

JANNELLE ROACH

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNON STODDARD

Place 1



ALICIA ROSALES

Place 5-Vice Chair

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Chair

Planning & Zoning Commission

REGULAR MEETING

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Thursday, August 25, 2022 @ 6:00 p.m.

Page

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

2. Public Comment Period:

3. Consent Agenda:

- 3.1. Consider and approve minutes for Special called P&Z meeting on August 18, 2022.

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

4. Public Hearing and action item:

- 4.1. Conduct Public Hearing regarding amending Chapter 34 – “Zoning”, Article II. – “Districts”, Section 34-62 – “Schedule of District Regulations Use Table” by deleting the phrase “minimum building size” in its entirety and replacing it with the phrase “minimum conditioned space”, and as defined by the most recently adopted version of the International Building Code, and also by changing the square footage (sq. ft.) in said row for the R-1, R-2, and MHS districts from 1250 sq. ft. to 1400 sq. ft.

Open Public Hearing:

Close Public Hearing:

- 4.2. Discuss and consider amending Chapter 34 – “Zoning”, Article II. – “Districts”, Section 34-62 – “Schedule of District Regulations Use Table” by deleting the phrase “minimum building size” in its entirety and replacing it with the phrase “minimum conditioned space”, and as defined by the most recently adopted version of the International Building Code, and also by changing the square footage (sq. ft.) in said row for the R-1, R-2, and MHS districts from 1250 sq. ft. to 1400 sq. ft.

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[764-2022-09-VENUS Amending Zoning Ordinance minimum conditioned space.pdf](#) 

I make a motion to approve/deny recommendation to City Council amending Chapter 34 – “Zoning”, Article II. – “Districts”, Section 34-62 – “Schedule of District Regulations Use Table” by deleting the phrase “minimum building size” in its entirety and replacing it with the phrase “minimum conditioned space”, and as defined by the most recently adopted version of the International Building Code, and also by changing the square footage (sq. ft.) in said row for the R-1, R-2, and MHS districts from 1250 sq. ft. to 1400 sq. ft.

5. Discussion & action items:

- 5.1. Discuss and consider a Preliminary Plat for a 397 single-family subdivision with 8 tracts, 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.

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[1- A Brahman Ranch Preliminary Plat Phase 1A, 1B & Phase 2 Staff Report.pdf](#)  [1-B Brahman Ranch Ph1A, 1B & Phase 2 Preliminary Plat.pdf](#)  [1-C Brahman Ranch 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. Adjournment:

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

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

Callie Green,
City Secretary

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

ORDINANCE NO. 764-2022-09

AN ORDINANCE OF THE CITY OF VENUS, TEXAS AMENDING THE ZONING ORDINANCE AND MAP, CHAPTER 34, “ZONING”, ARTICLE II., “DISTRICTS”, SECTION 34-62, “SCHEDULE OF DISTRICT REGULATIONS USE TABLE” BY DELETING THE PHRASE “MINIMUM BUILDING SIZE” IN ITS ENTIRETY AND REPLACING IT WITH THE PHRASE “MINIMUM CONDITIONED SPACE”, AND AS DEFINED BY THE MOST RECENTLY ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND ALSO BY CHANGING THE SQUARE FOOTAGE (SQ. FT.) IN SAID ROW FOR THE R-1, R-2, AND MHS DISTRICTS FROM 1250 SQ. FT. TO 1400 SQ. FT. ; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

SECTION 1. That the Zoning Ordinance and Map of the City of Venus, Texas, duly passed by the governing body of the City of Venus, Texas, as heretofore amended, be and the same is hereby amended by amending Chapter 34 – “Zoning”, Article II. – “Districts”, Section 34-62 – “Schedule of District Regulations Use Table” by deleting the phrase “minimum building size” in its entirety and replacing it with the phrase “minimum conditioned space”, and as defined by the most recently adopted version of the International Building Code, and also by changing the square footage (sq. ft.) in said row

for the R-1, R-2, and MHS districts from 1250 sq. ft. to 1400 sq. ft. Specifically pertaining to primary structures.

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

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

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

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

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

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

DULY PASSED and approved by the City Council of the City of Venus, Texas on this the ____ day of _____ 2022.

APPROVED:

James L. Burgess, Mayor

ATTEST:

Callie Green, City Secretary



*Case Report – Brahman Ranch – Preliminary Plat
Planning and Zoning Commission – August 25, 2022
City Council - September 12, 2022*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Preliminary Plat for a 397 single-family subdivision with 8 tracts, Brahman Ranch PD Phase 1A, 1B & 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.

Owner: Miskimon Management I, LLC.

Engineer: Melissa Lopez, P.E., Miskimon Management I, LLC, Lane, OK.

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

Existing Zoning: PD-Planned Development with underlying Single-Family R-1S zoning

Existing Use: Vacant

Analysis: The Preliminary Plat covers 142.69 acres, which will be developed in Phase 1A, 1B & Phase 2. There will be lots with 70-foot front and lots with 60-foot fronts, but all with a minimum of 6,500 sq. ft.

The subdivision provides two open space areas. Residential streets have a minimum of 60-foot ROW back-to-back, two access points with 88-foot ROW at the entrance that are reduced at the street intersection at 60-foot ROW.

All internal residential streets have 4-foot sidewalks on both sides installed at time of home construction in the ROW and maintained by the lot owner.

All homes have front-entry garages, and all homes must have front yard, side yard, and rear yard sodded areas.

The property is west of S FM 157 that varies in ROW and east of FM 2258, which varies in ROW.

The property will discharge stormwater to the detention ponds located within the subdivision. Water will be provided by Mountain Peak Special Utility District and sewage will convey to a wastewater treatment plant owned and operated 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 adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-

way. The Planning and Zoning Commission has authority to recommend approval of this preliminary plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action regarding this plat:

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

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

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission approves the Preliminary Plat for a 397-lot subdivision, as presented.

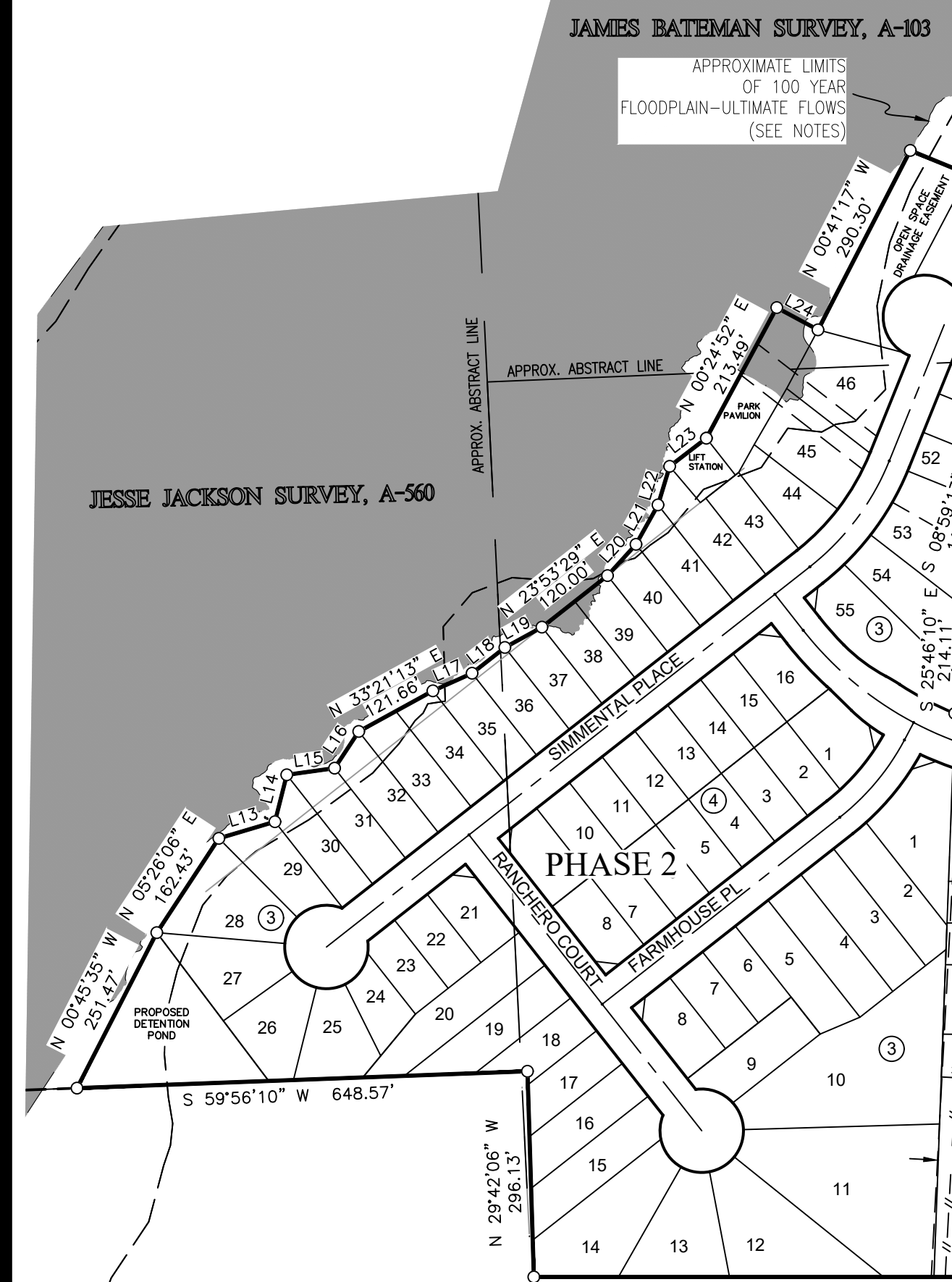
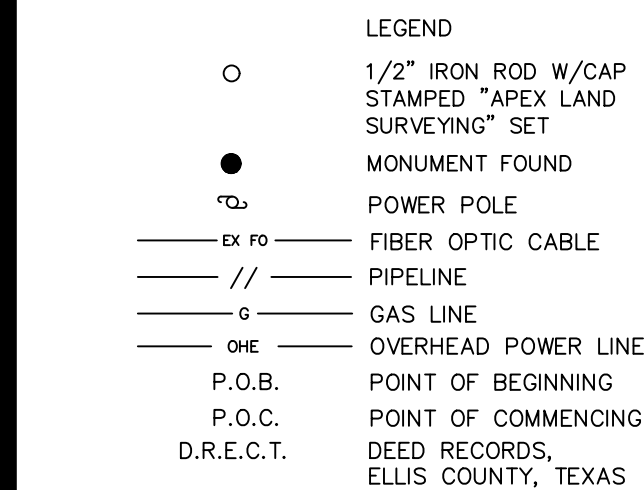
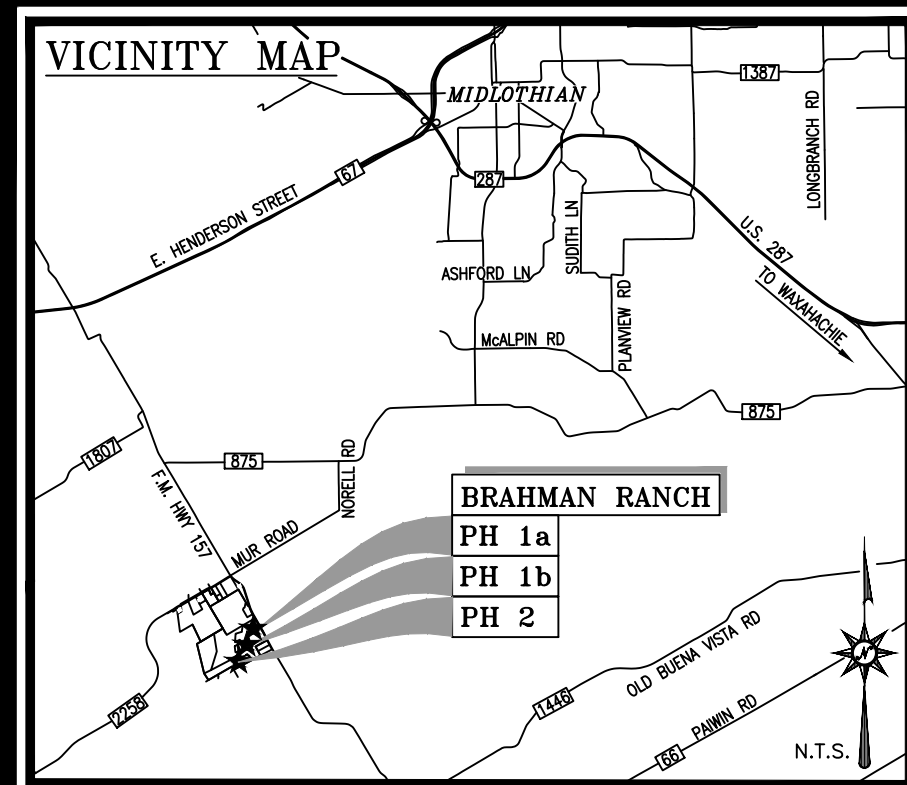
Sample

Motion:

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

Attachments:

Preliminary Plat
Aerial Map



BOUNDARY LINE TABLE			
Line	Length	Direction	
L1	580.53'	S 28°27'42"	E
L2	79.73'	N 61°32'18"	E
L3	116.88'	N 61°32'18"	E
L4	90.04'	S 30°14'03"	E
L5	119.67'	S 61°32'18"	W
L6	79.73'	S 61°32'18"	W
L7	1,130.00'	S 28°27'42"	E
L8	73.04'	N 61°32'18"	E
L9	122.72'	N 61°32'18"	E
L10	117.52'	S 61°32'18"	W
L11	65.45'	S 61°32'18"	W

BOUNDARY LINE TABLE		
Line	Length	Direction
L24	67.35'	S 89°35'08" E
L25	35.84'	N21°48'54"W
L26	335.58'	N 00°38'15" W
L27	126.30'	N 25°37'52" E
L28	578.09'	N 59°17'29" E
L29	295.10'	N 60°35'13" E

BOUNDARY CURVE TABLE					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	6.94'	11.00'	367°04"44"	N 43°28'26" E	6.82'
C2	42.25'	67.00'	367°04"44"	N 43°28'26" E	41.55'
C3	42.25'	67.00'	367°04"44"	S 79°36'10" W	41.55'
C4	6.94'	11.00'	367°04"44"	S 79°36'10" W	6.82'
C5	6.94'	11.00'	367°04"44"	N 43°28'26" E	6.82'
C6	42.25'	67.00'	367°04"44"	N 43°28'26" E	41.55'
C7	90.15'	3,864.72'	01°20'12"	S 25°09'30" E	90.15'
C8	42.25'	67.00'	367°04"44"	S 79°36'10" W	41.55'
C9	6.94'	11.00'	367°04"44"	S 79°36'10" W	6.82'
C10	86.00'	463.00'	10°38'34"	S 78°57'39" W	85.88'

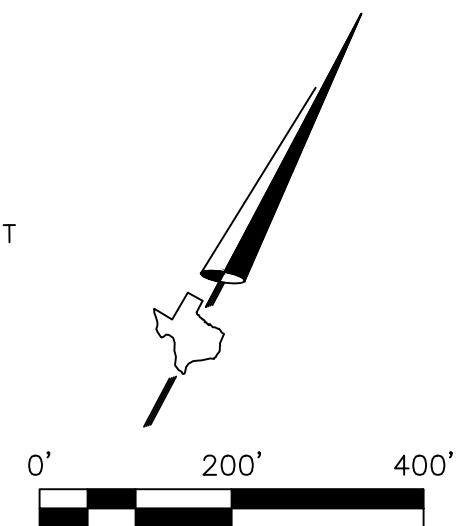


APEX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wapiti Drive
Azle, TX. 76020
(817) 565-6681

[illegible]

PRELIMINARY PLAT
BRAHMAN RANCH PHASE 1A AND 1B
& BRAHMAN RANCH PHASE 2

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



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 Miskimmon Management I, LLC recorded in Document No. 2029777, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

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

THENCE, South 60°36'18" East, 225.00 feet to the west line of said F.M. Highway 157 to the POINT OF BEGINNING, being the northeast corner of the herein described tract;

THENCE, 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;

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

THENCE, 6.94 feet 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;

THENCE, 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;

THENCE, 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;

THENCE, South 30°14'03" East, 590.04 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;

THENCE, 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:

THENCE, 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;

THENCE, 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;

THENCE, 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;

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

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

THENCE, 6.94 feet 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;

THENCE, 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;

THENCE, 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;

THENCE, 90.15 feet with 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;

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

THENCE, 42.25 feet 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;

THENCE, 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;

THENCE, 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;

THENCE, 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 189 Page 1778, D.R.E.C.T.;

THENCE, 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;

THENCE, South 28°14'24" East, 825.08 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.;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, North 84°24'11" 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;

THENCE, 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;

THENCE, 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;

THENCE, South 25°45'10" 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;

THENCE, 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;

THENCE, North 26°36'26" East, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, 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;

THENCE, North 25°37'52" East, 126.30 feet to a 1/2-inch iron rod

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

FOR REVIEW

RODRIC R. REESE, R.P.L.S. NO. 5883

DATE _____

REV	DATE	BY	DESCRIPTION	PROJECT Brahman Ranch PHASE-1a,1b&
01				DRAWN BY: CR DATE: 8/14/2022
02				FIELD CREW: CRW DATE: 8/4/2022
03				DATE: 8/14/2022



