

Planning and Zoning Commission Meeting Agenda

September 14, 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>

Phillip Jackson - Chair | Chad Aden - Vice Chair
Stephanie Flannery | Gilbert Perez | Chris Rhodes | Carter Schwarz – Alternate

1. Call to Order, Invocation, Pledge of Allegiance

2. Chair's Remarks

3. City Administration Remarks

4. Public Comments

Each person in attendance who wishes to speak on an item NOT posted on the agenda shall speak during this section. Each speaker will be allotted three (3) minutes.

5. Public Hearing

There is no public hearing scheduled for for this meeting.

6. General

A. Review, discuss, and consider approval of the minutes of the regular Planning and Zoning Commission meeting held on April 14, 2026.

B. Review, discuss, and take action on a request for approval of the final plat for Section A, B, and C of Phase III of the the Ashton Homeplace 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.

C. Review, discuss, and take action on a request for 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.

7. Executive Session

If, during the course of the meeting and discussion of any items covered by this notice, the Planning & Zoning Commission determines that a Closed or Executive Session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Planning & Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

8. Reconvene into Open Session

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

9. Requests for Future Agenda Items

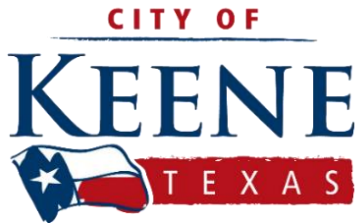
10. Adjourn

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: 09/08/2026 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.



Planning and Zoning Commission Meeting Minutes

April 13, 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>

Members Present: Phillip Jackson, Chair; and Commission Members Gilbert Perez and Carter Schwarz

Members Absent: Chris Rhodes, Vice Chair; and Commission Members Chad Aden, Stephanie Flannery

City Staff Present: Jonathan Seitz, City Manager; Don Martin, Director of Neighborhood and Development Services; Holly Russell, City Secretary; Cari Warwick; Management Assistant; Maggie Alegria, Development Services Coordinator

1. Call to Order, Invocation, Pledge of Allegiance

Mr. Jackson, Chair, called the meeting to order at 6:10 p.m., and gave the invocation.

2. Chair's Remarks

No remarks were given.

3. City Administration Remarks

Don Martin, Director of Neighborhood and Development Services, shared that developments are moving along. Maggie Alegria, Development Services Coordinator, was introduced.

Jonathan Seitz, City Manager, shared that the sale of the 60 acres at the Industrial Park is complete, and there are plans for two manufacturing plants at that location and hope to have one of them open and running in November.

4. Public Comments

No public comments were made.

5. Public Hearing

There was a request to switch the order of the public hearings to accommodate a speaker's schedule, and was approved.

C. Hold a public hearing to hear citizen comments and hold a discussion on a zoning change request from Single-Family Residential (SF-2) to Commercial (C-2) submitted by Dan Griffin with Provident Land Investors, LLC for the following three tracts of property:

A 9.270-acre tract of land located in the Jeremiah Williams Survey, Abstract No. 890, within the City of Keene, Johnson County, Texas.

The Chair opened the public hearing at 6:15 p.m. Mr. Martin introduced this item. Dan Griffin and Steve Reid, Provident Land Investors, were present to take questions on their rezone request. Mr. Reid explained their rezoning request and their discussions with the surrounding property owners to find a solution that everyone was agreeable to. Mr. Steve Simatovich noted that he did not receive notification of the meeting, and asked what the issue was that caused him not receiving a letter. There was discussion of confusion over two addresses as well as multiple property owners having the same address. When asked about the discussion with the

developers, Mr. Simatovich said they were not agreeable to the compromise but agreed to it anyway believing the City would push it through anyway. Mr. Jackson closed the public hearing at 6:26 p.m.

D. Following the public hearing, the Planning and Zoning Commission may review, consider, or take possible action on the zoning change request submitted by Dan Griffin with Provident Land Investors, LLC.

Mr. Jackson asked for discussion on this request. Mr. Perez asked for clarification of the buffer between the rezoned property and the residential property.

A motion was made to recommend the approval of this rezone request to Council, and was seconded. The motion carried.

Motion made by Perez, Seconded by Schwarz.
Voting Yea: Jackson, Perez, Schwarz

A. Hold a public hearing to hear citizen comments and hold a discussion on a zoning change request from Agricultural (A-G) to Single-Family Residential (SF-2) submitted by Nathan Bowers with Ambition Group, LLC for the following property:

A 9.270-acre tract of land located in the Jeremiah Williams Survey, Abstract No. 890, within the City of Keene, Johnson County, Texas.

The Chair opened the public hearing at 6:31 p.m. Mr. Martin introduced this item. Mr. Adam Bartells, Ambition Group, was present to take questions on their rezone request. They are asking to rezone so that the property can be divided into four lots. Mr. Perez asked about the size of lot as required for sewer and water. No public comments were made. Mr. Jackson closed the public hearing at 6:35 p.m.

B. Following the public hearing, the Planning and Zoning Commission may review, consider, or take possible action on the zoning change request submitted by Nathan Bowers with Ambition Group, LLC.

Mr. Jackson asked for discussion on this request. There was no further discussion.

A motion was made to recommend the approval of this rezone request to Council, and was seconded. The motion carried.

Motion made by Perez, Seconded by Schwarz.
Voting Yea: Jackson, Perez, Schwarz

6. General

A. Nominate and select the Chair and Vice Chair for 2026.

Mr. Jackson called for nominations for Chair of the Planning & Zoning Commission. Phillip Jackson was nominated, and seconded. The motion carried.

Motion made by Perez, Seconded by Jackson.
Voting Yea: Perez, Schwarz
Voting Abstaining: Jackson

Mr. Jackson called for nominations for Vice Chair of the Planning & Zoning Commission. Chad Aden was nominated, and seconded. The motion carried.

Motion made by Perez, Seconded by Jackson.
Voting Yea: Jackson, Perez, Schwarz

B. Review, discuss, and consider approval of the minutes of the regular Planning and Zoning Commission meeting held on December 08, 2025.

A motion was made to approve the minutes of the December 08, 2025 regular meeting of the Planning & Zoning Commission, and seconded. The motion carried.

Motion made by Schwarz, Seconded by Perez.
Voting Yea: Jackson, Perez, Schwarz

7. Executive Session

There was no recess into Executive Session held.

8. Reconvene into Open Session

There were no items requiring action.

9. Requests for Future Agenda Items

No requests were made.

10. Adjourn

There being no further business, Mr. Jackson adjourned the meeting at 6:42 p.m.

Approved this _____ day of September, 2026.

By: _____
Phillip Jackson, Chair

Attest: _____
Holly Russell, City Secretary



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



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"

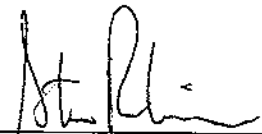
Reservations from Conveyance: Grantor does expressly reserve unto themselves, their heirs and assigns, all minerals, including portion of common area of which Grantor is possessed (including but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), in, under and that may be produced 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.

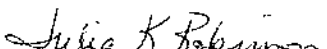
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly

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

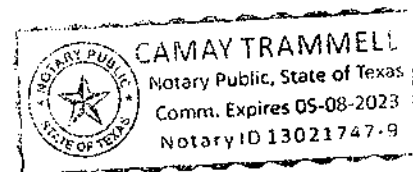
STATE OF TEXAS

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

TAX CERTIFICATE FOR ACCOUNT : 126-0589-00011

AD NUMBER: R000014800

GF NUMBER:

CERTIFICATE NO : 17868670

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 6/1/2026

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 589|TR 3|J MACKEY

0002101 CR 805

32.198 ACRES

PROPERTY OWNER

MKP DEVELOPMENT LLC

REQUESTED BY

MKP DEVELOPMENT LLC

1375 GILMAN RD

FT WORTH TX 76140

1375 GILMAN RD

FT WORTH TX 76140

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS 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:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	CITY OF KEENE	0.00	0.00	0.00	0.00	0.00	0.00
2025	CLEBURNE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2025	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2025	HILL COLL-CLEBURNE	0.00	0.00	0.00	0.00	0.00	0.00
2025	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2026 : \$0.00

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

CERTIFIED BY:

[Signature]

, JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office





Planning Application

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

Applicant / Owner

Applicant Name: Tyler Stang
 Company: Kimley-Horn
 Address: 6160 Warren Pkwy Suite 210,
 Frisco, TX 75034
 City, State, Zip: Frisco, TX, 75034
 Phone: 4692004464
 Email: tyler.stang@kimley-horn.com

Owner: Thomas Freed
 Company: DR Horton
 Address: 6751 N Fwy
 City, State, Zip: Fort Worth, TX, 76131
 Phone: 5126350388
 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
 Lot: B (23-53, 54X, 55-97, 98X,
 99X, 100X), C (1-10, 11X, 12-
 39), D (1-28), E (1-26)
 Abstract: 891 (J Williams JR Survey) &
 357 (S.A. Howerton Survey)

Survey: J Williams JR & S.A.
 Howerton
 Total Acreage: 46.708
 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 6, Item C.

Tyler Stang
Name

09/04/2026
Date

SURVEYOR:
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
MICHAEL.MARX@KIMLEY-HORN.COM

DWG NAME: K:\FRI SURVEY\0685117186- THE CANYONS KEENE\FP2-3.DWG PLOTTED BY CRABLE, JEFF 9/2/2028 4:35 PM LAST SAVED 9/2/2028 2:41 PM Copyright © 2028 Kimly-Horn and Associates, Inc. All rights reserved

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

§

§

COUNTY OF JOHNSON

§

KNOW ALL MEN BY THESE PRESENTS:

520- 23560.4163

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").

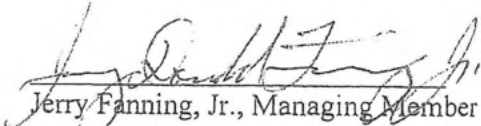
This conveyance is made by Grantor and accepted by Grantee subject to any easements, restrictions and other matters described in Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

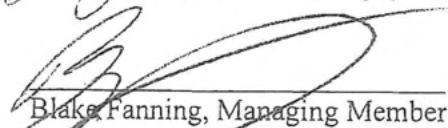
TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to 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:

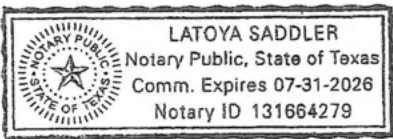
3F BRAND, LLC,
a Texas Limited Liability Company

By: 
Jerry Fanning, Jr., Managing Member

By: 
Blake Fanning, Managing Member

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

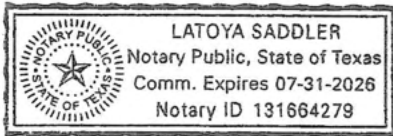
This instrument was acknowledged before me on November 28, 2023, by Jerry Fanning, Jr., the Managing Member of 3F Brand, LLC, a Texas limited liability company, on behalf of said limited liability company.

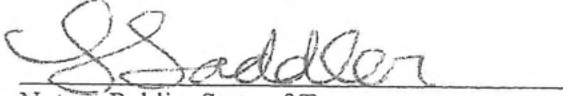
[Seal] 
LATOYA SADDLER
Notary Public, State of Texas
Comm. Expires 07-31-2026
Notary ID 131664279


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.