

POINT OF BEGINNING

INDEX MAP  
SCALE: 1"=300'

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

THENCE ALONG THE EAST LINE OF SAID LGI TRACT THE FOLLOWING COURSES AND DISTANCES:

S 2°21'50" E, A DISTANCE OF 40.02 FEET TO A FOUND 5/8-INCH IRON ROD (CONTROLLING MONUMENT) FOR AN ANGLE POINT IN SAID LGI TRACT;

S 19°22'44" E, A DISTANCE OF 194.07 FEET TO A FOUND 1/2-INCH IRON PIPE (CONTROLLING MONUMENT) FOR AN ANGLE POINT IN SAID LGI TRACT;

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

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

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

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

S 56°30'10" W, A DISTANCE OF 122.94 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

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

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

N 11°15'35" W, A DISTANCE OF 144.06 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 130°03'09", A CHORD BEARING AND DISTANCE OF N 17°48'59" W, 51.34 FEET, FOR AN ARC LENGTH OF 51.45 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

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

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

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 168°37'51", A CHORD BEARING AND DISTANCE OF N 23°05'00" E, 99.51 FEET, FOR AN ARC LENGTH OF 147.16 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

S 63°54'01" W, A DISTANCE OF 236.19 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

S 23°01'14" W, A DISTANCE OF 149.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

S 45°36'34" W, A DISTANCE OF 144.26 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

N 64°45'47" W, A DISTANCE OF 95.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

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

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

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

S 45°32'05" W, A DISTANCE OF 250.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

S 44°15'27" W, A DISTANCE OF 66.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

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

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

N 62°21'31" W, A DISTANCE OF 61.51 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 203°31'30", A CHORD BEARING AND DISTANCE OF N 52°05'46" W, 167.47 FEET, FOR AN ARC LENGTH OF 168.37 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

S 48°09'59" W, A DISTANCE OF 40.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

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

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 11°02'46", A CHORD BEARING AND DISTANCE OF N 36°18'38" W, 102.02 FEET, FOR AN ARC LENGTH OF 102.18 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 103°32'26", A CHORD BEARING AND DISTANCE OF S 53°28'11" W, 30.68 FEET, FOR AN ARC LENGTH OF 30.72 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 01°00'38", A CHORD BEARING AND DISTANCE OF N 54°12'52" E, 39.57 FEET, FOR AN ARC LENGTH OF 39.62 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 01°00'38", A CHORD BEARING AND DISTANCE OF N 24°52'03" W, 9.35 FEET, FOR AN ARC LENGTH OF 9.35 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

ALONG SAID TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 04°19'48", A CHORD BEARING AND DISTANCE OF N 22°11'51" W, 37.77 FEET, FOR AN ARC LENGTH OF 37.78 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 09°54'14", A CHORD BEARING AND DISTANCE OF S 79°45'30" W, 21.87 FEET, FOR AN ARC LENGTH OF 21.88 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "PAPE DAWSON";

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

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

OWNERS DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LGI HOMES-TEXAS, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY PATRIOT ESTATES, PHASE 8, AN ADDITION TO THE CITY OF VENUS, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS OR EGRESS TO PRIVATE PROPERTY FOR READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

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

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

WITNESS OUR HAND AT Collin, TEXAS, THIS 19<sup>TH</sup> DAY OF OCTOBER, 2021.

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

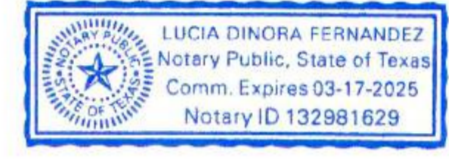
*Elaine Torres*  
ELAINE TORRES  
OFFICER

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELAINE TORRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19<sup>TH</sup> DAY OF October, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Lidia Dinora Fernandez*  
MY COMMISSION EXPIRES ON: 3-17-2025



SURVEYOR'S STATEMENT:

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

DATED THIS 19<sup>TH</sup> DAY OF October, 2021.

*Marcos A. Madrid*  
MARCOS A. MADRID  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6740  
FIRM REGISTRATION NO. 10194390  
PAPE DAWSON ENGINEERS  
5810 TENNYSON PARKWAY, SUITE 425  
PLANO, TEXAS 75024  
TELE. 214-420-8494  
EMAIL: MMADRID@PAPE-DAWSON.COM



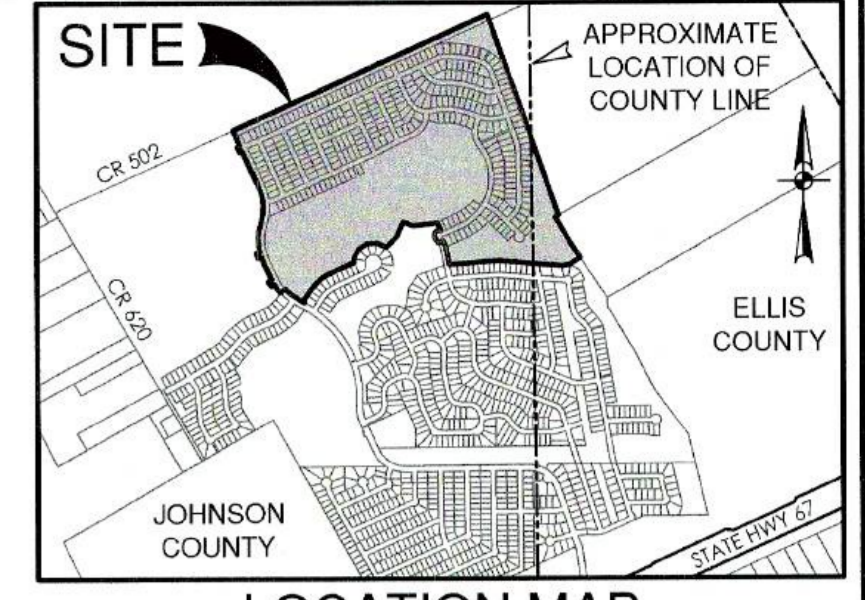
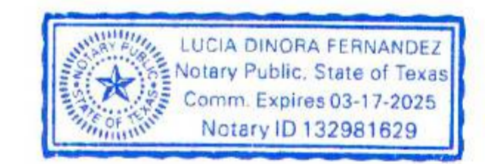
CERTIFICATION DATE: OCTOBER 19, 2021

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARCOS A. MADRID, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19<sup>TH</sup> DAY OF October, 2021.

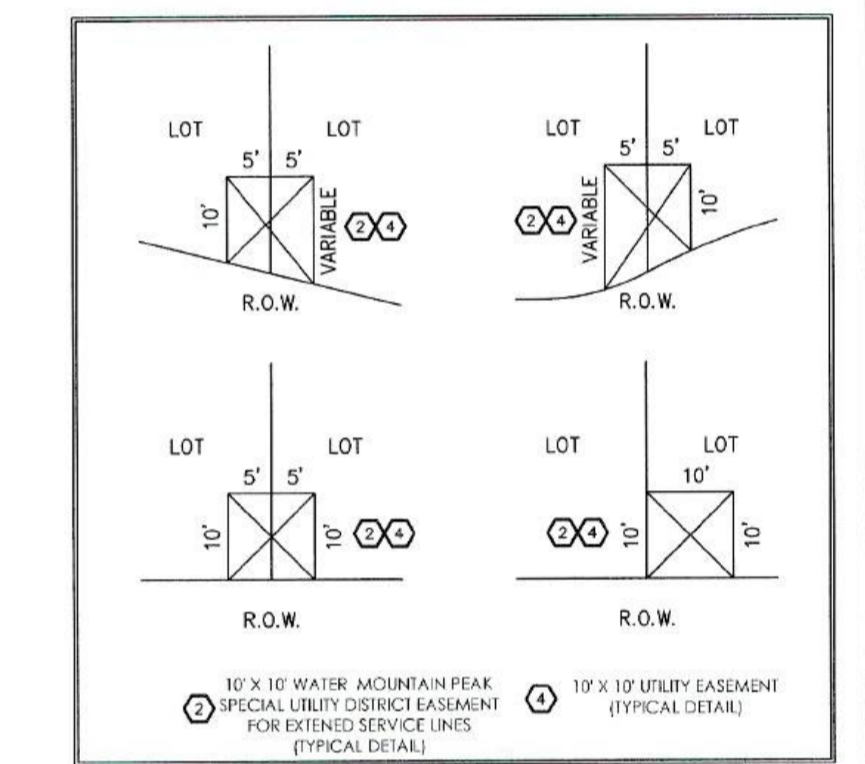
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Lidia Dinora Fernandez*  
MY COMMISSION EXPIRES ON: 3-17-2025



LOCATION MAP  
NOT TO SCALE

NOTE:

- ALL PARK AND OPEN SPACE / COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), 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 (NAD83), NA 2011, EPOCH 2010.00.
- UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAG NAIL OR X CUT WILL BE USED.
- A PORTION OF THIS PLAT LIES WITHIN ZONE "X", DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED", AND PORTIONS LIE WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48251C0250J, DATED DECEMBER 4, 2012, AS AFFECTED BY LOMR CASE NUMBER 20-06-1064P-480883, EFFECTIVE DATE JANUARY 4, 2021, AND ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 481390J50E, DATED JUNE 3, 2013, AS AFFECTED BY LOMR CASE NUMBER 20-06-1064P-480798, EFFECTIVE DATE JANUARY 4, 2021.
- STREET INTERSECTIONS HAVE A 25' X 25' VISIBILITY, ACCESS AND MAINTENANCE EASEMENT, AS SHOWN HEREON.
- WATER SERVICE HAVE A 10' X 10' MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT, AS SHOWN HEREON.



TYPICAL 10' X 10' EASEMENT DETAILS  
(NOT TO SCALE)

Filed in Ellis County  
Inst. No. 2150555  
Nov 16, 2021 8:50 AM

PLAT FILED 11/15/2021  
INSTRUMENT: 2021-248  
DRAWER: SLIDE  
BECKY IVEY, JOHNSON COUNTY CLERK  
By *Becky Ivey* DEPUTY CLERK

REFERENCE SHEET 4 OF 4  
FOR LINE TABLE AND CURVETABLE

OWNER/DEVELOPER:  
LGI HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 210-5484  
FAX: (281) 210-2801

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

DATE OF PREPARATION: OCTOBER 19, 2021

FINAL PLAT  
OF  
PATRIOT ESTATES  
PHASE 8

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

BEING A 115.61 ACRE TRACT SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 28, IN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS AND THE RADFORD BERRY SURVEY, ABSTRACT NO. 42, IN THE CITY OF VENUS, ELLIS COUNTY, TEXAS.



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TBPE FIRM REGISTRATION #270 | TBPLS FIRM REGISTRATION #10194390

333 RESIDENTIAL LOTS  
3 COMMON AREA LOTS



APPROVAL  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT WAS APPROVED THIS 12<sup>TH</sup> DAY OF October, 2021 BY THE CITY COUNCIL OF VENUS, TEXAS.

SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF VENUS, TEXAS.

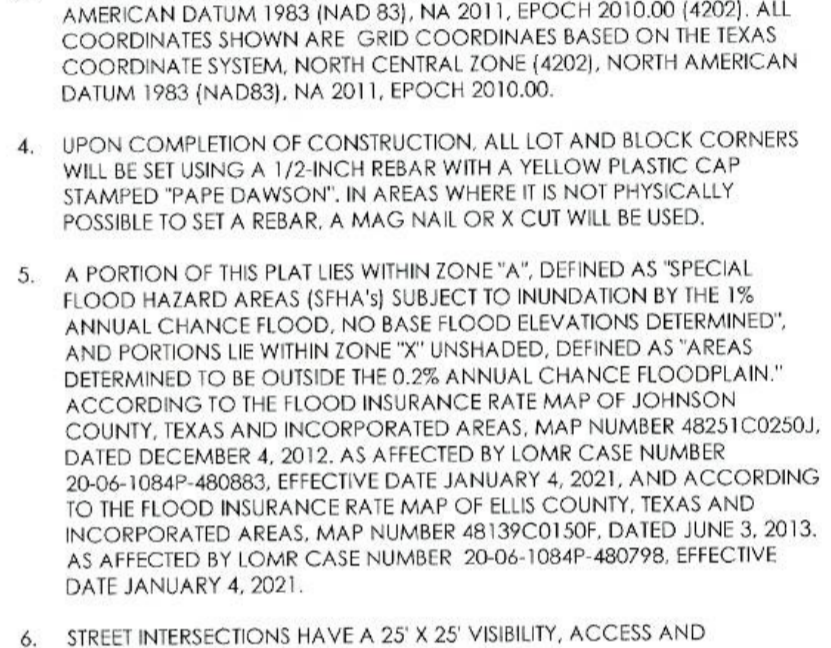
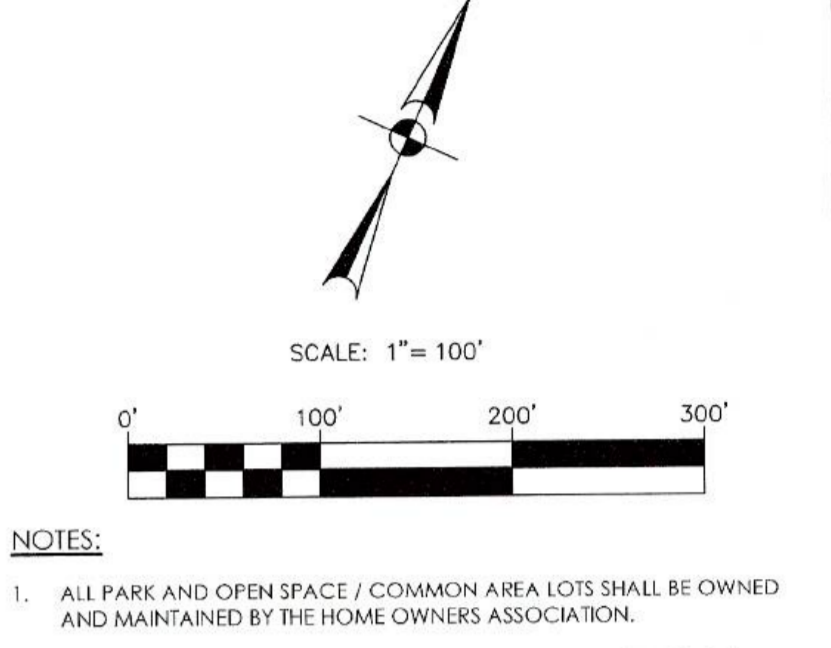
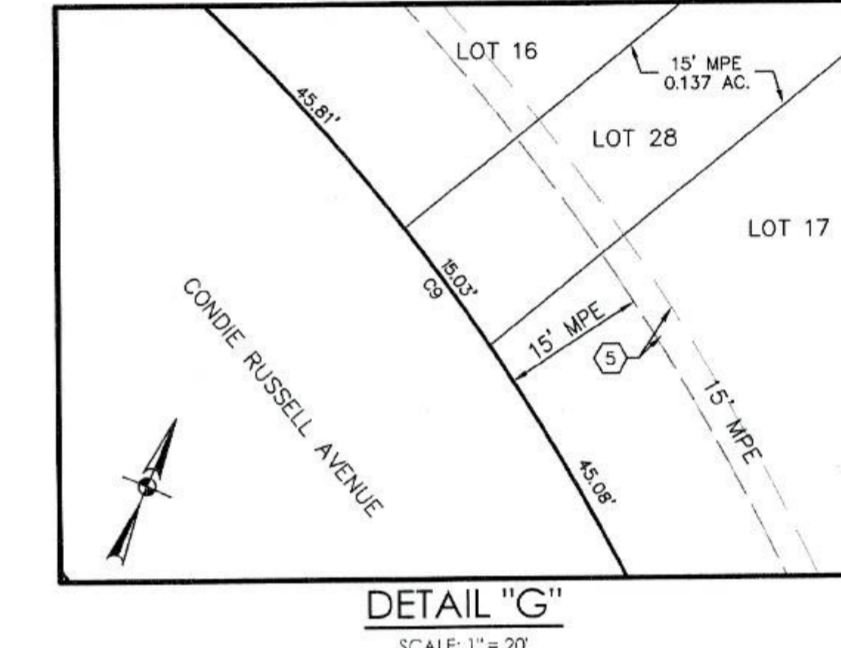
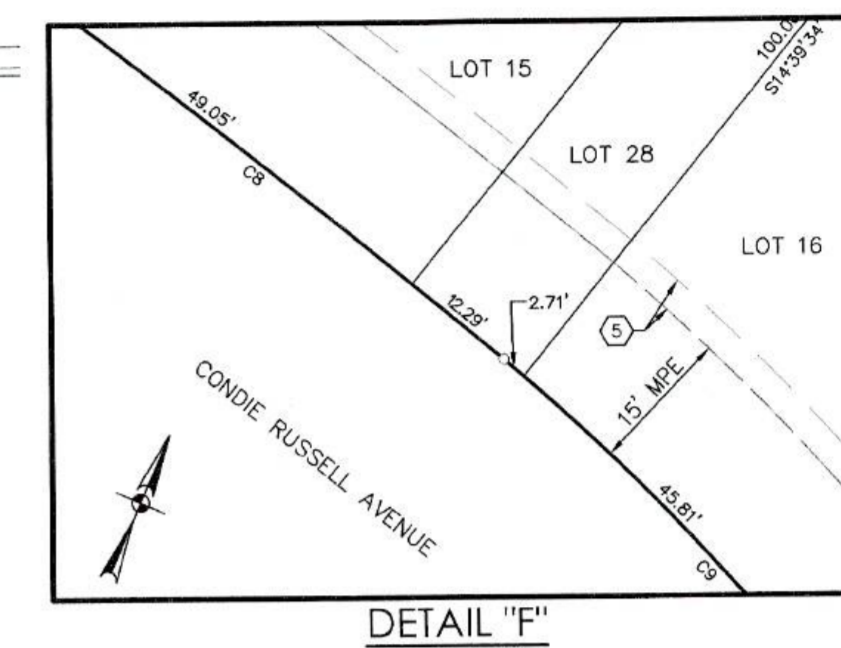
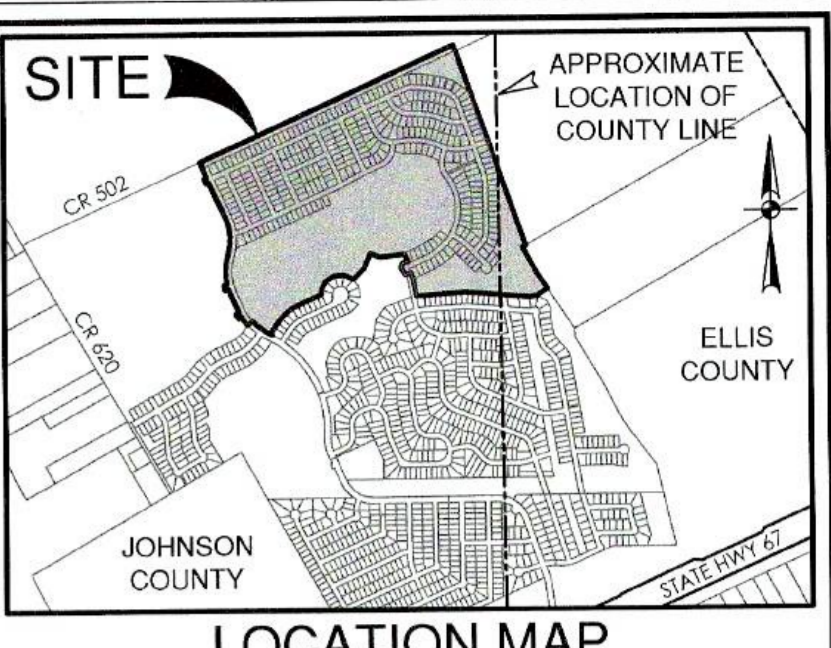
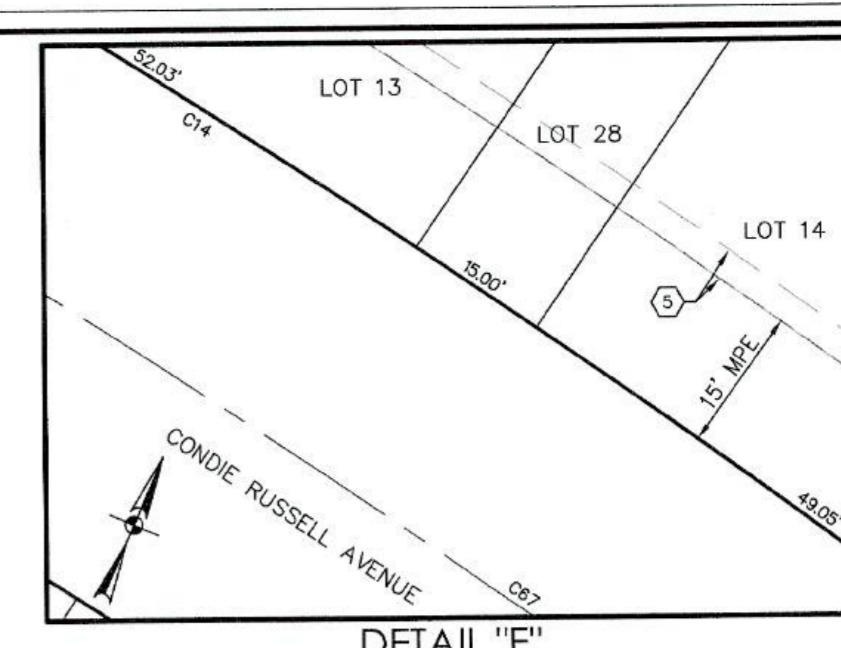
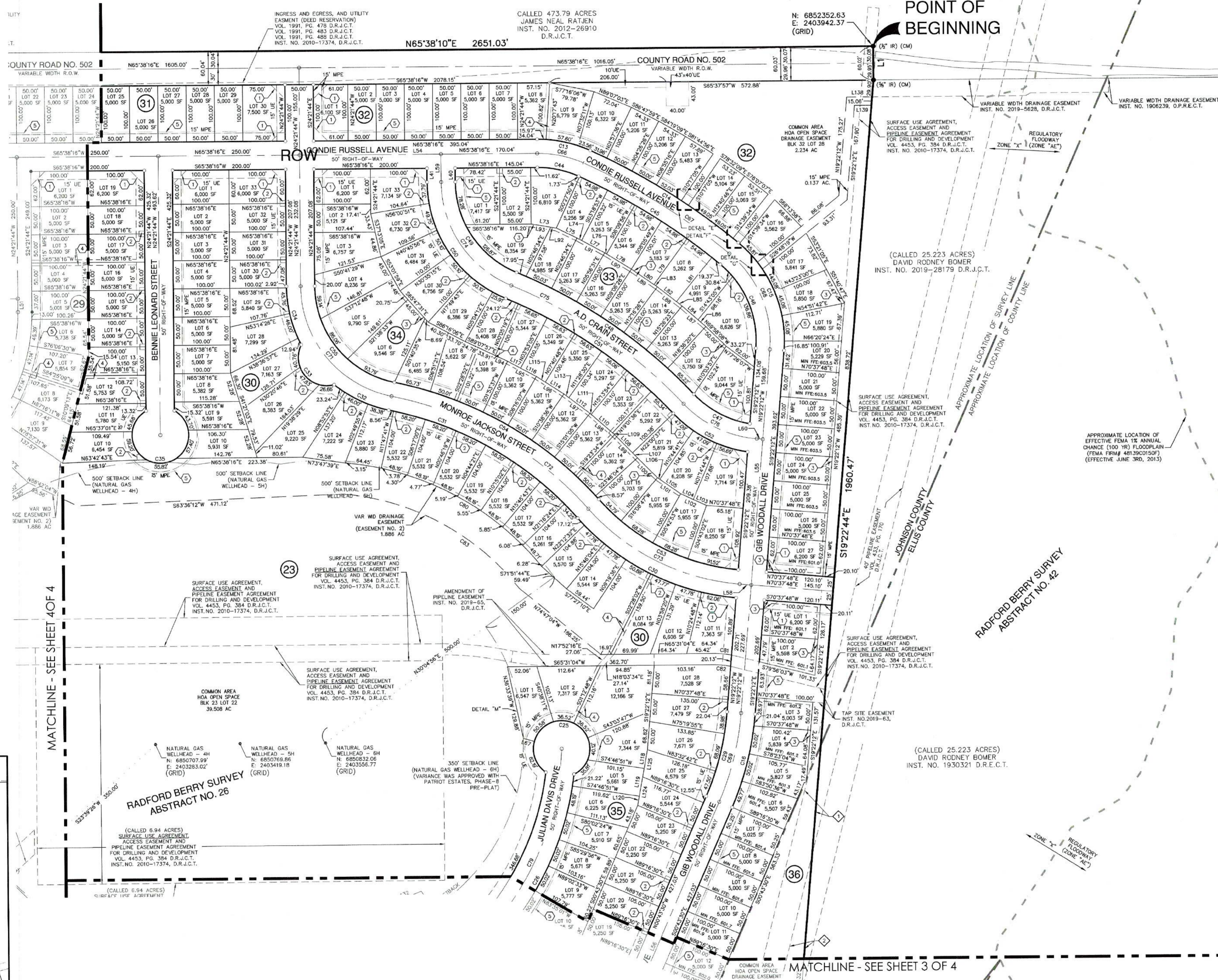
WITNESSED MY HAND THIS 12<sup>TH</sup> DAY OF October, 2021.

*Callie Dean*  
CALLIE DEAN  
CITY SECRETARY

*James L. Bergant*  
MAYOR

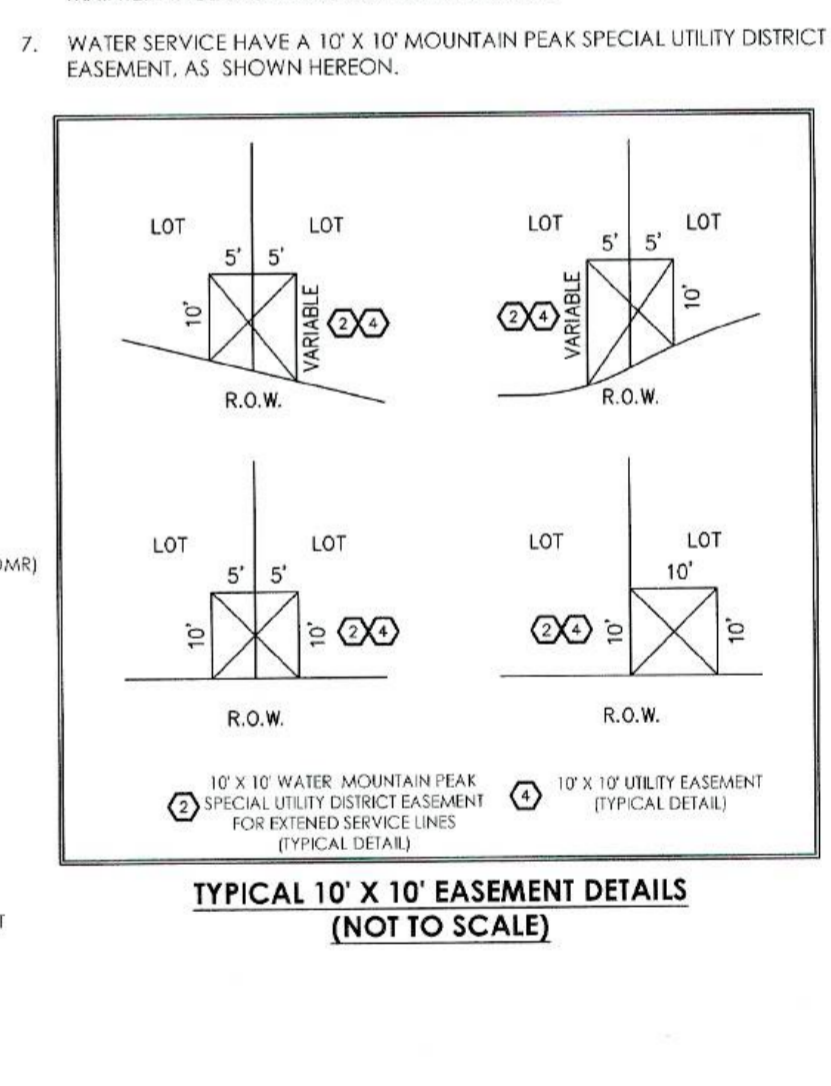
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**LEGEND**

D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS	(R) IRON ROD
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS	(RP) IRON PIPE
M.R.E.C.T. MAP RECORDS, ELLIS COUNTY, TEXAS	(CM) CONTROLLING MONUMENT
M.R.J.C.T. MAP RECORDS, JOHNSON COUNTY, TEXAS	(F) FOUND MONUMENT (AS NOTED)
MPE MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT	(FPC) FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP
UE UTILITY EASEMENT	(S) SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP
MN FNE MINIMUM FINISHED FLOOR ELEVATION	(S) STAMPED "PAPE DAWSON"
ROW RIGHT-OF-WAY	(B) BLOCK NUMBER
VAR WD VARIABLE WIDTH	(P.O.B.) POINT OF BEGINNING
--- SURVEY ABSTRACT LINE	
--- CENTERLINE	
--- EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	
--- EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (LOM)	
--- PROPOSED ULTIMATE DEVELOPMENT 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (CLOM)	
(25' X 25') VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT	(1) EASEMENT TO OLD OCEAN FUEL COMPANY (VOL. 473, PG. 569, D.R.E.C.T.)
(10' X 10' WATER EASEMENT FOR EXTENSIVE SERVICE LINES (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE))	(2) EASEMENT TO ENBERCH CORPORATION (VOL. 2116, PG. 396, D.R.J.C.T.) (VOL. 5520, PG. 227, D.R.J.C.T.)
(5' WALL MAINTENANCE EASEMENT)	(3) EASEMENT TO OLD OCEAN FUEL COMPANY (VOL. 470, PG. 541, D.R.E.C.T.)
(10' UTILITY EASEMENT (CENTERED ON LOT LINE WITH 5' ON EACH LOT UNLESS SHOWN OTHERWISE))	(4) 15' SANITARY SEWER EASEMENT (INSTRUMENT NO. 2017-18239, D.R.J.C.T.)
(3' WIDE PUBLIC UTILITY EASEMENT)	(5) VARIABLE WIDTH DRAINAGE EASEMENT (INSTRUMENT NO. 1938348, D.R.E.C.T.)
(3' OFFSET FROM REAR OF 15' MPE)	



REFERENCE SHEET 4 OF 4 FOR LINE TABLE AND CURVE TABLE

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

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

DATE OF PREPARATION: OCTOBER 19, 2021

**FINAL PLAT OF PATRIOT ESTATES PHASE 8**

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

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

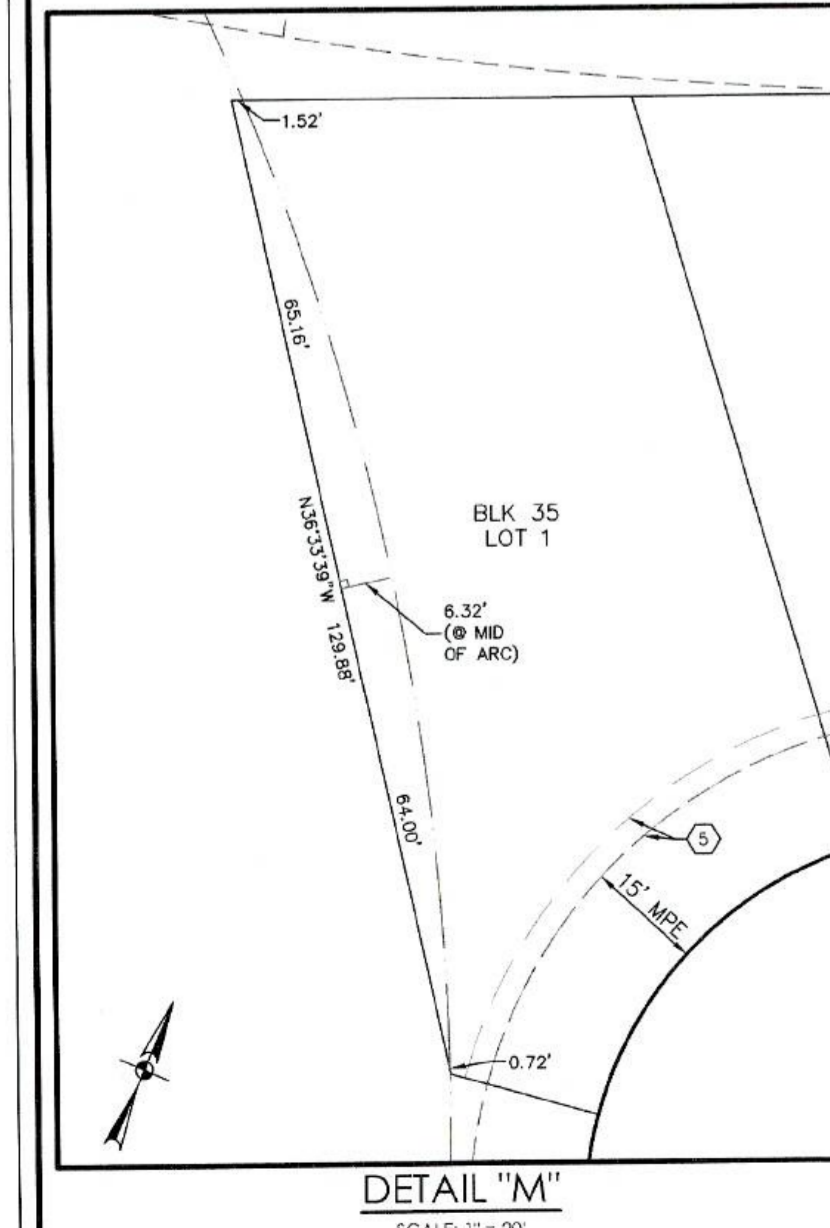
333 RESIDENTIAL LOTS  
3 COMMON AREA LOTS

**PAPE-DAWSON ENGINEERS**

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

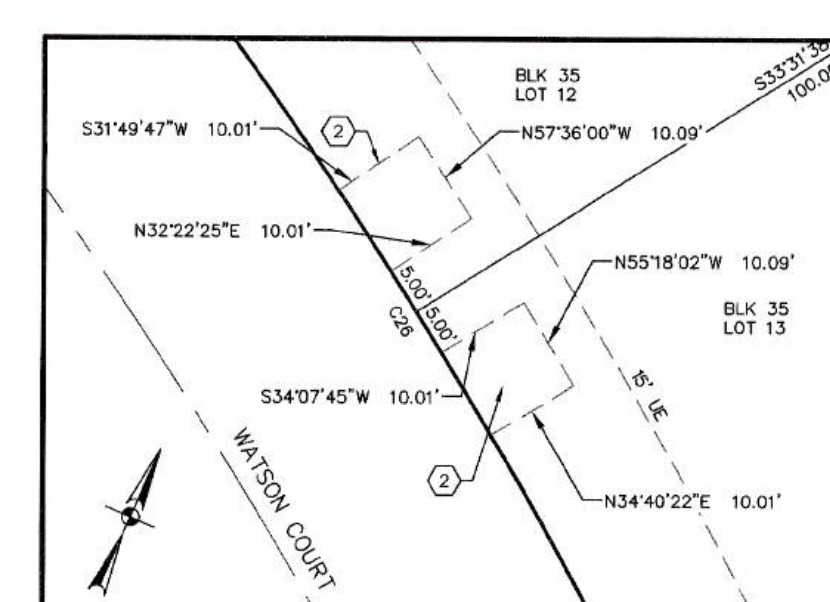
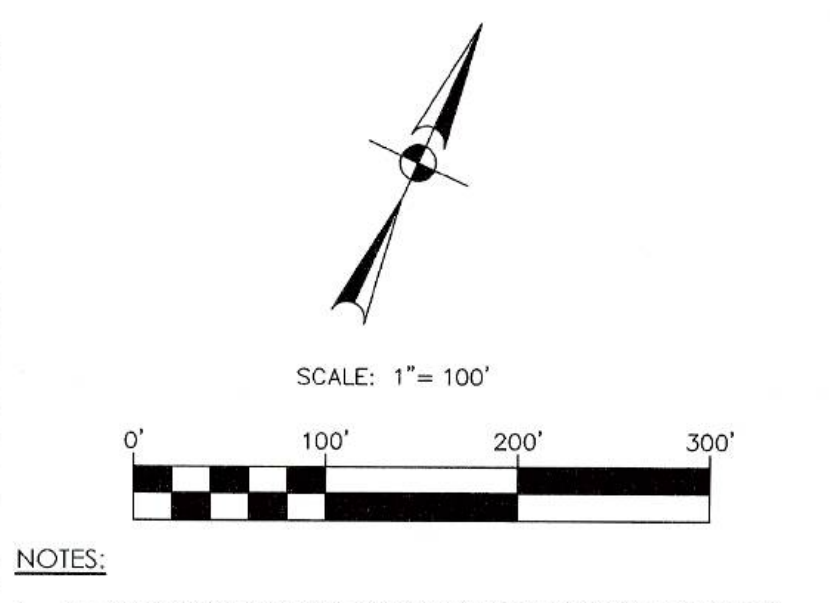
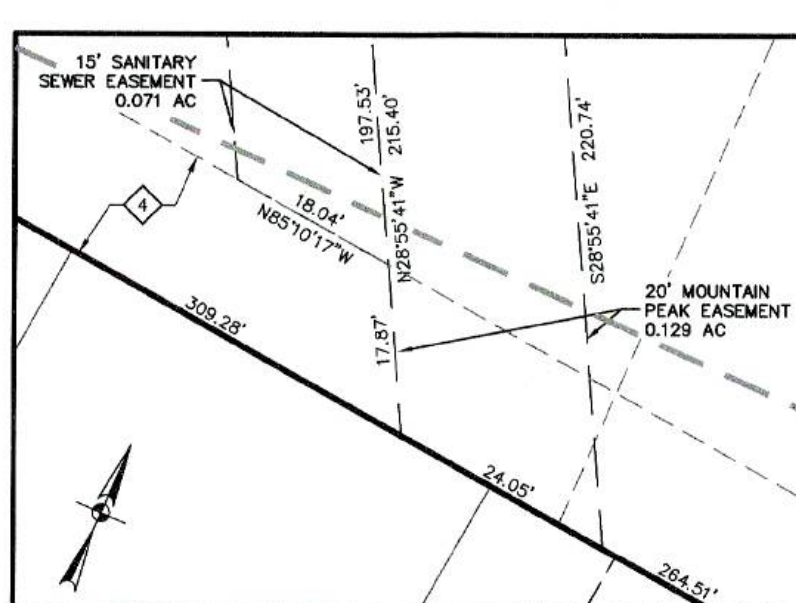
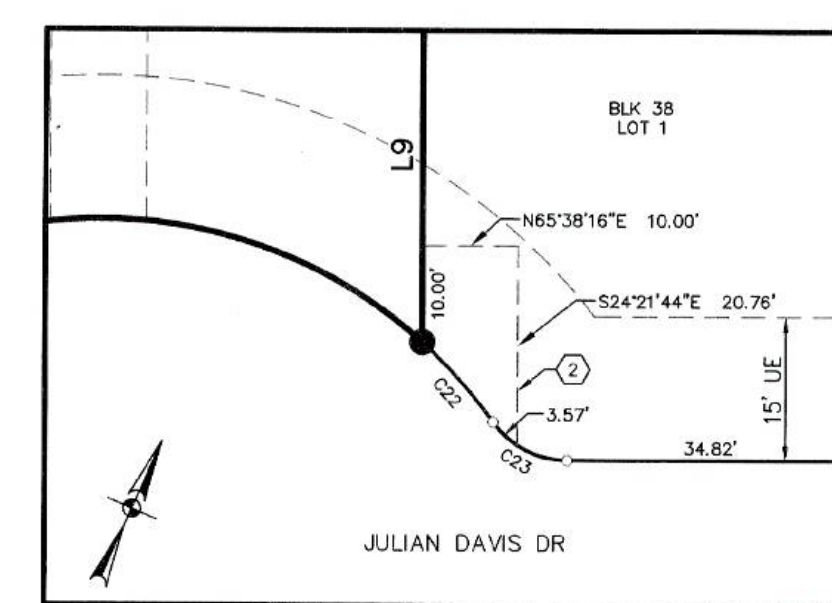
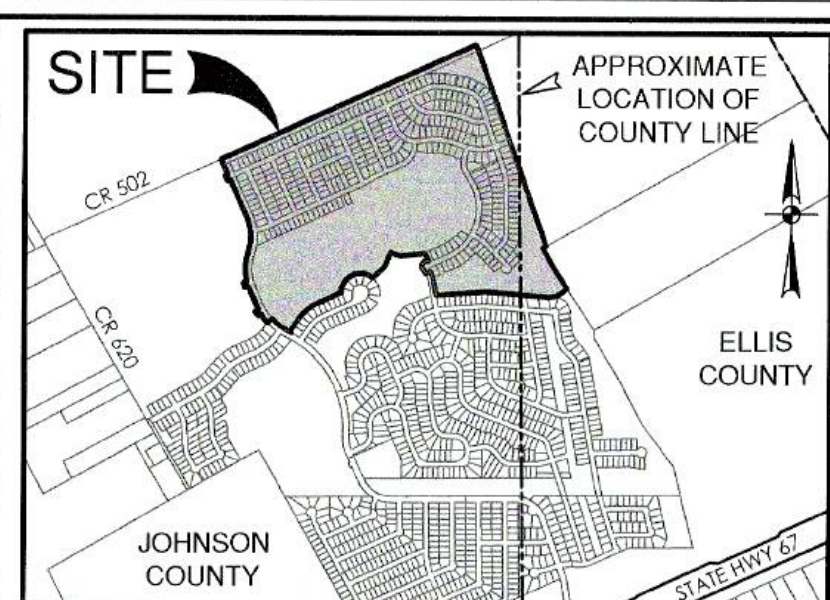
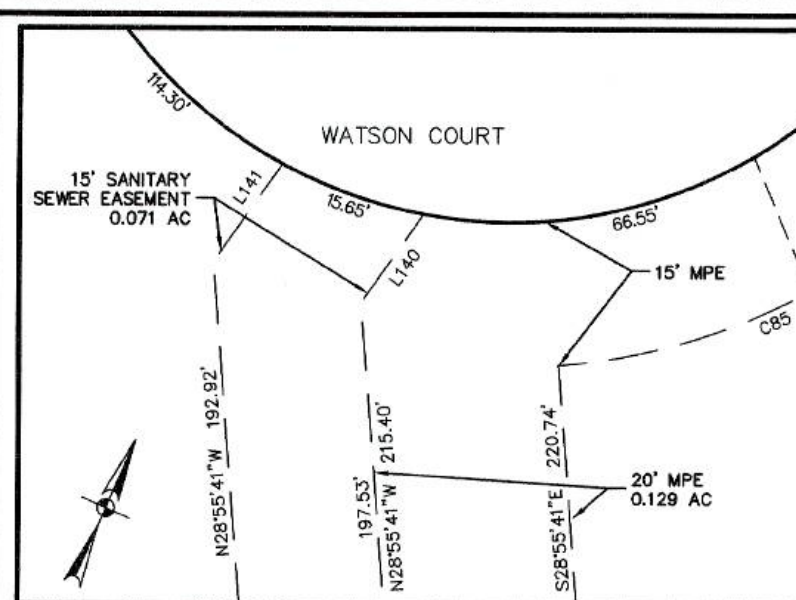
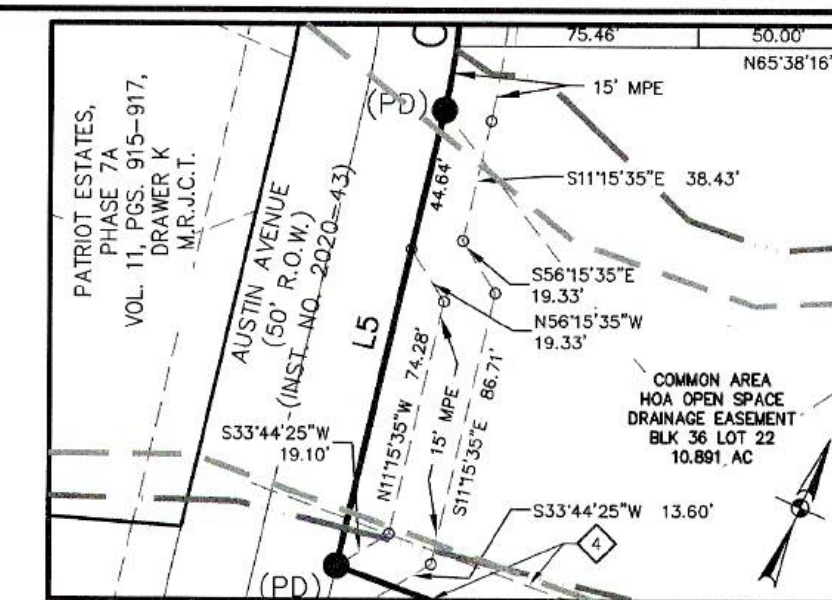
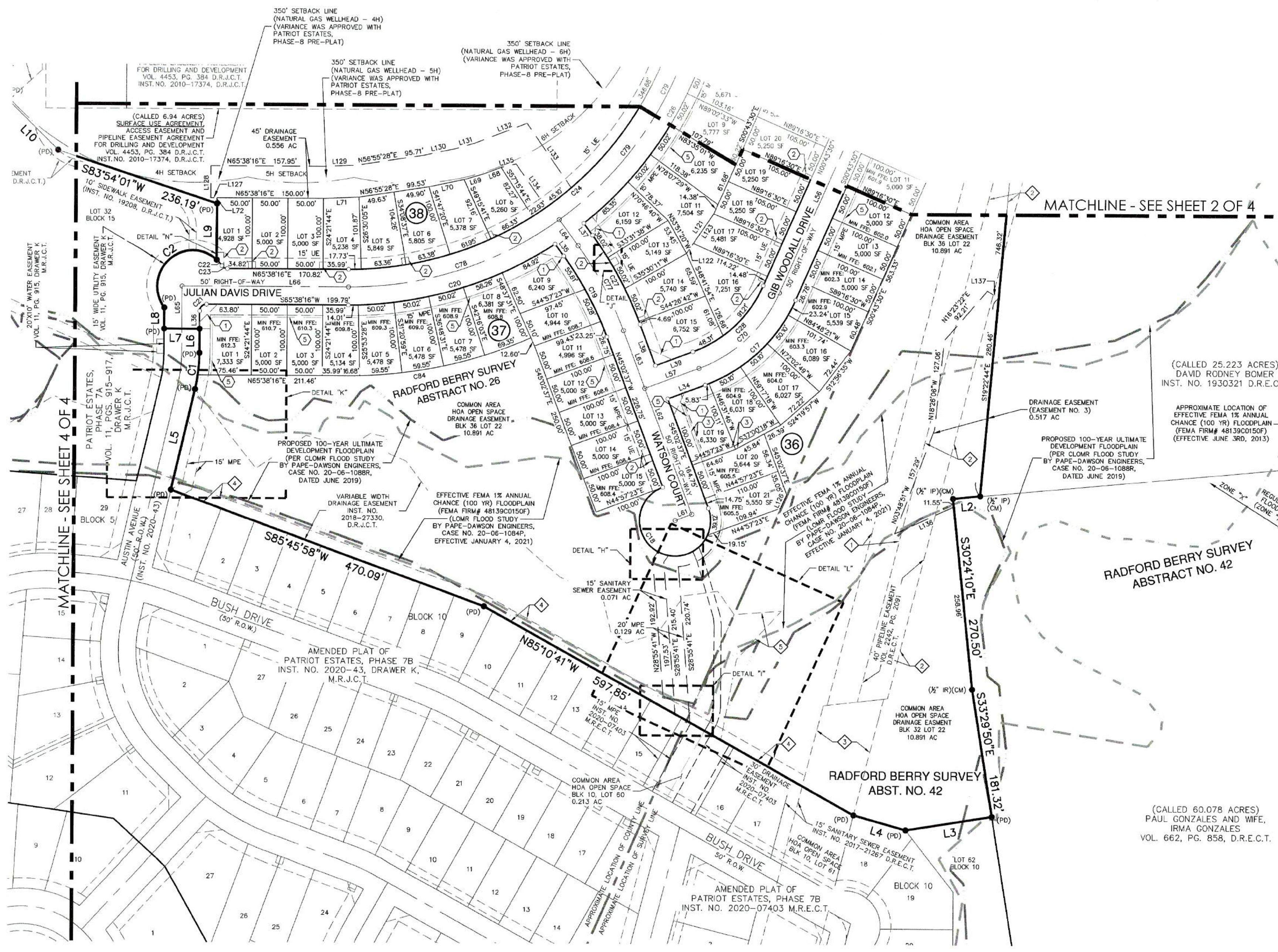
PLAT FILED 11/15/2021  
INSTRUMENT NO. 2021-248  
DRAWER [Signature] SLIDE  
BECKY IVEY, JOHNSON COUNTY CLERK  
By [Signature] DEPUTY CLERK

SCALE: 1" = 20'



DETAIL "M" SCALE: 1" = 20'

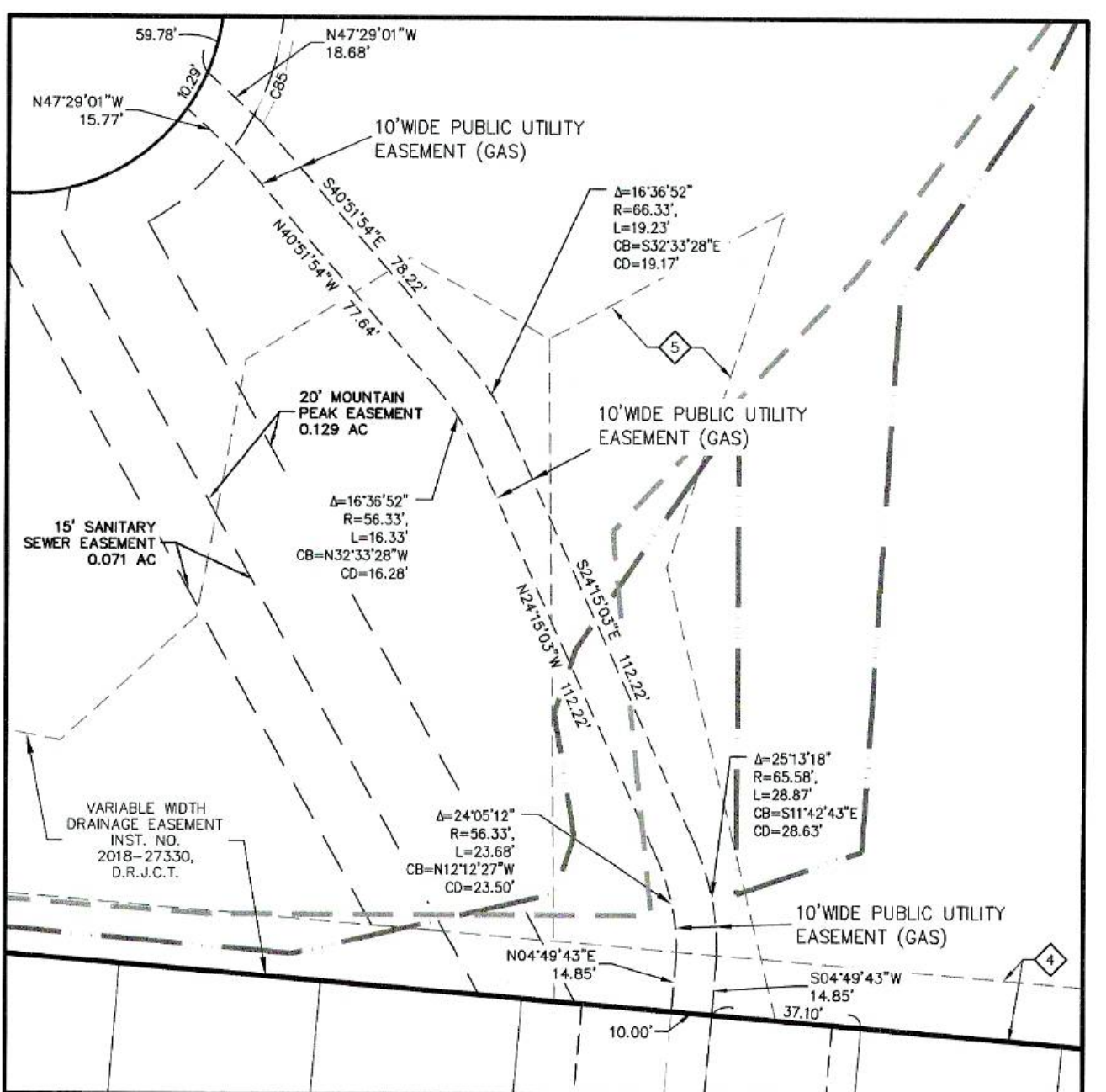
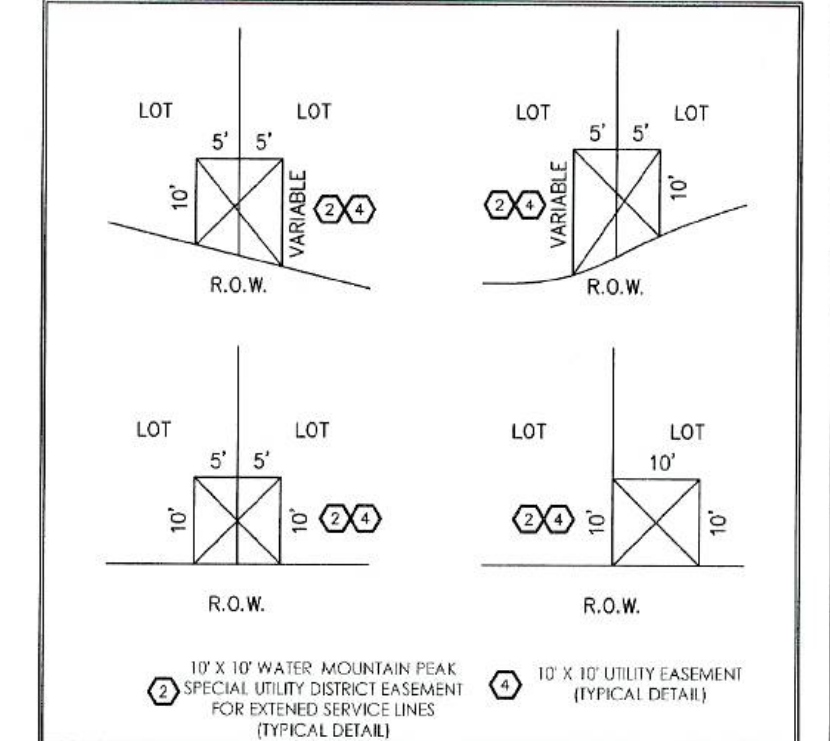




**LEGEND**

D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS	(R)	IRON ROD
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS	(IP)	IRON PIPE
M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS	(CM)	CONCRETE MONUMENT FOUND MONUMENT (AS NOTED)
M.R.J.C.T.	MAP RECORDS, JOHNSON COUNTY, TEXAS	(PD)	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"
MPE	MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT	(S)	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"
UE	UTILITY EASEMENT	(B)	BLOCK NUMBER
MIN FFE	MINIMUM FINISHED FLOOR ELEVATION	(P.O.B.)	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY		
VAR. WID.	VARIABLE WIDTH		

- NOTES:**
- ALL PARK AND OPEN SPACE / COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), 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 (NAD83), NA 2011, EPOCH 2010.00.
  - UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MASS NAIL OR X CUT WILL BE USED.
  - A PORTION OF THIS PLAT LIES WITHIN ZONE "A", DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED", AND PORTIONS LIE WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4825 (02050), DATED DECEMBER 4, 2012, AS AFFECTED BY LOWR CASE NUMBER 20-06-1084P-4825B3, EFFECTIVE DATE JANUARY 4, 2021, AND ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4813PCD150F, DATED JUNE 3, 2013, AS AFFECTED BY LOWR CASE NUMBER 20-06-1084P-480798, EFFECTIVE DATE JANUARY 4, 2021.
  - STREET INTERSECTIONS HAVE A 25' X 25' VISIBILITY, ACCESS AND MAINTENANCE EASEMENT, AS SHOWN HEREON.
  - WATER SERVICE HAVE A 10' X 10' MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT, AS SHOWN HEREON.



PLAT FILED 11/15/2021  
 INSTRUMENT: 2021-248  
 DRAWER L SLIDE  
 BECKY IVEY JOHNSON COUNTY CLERK  
 By *Antia Shuler* DEPUTY CLERK

**PAPE-DAWSON ENGINEERS**  
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BEING A 115.81 ACRE TRACT SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 28, IN THE CITY OF VENUS, JOHNSON COUNTY, TEXAS AND THE RADFORD BERRY SURVEY, ABSTRACT NO. 42, IN THE CITY OF VENUS, ELLIS COUNTY, TEXAS.

333 RESIDENTIAL LOTS  
 3 COMMON AREA LOTS



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00	130°09'	N17°48'39"W	51.34	51.45'
C2	500.00	163°37'51"	N23°03'00"W	99.51	147.16'
C3	470.00	203°30'	N52°08'46"W	167.47	168.37'
C4	530.00	110°24'	N38°18'38"W	102.02	102.18'
C5	175.00	103°03'	S33°29'11"W	30.68	30.72'
C6	225.00	103°54'	N54°23'52"W	39.57	39.62'
C7	530.00	190°38'	N24°52'03"W	9.35	9.35'
C8	500.00	47°48'	S78°45'30"W	21.87	21.88'
C9	175.00	42°31'54"	N80°20'59"E	13.40	13.40'
C10	500.00	32°32'54"	N01°59'33"E	280.23	284.04'
C12	470.00	42°37'44"	N03°02'52"W	341.68	349.69'
C13	225.00	24°44'12"	N78°00'22"E	96.39	97.14'
C14	1150.00	15°20'53"	S81°57'06"E	308.47	309.40'
C15	225.00	54°54'27"	S48°49'25"E	207.46	215.62'
C16	225.00	18°38'43"	S10°02'51"E	170.99	170.85'
C17	525.00	45°40'52"	S22°08'57"W	174.66	178.39'
C18	500.00	27°00'01"	S89°57'21"W	70.71	235.62'
C19	475.00	15°34'44"	N52°49'59"W	128.76	129.15'
C20	525.00	33°31'51"	S48°52'20"W	302.88	307.24'
C21	9.50	90°00'00"	S20°38'16"W	13.44	14.92'
C22	50.00	17°48'01"	S68°12'04"E	11.15	11.17'
C23	9.50	54°33'41"	N27°04'54"E	8.71	9.05'
C24	475.00	87°55'25"	N24°03'32"E	629.01	687.46'
C25	500.00	29°56'16"	N70°16'15"E	50.05	261.75'
C26	525.00	44°10'58"	S04°32'24"W	394.89	404.85'
C27	525.00	15°34'44"	S52°49'59"E	142.31	142.75'
C28	175.00	45°40'53"	N22°06'57"E	135.86	136.53'
C29	475.00	18°38'43"	N10°02'51"E	153.89	154.57'
C30	425.00	43°17'47"	N87°07'52"W	313.57	321.16'
C31	605.00	37°07'22"	N84°02'39"W	385.17	391.99'
C32	225.00	27°24'21"	N85°54'10"W	106.60	107.82'
C33	500.00	13°02'40"	N63°29'02"E	91.38	115.24'
C34	225.00	27°24'21"	N85°53'55"W	106.60	107.82'
C35	500.00	30°00'00"	S65°38'16"W	50.00	261.80'
C36	325.00	90°00'00"	S20°38'16"W	459.62	510.51'
C37	225.00	16°02'38"	S74°04'35"W	66.04	66.28'
C38	530.00	22°02'30"	S07°14'45"W	202.63	203.89'
C39	440.00	42°37'44"	S20°42'51"W	319.87	327.37'
C40	470.00	17°28'17"	S33°05'53"E	142.76	143.32'
C41	175.00	16°35'24"	S73°55'58"W	50.49	50.67'
C42	530.00	15°10'44"	N16°46'22"W	140.00	140.41'
C43	275.00	89°47'30"	S20°44'31"W	388.20	430.97'
C44	175.00	24°44'12"	N78°00'22"E	74.97	75.55'
C45	1105.00	15°20'53"	S81°57'06"E	295.12	296.00'
C46	175.00	54°54'27"	S48°49'25"E	161.36	167.71'
C47	175.00	37°21'38"	N85°58'43"W	112.10	114.11'
C48	905.00	24°15'45"	N79°23'47"W	380.36	383.23'
C49	175.00	67°09'56"	N57°46'42"W	183.60	205.15'
C50	225.00	67°09'56"	S57°56'42"E	248.91	263.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S24°21'50"E	60.02'
L2	S60°21'25"W	38.30'
L3	S58°30'10"W	122.84'
L4	S81°25'25"W	76.21'
L5	N11°53'35"	146.08'
L6	N24°21'44"W	33.89'
L7	S65°38'16"W	50.00'
L8	N24°21'44"W	30.00'
L9	N24°21'44"W	79.77'
L10	N69°4'05"W	98.81'
L11	S23°01'16"W	149.00'
L12	S45°36'36"W	146.20'
L13	N64°45'47"W	96.00'
L14	S68°15'50"W	96.00'
L15	S57°19'37"W	96.00'
L16	S28°22'19"W	96.00'
L17	S08°20'28"E	39.89'
L18	S61°17'05"W	65.43'
L19	S53°04'47"W	66.92'
L20	S44°15'22"W	66.92'
L21	S36°08'25"W	61.98'
L22	S24°03'45"W	108.84'
L23	S24°08'09"E	22.44'
L24	N62°31'31"W	61.51'
L25	S48°09'59"W	60.00'
L26	N38°17'00"W	50.06'
L27	S82°32'37"W	17.08'
L28	N07°27'23"W	50.00'
L29	S65°38'16"W	28.50'
L30	N24°21'44"W	50.00'
L31	N24°21'44"W	100.27'
L32	N65°38'16"W	28.50'
L33	N24°21'44"W	160.00'
L34	S44°57'23"W	56.17'
L35	N60°37'21"W	20.95'
L36	S24°21'44"E	25.50'
L37	S60°37'21"E	20.95'
L38	S45°02'37"E	62.00'
L39	N44°37'23"E	56.17'
L40	N24°21'44"W	24.30'
L41	S24°21'44"E	24.30'
L42	S24°21'44"E	187.33'
L43	S61°57'02"W	18.86'
L44	S72°45'49"W	12.89'
L45	S82°32'37"W	17.08'
L46	S65°38'16"W	58.50'
L47	S65°38'16"W	30.00'
L48	S83°31'31"W	25.45'
L49	S65°38'16"W	93.52'
L50	S65°38'16"W	250.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	S24°21'44"E	24.00'
L52	N24°21'44"W	250.00'
L53	S65°38'16"W	25.41'
L54	S65°38'16"W	25.00'
L55	N79°22'12"E	258.94'
L56	N00°43'30"W	427.03'
L57	N44°57'23"E	81.17'
L58	N70°37'48"E	20.62'
L59	N24°21'44"W	49.30'
L60	N70°37'48"E	10.53'
L61	N44°57'23"E	25.00'
L62	N45°02'37"E	189.75'
L63	N45°02'37"E	87.00'
L64	N60°37'21"W	45.36'
L65	N24°21'44"W	60.00'
L66	N65°38'16"E	234.29'
L67	N81°24'01"W	19.87'
L68	N44°56'17"E	24.84'
L69	N49°05'09"E	30.21'
L70	N33°26'50"E	50.00'
L71	N63°11'22"E	49.97'
L72	S24°21'44"E	7.94'
L73	S75°16'12"E	45.06'
L74	N85°38'27"W	9.45'
L75	N85°38'27"W	40.55'
L76	N82°28'30"W	3.92'
L77	N85°38'27"W	46.07'
L78	N82°28'30"W	51.60'
L79	S11°52'02"W	100.17'
L80	N79°18'33"W	48.39'
L81	S14°43'05"W	100.27'
L82	N78°08'36"W	42.87'
L83	N79°18'33"W	7.13'
L84	N72°58'38"W	37.37'
L85	N78°08'36"W	12.66'
L86	N72°58'38"W	18.15'
L87	S72°58'38"E	55.52'
L88	S78°08'36"E	55.52'
L89	S79°18'33"E	55.52'
L90	S82°28'30"E	55.52'
L91	S89°38'27"E	55.52'
L92	N75°16'12"E	9.91'
L93	N75°16'12"E	35.15'
L94	N89°00'32"W	23.79'
L95	S85°58'08"E	57.63'
L96	S81°32'39"E	57.63'
L97	S77°10'10"E	57.63'
L98	S72°47'40"E	57.63'
L99	S86°25'11"E	57.63'
L100	S85°38'16"E	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L101	S24°21'44"E	50.00'
L102	S89°30'04"E	50.00'
L103	N89°30'04"W	25.41'
L104	N89°30'04"W	24.59'
L105	N79°22'12"E	44.96'
L106	N79°22'12"E	5.04'
L107	N44°57'23"E	12.34'
L108	N66°25'11"W	45.29'
L109	N72°47'40"W	4.83'
L110	N72°47'40"W	49.99'
L111	N72°47'40"W	2.82'
L112	N77°10'10"W	46.67'
L113	N77°10'10"W	10.96'
L114	N81°32'39"W	39.04'
L115	N81°32'39"W	18.60'
L116	N85°58'08"W	31.40'
L117	N85°58'08"W	26.23'
L118	S13°58'09"E	33.52'
L119	S13°58'09"E	50.01'
L120	S13°58'09"E	16.50'
L121	S09°43'32"E	67.95'
L122	N08°43'32"E	17.11'
L123	N08°43'32"E	50.84'
L124	N13°58'09"E	51.37'
L125	N13°58'09"E	48.67'
L126	S09°43'30"E	20.89'
L127	S65°38'16"W	8.91'
L128	N24°21'44"W	45.00'
L129	N63°11'22"E	46.54'
L130	N52°38'50"E	46.93'
L131	N44°05'54"E	28.72'
L132	N44°05'54"E	79.07'
L133	S59°12'50"E	109.99'
L134	S51°51'23"W	21.57'
L135	S40°42'58"W	91.91'
L137	S80°32'16"E	18.96'
L138	N65°41'41"E	45.14'
L139	S65°41'41"W	30.08'
L140	S10°46'39"W	11.28'
L141	N10°46'39"E	12.46'

DATE OF PREPARATION: OCTOBER 19, 2021

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TBPLS FIRM NO. 10194390

FINAL PLAN  
OF  
PATRIOT ESTATES  
PHASE 8

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

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3 COMMON AREA LOTS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TDBPLS FIRM REGISTRATION #4201 | TBPLS FIRM REGISTRATION #10194390

SHEET 4 OF 4

DATE OF PREPARATION: OCTOBER 19, 2021

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

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

FINAL PLAN  
OF  
PATRIOT ESTATES  
PHASE 8

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

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

333 RESIDENTIAL LOTS  
3 COMMON AREA LOTS

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FINAL PLAN  
OF  
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PHASE 8

LOTS 1-21, BLOCK 23, COMMON AREA LOT 22, BLOCK 23; LOTS 1-10, BLOCK 24; LOTS 1-20, BLOCKS 25; LOTS 1