30.00'	90°04'57"	N74° 09' 08"W	42.46'
C18	47.09'	30.00'	89°55'45"	N15° 51' 13"E	42.40'
C19	35.22'	30.00'	67°15'26"	N85° 34' 17"W	33.23'
C20	41.72'	30.00'	79°40'21"	N12° 06' 25"W	38.44'
C21	39.07'	30.00'	74°37'31"	S46° 41' 13"W	36.37'
C22	39.05'	30.00'	74°34'20"	N58° 49' 14"W	36.35'
C23	258.67'	51.00'	290°36'22"	N62° 25' 34"E	58.06'
C24	16.20'	30.00'	30°56'01"	S67° 24' 36"E	16.00'
C25	59.67'	30.00'	113°56'17"	S4° 10' 03"W	50.31'

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and is subject to penalties imposed by law.

3. **Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0250J, dated December 4, 2012, this property is located in Zone "X", (Areas determined to be outside of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

4. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodplain is prohibited.

5. The existing creeks or drainage channels traversing along or across this addition shall remain as open channels and shall be maintained by the individual owner of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.

6. City of Venus will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

7. City of Venus will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

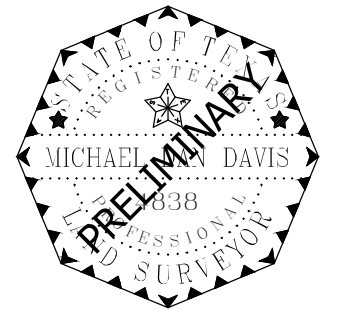
8. City of Venus has a right, but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings which obstruct the flow of water through drainage easements

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, hereby certify that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners hereon have been found or set as shown.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



Approved by City of Venus, Texas

Mayor

City Secretary

PRELIMINARY PLAT - for Review Purposes Only
OF

VENUS VILLAGE
LOTS 1 THRU 7, BLOCK A

BEING 12.655 acres out of the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas
SHEET 3 OF 3
Revision Date: May 2023

PREPARED BY: PROJECT NO. 172-21-005

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:
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240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
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Mike@bannistereng.com

OWNER / DEVELOPER:
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105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2000
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