

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 9/5/2025

Meeting Date: 9/22/2025

Submitted By: Cynthia Hamm

Department: CJO

Signature of Elected Official/Department Head:

<p>Court Decision: This section to be completed by County Judge's Office</p>
 <p>9-22-2025</p>

Description:

Acknowledge Receipt of Notice of Proposed Annexation of Property and Notice of Public Hearing from the City of Venus notifying that property in the Johnson County's territory is included in the proposed annexation by the City of Venus of a 218- Acre Tract of Land.-County Judges Office

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

August 26, 2025

The Honorable Judge Christopher Boedeker
Johnson County, Texas
Johnson County Courthouse
2 N. Main St
Cleburne, Texas 76033

Re: City of Venus, Texas
Proposed Annexation of a 218-Acre Tract of Land

Dear Honorable Judge Boedeker:

The City Council of the City of Venus, Texas (hereinafter referred to as the "City"), will hold a public hearing on a proposed annexation of an approximately 218-acre tract or tracts of land within the extraterritorial jurisdiction of the City of Venus, Texas (the "Annexation Property") described as follows:

BEGINNING at the west corner of said McGregor tract; said point being in East County Road No. 109;
THENCE North 59°42'21" East, a distance of 3,147.83 feet to a point for corner;
THENCE South 30°31'00" East, a distance of 1,206.59 feet to a point for corner;
THENCE North 59°29'00" East, a distance of 250.00 feet to a point for corner;
THENCE South 30°31'00" East, a distance of 1,674.34 feet to a point for corner;
THENCE South 59°32'48" West, a distance of 3,397.81 feet to a point for corner;
THENCE North 30°31'00" West, a distance of 2,889.40 feet to the POINT OF BEGINNING and containing 9,500,053 square feet or 218.0912 acres of land, more or less.

This notice is being given to you pursuant to and in accordance with Section 43.9051 of the Texas Local Government Code. Please be advised in accordance with Section 43.9051 of the Texas Local Government Code of the following:

- (1) (1) the public hearing on the annexation of the Annexation Property will be held on **September 8, 2025, at 6:30 p.m.**, at 210 S. Walnut Street, Venus, Texas 76084; and
- (2) the Annexation Property is currently undeveloped, and no residents currently reside on the property. Consequently, any resulting annexation of the Annexation Property should not result in any increases to Johnson County's maintenance and operation costs, and no decreases to Johnson County revenues are anticipated as a result of the annexation. Accordingly, the City does not have any proposal to abate, reduce, or limit any financial impact on the county.

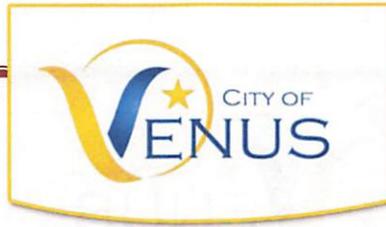
Attached is a copy of the published notice of the public hearing on the annexation of the Annexation Property.

Please contact City Planner, Oscar Ortiz, with any questions at (972)366-3348 ext. 206 or oortiz@cityofvenus.org.

Annexation Published Notice:

The City Council of the City of Venus, Texas, will hold a public hearing on September 8, 2025, to consider annexing approximately 218 acres of land in the Radford Berry Survey, Abstract Nos. 42 & 26, within the City of Venus extraterritorial jurisdiction and located partially within Ellis County, Texas and partially within Johnson County, Texas, as deeded by Instrument Nos. 2022-2337 and 1998-9895 recorded in the real property records of Johnson County. The public hearing will start at 6:30 p.m., and will be located at 210 S. Walnut Street, Venus, Texas 76084. Any interested party may attend the public hearing to speak in favor of or in opposition to the proposed annexation.

Planning Department



August 26, 2025

The Honorable Judge Christopher Boedeker
Johnson County, Texas
Johnson County Courthouse
2 N Main St.
Cleburne, TX 76033

Certified Mail: 7021 2720 0002 5616 6638

Re: Annexation of Property/Notice of Public Hearings

Dear Sir/Madam:

You are receiving this letter as you have been identified as the Judge for Johnson County. The purpose of this letter is to notify you that property in the County's territory is included in the proposed annexation by the City of Venus. State law allows the City of Venus to annex land into the city, with the consent of property owner(s), after compliance with certain notice and hearing procedures contained in Chapter 43, of the Texas Local Government Code.

NOTICE OF PUBLIC HEARINGS:

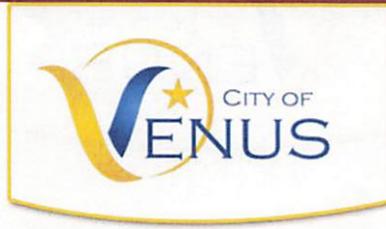
Public hearings regarding the proposed annexation will take place at 6:30 p.m. on September 8, 2025, at Civic Center, 210 S Walnut St. Venus, Texas 76084.

EFFECT OF ANNEXATION ON PUBLIC ENTITIES OR POLITICAL SUBDIVISIONS:

Section 43.9051 requires that the City of Venus delivers notice to public entities that provide services in the area containing the following information:

1. The area proposed for annexation:
See enclosed Exhibits.
2. The Annexation Property is currently undeveloped, and no residents currently reside on the property. Consequently, any resulting annexation of the Annexation Property should not result in any increases to Johnson County's maintenance and operation costs, and no decreases to Johnson County revenues are anticipated as a result of the annexation. Accordingly, the City does not have any proposal to abate, reduce, or limit any financial impact on the county.

Planning Department



If you have any questions concerning the annexation process, we encourage you to attend the public hearings mentioned above and/or contact City Planner Oscar Ortiz at 972-366-3348 extension 206 or oortiz@cityofvenus.org

Sincerely,

Oscar Ortiz

Oscar Ortiz
City Planner

Enclosure: Notice of Public Hearings and Exhibits showing Areas Proposed to be Annexed by the City of Venus.

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Venus, Texas proposes institute annexation proceedings to enlarge and extend the boundary limits of said city through the ordinance shown below:

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 26, (JOHNSON COUNTY) & ABSTRACT NUMBER 42, (ELLIS COUNTY), TEXAS; A 216.971 ACRE TRACT OF LAND DESCRIBED AS A TRACT ONE AND TRACT TWO IN DEED TO ANDREIA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, JR., JOHN DOW MCGREGOR, AND SHELLY ANN SANDERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2156334, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-002337, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT) AND BEING ALL OF A CALLED 216.971 ACRE TRACT OF LAND INTO THE CITY OF VENUS. JOHNSON AND ELLIS COUNTIES, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

Full copy of the ordinance and related exhibits are available on the City's website and at the City Secretary's Office. The public hearing will be held by and before the City Council of the City of Venus, Texas on the 8th day of September, 2025 at 6:30 p.m. in the Civic Center of the City of Venus, 210 S Walnut St, Venus, Texas 76084, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

Oscar Ortiz

A handwritten signature in cursive script that reads "Oscar Ortiz".

City Planner

EXHIBIT 'A'
METES AND BOUNDS
216.971 ACRES

LEGAL DESCRIPTION:

BEING a tract of land situated in the Radford Berry Survey, Abstract No. 42, Ellis County, Texas and in the Radford Berry Survey, Abstract No. 26, Johnson County, Texas and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2156334, of the Official Public Records of Ellis County, Texas (OPRECT) and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2022-002337, of the official public records of Johnson County, Texas (OPRJCT) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said McGregor Tract, the common northeast corner of a tract of land described in deed to LGI Homes-Texas LLC, recorded in instrument number 2021-42520, of the official public records of Johnson County, Texas (OPRJCT) and in the south line of that tract of land described in deed to Fulson Venus140, LP, recorded in volume 2304, page 1023, (OPRECT) and in the approximate centerline of east County Road 109 (a variable width unrecorded right-of-way), from which a nail with shiner stamped "KHA" found for the southwest corner of said Fulson Venus 140 tract, bears S 59° 41' 52" W, a distance of 31.56 feet;

THENCE N 59° 41' 52" E, along the north line of said McGregor tract and the common south line of said Fulson Venus 140 tract and the approximate centerline of said east County Road 109, passing at an approximate distance of 1390.13 feet, the Ellis/Johnson County line, passing at a distance of 2172.38 feet to the southeast corner of said Fulson Venus 140 tract and the common southwest corner of tract land described in deed to Chisholm Trail Redi-Mix, LLC, recorded in instrument number 1933710, (OPRECT) from which a 5/8" iron rod found for witness, bears N 31° 09' 34" W, a distance of 4.51 feet, continuing along the north line of said McGregor tract and the common south line of said Chisholm Trail Redi-Mix tract and the approximate centerline of said east County Road 109, passing at a distance of 3118.24 feet to the southeast corner of said Chisholm Trail Redi-Mix tract and the common southwest corner of that tract of land described in deed to Chaparral Steel Midlothian, LP, recorded in volume 1235, page 820, (OPRECT), from which a 1/2" iron rod found for witness, bears N 29° 32' 05" W, a distance of 29.94 feet, continuing along the north line of said McGregor tract and the common south line of said Chaparral Steel Midlothian tract and the approximate centerline of said east County Road 109, a total distance of 3147.83 feet to a point for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Darren Lynn Halbert and Teresa Horton Halbert, recorded volume 1405, page 594, (OPRECT);

THENCE S 30° 31' 29" E, along the east line of said McGregor tract and the common west line of said Halbert tract, passing at a distance of 30.00 feet a 5/8" iron rod with a cap stamped "TXRCS" set for witness, a total distance of 1206.59 feet to a 5/8" iron rod with cap stamped

“TXRCS” set for an interior ell corner of said McGregor tract and the common southwest corner of said Halbert tract;

THENCE N 59° 28’ 31” E, along the north line of said McGregor tract and the common south line of said Halbert tract, a distance of 250.00 feet to a nail found for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Cumulus Grid, LLC, recorded in instrument number 2330212, (OPRECT);

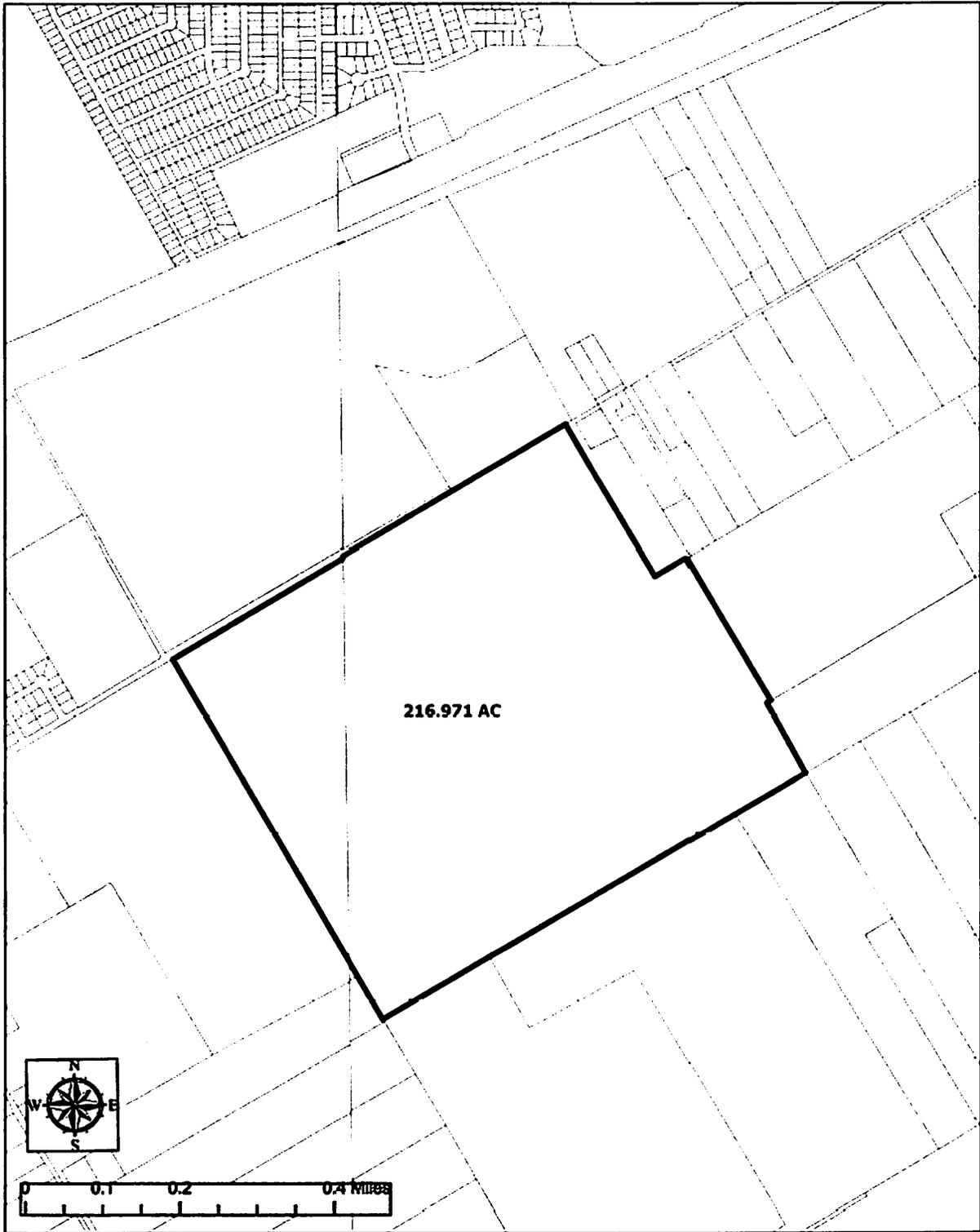
THENCE S 30° 31’ 29” E, along the east line of said McGregor tract and the common west line of said Cumulus Grid tract, passing at a distance of 1126.38 feet a ½” iron rod found for the southwest corner of said Cumulus Grid tract and the common northwest corner of that tract of land described in deed to Hao Chau Pham and Kim Quy Bui, recorded in instrument number 1834057, (OPRECT), continuing along the east line of said McGregor tract and the common west line of said Bui tract, a total distance of 1674.34 feet to a ½” iron rod found for the southeast corner of said McGregor tract and the common southwest corner of said Bui tract and in the north line of that tract of land described in deed to Honchao Zhu and Lidong Wu, recorded in instrument number 1911797, (OPRECT), from which a ½” iron rod with a cap stamped “Dennis Walker RPLS 2117” found for the northeast corner of said Wu tract, bears N 59 34’ 12” E, a distance of 367.99 feet;

THENCE S 59° 32’ 19” W, along the south line of said McGregor tract and the common north line of said Wu tract, passing at a distance of 67.03 feet a ½” iron rod found for the northwest corner of said Wu tract and the common northeast corner of that tract of land described in deed to Kamy Trust, recorded in volume 2683, page 448, further described in volume 1369, page 26, (OPRECT), continuing along the south line of said McGregor tract and the common north line of said Kamy Trust tract and the common north line of that tract of land described in deed to our 81 acres, LLC, recorded in instrument number 1523718, (OPRECT), and the common north line of that tract described in deed to Seven S Ranch, Inc, recorded in volume 1843, page 154, (OPRECT), a total distance of 3369.96 feet to a point in the apparent and monumented east line of a tract of land described in deed to James Randall Investments, LP, recorded in instrument number 2317820, (OPRECT), from which a 5/8” iron rod found at a fence post for the southwest corner of said McGregor tract bears S 59° 32’ 19” W, a distance of 27.84 feet, and from which a 5/8” iron rod with cap stamped “CBG Surveying” found for the called southeast corner of said Randall Investments corner bears S 30° 11’ 20” W, 30.57 feet;

THENCE N 30° 11’ 20” W, along the called and monumented east line of said Randall Investments tract, over and across said McGregor tract, a distance of 348.15 feet to a ½” iron rod found for the called southeast corner of said LGI Homes-Texas tract;

THENCE N 31° 12’ 46” W, along the called and monumented east line of said LGI Homes-Texas tract, over and across said McGregor tract, passing at an approximate distance of 115.79 feet, the Ellis/Johnson county line, passing at a distance of 2474.27 feet an axle found for witness, a total distance of 2505.47 feet to the point of beginning, and containing 216.971 acres of land more or less of which approximately 178.845 acres is within Ellis County and approximately 38.126 acres is within Johnson County.

EXHIBIT 'C'



900 E C. R. 109