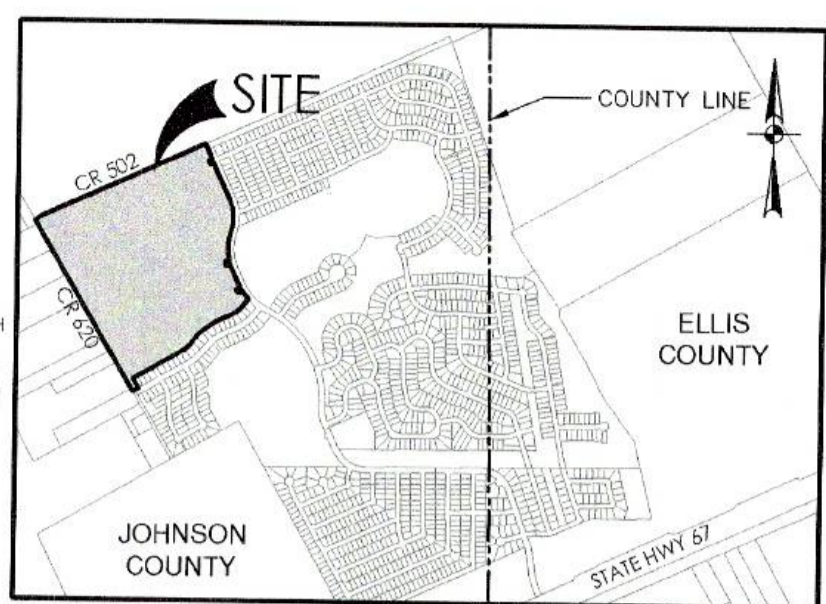
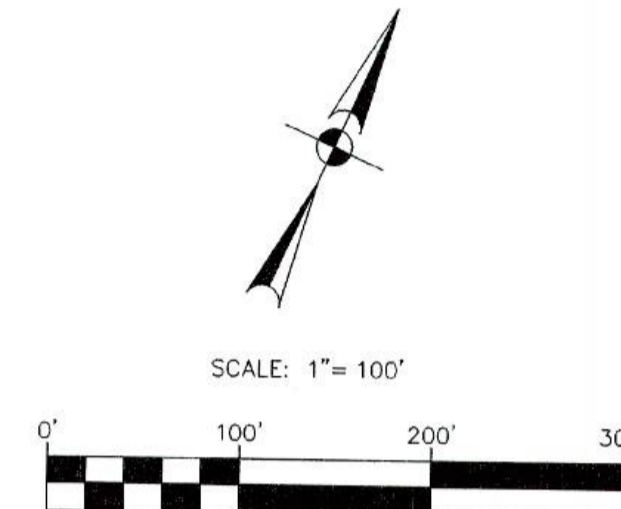


**LEGEND**

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
  - M.R.J.C.T. MAP RECORDS, JOHNSON COUNTY, TEXAS
  - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
  - MPE MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - VAR VARIABLE WIDTH
  - BUILDING SETBACK LINE
  - CENTER LINE
- DOC. NO. DOCUMENT NUMBER
  - VOL. VOLUME
  - PG. PAGE
  - INST. NO. INSTRUMENT NUMBER
  - IPF IRON PIPE FOUND
  - FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
  - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON"
  - BLOCK NUMBER
- ① 25' X 25' VISIBILITY, ACCESS AND MAINTENANCE EASEMENT BY THIS PLAT
  - ② 10' X 10' WATER EASEMENT FOR EXTENDED SERVICE LINES (CENTERED ON CENTER LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE) BY THIS PLAT
  - ③ COMMON AREA / HOA OPEN SPACE / DRAINAGE AREA BLOCK 36 LOT 21 (120.176 SF)
  - ④ COMMON AREA / HOA OPEN SPACE / DRAINAGE AREA BLOCK 44 LOT 19 (281.51 SF)
  - ⑤ COMMON AREA / HOA OPEN SPACE / DRAINAGE AREA BLOCK 39 LOT 21 (400.59 SF)
  - ⑥ 15' SEWER EASEMENT BY THIS PLAT
  - ⑦ 12' MOUNTAIN PEAK EASEMENT BY THIS PLAT
  - ⑧ 15' UTILITY EASEMENT BY THIS PLAT
  - ⑨ 10' UTILITY EASEMENT (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE) BY THIS PLAT
  - ⑩ 5' UTILITY EASEMENT BY THIS PLAT
- ◇ VAR WITH DRAINAGE EASEMENT INST. NO. 2021-248, M.R.J.C.T.
  - ◇ VAR WITH DRAINAGE EASEMENT INST. NO. 2021-248, D.R.J.C.T.
  - ◇ 40' ACCESS EASEMENT INST. NO. 2021-248, D.R.J.C.T.
  - ◇ SURFACE USE AGREEMENT, ACCESS EASEMENT AND PIPELINE EASEMENT AGREEMENT FOR DRILLING AND DEVELOPMENT VOL. 4453, PG. 384, D.R.J.C.T. INST. NO. 2019-17374, D.R.J.C.T.
  - ◇ 15' AFE VOL. 11, PG. 915, M.R.J.C.T.
  - ◇ 15' UTILITY EASEMENT VOL. 11, PG. 915, M.R.J.C.T.
  - ◇ 15' WIDE SANITARY SEWER EASEMENT INST. NO. 2020-19206, D.R.J.C.T.
  - ◇ 15' WIDE UTILITY EASEMENT INST. NO. 2020-19207, D.R.J.C.T.
  - ◇ 15' WIDE SANITARY SEWER EASEMENT INST. NO. 2020-19207, D.R.J.C.T.
  - ◇ NATURAL GAS WELHEAD - 2H N 685233.46, E 2402267.14 INST. NO. 2021-248, M.R.J.C.T.
  - ◇ 35' SETBACK LINE (NATURAL GAS WELHEAD - 2H) INST. NO. 2021-248, M.R.J.C.T.



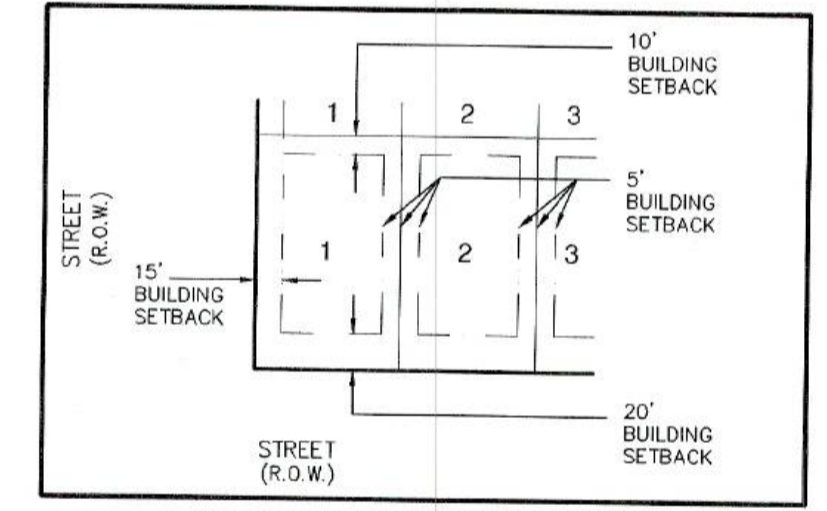
LOCATION MAP  
NOT-TO-SCALE



**LAND USE CHART**

PROPOSED - RESIDENTIAL LOTS	± 44.55 ACRES
PROPOSED - OPEN SPACE	± 3.21 ACRES
PROPOSED - STREETS/ROW DEDICATION	± 18.35 ACRES
PROPOSED - TOTAL	± 66.11 ACRES

- NOTE:**
- OPEN SPACE / COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF VENUS OR JOHNSON/ELLIS COUNTY.
  - SELLING A PORTION OF THIS ADDITION BY MEANS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
  - THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, NA 2011, EPOCH 2010.00 (4202). ALL COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH-CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, NA 2011, EPOCH 2010.00.
  - UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAG NAIL OR X CUT WILL BE USED.
  - THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS EXPLAINED ON MAP NUMBER 4825 (CO2503), OF THE FLOOD INSURANCE RATE MAP, JOHNSON COUNTY, TEXAS, DATED DECEMBER 04, 2012. AREAS OF LOCAL DRAINAGE ARE NOT NOTED ON THIS MAP.
  - STREET INTERSECTIONS HAVE A 25' X 25' VISIBILITY, ACCESS AND MAINTENANCE EASEMENT, AS SHOWN HEREON.
  - WATER SERVICE HAVE A 10' X 10' MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT, AS SHOWN HEREON.
  - DRAINAGE EASEMENTS WITHIN THE SITE SHALL ALSO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF VENUS OR JOHNSON/ELLIS COUNTY.
  - EASEMENTS SHOWN HEREON ARE CREATED BY THIS PLAT UNLESS NOTED OTHERWISE.



TYPICAL LOT SETBACKS  
(EXCEPT AS NOTED)  
(NOT TO SCALE)

PLAT FILED 02/16/2023  
INSTRUMENT NO. 2023-28  
DRAWN BY SLIDE  
APRIL LONG, JOHNSON COUNTY CLERK  
BY *April Long* DEPUTY CLERK

REFERENCE SHEET 2 FOR  
LINE TABLE, CURVE TABLE AND  
DETAILS

DATE OF PREPARATION: JANUARY 19, 2023

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

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
5810 TENNYSON PARKWAY, SUITE 425  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
CONTACT: DAVID DORANTES, P.E.



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

**FINAL PLAT OF  
PATRIOT ESTATES  
PHASE 9  
BLOCK 36 - BLOCK 48**

- LOTS 1-20, COMMON AREA LOT 21, BLOCK 36;
- LOTS 1-20, BLOCK 37; LOTS 1-20, BLOCK 38;
- LOTS 1-20, COMMON AREA LOT 21, BLOCK 39;
- LOTS 1-58, COMMON AREA LOTS 59-60, BLOCK 40;
- LOTS 1-48, COMMON AREA LOT 49, BLOCK 41;
- LOTS 1-27, BLOCK 42; LOTS 1-20, BLOCK 44;
- LOTS 1-18, COMMON AREA LOT 19, BLOCK 44;
- LOTS 1-39, COMMON AREA LOT 40, BLOCK 44;
- LOTS 1-9, BLOCK 46; LOTS 1-10, BLOCK 47;
- LOTS 1-16, BLOCK 48;

BEING A 66.118 ACRES SITUATED IN THE  
RADFORD BERRY SURVEY, ABSTRACT NO. 26,  
IN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS.

320 RESIDENTIAL LOTS  
7 COMMON AREA LOTS

