



City Council Special Meeting Agenda

September 17, 2026 at 6:00 PM

Keene City Hall - Robert G. Cooper Council Chamber
1000 N. Old Betsy Rd., Cleburne, Texas 76031

Live Stream at <https://www.youtube.com/@cityofkeenetexas>

Samantha Gillin - Place 2, Mayor Pro Tem | Troy Smith - Place 1 | Bob Chapman - Place 3
Rob Foster - Ward 1 | Johnny Shaw - Ward 2 | Chuck Easley - Ward 3

1. **Call to Order, Invocation, Pledge of Allegiance, Pledge to Texas Flag**
2. **Mayor Announcements**

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor.

3. **Public Comments**

Each person in attendance who wishes to speak to the City Council on an item NOT posted on the agenda shall speak during this section.

A speaker card must be filled out and given to the City Secretary before addressing the City Council. Each speaker will be allotted three (3) minutes.

City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

Each person in attendance who wishes to speak to the City Council on an item posted on the agenda shall speak when the item is called forward for consideration.

4. **Reports**

There are no reports scheduled for this meeting.

5. **Consent Agenda**

There are no items for the Consent Agenda.

6. **Public Hearing Items**

Public hearing and take possible action regarding the following items.

- A. Hold a public hearing to receive citizen comments and hold a discussion on the Proposed Budget for Fiscal Year 2026-2027. This budget will raise more total property taxes than last year's budget by \$151,520.00 or 4.73%, and of that amount, \$154,787.00 is tax revenue to be raised from new property added to the tax roll this year. **

7. **General**

General business items for discussion:

- A. Review, discuss, and possible action on Ordinance No. 2026-697 Approving a budget for the city of Keene for the fiscal year beginning October 1, 2026 and ending September

30, 2027 and appropriating money for the various funds and purposes of such budget including appropriations of money to pay interest and sinking fund requirements on all indebtedness.

- B.** Review, discuss, and possible action on Resolution No. 2026-506 Ratifying the Property Tax Increase reflected in the FY2026-2027 Annual Budget. This tax rate will raise more total property taxes than last year's budget by \$151,520.00 or 4.73%, and of that amount, \$154,787.00 is tax revenue to be raised from new property added to the tax roll this year.
- C.** Review, discuss, and possible action on an ordinance approving the 2026 certified appraisal rolls and levying taxes and adopting the City's 2026 tax rate for all taxable property for the 2026 Tax Year, at the No-New-Revenue rate of \$0.810641 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Keene, as determined by the Johnson County Appraisal District.
- D.** Review and discuss the deteriorating retaining wall that is located between the private residential lots of Shelly Drive and Jenny Drive in Spring Creek Estates, and drainage issues.
- E.** Review, discuss, and take action on approval of the final plat for Sections A, B, and C of Phase III of the Ashton Home Place development, located in Tract 3, Abstract 589 of the J Mackey Survey, Johnson County, Texas; submitted by HRV Consultants on behalf of MKP Development, LLC. The property is generally located at 2101 County Road 805, in the City of Keene, Johnson County, Texas.
- F.** Review, discuss, and take action on approval of a revised final plat for Phase 2 of The Canyons development submitted by Kimley-Horn on behalf of DR Horton. The property is generally located at 303 Wayland Street in the City of Keene, Johnson County, Texas.

8. Executive Session

NOTE: The City Council reserves the right to meet in executive session closed to the public at any time during the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including § 551.071 (private consultation with the attorney for the city); § 551.072 (discussing purchase, exchange, lease or value of real property); § 551.073 – (deliberation regarding prospective gift); § 551.074 (discussing personnel or to hear complaints against personnel); § 551.076 (deliberation regarding security devices or security audit); § 551.087 (discussing economic development negotiations); § 551.089 (deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code). Any decision on such matters will be taken or conducted in open session following the conclusion of the executive session.

9. Reconvene into Open Session

To take action on the above-listed Executive Session item(s), if any:

10. Requests for Future Agenda Items

11. Adjourn

**** In accordance with Section 551.043 of the Texas Government Code, the City of Keene provides the following Taxpayer Impact Statement for the upcoming fiscal year budget:** For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the

property for the current fiscal year (“FY”), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2025 Rate vs 2026 Proposed Rate vs 2026 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
2025 Adopted Tax Rate	\$ 0.828978	\$ 260,293	\$ 2,157.77
2026 Proposed Tax Rate	\$ 0.810641	\$ 248,834	\$ 2,017.15
2026 No New Revenue Rate	\$ 0.810641	\$ 248,834	\$ 2,017.15

This is to certify that a true and correct copy of this Notice of Meeting was posted on the bulletin board at the Keene City Hall, 1000 N. Old Betsy Road, Cleburne, Texas a place readily accessible to the general public at all times and to the City’s website www.keenetx.com, in compliance with Chapter 551, Texas Government Code, three business days prior to the start of this meeting.

Date: 09/11/2026 Time: 4:00 PM By: Holly B. Russell
Holly Russell, City Secretary

Accessibility Statement

The Keene City Hall is wheelchair accessible. The entry ramp is at the front, with entry at the front entrance to City Hall. Reasonable accommodation to furnish auxiliary aids or assistance to assist persons with special needs will be provided when seventy-two (72) hours advance notice is given. Please contact the City Secretary’s Office at 817-641-3336 ext. 105.



City Council Regular Meeting

September 17, 2026, at 6:00 PM

Discussion Item 7A

SUBJECT:

Review, discuss, and possible action on Ordinance No. 2026-697 Approving a budget for the city of Keene for the fiscal year beginning October 1, 2026 and ending September 30, 2027 and appropriating money for the various funds and purposes of such budget including appropriations of money to pay interest and sinking fund requirements on all indebtedness.

BACKGROUND:

The vote on adopting the FY 27 Budget must be a record vote. The Mayor Pro Tem must ask each Council Member how they vote and the Council Member must state audibly, "I vote for budget Ordinance No. 2026-697" or "I vote against budget Ordinance No. 2026-697."

ATTACHMENTS:

- DRAFT- Ordinance No. 2026-697 approving the budget for FY 2027

CITY OF KEENE, TEXAS
ORDINANCE NO. 2026-697

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, APPROVING AND ADOPTING A BUDGET FOR OPERATING THE MUNICIPAL GOVERNMENT OF THE CITY OF KEENE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; APPROPRIATING MONEY FOR THE VARIOUS FUNDS AND PURPOSES OF SUCH BUDGET INCLUDING APPROPRIATIONS FOR MONEY TO PAY INTEREST AND PRINCIPAL SINKING FUND REQUIREMENTS ON ALL INDEBTEDNESS; PROVIDING FOR THE FILING OF THE BUDGET AS REQUIRED BY LAW; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Keene (the “City”) is a home rule municipality located in Johnson County, Texas created in accordance with the provisions of the Texas Local Government Code and the Texas Constitution, and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, a budget for operating the municipal government of City of Keene for the fiscal year October 1, 2026, to September 30, 2027 ("Proposed Budget"), has been prepared in accordance with Chapter 102 of the Texas Local Government Code for the City of Keene, Texas ("City"); and

WHEREAS, said Budget was timely filed with the City Secretary, has been available for inspection, and was submitted to the City Council in accordance with the Local Government Code; and

WHEREAS, the City, in accordance with Texas Local Government Code Section 102.005, posted the proposed budget on its internet website and made the same available for inspection by any person; and

WHEREAS, public hearings upon this Proposed Budget have been duly and legally made as required by the Local Government Code; and

WHEREAS, the City held a public hearing on September 17, 2026, regarding the proposed budget and provided notice by publication of such public hearing as required by Texas Local Government Code Sections 102.006 and 102.0065, during which all interested persons were given the opportunity to be heard for or against any item contained in said budget, and all said persons were heard, after which the public hearing was closed.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS:

SECTION 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. That the City Council of the City of Keene, Texas ("City"), approves and adopts the budget as finally considered for the fiscal year of October 1, 2026, to September 30, 2027, a copy of which is attached, and shall be filed with the office of the City Secretary and with the Johnson County Clerk, and which is incorporated herein for all intents and purpose.

SECTION 3. That the appropriations for the 2026-2027 fiscal year for the different funds and purposes of the City be fixed and determined for said fiscal year in accordance with the enclosed budget attached hereto as Exhibit "A."

SECTION 4. Appropriation. That there is hereby appropriated the amount shown in said Budget necessary to provide for the payment of expenditures as shown in the Budget.

SECTION 5. Budget Amendments. Expenditures during the period of October 1, 2026 and ending September 30, 2027, year shall be made in accordance with this Budget and this Ordinance, unless otherwise authorized by an ordinance duly enacted in accordance with state law. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the Budget and applicable state law; provided, however, that in case of public necessity to meet unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget. Pursuant to state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

SECTION 6. Severability. The invalidity of any part of this Ordinance shall not invalidate any other part hereof. The terms and provisions of this Ordinance shall be deemed to be severable. If any section, subsection, sentence, clause or phrase of this Ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

SECTION 7. That all ordinance and appropriations for which provision has heretofore been made are hereby expressly repealed if in conflict with the provisions of this ordinance.

SECTION 8. Public Notices and Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

SECTION 9. Savings Clause. All ordinances, or parts of ordinances, in conflict herewith are, to the extent of such conflict, hereby repealed, the balance of such ordinance is hereby saved from repeal.

SECTION 10. That this ordinance shall take effect and be in full force and effect from and after its passage and approval according to law.

PASSED AND APPROVED THIS 17TH DAY OF SEPTEMBER, 2026 BY A VOTE OF
____AYES, ____ NAYS, _____ABSTENTIONS, AT A REGULAR MEETING OF
THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS.

Council Member:	For:	Against:	Abstain:
Mayor (vacant)	_____	_____	_____
Mayor Pro Tem Samantha Gillin	_____	_____	_____
Councilmember Bob Chapman	_____	_____	_____
Councilmember Charles Easley	_____	_____	_____
Councilmember Rob Foster	_____	_____	_____
Councilmember Johnny Shaw	_____	_____	_____
Councilmember Troy Smith	_____	_____	_____

CITY OF KEENE, TEXAS

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary

APPROVED AS TO FORM:

Judy El Masri, City Attorney



City Council Regular Meeting

September 17, 2026, at 6:00 PM

Discussion Item 7B

SUBJECT:

Review, discuss, and possible action on Resolution No. 2026-506 Ratifying the Property Tax Increase reflected in the FY2026-2027 Annual Budget. This tax rate will raise more total property taxes than last year’s budget by \$151,520.00 or 4.73%, and of that amount, \$154,787.00 is tax revenue to be raised from new property added to the tax roll this year.

BACKGROUND:

The Council must conduct a separate ratification vote on the budget since that budget will raise total property tax revenue. The ratification vote must be a record vote. The Mayor Pro Tem must ask each Council member how they vote on the ratification and the Council Member must state audibly “I ratify my vote for Ordinance No. 2026-697 approving the budget for Fiscal Year 2026-2027” or “I ratify my vote against Ordinance No. 2026-697 approving the budget for Fiscal Year 2026-2027.”

In accordance with Section 551.043 of the Texas Government Code, the City of Keene provides the following Taxpayer Impact Statement for the upcoming fiscal year budget: For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year (“FY”), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2025 Rate vs 2026 Proposed Rate vs 2026 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
2025 Adopted Tax Rate	\$ 0.828978	\$ 260,293	\$ 2,157.77
2026 Proposed Tax Rate	\$ 0.810641	\$ 248,834	\$ 2,017.15
2026 No New Revenue Rate	\$ 0.810641	\$ 248,834	\$ 2,017.15

ATTACHMENTS:

- DRAFT- Resolution No. 2026-506 Ratifying the Property Tax Increase reflected in the FY2026-2027 Annual Budget

RESOLUTION NO. 2026-506

A RESOLUTION OF THE OF THE CITY OF KEENE, TEXAS RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE FISCAL YEAR 2026-2027 ANNUAL BUDGET AND ACKNOWLEDGING THAT THE BUDGET WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Keene (the “City”) is a home rule municipality located in Johnson County, Texas created in accordance with the provisions of the Texas Local Government Code and the Texas Constitution, and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council (the “Council”) of the City of Keene wishes to comply with Section 102.007 of the Local Government Code; and

WHEREAS, Section 102.007 of the Local Government Code requires a separate vote of the City Council to ratify the property tax increase reflected in the budget if the budget will require raising more revenue from property taxes than the previous fiscal year; and

WHEREAS, the City Council has taken action to adopt its 2026-2027 Fiscal Year Budget (the “Budget”), and the adopted Budget will require raising more revenue from property taxes than in the prior year; and

WHEREAS, the City Council has determined it necessary to adopt this Resolution ratifying the property tax increase reflected in the Budget.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS:

SECTION 1. Recitals. The City Council finds all the above recitals to be true and correct and incorporates the same in this Resolution as findings of fact.

SECTION 2. Ratification and Acknowledgement. The City Council hereby ratifies the property tax increase reflected in the Fiscal Year 2026-2027 annual budget and acknowledges that the budget will raise more total property taxes than last year’s budget by \$151,520 or 4.73% and of that amount \$154,787 is tax revenue to be raised from new property added to the tax roll this year.

SECTION 3. Effective Date. This Resolution shall take effect upon its passage as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Keene, Texas on this 17th day of September 2026, with the following motion and vote:

Councilmember _____: I move to approve Resolution No. 2026-506 to ratify the property tax increase reflected in the Fiscal Year 2026-2027 Budget. Councilmember

_____ seconded the motion. The motion passed by a vote of _____ to _____, with _____ voting NO or _____ abstaining.

CITY OF KEENE, TEXAS

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary

DRAFT



City Council Regular Meeting

September 17, 2026, at 6:00 PM

Discussion Item 7C

SUBJECT:

Review, discuss, and possible action on an ordinance approving the 2026 certified appraisal rolls and levying taxes and adopting the City's 2026 tax rate for all taxable property for the 2026 Tax Year, at the No-New-Revenue rate of \$0.810641 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Keene, as determined by the Johnson County Appraisal District.

BACKGROUND:

The vote to adopt a tax rate must be a record vote. The Mayor Pro Tem must ask each Council member how they vote on the proposed tax rate and the Council Member must state audibly "I vote for the proposed tax rate of \$ 0.810641 as set forth in Ordinance No. 2026-698", or "I vote against the proposed tax rate of \$ 0.810641 as set forth in Ordinance No. 2026-698."

ATTACHMENTS:

- DRAFT- Ordinance No. 2026-698 approving the 2026 certified appraisal rolls and levying taxes and adopting the City's 2026 tax rate
- Exhibit A to the Ordinance – Certified Appraisal Rolls

CITY OF KEENE, TEXAS

ORDINANCE NO. 2026-698

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, APPROVING THE 2026 CERTIFIED PROPERTY TAX ROLLS AND ADOPTING AN AD VALOREM TAX RATE OF \$0.810641 AND LEVYING A TAX UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF KEENE, TEXAS, FOR THE 2026 TAX YEAR FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF KEENE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING ON SEPTEMBER 30, 2027; APPORTIONING SAID LEVY AMONG THE VARIOUS FUNDS AND ITEMS FOR WHICH REVENUE MUST BE RAISED INCLUDING PROVIDING A SINKING FUND FOR THE RETIREMENT OF THE BONDED DEBT OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING APPLICATION OF TAXES COLLECTIBLE; PROVIDING FOR SEVERABILITY AND REPEALER; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Chief Appraiser of the Johnson County Tax Appraisal District has prepared and certified the appraisal roll of the City of Keene, Texas ("City"), said roll being that portion of the approved appraisal roll of the Johnson County Tax Appraisal District which lists property taxable by the City of Keene, Texas; and

WHEREAS, the Tax Assessor and Collector of Johnson County has performed the statutory calculations required by Section 26.04 of the Texas Tax Code, and has published the no- new-revenue tax rate, the voter-approval tax rate, an explanation of how they were calculated, and has fulfilled all other requirements for publications contained in Section 26.04 (e) of the Texas Tax Code, in a manner designed to come to the attention of all residents of the City and has submitted said rates to the City Council of the City prior to the Special-called City Council meeting of September 17, 2026; and

WHEREAS, the City Council has complied with all applicable requirements of the Texas Tax Code prior to the setting of the tax rate for the City for tax year 2026; and

WHEREAS, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2026 set, fixed and adopted herein below is proper.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Approval of 2026 Certified Property Tax Values. The City Council hereby approves the 2026 Certified Property Tax Rolls for the City of Keene, Texas in the amount of \$513,859,152 as submitted by the Johnson Appraisal District to the City, attached hereto as **Exhibit "A"** and incorporated as if set forth fully herein.

SECTION 3. That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.810641 of the City of Keene, Texas ("City"), for the tax year 2026, on each one hundred dollars (\$100.00) of the taxable assessed value of real and personal property not exempt from taxation by the constitution and laws of this state situated within the corporate limits of the City.

SECTION 4. That there is hereby levied for the tax year 2026 upon all real and personal property not exempt from taxation by the constitution and laws of this state situated within the corporate limits of the City, and there shall be collected for the use and support of the municipal government of the City, to provide a sinking fund for the retirement of the bonded debt of the City and to provide for permanent improvements in the City, and said tax, so levied and collected, shall be apportioned to the specific purposes hereinafter set forth, to-wit:

A. For the payment of current expenses and to be deposited in the general fund (for the purposes of maintenance and operations) \$0.761223 on each one hundred dollars (\$100) of the taxable value of such property; and,

B. To provide for sinking funds for the payment of the principal and interest and the retirement of the bonded debt, and the same shall become due as shall be necessary to pay the principal and interest of the current year as follows: \$0.049417 per one hundred dollars (\$100) valuation.

C. This tax rate will raise more revenue on taxes for maintenance and operations than last year's tax rate.

D. The tax rate will effectively be raised by 2.64 percent and will raise taxes for maintenance and operations on a \$100,000.00 home by approximately \$19.56.

SECTION 5. That the Johnson County Tax Assessor and Collector is hereby authorized to assess and collect the taxes of the City employing the above tax rate, and all taxes are payable at the office of the Johnson County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 6. Due Date of Taxes. That taxes levied under this ordinance shall be due October 1, 2026, and if not paid on or before January 31, 2027, shall immediately become delinquent. Penalties and interest, as provided by state law, shall accrue after January 31 of the year following the year in which the taxes are assessed. However, if the entire taxes due as provided herein are paid in full by January 31 of the year following the year in which the taxes are assessed, no penalty or interest shall be due.

SECTION 7. That monies collected pursuant to this Ordinance shall be expended as set forth in the City of Keene's Annual Budget FY 2026-2027.

SECTION 8. That all monies collected which are not specifically appropriated shall be deposited in the City's general fund.

SECTION 9. The City Secretary shall cause the following notice to be posted on the homepage of the City of Keene's website:

THE CITY OF KEENE ADOPTED A TAX RATE THAT WILL RAISE MORE REVENUE ON TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 2.64 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000.00 HOME BY APPROXIMATELY \$ 19.56 .

SECTION 10. Tax Roll. The tax roll, as presented to the City Council, together with any supplement thereto, is hereby accepted.

SECTION 11. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Keene, affecting ad valorem taxes, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 13. That this Ordinance shall take effect and be in full force and effect from and after its passage and approval according to law.

**PASSED AND APPROVED THIS 17TH DAY OF SEPTEMBER 2026 BY A VOTE OF
___AYES, ___ NAYS, ___ABSTENTIONS, AT A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF KEENE, TEXAS.**

Council Member:	For:	Against:	Abstain:
Mayor (vacant)	_____	_____	_____
Mayor Pro Tem Samantha Gillin	_____	_____	_____
Councilmember Bob Chapman	_____	_____	_____
Councilmember Charles Easley	_____	_____	_____
Councilmember Rob Foster	_____	_____	_____
Councilmember Johnny Shaw	_____	_____	_____
Councilmember Troy Smith	_____	_____	_____

CITY OF KEENE, TEXAS

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



www.johnsoncad.com

109 N Main St
Cleburne TX 76033

Metro (817) 648-3000

STATE OF TEXAS §
 §
 §
COUNTY OF JOHNSON §

PURSUANT TO PROPERTY TAX CODE SECTION 26.01(a-1)

City of Keene 2026 Certified Appraisal Roll Values

August 20, 2026

I, Mitch Fast, Chief Appraiser of the Central Appraisal District of Johnson County, Texas, do hereby certify the attached values for the City of Keene for the 2026 tax year.

Mitch Fast
Chief Appraiser

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 N Main St
Cleburne TX 76033

Metro (817) 648-3000

2026 CERTIFICATION OVERVIEW
CITY OF KEENE

Taxable Value

Taxable Non-Frozen	417,907,865
Taxable Frozen less New HS (+)	93,106,711
Taxable New HS Frozen (+)	2,844,553
Est. Other Losses (+)	n/a
Total Taxable Value (=)	513,859,129

Estimated Protest Value Loss

Value Under Protest	41,972,042
Protested Value (-)	37,774,837
Estimated Protest Value Loss (=)	4,197,205

Estimated Frozen Value Loss

Tax Frozen Loss	215,236
Prior Tax Rate (÷)	0.00828978
Estimated Frozen Value Loss (=)	25,964,018

Estimated Net Taxable Value

Total Taxable Value	513,859,129
Estimated Frozen Value Loss (-)	25,964,018
Estimated Protest Value Loss (-)	4,197,205
Estimated Net Taxable Value (=)	483,697,906

Number of Accounts

7,086

Values

Total Market Value	737,607,008
KEC Frozen Taxes	580,178
New Value	19,692,356

Tax Increment Financing

Code	Name	Recapture
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APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Effective Rate Assumption

Jd

Section 7, Item C.

Appraisal Year: 2026

Certified

New Values	
TOTAL New Market Value	19,692,356
TOTAL New Taxable Value	19,075,212
New Ag & Timber Exemptions	
Parcel Count	0
Prior Land Market	0
(-) Current Ag/Timber	0
(=) New Ag/Timber Loss	0

New Annexation	
Parcel Count	0
Market Value	0
Appraised Value	0
Assessed Value	0
Taxable Value	0

Lower Value Used	
Count of Protested Properties	99
Market Value	40,022,505
Appraised Value	39,284,474
Assessed Value	36,476,303
TOTAL Value Used	32,116,850

New Exemptions	
Absolute Exemptions	
Parcel Count	0
Prior Year Market	0

Partial Exemptions	
Parcel Count	66
Current Year Exemption	449,075
Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		1,080
Market Value	Averages	Medians
	266,884	248,623
Appraised Value	266,884	248,623
Assessed Value	239,210	233,260
HS Exemption Value*	0	0
TOTAL Taxable Value**	226,687	224,066

A Category		
Parcel Count		963
Market Value	Averages	Medians
	271,772	253,947
Appraised Value	271,772	253,947
Assessed Value	246,587	238,200
HS Exemption Value*	0	0
TOTAL Taxable Value**	233,676	230,890

*HS Exemption Value is Homestead Exemption values (both State & Local)

**TOTAL Taxable Value is ALL exemption value are subtracted (not just Homestead Exemption values)

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 7,084

Section 7, Item C.

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	1,021	201,673,391
New Homesite	28	5,024,339
Non Homesite	1,061	267,192,188
New Non Homesite	45	8,418,740
Land 2,263.70 acres	Count	Value
Homesite	971	60,844,527
New Homesite	50	2,361,800
Non Homesite	1,180	88,696,757
New Non Homesite	356	25,216,563
Prod 453.62 acres	Count	Value
Productivity	36	10,103,517
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	265	62,795,597
Minerals	3,897	1,609,657
Prod. Use	Count	Value
Productivity	36	56,735
Inventory	0	0
Timber	0	0
Totals	36	56,735
Frozen / Non-Frozen		
Taxable Non Frozen		415,439,561
Taxable Frozen		96,839,372
Taxable New HS Frozen		3,510,590
Tax Non Frozen		3,443,901.80
Tax Frozen		587,146.42
Tax New HS Frozen		29,102.00
Total Tax w/o Ceiling		4,246,678.97
Tax Frozen Loss		215,630.75

(+)	482,308,658	TOTAL IMPROVEMENTS
(+)	177,119,647	TOTAL LAND MARKET
(+)	10,103,517	TOTAL PROD MARKET
(+)	64,405,254	TOTAL OTHER
(=)	733,937,076	TOTAL MARKET VALUE
(-)	140,723,650	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	593,213,426	TOTAL MARKET OF TAXABLE PROPERTY
(-)	10,046,782	TOTAL PRODUCTION LOSS
(-)	30,410,242	CAPPED HOMESTEAD LOSS
(-)	19,173,798	CIRCUIT BREAKER CAP LOSS
(=)	533,582,604	TOTAL ASSESSED
0		TOTAL HOMESTEAD
6,681,908		TOTAL OVER 65
256,260		TOTAL DISABLED
403,359		TOTAL DISABLED VETERAN
5,543,452		TOTAL DISABLED VETERAN HS
366,042		TOTAL SURV SP
6,826,044		11.145 PERSONAL PROPERTY
1,226,606		TOTAL OTHER DEDUCTIONS
(-)	21,303,671	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	512,278,933	TOTAL TAXABLE
	4,031,048.22	TOTAL TAX
	0.00828978	TAX RATE

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 7,084

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Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	223	6,826,044	0	0	0	0	0	0	0	0
ANFE	Animal Feed Held for Sale	1	36,639	0	0	0	0	0	0	0	0
MIN	Mineral Interest Property Taxable	2,331	107,850	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	20	0	12	0	3	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	20	60,000	12	196,260	3	45,000	0	0	0	0
DV1	Partially Disabled Veteran	4	15,000	1	5,000	0	0	0	0	0	0
DV2	Partially Disabled Veteran	4	22,500	1	7,500	1	7,500	0	0	0	0
DV3	Partially Disabled Veteran	6	60,000	0	0	1	10,000	0	0	0	0
DV4	Partially Disabled Veteran	25	161,359	9	132,000	5	60,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	19	4,832,132	1	1,077,362	0	0	0	0	0	0
HS	State-Mandated Homestead	1,137	0	436	0	53	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	1,137	0	436	0	53	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	467	0	424	0	13	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	467	308,178	424	6,373,730	13	194,219	0	0	0	0
POL	Pollution Control	8	94,893	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	31	253,531	16	374,445	0	0	0	0	0	0
TOT	Absolute	130	111,117,199	1	136,896	1	136,896	0	0	0	0
TOT-CITY	Absolute	29	20,634,490	0	0	0	0	0	0	0	0
TOT-CNTY	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-USD	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	16	0	0	0	0	0	0	0	0	0
Totals		6,147	144,529,815	1,773	8,303,193	146	453,615	0	0	0	0

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 7,084

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CAD Category Breakdown

1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	1,319	340,658,639	76,011,064	0	264,647,575	3,711,072	0	0	11,641,949
A2	Real, Residential, Mobile Hc	239	9,323,292	4,473,067	0	4,850,225	0	0	0	200,190
A3	Real, Residential, Imp Only	2	41,970	0	0	41,970	0	0	0	0
A4	Real, Residential, Townhom	28	6,362,152	834,000	0	5,528,152	0	0	0	591,445
SUBTOTAL		1,588	356,386,053	81,318,131	0	275,067,922	3,711,072	0	0	12,433,584
10 J										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	175	22,268,030	0	0	0	0	22,268,030	0	5,000,151
SUBTOTAL		175	22,268,030	0	0	0	0	22,268,030	0	5,000,151
11 K										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	17	4,302,264	0	0	0	0	4,302,264	0	1,040,972
SUBTOTAL		17	4,302,264	0	0	0	0	4,302,264	0	1,040,972
12 PERS PROP MH/AIRCRAFT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M3	Mobile Homes	232	4,879,160	0	0	4,879,160	0	0	0	224,349
SUBTOTAL		232	4,879,160	0	0	4,879,160	0	0	0	224,349
13 RES INVENTORY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	47	1,880,000	1,880,000	0	0	0	0	0	0
O2	Real Property, Resi, Improv	17	2,762,310	691,600	0	2,070,710	843,267	0	0	45,000
SUBTOTAL		64	4,642,310	2,571,600	0	2,070,710	843,267	0	0	45,000
14 N										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
S1	S1 - Special Inventory	11	6,946,301	0	0	0	0	6,946,301	0	0
SUBTOTAL		11	6,946,301	0	0	0	0	6,946,301	0	0
15 TOTAL EXEMPT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02	Exempt, State	1	2,871,746	297,616	0	2,574,130	0	0	0	2,871,746
X03	Exempt, County	1	408,929	55,000	0	353,929	0	0	0	408,929
X04	Exempt, School	1	5,546	0	0	0	0	5,546	0	5

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 7,084

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CAD Category Breakdown

15 TOTAL EXEMPT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X04	Exempt, School	4	11,228,136	1,771,469	0	9,456,667	0	0	0	10,763,505
X05	Exempt, City	34	11,751,787	5,295,127	0	6,456,660	0	0	0	11,751,787
X06	Exempt, Cemetery	4	833,047	692,869	0	140,178	0	0	0	833,047
X07	Exempt, Church	8	15,269,537	1,843,219	0	13,426,318	0	0	0	15,269,537
X07	Exempt, Church	5	240,000	0	0	0	0	240,000	0	240,000
X09	Exempt, R.O.W.	15	2,302,107	2,302,107	0	0	0	0	0	2,302,107
X11	Exempt, Miscellaneous	7	337,249	0	0	0	0	337,249	0	337,249
X11	Exempt, Miscellaneous	5	5,617,762	956,565	0	4,661,197	0	0	0	5,617,762
X15	CHDO 11.182	1	411,759	411,759	0	0	0	0	0	411,759
X17	Private Schools 11.21	16	70,003,984	3,400,879	0	66,603,105	0	0	0	70,003,984
X17	Private Schools 11.21	3	19,047,442	0	0	0	0	19,047,442	0	19,047,442
X19	X19 - Leased Personal Veh	9	917,508	0	0	0	0	917,508	0	917,508
X20	X20 - Personal Use Veh 11.	1	23,745	0	0	0	0	23,745	0	23,745
X22	X22 - Private Airplanes 11.1	3	63,000	0	0	0	0	63,000	0	63,000
XV	Other Totally Exempt Prope	38	6,893	0	0	0	0	0	6,893	6,893
SUBTOTAL		156	141,340,177	17,026,610	0	103,672,184	0	20,634,490	6,893	140,875,546
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	31	15,510,186	2,373,942	0	13,136,244	0	0	0	0
B2	Real, Residential, Duplexes	48	12,770,758	2,601,745	0	10,169,013	0	0	0	30,000
B3	Real, Residential, Triplex	5	986,283	122,153	0	864,130	0	0	0	0
B4	Real, Residential, Quadrapl	4	1,466,042	220,000	0	1,246,042	0	0	0	0
SUBTOTAL		88	30,733,269	5,317,840	0	25,415,429	0	0	0	30,000
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	401	25,389,451	24,919,451	0	470,000	470,000	0	0	9,559
C2	Commercial	22	1,995,425	1,995,425	0	0	0	0	0	0
C3	Mostly Resi	47	208,000	208,000	0	0	0	0	0	0
SUBTOTAL		470	27,592,876	27,122,876	0	470,000	470,000	0	0	9,559
4 RE ACREAGE - QUAL AG										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	22	4,485,499	0	17,443	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	7	4,102,675	0	23,161	196,771	0	0	0	0
D3	Farmland	6	1,563,488	0	15,544	0	0	0	0	0

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CAD Category Breakdown

SUBTOTAL		35	10,151,662	0	56,148	196,771	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	Real, Farm/Ranch House +	159	33,246,117	14,719,081	0	18,527,036	0	0	0	1,056,953
E2	Real, Farm/Ranch MH + lim	25	2,750,157	1,773,243	0	976,914	0	0	0	80,700
E3	Real, Farm/Ranch Other Im	7	1,019,809	940,809	0	79,000	0	0	0	0
E4	-Prod Undeveloped	68	9,965,079	9,816,453	587	0	0	0	0	176,204
SUBTOTAL		259	46,981,162	27,249,586	587	19,582,950	0	0	0	1,313,857
6 RE COMMERCIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	82	53,639,294	14,501,070	0	39,138,224	0	0	0	30,000
SUBTOTAL		82	53,639,294	14,501,070	0	39,138,224	0	0	0	30,000
7 RE INDUSTRIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Real, Industrial	9	13,598,704	1,783,396	0	11,815,308	0	0	0	0
G1	G1 - Oil, Gas, and Mineral F	3,859	1,602,764	0	0	0	0	0	1,602,764	107,850
SUBTOTAL		3,868	15,201,468	1,783,396	0	11,815,308	0	0	1,602,764	107,850
9 UTILITY PROPERTY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J1	Real, Tangible, Personal Uti	2	38,500	38,500	0	0	0	0	0	0
J2	Gas Companies	1	6,500	6,500	0	0	0	0	0	0
J2	Gas Companies	1	2,110,956	0	0	0	0	2,110,956	0	106,757
J3	Electric Companies	3	183,538	183,538	0	0	0	0	0	0
J3	Electric Companies	2	3,471,594	0	0	0	0	3,471,594	0	250,000
J4	Telephone Companies	2	1,230,731	0	0	0	0	1,230,731	0	149,437
J5	Railroads	1	487,307	0	0	0	0	487,307	0	125,000
J6	Pipelines	27	1,343,924	0	0	0	0	1,343,924	0	285,259
SUBTOTAL		39	8,873,050	228,538	0	0	0	8,644,512	0	916,453
TOTAL		7,084	733,937,076	177,119,647	56,735	482,308,658	5,024,339	62,795,597	1,609,657	162,027,321

APPRaisal ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

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Texas Category Breakdown

1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	1,588	356,386,053	81,318,131	0	275,067,922	3,711,072	0	0	12,433,584
SUBTOTAL		1,588	356,386,053	81,318,131	0	275,067,922	3,711,072	0	0	12,433,584
10 J										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Property	175	22,268,030	0	0	0	0	22,268,030	0	5,000,151
SUBTOTAL		175	22,268,030	0	0	0	0	22,268,030	0	5,000,151
11 K										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	17	4,302,264	0	0	0	0	4,302,264	0	1,040,972
SUBTOTAL		17	4,302,264	0	0	0	0	4,302,264	0	1,040,972
12 PERS PROP MH/AIRCRAFT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M1	Mobile Homes	232	4,879,160	0	0	4,879,160	0	0	0	224,349
SUBTOTAL		232	4,879,160	0	0	4,879,160	0	0	0	224,349
13 RES INVENTORY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	64	4,642,310	2,571,600	0	2,070,710	843,267	0	0	45,000
SUBTOTAL		64	4,642,310	2,571,600	0	2,070,710	843,267	0	0	45,000
14 N										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
S	Special Inventory	11	6,946,301	0	0	0	0	6,946,301	0	0
SUBTOTAL		11	6,946,301	0	0	0	0	6,946,301	0	0
15 TOTAL EXEMPT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XE	Community Housing Develop	1	411,759	411,759	0	0	0	0	0	411,759
XJ	Private Schools (§11.21)	3	19,047,442	0	0	0	0	19,047,442	0	19,047,442
XJ	Private Schools (§11.21)	16	70,003,984	3,400,879	0	66,603,105	0	0	0	70,003,984
XN	Motor Vehicles Leased for F	9	917,508	0	0	0	0	917,508	0	917,508
XO	Motor Vehicles for Income F	1	23,745	0	0	0	0	23,745	0	23,745
XV	Other Totally Exempt Property	72	50,283,051	13,213,972	0	37,069,079	0	0	0	49,818,420
XV	Other Totally Exempt Property	54	652,688	0	0	0	0	645,795	6,893	652,688
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Texas Category Breakdown

SUBTOTAL		156	141,340,177	17,026,610	0	103,672,184	0	20,634,490	6,893	140,875,546
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	88	30,733,269	5,317,840	0	25,415,429	0	0	0	30,000
SUBTOTAL		88	30,733,269	5,317,840	0	25,415,429	0	0	0	30,000
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	470	27,592,876	27,122,876	0	470,000	470,000	0	0	9,559
SUBTOTAL		470	27,592,876	27,122,876	0	470,000	470,000	0	0	9,559
4 RE ACREAGE - QUAL AG										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	28	6,048,987	0	32,987	0	0	0	0	0
D2	Farm or Ranch Improvermer	7	4,102,675	0	23,161	196,771	0	0	0	0
SUBTOTAL		35	10,151,662	0	56,148	196,771	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	259	46,981,162	27,249,586	587	19,582,950	0	0	0	1,313,857
SUBTOTAL		259	46,981,162	27,249,586	587	19,582,950	0	0	0	1,313,857
6 RE COMMERCIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	82	53,639,294	14,501,070	0	39,138,224	0	0	0	30,000
SUBTOTAL		82	53,639,294	14,501,070	0	39,138,224	0	0	0	30,000
7 RE INDUSTRIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Industrial Real Property	9	13,598,704	1,783,396	0	11,815,308	0	0	0	0
G1	Oil and Gas	3,859	1,602,764	0	0	0	0	0	1,602,764	107,850
SUBTOTAL		3,868	15,201,468	1,783,396	0	11,815,308	0	0	1,602,764	107,850
9 UTILITY PROPERTY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J1	Water Systems	2	38,500	38,500	0	0	0	0	0	0
J2	Gas Distribution Systems	1	2,110,956	0	0	0	0	2,110,956	0	106,757
J2	Gas Distribution Systems	1	6,500	6,500	0	0	0	0	0	0
J3	Electric Companies (includi	2	3,471,594	0	0	0	0	3,471,594	0	250

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Grand Totals

Property Count: 7,084

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Texas Category Breakdown

9	UTILITY PROPERTY									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J3	Electric Companies (includi	3	183,538	183,538	0	0	0	0	0	0
J4	Telephone Companies (incl	2	1,230,731	0	0	0	0	1,230,731	0	149,437
J5	Railroads	1	487,307	0	0	0	0	487,307	0	125,000
J6	Pipelines	27	1,343,924	0	0	0	0	1,343,924	0	285,259
SUBTOTAL		39	8,873,050	228,538	0	0	0	8,644,512	0	916,453
TOTAL		7,084	733,937,076	177,119,647	56,735	482,308,658	5,024,339	62,795,597	1,609,657	162,027,321

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

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Ag, Timber, & Wildlife Acreage Detail Report

Texas Category		Land Type		ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
				Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market
D1		D1		330.92	18,979	8,018,381	35,261	100	7,983,120	0.00	0
D1		D3		122.70	0	2,085,136	21,474	175	2,063,662	0.00	0
Totals				453.62	18,979	10,103,517	56,735	138	10,046,782	0.00	0

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

ARB Approved Totals

Property Count: 6,985

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Improvements	Count	Value
Homesite	1,003	198,005,770
New Homesite	28	5,024,339
Non Homesite	1,006	248,086,795
New Non Homesite	45	8,418,740
Land 2,152.13 acres	Count	Value
Homesite	953	59,428,747
New Homesite	50	2,361,800
Non Homesite	1,115	82,128,517
New Non Homesite	346	23,861,753
Prod 410.57 acres	Count	Value
Productivity	34	9,357,951
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	262	55,630,502
Minerals	3,897	1,609,657
Prod. Use	Count	Value
Productivity	34	49,200
Inventory	0	0
Timber	0	0
Totals	34	49,200
Frozen / Non-Frozen		
Taxable Non Frozen		380,902,333
Taxable Frozen		95,691,211
Taxable New HS Frozen		3,510,590
Tax Non Frozen		3,157,595.81
Tax Frozen		579,149.48
Tax New HS Frozen		29,102.00
Total Tax w/o Ceiling		3,950,854.98
Tax Frozen Loss		214,109.69

(+)	459,535,644	TOTAL IMPROVEMENTS
(+)	167,780,817	TOTAL LAND MARKET
(+)	9,357,951	TOTAL PROD MARKET
(+)	57,240,159	TOTAL OTHER
(=)	693,914,571	TOTAL MARKET VALUE
(-)	140,723,650	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	553,190,921	TOTAL MARKET OF TAXABLE PROPERTY
(-)	9,308,751	TOTAL PRODUCTION LOSS
(-)	29,701,166	CAPPED HOMESTEAD LOSS
(-)	17,074,703	CIRCUIT BREAKER CAP LOSS
(=)	497,106,301	TOTAL ASSESSED
0		TOTAL HOMESTEAD
6,591,908		TOTAL OVER 65
256,260		TOTAL DISABLED
393,359		TOTAL DISABLED VETERAN
5,245,531		TOTAL DISABLED VETERAN HS
366,042		TOTAL SURV SP
6,451,044		11.145 PERSONAL PROPERTY
1,208,613		TOTAL OTHER DEDUCTIONS
(-)	20,512,757	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	476,593,544	TOTAL TAXABLE
	3,736,745.29	TOTAL TAX
	0.00828978	TAX RATE

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

ARB Approved Totals

Property Count: 6,985

Jd

Section 7, Item C.

Appraisal Year: 2026

Certified

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	220	6,451,044	0	0	0	0	0	0	0	0
ANFE	Animal Feed Held for Sale	1	36,639	0	0	0	0	0	0	0	0
MIN	Mineral Interest Property Taxable	2,331	107,850	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homes	20	0	12	0	3	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	20	60,000	12	196,260	3	45,000	0	0	0	0
DV1	Partially Disabled Veteran	4	15,000	1	5,000	0	0	0	0	0	0
DV2	Partially Disabled Veteran	4	22,500	1	7,500	1	7,500	0	0	0	0
DV3	Partially Disabled Veteran	5	50,000	0	0	1	10,000	0	0	0	0
DV4	Partially Disabled Veteran	25	161,359	9	132,000	5	60,000	0	0	0	0
DVHS	100% Disabled Veteran Homeste	18	4,832,132	0	779,441	0	0	0	0	0	0
HS	State-Mandated Homestead	1,116	0	430	0	53	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1,116	0	430	0	53	0	0	0	0	0
O65	State-Mandated Over 65 Homes	461	0	418	0	13	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	461	308,178	418	6,283,730	13	194,219	0	0	0	0
POL	Pollution Control	8	94,893	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	30	235,538	16	374,445	0	0	0	0	0	0
TOT	Absolute	130	111,117,199	1	136,896	1	136,896	0	0	0	0
TOT-CITY	Absolute	29	20,634,490	0	0	0	0	0	0	0	0
TOT-CNTY	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-USD	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	16	0	0	0	0	0	0	0	0	0
Totals		6,087	144,126,822	1,748	7,915,272	146	453,615	0	0	0	0

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

ARB Approved Totals

Property Count: 6,985

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Section 7, Item C.

Appraisal Year: 2026

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CAD Category Breakdown

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	1,282	331,905,387	73,661,101	0	258,244,286	3,711,072	0	0	11,271,035
A2	Real, Residential, Mobile Hc	239	9,323,292	4,473,067	0	4,850,225	0	0	0	200,190
A3	Real, Residential, Imp Only	2	41,970	0	0	41,970	0	0	0	0
A4	Real, Residential, Townhom	27	6,121,768	804,000	0	5,317,768	0	0	0	591,445
SUBTOTAL		1,550	347,392,417	78,938,168	0	268,454,249	3,711,072	0	0	12,062,670

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	173	15,906,253	0	0	0	0	15,906,253	0	4,750,151
SUBTOTAL		173	15,906,253	0	0	0	0	15,906,253	0	4,750,151

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	16	3,498,946	0	0	0	0	3,498,946	0	915,972
SUBTOTAL		16	3,498,946	0	0	0	0	3,498,946	0	915,972

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M3	Mobile Homes	232	4,879,160	0	0	4,879,160	0	0	0	224,349
SUBTOTAL		232	4,879,160	0	0	4,879,160	0	0	0	224,349

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	47	1,880,000	1,880,000	0	0	0	0	0	0
O2	Real Property, Resi, Improv	17	2,762,310	691,600	0	2,070,710	843,267	0	0	45,000
SUBTOTAL		64	4,642,310	2,571,600	0	2,070,710	843,267	0	0	45,000

14 N

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
S1	S1 - Special Inventory	11	6,946,301	0	0	0	0	6,946,301	0	0
SUBTOTAL		11	6,946,301	0	0	0	0	6,946,301	0	0

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02	Exempt, State	1	2,871,746	297,616	0	2,574,130	0	0	0	2,871,746
X03	Exempt, County	1	408,929	55,000	0	353,929	0	0	0	408,929
X04	Exempt, School	1	5,546	0	0	0	0	5,546	0	5

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APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

ARB Approved Totals

Property Count: 6,985

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Section 7, Item C.

Appraisal Year: 2026

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CAD Category Breakdown

15 TOTAL EXEMPT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X04	Exempt, School	4	11,228,136	1,771,469	0	9,456,667	0	0	0	10,763,505
X05	Exempt, City	34	11,751,787	5,295,127	0	6,456,660	0	0	0	11,751,787
X06	Exempt, Cemetery	4	833,047	692,869	0	140,178	0	0	0	833,047
X07	Exempt, Church	8	15,269,537	1,843,219	0	13,426,318	0	0	0	15,269,537
X07	Exempt, Church	5	240,000	0	0	0	0	240,000	0	240,000
X09	Exempt, R.O.W.	15	2,302,107	2,302,107	0	0	0	0	0	2,302,107
X11	Exempt, Miscellaneous	7	337,249	0	0	0	0	337,249	0	337,249
X11	Exempt, Miscellaneous	5	5,617,762	956,565	0	4,661,197	0	0	0	5,617,762
X15	CHDO 11.182	1	411,759	411,759	0	0	0	0	0	411,759
X17	Private Schools 11.21	16	70,003,984	3,400,879	0	66,603,105	0	0	0	70,003,984
X17	Private Schools 11.21	3	19,047,442	0	0	0	0	19,047,442	0	19,047,442
X19	X19 - Leased Personal Veh	9	917,508	0	0	0	0	917,508	0	917,508
X20	X20 - Personal Use Veh 11.	1	23,745	0	0	0	0	23,745	0	23,745
X22	X22 - Private Airplanes 11.1	3	63,000	0	0	0	0	63,000	0	63,000
XV	Other Totally Exempt Prope	38	6,893	0	0	0	0	0	6,893	6,893
SUBTOTAL		156	141,340,177	17,026,610	0	103,672,184	0	20,634,490	6,893	140,875,546
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	26	11,875,964	1,819,734	0	10,056,230	0	0	0	0
B2	Real, Residential, Duplexes	47	12,472,306	2,546,745	0	9,925,561	0	0	0	30,000
B3	Real, Residential, Triplex	5	986,283	122,153	0	864,130	0	0	0	0
B4	Real, Residential, Quadrapl	3	1,055,679	165,000	0	890,679	0	0	0	0
SUBTOTAL		81	26,390,232	4,653,632	0	21,736,600	0	0	0	30,000
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	391	24,208,403	23,738,403	0	470,000	470,000	0	0	9,559
C2	Commercial	19	1,749,201	1,749,201	0	0	0	0	0	0
C3	Mostly Resi	47	208,000	208,000	0	0	0	0	0	0
SUBTOTAL		457	26,165,604	25,695,604	0	470,000	470,000	0	0	9,559
4 RE ACREAGE - QUAL AG										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	22	4,485,499	0	17,443	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	6	3,561,729	0	17,526	152,898	0	0	0	0
D3	Farmland	5	1,314,995	0	13,644	0	0	0	0	30

APPRaisal ROLL SUMMARY

KEC - CITY OF KEENE

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CAD Category Breakdown

SUBTOTAL		33	9,362,223	0	48,613	152,898	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	Real, Farm/Ranch House +	147	30,763,041	13,814,038	0	16,949,003	0	0	0	1,011,953
E2	Real, Farm/Ranch MH + lim	23	2,384,159	1,493,575	0	890,584	0	0	0	80,700
E3	Real, Farm/Ranch Other Im	7	1,019,809	940,809	0	79,000	0	0	0	0
E4	-Prod Undeveloped	62	9,533,377	9,384,751	587	0	0	0	0	176,204
SUBTOTAL		239	43,700,386	25,633,173	587	17,918,587	0	0	0	1,268,857
6 RE COMMERCIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	71	41,121,088	11,829,562	0	29,291,526	0	0	0	30,000
SUBTOTAL		71	41,121,088	11,829,562	0	29,291,526	0	0	0	30,000
7 RE INDUSTRIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Real, Industrial	6	12,259,201	1,369,471	0	10,889,730	0	0	0	0
G1	G1 - Oil, Gas, and Mineral F	3,859	1,602,764	0	0	0	0	0	1,602,764	107,850
SUBTOTAL		3,865	13,861,965	1,369,471	0	10,889,730	0	0	1,602,764	107,850
9 UTILITY PROPERTY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J1	Real, Tangible, Personal Uti	2	38,500	38,500	0	0	0	0	0	0
J2	Gas Companies	1	6,500	6,500	0	0	0	0	0	0
J2	Gas Companies	1	2,110,956	0	0	0	0	2,110,956	0	106,757
J3	Electric Companies	1	17,997	17,997	0	0	0	0	0	0
J3	Electric Companies	2	3,471,594	0	0	0	0	3,471,594	0	250,000
J4	Telephone Companies	2	1,230,731	0	0	0	0	1,230,731	0	149,437
J5	Railroads	1	487,307	0	0	0	0	487,307	0	125,000
J6	Pipelines	27	1,343,924	0	0	0	0	1,343,924	0	285,259
SUBTOTAL		37	8,707,509	62,997	0	0	0	8,644,512	0	916,453
TOTAL		6,985	693,914,571	167,780,817	49,200	459,535,644	5,024,339	55,630,502	1,609,657	161,236,407

APPRaisal ROLL SUMMARY

KEC - CITY OF KEENE

ARB Approved Totals

Property Count: 6,985

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Texas Category Breakdown

1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	1,550	347,392,417	78,938,168	0	268,454,249	3,711,072	0	0	12,062,670
SUBTOTAL		1,550	347,392,417	78,938,168	0	268,454,249	3,711,072	0	0	12,062,670
10 J										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Property	173	15,906,253	0	0	0	0	15,906,253	0	4,750,151
SUBTOTAL		173	15,906,253	0	0	0	0	15,906,253	0	4,750,151
11 K										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	16	3,498,946	0	0	0	0	3,498,946	0	915,972
SUBTOTAL		16	3,498,946	0	0	0	0	3,498,946	0	915,972
12 PERS PROP MH/AIRCRAFT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M1	Mobile Homes	232	4,879,160	0	0	4,879,160	0	0	0	224,349
SUBTOTAL		232	4,879,160	0	0	4,879,160	0	0	0	224,349
13 RES INVENTORY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	64	4,642,310	2,571,600	0	2,070,710	843,267	0	0	45,000
SUBTOTAL		64	4,642,310	2,571,600	0	2,070,710	843,267	0	0	45,000
14 N										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
S	Special Inventory	11	6,946,301	0	0	0	0	6,946,301	0	0
SUBTOTAL		11	6,946,301	0	0	0	0	6,946,301	0	0
15 TOTAL EXEMPT										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XE	Community Housing Develop	1	411,759	411,759	0	0	0	0	0	411,759
XJ	Private Schools (§11.21)	3	19,047,442	0	0	0	0	19,047,442	0	19,047,442
XJ	Private Schools (§11.21)	16	70,003,984	3,400,879	0	66,603,105	0	0	0	70,003,984
XN	Motor Vehicles Leased for F	9	917,508	0	0	0	0	917,508	0	917,508
XO	Motor Vehicles for Income F	1	23,745	0	0	0	0	23,745	0	23,745
XV	Other Totally Exempt Prope	72	50,283,051	13,213,972	0	37,069,079	0	0	0	49,818,420
XV	Other Totally Exempt Prope	54	652,688	0	0	0	0	645,795	6,893	652

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Texas Category Breakdown

SUBTOTAL		156	141,340,177	17,026,610	0	103,672,184	0	20,634,490	6,893	140,875,546
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	81	26,390,232	4,653,632	0	21,736,600	0	0	0	30,000
SUBTOTAL		81	26,390,232	4,653,632	0	21,736,600	0	0	0	30,000
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	457	26,165,604	25,695,604	0	470,000	470,000	0	0	9,559
SUBTOTAL		457	26,165,604	25,695,604	0	470,000	470,000	0	0	9,559
4 RE ACREAGE - QUAL AG										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	27	5,800,494	0	31,087	0	0	0	0	0
D2	Farm or Ranch Improvermer	6	3,561,729	0	17,526	152,898	0	0	0	0
SUBTOTAL		33	9,362,223	0	48,613	152,898	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	239	43,700,386	25,633,173	587	17,918,587	0	0	0	1,268,857
SUBTOTAL		239	43,700,386	25,633,173	587	17,918,587	0	0	0	1,268,857
6 RE COMMERCIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	71	41,121,088	11,829,562	0	29,291,526	0	0	0	30,000
SUBTOTAL		71	41,121,088	11,829,562	0	29,291,526	0	0	0	30,000
7 RE INDUSTRIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Industrial Real Property	6	12,259,201	1,369,471	0	10,889,730	0	0	0	0
G1	Oil and Gas	3,859	1,602,764	0	0	0	0	0	1,602,764	107,850
SUBTOTAL		3,865	13,861,965	1,369,471	0	10,889,730	0	0	1,602,764	107,850
9 UTILITY PROPERTY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J1	Water Systems	2	38,500	38,500	0	0	0	0	0	0
J2	Gas Distribution Systems	1	2,110,956	0	0	0	0	2,110,956	0	106,757
J2	Gas Distribution Systems	1	6,500	6,500	0	0	0	0	0	0
J3	Electric Companies (includi	2	3,471,594	0	0	0	0	3,471,594	0	250
										33

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

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Texas Category Breakdown

9	UTILITY PROPERTY									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J3	Electric Companies (includi	1	17,997	17,997	0	0	0	0	0	0
J4	Telephone Companies (incl	2	1,230,731	0	0	0	0	1,230,731	0	149,437
J5	Railroads	1	487,307	0	0	0	0	487,307	0	125,000
J6	Pipelines	27	1,343,924	0	0	0	0	1,343,924	0	285,259
SUBTOTAL		37	8,707,509	62,997	0	0	0	8,644,512	0	916,453
TOTAL		6,985	693,914,571	167,780,817	49,200	459,535,644	5,024,339	55,630,502	1,609,657	161,236,407

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

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Ag, Timber, & Wildlife Acreage Detail Report

Texas Category		Land Type		ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
				Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market
D1	D1			330.92	18,979	8,018,381	35,261	100	7,983,120	0.00	0
D1	D3			79.65	0	1,339,570	13,939	175	1,325,631	0.00	0
Totals				410.57	18,979	9,357,951	49,200	138	9,308,751	0.00	0

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Under ARB Review Totals

Property Count: 99

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Improvements	Count	Value
Homesite	18	3,667,621
New Homesite	0	0
Non Homesite	55	19,105,393
New Non Homesite	0	0

Land 111.57 acres	Count	Value
Homesite	18	1,415,780
New Homesite	0	0
Non Homesite	65	6,568,240
New Non Homesite	10	1,354,810

Prod 43.05 acres	Count	Value
Productivity	2	745,566
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	3	7,165,095
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	2	7,535	738,031
Inventory	0	0	0
Timber	0	0	0
Totals	2	7,535	738,031

Frozen / Non-Frozen	
Taxable Non Frozen	34,537,228
Taxable Frozen	1,148,161
Taxable New HS Frozen	0
Tax Non Frozen	286,305.99
Tax Frozen	7,996.94
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	295,823.99
Tax Frozen Loss	1,521.06

(+)	22,773,014	TOTAL IMPROVEMENTS
(+)	9,338,830	TOTAL LAND MARKET
(+)	745,566	TOTAL PROD MARKET
(+)	7,165,095	TOTAL OTHER
(=)	40,022,505	TOTAL MARKET VALUE

(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	40,022,505	TOTAL MARKET OF TAXABLE PROPERTY
(-)	738,031	TOTAL PRODUCTION LOSS

(-)	709,076	CAPPED HOMESTEAD LOSS
(-)	2,099,095	CIRCUIT BREAKER CAP LOSS
(=)	36,476,303	TOTAL ASSESSED

0	TOTAL HOMESTEAD
90,000	TOTAL OVER 65
0	TOTAL DISABLED
10,000	TOTAL DISABLED VETERAN
297,921	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP
375,000	11.145 PERSONAL PROPERTY
17,993	TOTAL OTHER DEDUCTIONS

(-)	790,914	TOTAL EXEMPTIONS/DEDUCTIONS
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(=)	35,685,389	TOTAL TAXABLE
	294,302.93	TOTAL TAX
	0.00828978	TAX RATE

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Under ARB Review Totals

Property Count: 99

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Section 7, Item C.

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Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	3	375,000	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	1	10,000	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homeste	1	0	1	297,921	0	0	0	0	0	0
HS	State-Mandated Homestead	21	0	6	0	0	0	0	0	0	0
HSLOC	Local Optional Percentage Homeste	21	0	6	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homeste	6	0	6	0	0	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	6	0	6	90,000	0	0	0	0	0	0
PWR	Solar/ Wind Power	1	17,993	0	0	0	0	0	0	0	0
Totals		60	402,993	25	387,921	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

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CAD Category Breakdown

1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	37	8,753,252	2,349,963	0	6,403,289	0	0	0	370,914
A4	Real, Residential, Townhom	1	240,384	30,000	0	210,384	0	0	0	0
SUBTOTAL		38	8,993,636	2,379,963	0	6,613,673	0	0	0	370,914
10 J										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	2	6,361,777	0	0	0	0	6,361,777	0	250,000
SUBTOTAL		2	6,361,777	0	0	0	0	6,361,777	0	250,000
11 K										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	1	803,318	0	0	0	0	803,318	0	125,000
SUBTOTAL		1	803,318	0	0	0	0	803,318	0	125,000
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	5	3,634,222	554,208	0	3,080,014	0	0	0	0
B2	Real, Residential, Duplexes	1	298,452	55,000	0	243,452	0	0	0	0
B4	Real, Residential, Quadrapl	1	410,363	55,000	0	355,363	0	0	0	0
SUBTOTAL		7	4,343,037	664,208	0	3,678,829	0	0	0	0
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	10	1,181,048	1,181,048	0	0	0	0	0	0
C2	Commercial	3	246,224	246,224	0	0	0	0	0	0
SUBTOTAL		13	1,427,272	1,427,272	0	0	0	0	0	0
4 RE ACREAGE - QUAL AG										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D2	Prod Farm/Ranch Other Imp	1	540,946	0	5,635	43,873	0	0	0	0
D3	Farmland	1	248,493	0	1,900	0	0	0	0	0
SUBTOTAL		2	789,439	0	7,535	43,873	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	Real, Farm/Ranch House +	12	2,483,076	905,043	0	1,578,033	0	0	0	45,000
E2	Real, Farm/Ranch MH + lim	2	365,998	279,668	0	86,330	0	0	0	0

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APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Under ARB Review Totals

Property Count: 99

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CAD Category Breakdown

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	6	431,702	431,702	0	0	0	0	0	0
SUBTOTAL		20	3,280,776	1,616,413	0	1,664,363	0	0	0	45,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	11	12,518,206	2,671,508	0	9,846,698	0	0	0	0
SUBTOTAL		11	12,518,206	2,671,508	0	9,846,698	0	0	0	0

7 RE INDUSTRIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Real, Industrial	3	1,339,503	413,925	0	925,578	0	0	0	0
SUBTOTAL		3	1,339,503	413,925	0	925,578	0	0	0	0

9 UTILITY PROPERTY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J3	Electric Companies	2	165,541	165,541	0	0	0	0	0	0
SUBTOTAL		2	165,541	165,541	0	0	0	0	0	0
TOTAL		99	40,022,505	9,338,830	7,535	22,773,014	0	7,165,095	0	790,914

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Under ARB Review Totals

Property Count: 99

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Appraisal Year: 2026

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Texas Category Breakdown

1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	38	8,993,636	2,379,963	0	6,613,673	0	0	0	370,914
SUBTOTAL		38	8,993,636	2,379,963	0	6,613,673	0	0	0	370,914
10 J										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Property	2	6,361,777	0	0	0	0	6,361,777	0	250,000
SUBTOTAL		2	6,361,777	0	0	0	0	6,361,777	0	250,000
11 K										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	1	803,318	0	0	0	0	803,318	0	125,000
SUBTOTAL		1	803,318	0	0	0	0	803,318	0	125,000
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	7	4,343,037	664,208	0	3,678,829	0	0	0	0
SUBTOTAL		7	4,343,037	664,208	0	3,678,829	0	0	0	0
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	13	1,427,272	1,427,272	0	0	0	0	0	0
SUBTOTAL		13	1,427,272	1,427,272	0	0	0	0	0	0
4 RE ACREAGE - QUAL AG										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	1	248,493	0	1,900	0	0	0	0	0
D2	Farm or Ranch Improverment	1	540,946	0	5,635	43,873	0	0	0	0
SUBTOTAL		2	789,439	0	7,535	43,873	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified for	20	3,280,776	1,616,413	0	1,664,363	0	0	0	45,000
SUBTOTAL		20	3,280,776	1,616,413	0	1,664,363	0	0	0	45,000
6 RE COMMERCIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	11	12,518,206	2,671,508	0	9,846,698	0	0	0	40

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Under ARB Review Totals

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Texas Category Breakdown

SUBTOTAL		11	12,518,206	2,671,508	0	9,846,698	0	0	0	0	0
7	RE INDUSTRIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt	
F2	Industrial Real Property	3	1,339,503	413,925	0	925,578	0	0	0	0	0
SUBTOTAL		3	1,339,503	413,925	0	925,578	0	0	0	0	0
9	UTILITY PROPERTY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt	
J3	Electric Companies (includi	2	165,541	165,541	0	0	0	0	0	0	0
SUBTOTAL		2	165,541	165,541	0	0	0	0	0	0	0
TOTAL		99	40,022,505	9,338,830	7,535	22,773,014	0	7,165,095	0	790,914	

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

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Ag, Timber, & Wildlife Acreage Detail Report

Texas Category	Land Type	ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
		Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market
D1	D3	43.05	0	745,566	7,535	175	738,031	0.00	0
Totals		43.05	0	745,566	7,535	175	738,031	0.00	0

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY
SETTLED LITIGATION
CITY OF KEENE - KEC

TAX YEAR	Lawsuit Cause #	Name	Reason	ARB Value	Determination Value	Difference	Account	PTD Code	Year Settled
2024	202400256	David Sinclair D/B/A Sinclair Rentals	Value > Mkt, Value <>	1,082,531	600,000	482,531	126.3600.04662 + 1	B2	Jan. 2026
				1,082,531	600,000	482,531			

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 11,641

Section 7, Item C.

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	1,067	218,529,375
New Homesite	34	5,910,632
Non Homesite	980	234,256,753
New Non Homesite	25	6,787,301
Land 2,270.94 acres	Count	Value
Homesite	1,063	50,098,877
New Homesite	0	0
Non Homesite	1,269	75,092,920
New Non Homesite	0	0
Prod 453.62 acres	Count	Value
Productivity	36	8,768,328
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	272	63,774,335
Minerals	8,673	1,290,777
Prod. Use	Count	Value
Productivity	36	56,764
Inventory	0	0
Timber	0	0
Totals	36	56,764
Frozen / Non-Frozen		
Taxable Non Frozen		385,084,007
Taxable Frozen		94,418,648
Taxable New HS Frozen		5,074,637
Tax Non Frozen		3,192,261.83
Tax Frozen		594,624.25
Tax New HS Frozen		42,038.68
Total Tax w/o Ceiling		4,148,530.94
Tax Frozen Loss		188,085.50

(+)	465,484,061	TOTAL IMPROVEMENTS
(+)	125,191,797	TOTAL LAND MARKET
(+)	8,768,328	TOTAL PROD MARKET
(+)	65,065,112	TOTAL OTHER
(=)	664,509,298	TOTAL MARKET VALUE
(-)	133,071,720	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	531,437,578	TOTAL MARKET OF TAXABLE PROPERTY
(-)	8,711,564	TOTAL PRODUCTION LOSS
(-)	23,883,786	CAPPED HOMESTEAD LOSS
(-)	6,122,702	CIRCUIT BREAKER CAP LOSS
(=)	492,719,526	TOTAL ASSESSED
0		TOTAL HOMESTEAD
6,736,680		TOTAL OVER 65
232,558		TOTAL DISABLED
337,859		TOTAL DISABLED VETERAN
4,814,401		TOTAL DISABLED VETERAN HS
330,311		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
765,062		TOTAL OTHER DEDUCTIONS
(-)	13,216,871	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	479,502,655	TOTAL TAXABLE
	3,786,886.08	TOTAL TAX
	0.00828978	TAX RATE

APPRAISAL ROLL SUMMARY
KEC - CITY OF KEENE

Grand Totals

Property Count: 11,641

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Section 7, Item C.

Appraisal Year: 2025

Data as of 07/27/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	22	4,162,555	0	16,445	0	0	0	0	0
D2	Prod Farm/Ranch Other Imp	7	3,290,867	0	22,455	178,671	0	0	0	0
D3	Farmland	6	1,415,266	0	17,230	0	0	0	0	0
E1	Real, Farm/Ranch House +	158	27,655,373	9,874,272	0	17,781,101	0	0	0	1,000,236
E2	Real, Farm/Ranch MH + lim	25	2,018,914	1,089,277	0	929,637	0	0	0	95,700
E3	Real, Farm/Ranch Other Im	7	729,335	665,274	0	64,061	0	0	0	0
E4	-Prod Undeveloped	70	10,211,717	10,133,406	634	0	0	0	0	370,962
J1	Real, Tangible, Personal Uti	2	46,000	38,500	0	7,500	0	0	0	0
M3	Mobile Homes	227	4,972,005	0	0	4,972,005	0	0	0	267,090
O1	Real Property, Resi, Vacant	100	4,240,000	4,240,000	0	0	0	0	0	0
O2	Real Property, Resi, Improv	9	1,776,354	418,400	0	1,357,954	569,843	0	0	0
X02	Exempt, State	1	2,132,704	215,904	0	1,916,800	0	0	0	2,132,704
X03	Exempt, County	1	408,873	55,000	0	353,873	0	0	0	408,873
X04	Exempt, School	3	22,703,543	1,998,877	0	20,704,666	0	0	0	22,703,543
X05	Exempt, City	37	10,797,921	5,015,580	0	5,782,341	0	0	0	10,797,921
X06	Exempt, Cemetery	4	346,995	205,275	0	141,720	0	0	0	346,995
X07	Exempt, Church	8	11,832,923	1,715,943	0	10,116,980	0	0	0	11,832,923
X09	Exempt, R.O.W.	15	778,709	778,709	0	0	0	0	0	778,709
X11	Exempt, Miscellaneous	5	3,142,638	419,785	0	2,722,853	0	0	0	3,142,638
X17	Private Schools 11.21	16	59,696,622	1,986,268	0	57,710,354	0	0	0	59,696,622
SUBTOTAL		723	172,359,314	38,850,470	56,764	124,740,516	569,843	0	0	113,574,916

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	1,249	314,884,253	54,259,016	0	260,625,237	5,340,789	0	0	10,895,002
A2	Real, Residential, Mobile Hc	236	7,654,125	3,335,524	0	4,318,601	0	0	0	200,190
A3	Real, Residential, Imp Only	2	41,970	0	0	41,970	0	0	0	0
A4	Real, Residential, Townhom	28	6,362,714	834,000	0	5,528,714	0	0	0	621,516
SUBTOTAL		1,515	328,943,062	58,428,540	0	270,514,522	5,340,789	0	0	11,716,708

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	J2 - Gas Companies	1	2,001,746	0	0	0	0	2,001,746	0	0
J3	J3 - Electric Companies	2	2,789,600	0	0	0	0	2,789,600	0	0
J4	J4 - Telephone Companies	8	1,545,922	0	0	0	0	1,545,922	0	0
J5	J5 - Railroads	1	485,783	0	0	0	0	485,783	0	0
J6	J6 - Pipelines	30	1,393,383	0	0	0	0	1,393,383	0	45

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 11,641

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CAD Category Breakdown

SUBTOTAL		42	8,216,434	0	0	0	0	8,216,434	0	0
12 L										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	L1 - Tangible Personal Prop	121	22,659,020	0	0	0	0	22,659,020	0	0
L2	L2 - Tangible Personal Prop	15	3,834,403	0	0	0	0	3,834,403	0	76,537
SUBTOTAL		136	26,493,423	0	0	0	0	26,493,423	0	76,537
19 S										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
S1	S1 - Special Inventory	10	8,376,818	0	0	0	0	8,376,818	0	0
SUBTOTAL		10	8,376,818	0	0	0	0	8,376,818	0	0
2 RE MULTI FAMILY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	28	12,535,976	1,416,658	0	11,119,318	0	0	0	0
B2	Real, Residential, Duplexes	48	11,336,719	1,662,580	0	9,674,139	0	0	0	30,000
B3	Real, Residential, Triplex	5	883,695	76,154	0	807,541	0	0	0	0
B4	Real, Residential, Quadrapl	6	2,472,017	205,699	0	2,266,318	0	0	0	0
SUBTOTAL		87	27,228,407	3,361,091	0	23,867,316	0	0	0	30,000
24 X										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02	X02 - Exempt, State	25	3,316	0	0	0	0	0	3,316	3,316
X03	X03 - Exempt, County	5	231	0	0	0	0	0	231	231
X04	X04 - Exempt, School	10	5,610	0	0	0	0	5,546	64	5,610
X05	X05 - Exempt, City	18	1,821	0	0	0	0	0	1,821	1,821
X07	X07 - Exempt, Church	5	240,000	0	0	0	0	240,000	0	240,000
X10	X10 - Personal Prop Under	1	165	0	0	0	0	165	0	165
X11	X11 - Exempt, Miscellaneous	7	337,249	0	0	0	0	337,249	0	337,249
X17	X17 - Private Schools	3	19,047,442	0	0	0	0	19,047,442	0	19,047,442
X19	X19 - Leased Personal Veh	9	917,508	0	0	0	0	917,508	0	917,508
X20	X20 - Personal Use Veh 11.	1	23,745	0	0	0	0	23,745	0	23,745
X22	X22 - Private Airplanes 11.1	3	63,000	0	0	0	0	63,000	0	63,000
SUBTOTAL		87	20,640,087	0	0	0	0	20,634,655	5,432	20,640,087
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	202	8,559,925	8,559,925	0	0	0	0	0	600
										46

APPRAISAL ROLL SUMMARY

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Grand Totals

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CAD Category Breakdown

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C2	Commercial	21	2,121,420	1,649,671	0	471,749	0	0	0	0
C3	Mostly Resi	45	90,000	90,000	0	0	0	0	0	0
SUBTOTAL		268	10,771,345	10,299,596	0	471,749	0	0	0	600

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	86	47,968,661	12,560,442	0	35,408,219	0	0	0	30,000
SUBTOTAL		86	47,968,661	12,560,442	0	35,408,219	0	0	0	30,000

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	6,300	6,300	0	0	0	0	0	0
J3	Electric Companies	3	128,211	128,211	0	0	0	0	0	0
SUBTOTAL		4	134,511	134,511	0	0	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	1,956	1,119,333	0	0	0	0	0	1,119,333	816
SUBTOTAL		1,956	1,119,333	0	0	0	0	0	1,119,333	816

8 MINERAL PROPERTY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Real, Industrial	9	12,038,886	1,557,147	0	10,481,739	0	0	0	0
SUBTOTAL		9	12,038,886	1,557,147	0	10,481,739	0	0	0	0

Z

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XB	Income Producing Tangible	58	53,005	0	0	0	0	53,005	0	53,005
XC	Mineral Interest Valued Und	6,660	166,012	0	0	0	0	0	166,012	165,922
SUBTOTAL		6,718	219,017	0	0	0	0	53,005	166,012	218,927
TOTAL		11,641	664,509,298	125,191,797	56,764	465,484,061	5,910,632	63,774,335	1,290,777	146,288,591

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KEC - CITY OF KEENE

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Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	22	4,162,555	0	16,445	0	0	0	0	0
D2	Farm or Ranch Improvemer	7	3,290,867	0	22,455	178,671	0	0	0	0
D3		6	1,415,266	0	17,230	0	0	0	0	0
E	Rural Land, Not Qualified fo	260	40,615,339	21,762,229	634	18,774,799	0	0	0	1,466,898
J1	Water Systems	2	46,000	38,500	0	7,500	0	0	0	0
M3		227	4,972,005	0	0	4,972,005	0	0	0	267,090
O1		100	4,240,000	4,240,000	0	0	0	0	0	0
O2		9	1,776,354	418,400	0	1,357,954	569,843	0	0	0
X02		1	2,132,704	215,904	0	1,916,800	0	0	0	2,132,704
X03		1	408,873	55,000	0	353,873	0	0	0	408,873
X04		3	22,703,543	1,998,877	0	20,704,666	0	0	0	22,703,543
X05		37	10,797,921	5,015,580	0	5,782,341	0	0	0	10,797,921
X06		4	346,995	205,275	0	141,720	0	0	0	346,995
X07		8	11,832,923	1,715,943	0	10,116,980	0	0	0	11,832,923
X09		15	778,709	778,709	0	0	0	0	0	778,709
X11		5	3,142,638	419,785	0	2,722,853	0	0	0	3,142,638
X17		16	59,696,622	1,986,268	0	57,710,354	0	0	0	59,696,622
SUBTOTAL		723	172,359,314	38,850,470	56,764	124,740,516	569,843	0	0	113,574,916
1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	1,515	328,943,062	58,428,540	0	270,514,522	5,340,789	0	0	11,716,708
SUBTOTAL		1,515	328,943,062	58,428,540	0	270,514,522	5,340,789	0	0	11,716,708
10 J										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	2,001,746	0	0	0	0	2,001,746	0	0
J3	Electric Companies (Includi	2	2,789,600	0	0	0	0	2,789,600	0	0
J4	Telephone Companies (Incl	8	1,545,922	0	0	0	0	1,545,922	0	0
J5	Railroads	1	485,783	0	0	0	0	485,783	0	0
J6	Pipelines	30	1,393,383	0	0	0	0	1,393,383	0	0
SUBTOTAL		42	8,216,434	0	0	0	0	8,216,434	0	0
12 L										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Prop	121	22,659,020	0	0	0	0	22,659,020	0	0
L2	Industrial and Manufacturin	15	3,834,403	0	0	0	0	3,834,403	0	76

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 11,641

Jd

Section 7, Item C.

Appraisal Year: 2025

Data as of 07/27/2026

Texas Category Breakdown

SUBTOTAL		136	26,493,423	0	0	0	0	26,493,423	0	76,537
19 S		Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
S1		10	8,376,818	0	0	0	0	8,376,818	0	0
SUBTOTAL		10	8,376,818	0	0	0	0	8,376,818	0	0
2 RE MULTI FAMILY		Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1		28	12,535,976	1,416,658	0	11,119,318	0	0	0	0
B2		48	11,336,719	1,662,580	0	9,674,139	0	0	0	30,000
B3		5	883,695	76,154	0	807,541	0	0	0	0
B4		6	2,472,017	205,699	0	2,266,318	0	0	0	0
SUBTOTAL		87	27,228,407	3,361,091	0	23,867,316	0	0	0	30,000
24 X		Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02		25	3,316	0	0	0	0	0	3,316	3,316
X03		5	231	0	0	0	0	0	231	231
X04		10	5,610	0	0	0	0	5,546	64	5,610
X05		18	1,821	0	0	0	0	0	1,821	1,821
X07		5	240,000	0	0	0	0	240,000	0	240,000
X10		1	165	0	0	0	0	165	0	165
X11		7	337,249	0	0	0	0	337,249	0	337,249
X17		3	19,047,442	0	0	0	0	19,047,442	0	19,047,442
X19		9	917,508	0	0	0	0	917,508	0	917,508
X20		1	23,745	0	0	0	0	23,745	0	23,745
X22		3	63,000	0	0	0	0	63,000	0	63,000
SUBTOTAL		87	20,640,087	0	0	0	0	20,634,655	5,432	20,640,087
3 RE VACANT LOTS		Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1		202	8,559,925	8,559,925	0	0	0	0	0	600
C2		21	2,121,420	1,649,671	0	471,749	0	0	0	0
C3		45	90,000	90,000	0	0	0	0	0	0
SUBTOTAL		268	10,771,345	10,299,596	0	471,749	0	0	0	600
4 RE ACREAGE - QUAL AG		Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
										49

APPRAISAL ROLL SUMMARY

KEC - CITY OF KEENE

Grand Totals

Property Count: 11,641

Jd
Section 7, Item C.

Appraisal Year: 2025

Data as of 07/27/2026

Texas Category Breakdown

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	86	47,968,661	12,560,442	0	35,408,219	0	0	0	30,000
SUBTOTAL		86	47,968,661	12,560,442	0	35,408,219	0	0	0	30,000

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	6,300	6,300	0	0	0	0	0	0
J3	Electric Companies (includi	3	128,211	128,211	0	0	0	0	0	0
SUBTOTAL		4	134,511	134,511	0	0	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	1,956	1,119,333	0	0	0	0	0	1,119,333	816
SUBTOTAL		1,956	1,119,333	0	0	0	0	0	1,119,333	816

8 MINERAL PROPERTY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Industrial Real Property	9	12,038,886	1,557,147	0	10,481,739	0	0	0	0
SUBTOTAL		9	12,038,886	1,557,147	0	10,481,739	0	0	0	0

Z

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XB		58	53,005	0	0	0	0	53,005	0	53,005
XC		6,660	166,012	0	0	0	0	0	166,012	165,922
SUBTOTAL		6,718	219,017	0	0	0	0	53,005	166,012	218,927
TOTAL		11,641	664,509,298	125,191,797	56,764	465,484,061	5,910,632	63,774,335	1,290,777	146,288,591



City Council Regular Meeting

September 17, 2026, at 6:00 PM

Discussion Item 7D

SUBJECT:

Review and discuss the deteriorating retaining wall that is located between the private residential lots of Shelly Drive and Jenny Drive in Spring Creek Estates, and drainage issues.

BACKGROUND:

This item was requested by Council to be placed on a future agenda for further discussion.

ATTACHMENTS:

- None



City Council Regular Meeting

September 17, 2026, at 6:00 PM

Submitted by:

Maggie Alegria, Development Services Coordinator
malegria@keenetx.com

Discussion Item 7E

SUBJECT:

Review, discuss, and take action on approval of the final plat for Sections A, B, and C of Phase III of the Ashton Home Place development, located in Tract 3, Abstract 589 of the J Mackey Survey, Johnson County, Texas; submitted by HRV Consultants on behalf of MKP Development, LLC. The property is generally located at 2101 County Road 805, in the City of Keene, Johnson County, Texas.

BACKGROUND:

The Preliminary Plat for Ashton Home Place was originally approved by the City Council on July 28, 2022. Since the approval, the Final Plats for Phases 1 and 2 were approved and construction is nearing completion. City Staff and engineers have reviewed the civil plans and the Final Plat for Phase 3A, 3B & 3C. The plat meets all city ordinances and the Planned development ordinance that was approved. No other major changes were made from the original plat that was previously approved.

ATTACHMENTS:

- Application for Final Plat approval
- Proposed Final Plat for Ashton Home Place Phase 3, sections A, B, C
- Warranty Deed
- Tax Certificate



Planning Application

Date: 06/08/2026 Planning Subtype: Final Plat

Applicant / Owner

Applicant Name: Falguni Patel
 Company: HRV Consultants, LLC
 Address: 105 Crooked Lane
 City, State, Zip: Corsicana, Tx 75109
 Phone: 2149955533
 Email: Falgunip1227@gmail.com

Owner: MKP Development, LLC
 Company: MKP Development, LLC
 Address: 1375 Gilman Rd
 City, State, Zip: Ft Worth, Tx 76140
 Phone: 817-561-7949
 Email: pennington@mkpassociates.com

Project Information

Project Name: Ashton Homeplace Phases
 3A, 3B & 3C

Project Address: n/a

Parcel(s) Tax ID (long or short) #: 126-0589-00011

Legal Description

Block:
 Lot:
 Abstract: 589
 Addition:

Survey: James Mackey
 Total Acreage: 14.16
 Existing Zoning: SF
 Proposed Zoning: n/a

Reason for Request: subdivide into single family lots

I attest that the above Information is true and accurate to the best of my knowledge and that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission, Board of Adjustments and/or City Council hearing thereon. I understand that if any of the above Information is found to be wrong or inaccurate, my application may be removed from consideration prior to the time the application is voted upon by the Planning and Zoning Commission, Zoning Board of Adjustments and/or City Council.

I understand that in the event the undersigned is not present at the public hearing the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council shall have the power to dismiss the proposal either at the call of the case or after the hearing and such dismissal shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

I reserve the right to withdraw this proposal. However, written withdrawal filed at any time after the giving of notice of the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council hearing shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

Attesting to inaccurate or false information on this application can result in conviction of a misdemeanor and a fine not to exceed \$2,000.00.

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR THE AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ITEM. UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

I waive the statutory review period time limits in accordance with Section 212.009 of the Texas Local Government Code (For Plat Applications Only).

Falguni Patel
 Name

06/08/2026
 Date

20260018-03

Truly Title GF # 21001644-32

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Executed this 28 day of May, 2021

Grantor: Steven O. Robinson and Julia K. Robinson

Grantor's Mailing Address: 309 White Heron Dr. Santa Rosa Beach Fl. 32459

Grantee: MKP Development, LLC, a Texas limited liability company

Grantee's Mailing Address: 1375 Gilman Road, Fort Worth, TX 76140

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

ATTACHED AS "EXHIBIT A"

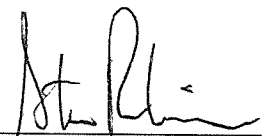
Reservations from Conveyance: Grantor does expressly reserve unto themselves, their heirs and assigns, all minerals, including portion of common area of which Grantor is possessed (including but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), in, under and that may be produced from the land herein conveyed, including all royalties, bonus and delay rentals due and payable under any applicable oil, gas and mineral lease covering said land, provided, however, Grantor agrees that they will not use or occupy any portion of the surface of the property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals, or the exploration, drilling or development of an production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the aforementioned tract of land, however, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right, title or interest of Grantor in and to the oil, gas or other minerals with wells drilled at surface locations off the aforementioned tract of land by means of directional drilling or any other method which does not require use of the surface of the property described above.

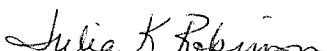
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly

existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021 and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


 Steven O. Robinson


 Julia K. Robinson

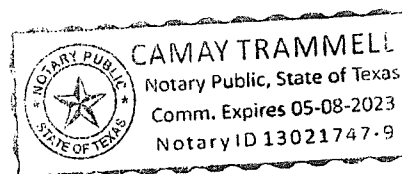
STATE OF TEXAS

COUNTY OF Johnson

This instrument was acknowledged before me on May 28, 2021, by Steven O. Robinson and Julia K. Robinson.

(Notary Seal)


 Notary Public, State of Texas



After recording return to:
 MKP Development, LLC
 1375 Gilman Road
 Fort Worth TX 76140

EXHIBIT A

BEING a 65.072 Acre Tract of Land situated in the MILTON J. MOORE SURVEY, ABSTRACT NO. 606, JAMES STARRETT SURVEY, ABSTRACT NO. 776, AND THE JAMES MACKEY SURVEY, ABSTRACT NO. 589, in the City of Cleburne, Johnson County, Texas, being a portion of that certain Tract of Land described in a Deed to Steve O. Robinson, et ux, recorded in Document Number 2018-32872, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Robinson Tract, recorded Document Number 2018-32872, and Lot 3, Block 3, Shady Oaks Addition, an Addition in the City of Cleburne, Johnson County, Texas, according to the Plat therefor recorded in Volume 493, Page 829, Plat Records, Johnson County, Texas, said point in the south line of Lot 2, Block 3, of said Shady Oaks Addition, recorded in Volume 493, Page 829;

THENCE S 02°14'07" W, along the common line of said Robinson Tract, recorded Document Number 2018-32872, and said Lot 3, Block 3, a distance of 486.74 Feet to a 5/8 inch iron rod found for the common corner of said Lot 3, Block 3, and Lot 6, Block 3, of said Shady Oaks Addition, same being the northwest corner of a Tract of Land described in a Deed to the City of Keene, recorded in Volume 1182, Page 504, Deed Records, Johnson County, Texas;

THENCE S 01°47'30" W, along the common line of said Robinson Tract, recorded Document Number 2018-32872, and said Lot 6, Block 3, same being the west line of said City of Keene Tract, passing the southwest corner of said City of Keene Tract, and continuing a total distance of 181.60 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being the common corner of said Robinson Tract, recorded Document Number 2018-32872, and a called 9.774 Acre Tract of Land described in a Deed to Steve O. Robinson, et ux, recorded in Document Number 2018-32872, Deed Records, Johnson County, Texas;

THENCE S 78°09'00" W, along the common line of said Robinson Tract, recorded Document Number 2018-32872, and said called 9.774 Acre Tract a distance of 344.44 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 53°30'27" W, along the common line of said Robinson Tract, recorded Document Number 2018-32872, and said called 9.774 Acre Tract, a distance of 1261.50 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner for the common corner of said Robinson Tract, recorded Document Number 2018-32872, and said called 9.774 Acre Tract;

THENCE S 44°22'04" E, along the common line of said Robinson Tract, recorded Document Number 2018-32872, and said called 9.774 Acre Tract, a distance of 65.69 Feet to a railroad spike found for corner for the common corner of said Robinson Tract, recorded Document Number 2018-32872, and said called 9.774 Acre Tract, and a Tract of Land described in a deed to Jerry Roderick, recorded in Volume 1216, Page 834, Deed Records, Johnson County, Texas;

THENCE N 87°41'50" W, along the common line of said Robinson Tract, recorded Document Number 2018-32872, and said Roderick Tract, a distance of 357.52 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the southwest corner of said Robinson Tract, recorded Document Number 2018-32872, said point being in the east right-of-way line of County Road 700;

THENCE N 00°22'40" E, along the west line of said Robinson Tract, recorded Document Number 2018-32872, and along the east right-of-way line of said County Road 700, passing the southeast corner of a Tract of Land described in a Deed to Rebekah Poole James and Stephen James, et vir, recorded in Document Number 2017-31884, Deed Records, Johnson County, Texas, and continuing a total distance of 525.04 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said James Tract;

THENCE S 89°47'52" W, along the west line of said Robinson Tract, recorded Document Number 2018-32872, and said James Tract, a distance of 997.27 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northwest corner of said James Tract; THENCE N 00°22'40" E, crossing said Robinson

Tract, recorded in Document Number 2018-32872, a distance of 274.61 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 90°00'00" E, crossing said Robinson Tract, recorded in Document Number 2018-32872, a distance of 74.43 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 02°10'54" E, crossing said Robinson Tract, recorded in Document Number 2018-32872, a distance of 765.01 Feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Robinson Tract, recorded in Document Number 2018-32872, and a Tract of Land described in a deed to 7CS Investments, LLC, recorded in Volume 4402, Page 698, Deed Records, Johnson County, Texas;

THENCE N 89°53'21" E, along the common line of said Robinson Tract, recorded in Document Number 2018-32872, and said 7CS Investments, LLC Tract, a distance of 376.35 Feet to a 1/2 inch iron rod found for the common corner of said 7CS Investments, LLC Tract, and Shady Oaks Addition, an Addition in the City of Cleburne, Johnson County, Texas, according to the Plat thereof recorded in Volume 1, Page 221, Plat Records, Johnson County, Texas;

THENCE S 88°55'48" E, along the common line of said Robinson Tract, recorded in Document Number 2018-32872, and said Shady Oaks Addition, recorded in Volume 1, Page 221, a distance of 1260.12 Feet to a 1/2 inch iron rod found for the common corner of said Shady Oaks Addition, recorded in Volume 1, Page 221, and Shady Oaks Addition, an addition in the City of Cleburne, Johnson County, Texas, according to the Plat thereof recorded in Volume 493, Page 829, Plat Records, Johnson County, Texas;

THENCE S 89°00'16" E, along the common line of said Robinson Tract, recorded in Document Number 2018-32872, and said Shady Oaks Addition, recorded in Volume 493, Page 829, a distance of 939.55 Feet to the POINT OF BEGINNING and containing 2,834,513 Square Feet or 65.072 Acres of Land more or less.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 19724

eRecording - Real Property

Warranty Deed

Recorded On: June 02, 2021 08:44 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 19724
Receipt Number: 20210602000037
Recorded Date/Time: June 02, 2021 08:44 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

PAGE 1 OF 1

AD NUMBER: R000014800

CERTIFICATE NO : 17868670

Johnson County

CLEBURNE TX 76033-0075

FEE: \$10.00

ABST 589|TR 3|J MACKEY

32.198 ACRES

MKP DEVELOPMENT LLC

1375 GILMAN RD
FT WORTH TX 76140

THE ABOVE DESCRIBED PROPERTY TAX HAS/S RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	6,246	IMPROVEMENT:	30,482
AG LAND VALUE:	476,724	DEF HOMESTEAD:	0
APPRAISED VALUE:	513,452	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

[illegible]

ISSUED TO : MKP DEVELOPMENT LLC
ACCOUNT NUMBER: 126-0589-00011

JOHNSON COUNTY



City Council Regular Meeting

September 17, 2026, at 6:00 PM

Submitted by:

Maggie Alegria, Development Services Coordinator
malegria@keenetx.com

Discussion Item 7F

SUBJECT:

Review, discuss, and take action on approval of a revised final plat for Phase 2 of The Canyons development submitted by Kimley-Horn on behalf of DR Horton. The property is generally located at 303 Wayland Street in the City of Keene, Johnson County, Texas.

BACKGROUND:

The Final Plat for Phase 2 was originally approved by the City Council on December 4, 2025. Since the original approval, construction of the roads and associated infrastructure has commenced. During the construction and subsequent review process, it was determined that revisions to the approved Final Plat were necessary to accurately document site conditions, provide additional information and easements associated with the development.

ATTACHMENTS:

- Application for Revised Final Plat approval
- Proposed Revised Final Plat for The Canyons Phase 2
- Warranty Deed



Planning Application

Date: 09/04/2026 Planning Subtype: Final Plat

Applicant / Owner

Applicant Name:	Tyler Stang	Owner:	Thomas Freed
Company:	Kimley-Horn	Company:	DR Horton
Address:	6160 Warren Pkwy Suite 210, Frisco, TX 75034	Address:	6751 N Fwy Fort Worth, TX, 76131
City, State, Zip:	Frisco, TX, 75034	City, State, Zip:	
Phone:	4692004464	Phone:	5126350388
Email:	tyler.stang@kimley-horn.com	Email:	tfreed@drhorton.com

Project Information

Project Name:	The Canyons Phase 2	Project Address:	3525 E HWY 67, Keene, TX, 76059
Parcel(s) Tax ID (long or short) #: 126.3600.01462, 126.0357.00030, 126.0357.00021, 126.0357.00031, 126.0891.00026, 126.0357.00026			

Legal Description

Block:	B, C, D, E	Survey:	J Williams JR & S.A. Howerton
Lot:	B (23-53, 54X, 55-97, 98X, 99X, 100X), C (1-10, 11X, 12- 39), D (1-28), E (1-26)	Total Acreage:	46.708
Abstract:	891 (J Williams JR Survey) & 357 (S.A. Howerton Survey)	Existing Zoning:	PD
		Proposed Zoning:	

Addition:

Reason for Request: Final plat was previously approved at P&Z and Council. Additional easements were added for existing sewer line, wall maintenance easements and the include minimum finished floor elevations along FEMA floodplain lots.

I attest that the above Information is true and accurate to the best of my knowledge and that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission, Board of Adjustments and/or City Council hearing thereon. I understand that if any of the above Information is found to be wrong or inaccurate, my application may be removed from consideration prior to the time the application is voted upon by the Planning and Zoning Commission, Zoning Board of Adjustments and/or City Council.

I understand that in the event the undersigned is not present at the public hearing the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council shall have the power to dismiss the proposal either at the call of the case or after the hearing and such dismissal shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

I reserve the right to withdraw this proposal. However, written withdrawal filed at any time after the giving of notice of the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council hearing shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

Attesting to inaccurate or false information on this application can result in conviction of a misdemeanor and a fine not to exceed \$2,000.00.

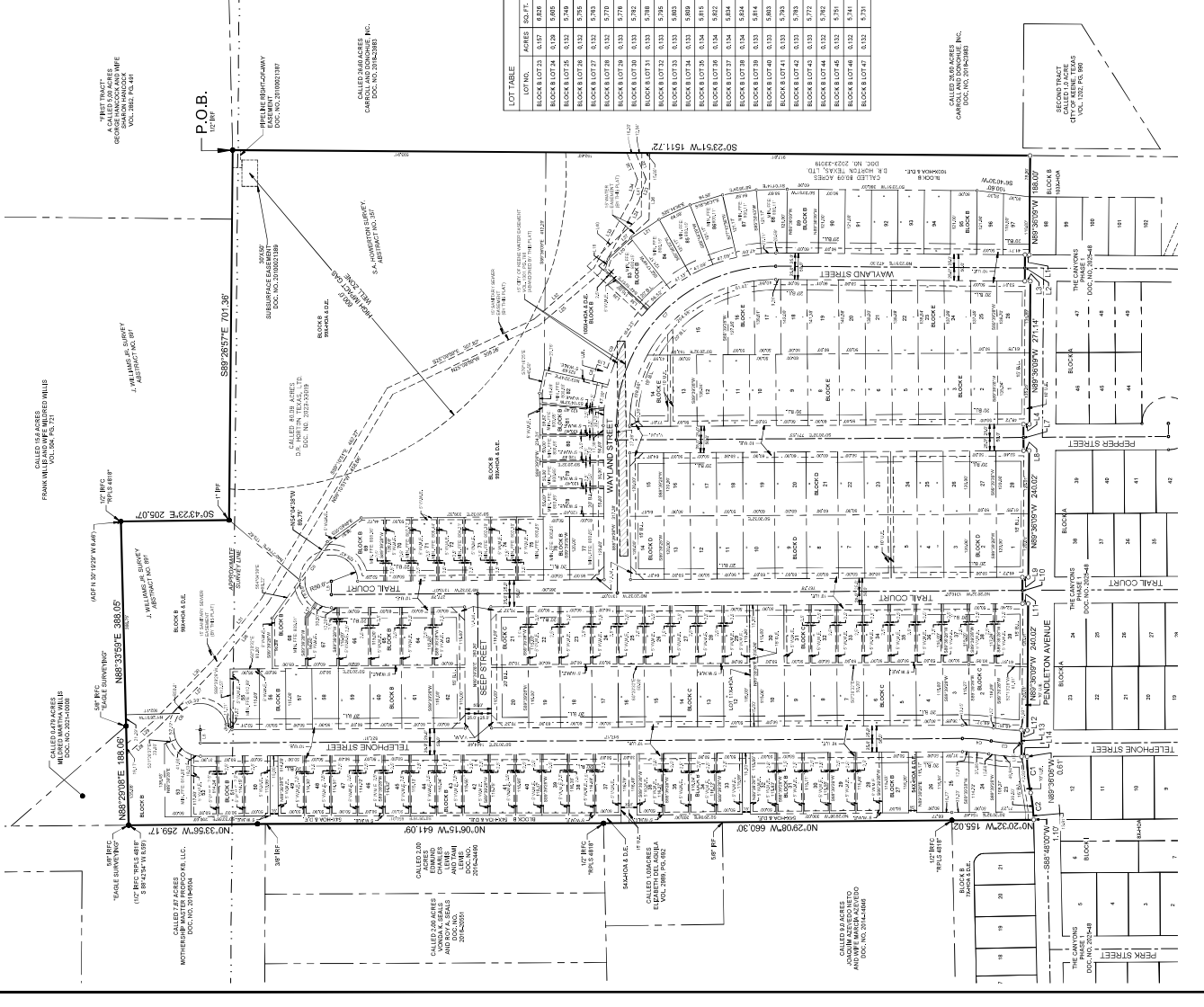
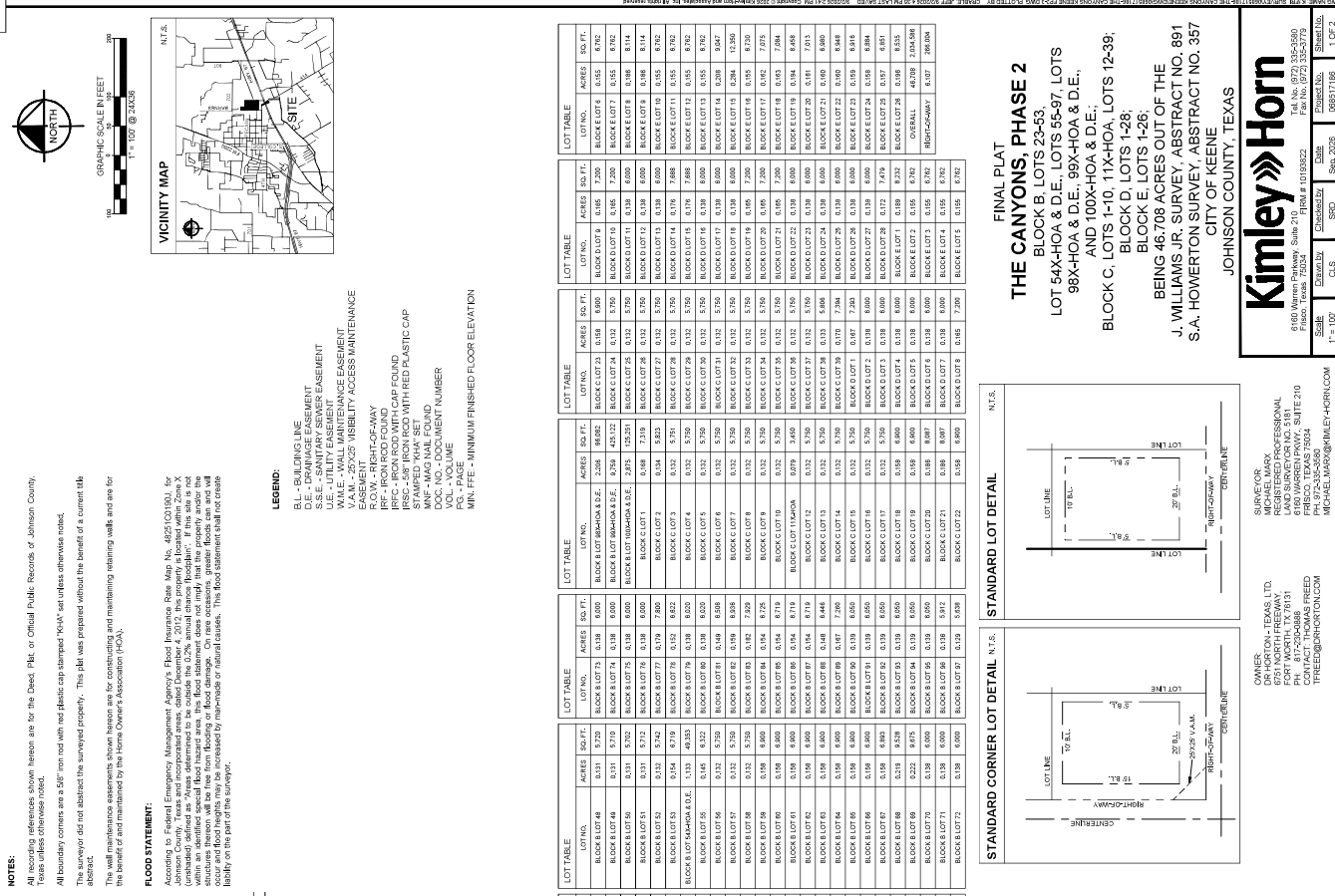
I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR THE AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ITEM. UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

I waive the statutory review period time limits in accordance with Section 212.009 of the Texas Local Government Code **(For Plat Applications Only)**.

Section 7, Item F.

Tyler Stang
Name

09/04/2026
Date



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

THE STATE OF TEXAS

§

520- 23560.4163

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON

§

THAT, **3F BRAND, LLC**, a Texas Limited Liability Company ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by **D.R. HORTON - TEXAS, LTD.**, a Texas limited partnership ("Grantee"), whose address is 6751 North Freeway, Fort Worth, Texas 76131, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property situated in Johnson County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Land"), and all buildings, fixtures and other improvements located on the Land, if any, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including, but not limited to, any right, title and interest of Grantor in and to (1) any strips and gores, if any, between the Land and any abutting properties, whether owned or claimed by deed, limitations or otherwise; and (2) any land lying within any highway, avenue, street, road, alley, easement or right of way, open or proposed, in, or across, abutting or adjacent to the Land, to the center line of said highway, avenue, street, road, alley or right-of-way (collectively, the "Property").

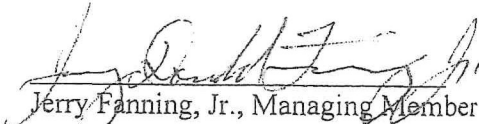
This conveyance is made by Grantor and accepted by Grantee subject to any easements, restrictions and other matters described in Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED to be effective the 28th day of November, 2023.

GRANTOR:

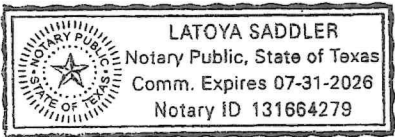
3F BRAND, LLC,
a Texas Limited Liability Company

By: 
Jerry Fanning, Jr., Managing Member

By: 
Blake Fanning, Managing Member

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

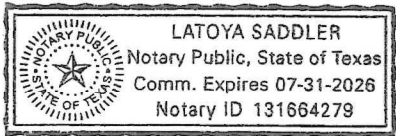
This instrument was acknowledged before me on November 28, 2023, by Jerry Fanning, Jr., the Managing Member of 3F Brand, LLC, a Texas limited liability company, on behalf of said limited liability company.

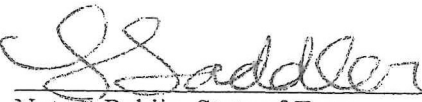
[Seal]  LATOYA SADDLER
Notary Public, State of Texas
Comm. Expires 07-31-2026
Notary ID 131664279


Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on November 28, 2023, by Blake Fanning, the Managing Member of 3F Brand, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Seal]  LATOYA SADDLER
Notary Public, State of Texas
Comm. Expires 07-31-2026
Notary ID 131664279


Notary Public, State of Texas

After Recording, Return to:
DHI Title Agency
Attn: LaToya Saddler
3459 Western Center, Suite 200
Fort Worth, Texas 76137

EXHIBIT A TO DEEDDescription of Property

Being an 80.09 acre tract of land out of the Jeremiah Williams Jr. Survey, Abstract Number 891, the J. Williams Jr. Survey, Abstract No. 890 and the S.A. Howerton Survey, Abstract No. 357, situated in the City of Keene, Johnson County, Texas, being all of Lot 1-R2, Block 11 of Adventist Texas School Property, a subdivision of record in Volume 10, Page 45 of the Plat Records of Johnson County, Texas, also being a portion of a called 69.182 acre tract of land conveyed to J and L Holdings Company by deed of record in Document Number 2021-10010 of the Official Records of Johnson County, Texas, also being all of a called 13.300 acre tract of land conveyed to J and L Holdings Company by deed of record in Document Number 2021-10793 of said Official Records and being more particularly described by metes and bounds as follows:

BEGINNING at 3/8" iron rod found in the North right-of-way line of U. S. Highway 67 (right-of-way varies), being the Southwest corner of a called 26.60 acre tract of land conveyed to Carroll and Donohue, Inc. by deed of record in Document Number 2018-23983 of said Official Records, also being the Southeast corner of said 69.182 acre tract;

THENCE, S68°45'02"W, along the North right-of-way line of U. S. Highway 67, being the common South line of said 69.182 acre tract, a distance of 386.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found at the Southeast corner of a called 17.70 acre tract of land conveyed to Wesley W. Gilley by deed of record in Volume 636, Page 531 of the Deed Records of Johnson County, Texas;

THENCE, N00°27'26"E, leaving the North right-of-way line of U. S. Highway 67, along the East line of said 17.70 acre tract, being the common South line of said 69.182 acre tract, a distance of 370.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found at the Southeast corner of said 13.300 acre tract;

THENCE, S89°46'06"W, leaving the East line of said 17.70 acre tract, along the South line of said 13.300 acre tract, a distance of 376.80 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found in the East line of a called 21.349 acre tract of land conveyed to Keene Independent School District by deed of record in Volume 1846, Page 483 of said Deed Records, being the common West line of said 17.70 acre tract, for the Southwest corner of said 13.300 acre tract;

THENCE, N00°47'53"W, along the West line of said 13.300 acre tract, being the common East line of said 21.349 acre tract, a distance of 27.18 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 21.349 acre tract, being in the South line of said 69.182 acre tract;

THENCE, N87°42'56"W, leaving the West line of said 13.300 acre tract, along the North line of said 21.349 acre tract, being the common South line of said 69.182 acre tract, a distance of 1141.44 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, leaving the North line of said 21.349 acre tract, over and across said 69.182 acre tract, the following eight (8) courses and distances:

1. N02°17'04"E, a distance of 120.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N87°42'56"W, a distance of 33.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
3. Along said tangent curve to the left, having a radius of 275.00 feet, a chord bearing of N89°03'11"W, a chord length of 12.84 feet, a delta angle of 02°40'29", an arc length of 12.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
4. S89°36'35"W, a distance of 127.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
5. Along said tangent curve to the right, having a radius of 325.00 feet, a chord bearing of N83°34'44"W, a chord length of 77.09 feet, a delta angle of 13°37'23", an arc length of 77.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
6. N76°46'02"W, a distance of 78.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
7. Along said tangent curve to the left, having a radius of 275.00 feet, a chord bearing of N83°20'54"W, a chord length of 63.04 feet, a delta angle of 13°09'44", an arc length of 63.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
8. N89°55'46"W, a distance of 313.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of S. Eastern Street (right-of-way varies), being the common West line of said 69.182 acre tract, from which a mag nail set at the most Southerly Southwest corner of said 69.182 acre tract bears S00°16'21"E, a distance of 157.99 feet;

THENCE, N00°16'21"W, along the East right-of-way line of S. Eastern Street, being the common irregular West line of said 69.182 acre tract, a distance of 50.00 feet to a mag nail set in the South line of that certain tract of land conveyed to Joseph M. Chambers by deed of record in Document Number 2016-10424 of said Official Records;

THENCE, S89°55'46"E, along the South line of said Chambers tract, being the common irregular West line of said 69.182 acre tract, a distance of 348.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Chambers tract;

THENCE, N00°23'32"W, continuing along the irregular West line of said 69.182 acre tract, being in part, the common East line of said Chambers tract and in part, the common East line of a called 0.884 acre tract of land conveyed to Brian Furr and Tatian Romanova by deed of record in Document Number 2020-37365 of said Official Records, a distance of 226.72 feet to a 1/2" iron rod found in the South line of said Lot 1-R2, Block 11, being the Northeast corner of said 0.884 acre tract;

THENCE, N89°49'19"W, continuing along the irregular West line of said 69.182 acre tract, being the South line of said Lot 1-R2, also being the common North line of said 0.884 acre tract, a distance of 47.81 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found at the Southeast corner of Lot 1-R1, Block 11 of said Adventist Texas School Property, being the Southwest corner of said Lot 1-R2;

THENCE, N01°48'02"E, leaving the North line of said 0.884 acre tract, continuing along the West line of said 69.182 acre tract, being the West line of said Lot 1-R2, also being the common East line of said Lot 1-R1, a distance of 212.21 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found in the South right-of-way line of East First Street (right-of-way varies), being the Northeast corner of said Lot 1-R1, also being the Northwest corner of said Lot 1-R2;

THENCE, S89°08'52"E, along the South right-of-way line of East First Street, being the common North line of said Lot 1-R2, also being the irregular West line of said 69.182 acre tract, a distance of 358.78 feet to a 1/2" iron rod with plastic cap stamped S&P SURVEYORS" found at the intersection of the South right-of-way line of East First street and the East right-of-way line of Fir Street (right-of-way varies) being the Northeast corner of said Lot 1-R2;

THENCE, N00°58'23"E, continuing along the irregular West line of said 69.182 acre tract, being the common East right-of-way line of Fir Street, a distance of 11.35 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N88°48'00"E, continuing along the irregular West line of said 69.182 acre tract, being in part, the common East right-of-way line of Fir Street, in part, the common South line of Lot 1-R4 of Lot 1-R4, Block 21, Adventist Texas School Property, a subdivision of record in Document Number 2021-37 of said Plat Records and in part, the common South line of Lot 1-R1, Block 21 of Lots 1-R1, 1-R2, & 1-R3, Block 21, Adventist Texas School Property, a subdivision of record in Document Number 2021-211 of said Plat Records, passing at a distance of 7.88 feet, a 1/2" iron rod with red plastic cap stamped "Trans Texas Surveyors" found at the Southwest corner of said Lot 1-R4, Block 21 and continuing a total distance of 655.16 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found at the Southeast corner of said Lot 1-R1, Block 21,;

THENCE, N00°29'15"W, continuing along the irregular West line of said 69.182 acre tract, being the common East line of said Lot 1-R1, Block 21, a distance of 435.15 feet to a 3/4" iron rod found at the Southeast corner of a called 1.00 acre tract of land conveyed to Elizabeth del Aguila by deed of record in Volume 2989, Page 692 of said Deed Records, being the most Easterly Northeast corner of said Lot 1-R1, Block 21;

THENCE, N00°28'56"W, continuing along the irregular West line of said 69.182 acre tract, being the common East line of said 1.00 acre tract, a distance of 225.15 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found at the Northeast corner of said 1.00 acre tract, being the Southeast corner of a called 2.00 acre tract of land conveyed to Edmund Charles Lewis and Tami Lewis by deed of record in Document Number 2016-24490 of said Official Records;

THENCE, N00°06'15"W, continuing along the irregular West line of said 69.182 acre tract, being the common East line of said 2.00 acre tract, a distance of 641.09 feet to a 3/8" iron rod found at the Southeast corner of a called 7.67 acre tract of land conveyed to Happy Hollow MHC LLC by deed of record in Document Number 2021-11370 of said Official Records, being the Northeast corner of said 2.00 acre tract;

THENCE, N00°33'56"W, continuing along the irregular West line of said 69.182 acre tract being the common East line of said 7.67 acre tract, a distance of 259.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of a called 0.479 acre tract of land conveyed to Mildred Martha Willis by deed of record in Document Number 2021-10008 of said Official Records, being the Northwest corner of said 69.182 acre tract;

THENCE, N88°29'08"E, leaving the East line of said 7.67 acre tract, along the South line of said 0.479 acre tract, being the common North line of said 69.182 acre tract, a distance of 188.06 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said 0.479 acre tract, being the Southwest corner of a called 15.6 acre tract of land conveyed to Frank Willis and wife Mildred Willis by deed of record in Volume 504, Page 721 of said Deed Records;

THENCE, continuing along the North line of said 69.182 acre tract, being in part, the common South line of said 15.6 acre tract and in part, the common South line of that certain tract of land conveyed to George Hancock and wife Sharon Hancock by deed of record in Volume 2862, Page 491 of said Official Records, the following three (3) courses and distances:

1. N88°33'00"E, a distance of 388.06 feet to a 1/2" iron rod with yellow plastic cap stamped "R.P.L.S. 4818" found;
2. S00°43'23"E, a distance of 205.18 feet to a 1" iron pipe found;
3. S89°26'57"E, a distance of 701.36 feet to a 1/2" iron rod found at the Northwest corner of said 26.60 acre tract, being the Northeast corner of said 69.182 acre tract;

THENCE, S00°23'51"W, leaving the South line of said Hancock tract, along the West line of said 26.60 acre tract, being the common East line of said 69.182 acre tract, a distance of 2328.53 feet to the **POINT OF BEGINNING** and containing an area of 80.09 acres, or 3,488,729 square feet of land, more or less.

EXHIBIT B TO DEEDPermitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years.
2. Easement created in instrument executed by Paul M. Thompson to Sinclair Pipe Line Company, dated January 23, 1951, filed February 5, 1951, recorded in Document No. 19510174996, Real Property Records, Johnson County, Texas, and noted on Survey dated October 20, 2023, last revised November 21, 2023, prepared by Matthew Raabe, RPLS No. 6402 of Eagle Surveying for Job No. 2103.060-14 (the "Survey").
3. Easement created in instrument executed by Paul M. Thompson and Dorothy Thompson to Texas Power & Light Company, dated 12/10/1951, filed 1/31/52, recorded in Document No. 1952012431, Real Property Records, Johnson County, Texas, and shown on the Survey.
4. Easement created in instrument executed by Kenneth P. Thompson and Juanita A. Thompson as Co-Trustee's under The Kenneth P. Thompson and Juanita A. Thompson Revocable Living Trust to Titan Operating, LLC, dated July 22, 2010, filed July 23, 2010, recorded in Document No. 20100021387, Real Property Records, Johnson County, Texas, and shown on the Survey.
5. Easement created in instrument executed by Kenneth P. Thompson and Juanita A. Thompson Revocable Living Trust and The Richard H. Thompson Revocable Living Trust to Titan Operating, LLC, dated July 22, 2010, filed July 23, 2010, recorded in Document No. 201000021389, Real Property Records, Johnson County, Texas, and shown on the Survey.
6. All easements, building setback lines, restrictions and dedications as set out on the map or plat recorded in Volume 10, Page 45 of the Map or Plat Records of Johnson County, Texas.
7. Easement created in instrument executed by Wesley W. Gilley to City of Keene, dated August 6, 1987, filed August 13, 1987, recorded in Volume 1301, Page 780, Real Property Records, Johnson County, Texas, and shown on the Survey.
8. Easement created in instrument executed by Wesley W. Gilley to City of Keene, dated October 10, 1985, filed November 8, 1985, recorded in Volume 1151, Page 319, Real Property Records, Johnson County, Texas, and shown on the Survey.
9. Easement created in instrument executed by W.W. Gilley to City of Keene, dated July 15, 1997, filed July 23, 1997, recorded in Volume 2086, Page 156, Real Property Records, Johnson County, Texas, and shown on the Survey.

10. Terms and provisions of Lease Agreement from Frank Willis and Mildred Martha Willis, Lessor to TIP, Inc, Lessee, dated November 8, 2006, filed November 17, 2006, recorded in Document No. 2006-48674, Real Property Records, Johnson County, Texas, and noted on the Survey. Assigned to Chesapeake Exploration, LLC, as recorded in Document No. 2007-44397, Real Property Records, Johnson County, Texas.
11. Terms and provisions of Lease Agreement from STF AMERICA, LLC, Lessor to Richard H. Thompson, Lessee, dated February 24, 2005, as evidenced by OIL, GAS AND LEASE MINERALS, filed July 13, 2005, recorded in Document No. 20050024107, Real Property Records, Johnson County, Texas, and noted on the Survey.
12. Terms and provisions of Lease Agreement from STF AMERICA, LLC, Lessor to Richard H. Thompson, Lessee, dated February 24, 2005, as evidenced by OIL, GAS AND LEASE MINERALS, filed July 13, 2005, recorded in Document No. 20050024108, Real Property Records, Johnson County, Texas, and noted on the Survey.
13. Terms and provisions of Lease Agreement from David W. Gilley, Lessor to Titan Operating, LLC, Lessee, dated February 17, 2009, as evidenced by OIL, GAS AND LEASE MINERALS, recorded in Volume 4559, Page 538, Real Property Records, Johnson County, Texas. As affected by the Ratification of Oil and Gas Lease recorded in Document No. 20090035285 of the Official Public Records, Johnson County, Texas, and noted on the Survey. As affected by Assignment, Deed, Bill of Sale and Conveyance recorded in Document No. 20180031297, Real Property Records, Johnson County, Texas.
14. Terms and provisions of Lease Agreement from Leslie W. Gilley, Lessor to Titan Operating, LLC, Lessee, dated February 17, 2009, as evidenced by OIL, GAS AND LEASE MINERALS, recorded in Volume 4559, Page 540, Real Property Records, Johnson County, Texas. As affected by the Ratification of Oil and Gas Lease recorded in Document No. 20090036210 of the Official Public Records, Johnson County, Texas, and noted on the Survey. As affected by Assignment, Deed, Bill of Sale and Conveyance recorded in Document No. 20180031297, Real Property Records, Johnson County, Texas.
15. Reservation of all oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, described in deed recorded in Document No. 2021-10010 of the Official Public Records of Johnson County, Texas, and noted on the Survey. Surface rights waived as described therein.
16. Reservation of all oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, described in deed recorded in Document No. 2021-10793 of the Official Public Records of Johnson County, Texas, and noted on the Survey.
17. Terms and provisions of Lease Agreement from Kenneth P. Thompson and Juanita A. Thompson, Co-Trustees of The Kenneth P. Thompson and Juanita A. Thompson Revocable Living Trust, Lessor to Titan Operating, LLC, Lessee, dated February 17, 2009, as

evidenced by MEMORANDUM OF OIL, GAS AND LEASE MINERALS, recorded in Document No. 20090006157 (Volume 4545, Page 518) Real Property Records, Johnson County, Texas. As affected by Designation of Thompson #1H Unit recorded in Document No. 202000022358 of the Official Public Records, Johnson County, Texas. As affected by Assignment, Deed, Bill of Sale and Conveyance recorded in Document No. 20180031297, Real Property Records, Johnson County, Texas.