

Planning and Zoning Commission Meeting Agenda

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>

Phillip Jackson - Chair | Chris Rhodes - Vice Chair
Chad Aden | Stephanie Flannery | Gilbert Perez | 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

Hold a public hearing to receive feedback and comments from the public concerning the following items:

- 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.
- 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.
- 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 four properties:

*A 2.014-acre tract of land located in the J. Pennington Survey, Abstract No. 701, and the D. Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas.
(ROW)*

A 2.824-acre tract of land located in the J. Pennington Survey, Abstract No. 701, the D. Mize Survey, Abstract No. 567 and the B.B.B.&C. RR. CO. Survey, Abstract No. 114 within the City of Keene, Johnson County, Texas.

A 2.03-acre tract of land located in the J. Pennington Survey, Abstract No. 701 within the City of Keene, Johnson County, Texas.

A 1.61-acre tract of land located in the J. Pennington Survey, Abstract No. 701 and the David Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas.

- 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.

6. General

- A. Nominate and select the Chair and Vice Chair for 2026.
- B. Review, discuss, and consider approval of the minutes of the regular Planning and Zoning Commission meeting held on December 08, 2025.

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: 04/07/2026 Time: 4:05 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.



1000 N. Old Betsy Rd. * P.O. Box 637 * Keene, Tx 76059 * 817-641-3336

PLANNING APPLICATION

Please check the box below to indicate the type of application you are requesting:

- | | | |
|---|---|--|
| ☐ Preliminary Plat (\$250+\$5/lot over 10) | ☒ Zoning Change (\$275) | ☐ Plan Review (\$200) |
| ☐ Final Plat (\$250+\$5/lot over 10) | ☐ Planned Development | ☐ Plat Extension (\$250) |
| ☐ Replat (\$300) | ☐ Special Use Permit (\$275) | ☐ Plat Vacation (\$250) |
| ☒ Minor Plat (\$250) | ☐ Annexation/Disannexation | ☐ Conveyance Plat (\$250) |
| ☐ Amending Plat | ☐ FLUP Amendment | |
| | ☐ Variance (\$225) | |

Contact Information

Applicant (or Primary Contact)

Name: Adam Bartells

Company: Ambition Group LLC

Address: 4900 SE Loop 820 Suite 204

City, State, Zip: Fort Worth, TX 76140

Phone: 817/584-2679

Email: [REDACTED]

Owner (if different from Applicant)

Name: Nathan Bowers

Company: Ambition Group LLC

Address: 4900 SE Loop 820 Suite 204

City, State, Zip: Fort Worth, TX 76140

Phone: 817/914-1033

Email: [REDACTED]

Project Information

Project Name: 2929 CR 805 Minor Plat

Project Address: 2929 CR 805, Cleburne, TX 76031

Parcel(s) Tax ID (long or short)#: R000055003

Legal Description

Block: 58 Lot: 1 Abstract: 890

Addition: _____ Survey: Jeremiah Williams Total Acreage: 9.2890

Existing Zoning: AG Agriculture Proposed Zoning: SF-2 Single Family 2

Reason for Request: To subdivide into 4 lots

Attach the following:

- _____ A plat, map, sketch or drawing indicating metes and bounds description for all unplatted property and all Zoning cases.
- _____ A copy of a notarized Warranty Deed showing proof of ownership to the property
- _____ A Tax Certificate must be attached with this application in order to finalize the procedure at Johnson County Courthouse. Filing fees at the courthouse are 18x24=\$46 or 24x36 and over = \$71.00, (additional page \$25).
- _____ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be present.

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.

Signature:

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. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

Signature: [Signature] Date: 2/26/26

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

Signature: [Signature] Date: 2/26/26

OFFICE USE ONLY

DATE APPLICATION FEE PAID: _____

DATE COURT FILING FEE PAID: _____

CHECK #: _____ CASH REC'D: _____

CHECK #: _____ CASH REC'D: _____

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS (CLEBURNE)

Printed at 03/16/26 12:09 by bdahn-bv

Acct #: 23013

Ad #: 175205

Status: New WHOLD WHOL

**NOTICE OF PUBLIC HEARING
REZONE REQUEST
CITY OF KEENE, TEXAS**

The City of Keene **Planning and Zoning Commission** will conduct a public hearing on **Monday, April 13, 2026, at 6:00 p.m.**, during the regular Planning and Zoning Commission meeting, to receive and consider public comments regarding a zoning change request 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, requesting a zoning change from Agricultural (A-G) to Single-Family Residential (SF-2).

Following the public hearing, the Planning and Zoning Commission may review, discuss and make a recommendation to the City Council. The **Keene City Council** will conduct a second public hearing on **Thursday, May 7, 2026, at 6:00 p.m.** at the regular City Council meeting. After the public hearing, the City Council may review, discuss, and take possible action on the request from Nathan Bowers.

Both meetings and public hearings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, located at 1000 N. Old Betsy Rd., Cleburne, Texas 76031.

All interested persons are encouraged to attend the meetings and express their support or opposition regarding this request. Written comments may also be submitted to Keene City Hall, Attention: City Secretary, or by email to citysecretary@keenetx.com. Comments for the Planning and Zoning Commission hearing must be received no later than Friday, April 10, 2026. Comments for the City Council hearing must be received no later than Wednesday, May 6, 2026.



Zoning Change Request

03/20/2026

PROPERTY OWNER
808 MAINE ST
KEENE, TX 760591337

Subject Property: 2929 CR 805, , TX
Parcel Number: 126.3600.08830

Dear Property Owner:

You are receiving this letter because your property is within 200 feet from the subject property listed above.

The City of Keene Planning and Zoning Commission will conduct a public hearing on Monday, April 13, 2026, at 6:00 p.m., during the regular Planning and Zoning Commission meeting, to receive and consider public comments regarding a zoning change request submitted by Nathan Bowers with Ambition Group, LLC for the following property:

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Should you have any questions or concerns please feel free to reach out to the city at 817-641-3336.

Thank you,

A handwritten signature in black ink, appearing to read "Don Martin", is written over a light blue horizontal line.

Don Martin
Director of Neighborhood and Development Services
1000 N. Old Betsy Rd, Cleburne, TX 76031
www.keenetx.com

Zoning Change Request
Address: 2929 CR 805
Applicant: Nathan Bowers
Date Sent: 3/20/2026

Address	State	Parcel
104 S OLD MANSFIELD RD	TX	126.3600.08480
2913 CR 805	TX	126.3600.08430
2917 CR 805	TX	126.3600.08831
2920 CR 805	TX	126.3637.01010
2929 CR 805	TX	126.3600.08830
2933 CR 805	TX	126.3600.09381
3016 CR 805	TX	126.3600.09280
3045 CR 805	TX	126.3600.09380
619 W OAKDALE ST	TX	126.3637.01020

GF No. BTM252942

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.

Warranty Deed with Vendor's Lien

Date: August 19, 2025

Grantor: Pamala Frost, an unmarried person

Grantee: Ambition Group, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 4900 SE Loop 820 #204 Forest Hill, TX 76140

Lender: COP Enterprises, LLC, a Texas Limited Liability Company

Lender's Mailing Address: 2600 N. Central Expy, Ste 110, Richardson, TX 75080

Trustee: Derek Hausheer

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Lender in the principal amount of TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars (\$230,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Trustee.

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to person, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

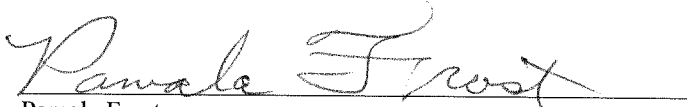
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

GF No. BTM252942

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

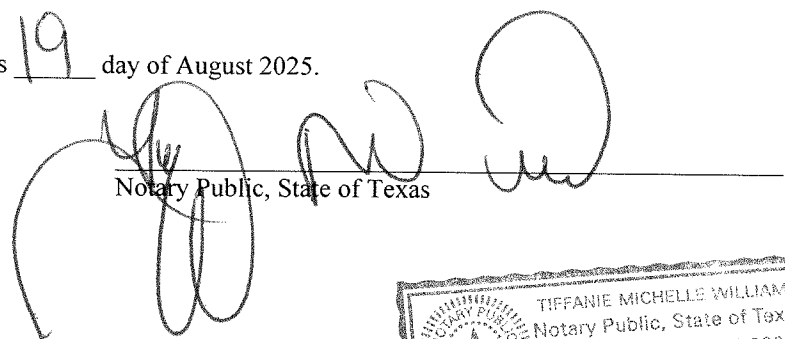

Pamala Frost

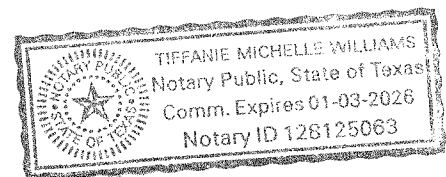
STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned Notary Public, on this day personally appeared Pamala Frost, proved to me through LA to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19 day of August 2025.


Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Byers & Taylor, PLLC
300 Bailey Ave., Ste. 100
Fort Worth, TX 76107

EXHIBIT "A"

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the Jeremiah Williams Survey, Abstract No. 890 and apart of Lot No. 58, the Adventist Texas School Property according to J. D. Kennard's plat of record in Volume 55, page 640, Deed Records, Johnson County, Texas, being all of that certain tract of land, containing a called 10 acres, conveyed by O. O. Mattison, et ux to D. D. McCormick by Correction Deed dated June 25, 1945 and recorded in Volume 344, page 267, Deed Records, Johnson County, Texas and being more particularly described as follows. All bearings being correlated to the West line of said Lot No. 58 (North).

BEGINNING at an iron pin in a fence line for a corner, said corner being the Northwest corner of Lot No. 58, the Adventist Texas School Property;

THENCE South 89 degrees, 03 minutes and 10 seconds East, with the North line of said Lot No. 58, a distance of 1011.1 feet to an iron pin in the center line of County Road No. 805 for a corner, said corner being the Northeast corner of said Lot No. 58;

THENCE South 13 degrees and 37 minutes West, with the center line of County Road No. 805 and the East line of said Lot No. 58, a distance of 482.0 feet to an iron pin for a corner;

THENCE North 88 degrees and 58 minutes West, with a fence line, a distance of 897.6 feet to an iron pin for a corner, said corner being in the West line of said Lot No. 58;

THENCE North, with the West line of said Lot No. 58, a fence line, a distance of 469.0 feet to the point of beginning and containing 10.289 acres.

SAVE AND EXCEPT THE FOLLOWING:

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the. Jeremiah Williams Survey, Abstract No. 890 and a part of Lot No. 58, The Adventist Texas School Property according to J. D. Kennard's plat of record in Volume 55, page 640, Deed Records, Johnson County, Texas, being a portion of that certain tract of land, containing a called 10 acres, conveyed by O. O. Mattison, et ux to D. D. McCormick by Correction Deed dated June 25, 1945 and recorded in Volume 344, page 267, Deed Records, Johnson County, Texas and being more particularly described as follows.

All bearings being correlated to the West line of said Lot No. 58 (North).

BEGINNING at an iron pin for a corner, said corner being South a distance of 265.3 feet and South 88 degrees and 58 minutes East a distance of 625.54 feet from the Northwest corner of Lot No. 58, The Adventist Texas School Property;

THENCE North 01 degrees and 02 minutes East, a distance of 151.08 feet to an iron pin for a corner;

THENCE South 88 degrees and 58 minutes East, at a distance of 274.00 feet an iron pin set

for reference in the future West line of County Road No. 805, in all a distance of 304.3 feet to an iron pin in the center line of said County Road for a corner, said corner being in the East line of sold Block No. 58;

Section 5, Item A.

THENCE South 13 degrees and 37 minutes West, with the center line of County Road No. 805 and the East line of said Block No. 58, a distance of 155.0 feet to an iron pin for a corner;

THENCE North 88 degrees and 58 minutes West, at a distance of 30.74 feet an iron pin set for reference in the future West line of County Road No. 805, in all a distance of 271.06 feet to the point of beginning and containing 1.0 acre.

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 24998

eRecording - Real Property

Warranty Deed

Recorded On: August 25, 2025 09:11 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025 - 24998
Receipt Number: 20250825000002
Recorded Date/Time: August 25, 2025 09:11 AM
User: Amanda T
Station: ccl83

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA

SAN ANTONIO TX



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.

April Long
Johnson County Clerk
Johnson County, TX

April Long

TAX CERTIFICATE FOR ACCOUNT : [REDACTED]

AD NUMBER: R000055003

GF NUMBER:

CERTIFICATE NO : 17694701

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 3/6/2026

FEE : \$10.00

PROPERTY DESCRIPTION

TR 1|BLK 58|KEENE

0002929 CR 805

9.289 ACRES

REQUESTED BY

AMBITION GROUP LLC

PROPERTY OWNER

AMBITION GROUP LLC

4900 SE LOOP 820 STE 204

FOREST HILL TX 76140

4900 SE LOOP 820 STE 204

FOREST HILL 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:		51,445	IMPROVEMENT		39,175		
AG LAND VALUE:		0	DEF HOMESTEAD:		0		
APPRAISED VALUE:		90,620	LIMITED VALUE:		0		
EXEMPTIONS:		Over 65					
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	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2025	FARM TO MARKET LTBD	0.00	0.00	0.00	0.00	0.00	0.00
2025	HILL COLL-KEENE	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	KEENE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2026 : \$0.00

ISSUED TO :

AMBITION GROUP LLC

ACCOUNT NUMBER:

CERTIFIED BY :

, JOHNSON COUNTY

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



**SCOTT PORTER**

Johnson County Tax Assessor-Collector
P.O. BOX 75
CLEBURNE, TX 76033-0075
(817) 558-0122

Original Receipt

Section 5, Item A.

Property Account Number:
[REDACTED]

Statement Date: 3/6/26
Owner: AMBITION GROUP LLC
Mailing Address: AMBITION GROUP LLC
4900 SE LOOP 820 STE 204
FOREST HILL TX 76140

Property Location: 0002929 CR 805
Acres: 9.289
Legal: TR 1
BLK 58
KEENE

Exemptions: OVER 65
Receipt #: 17694702

Deposit #: 202603065070-2025/kfoster@joco

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID

CERTIFICATE \$10.00**TOTAL PAID \$10.00**

Remitted By: AMBITION GROUP LLC
4900 SE LOOP 820 STE 204
FOREST HILL TX 76140

AMOUNT TENDERED \$10.00
CHANGE \$0.00

Payment Type: CASH

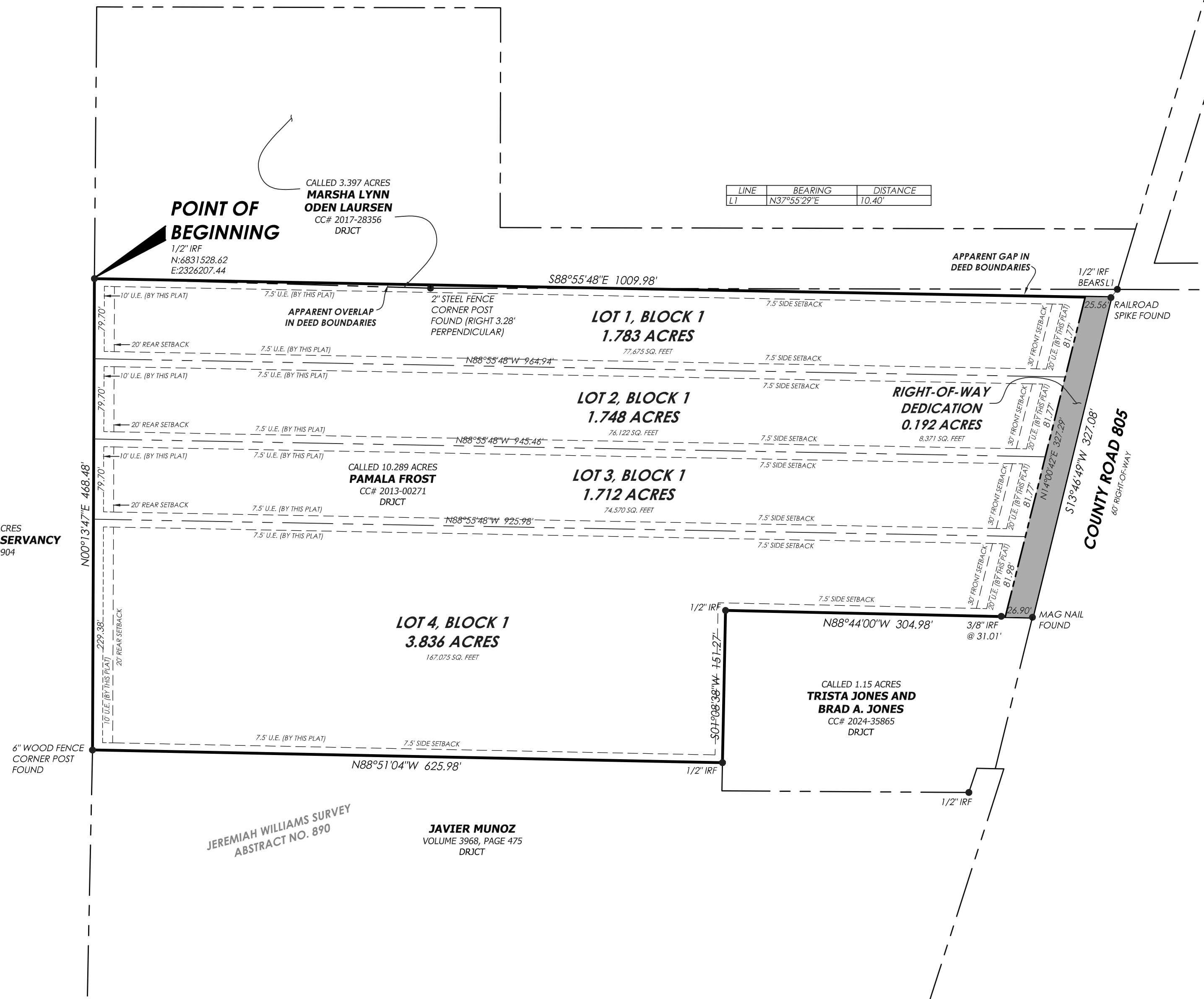
Remaining Amount Due As of 3/6/26
0.00

Receipt 3/6/26

AMBITION GROUP LLC
4900 SE LOOP 820 STE 204
FOREST HILL TX 76140



CALLLED 26.5 ACRES
TEXAS LAND CONSERVANCY
CC# 2021-39904
DRJCT



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
2. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPL56882".

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48251C0190J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.

EXECUTED THIS THE ____ DAY OF FEBRUARY, 2026.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 250771 DATE: FEBRUARY 18, 2026
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

OWNER(S)
PAMALA FROST
2929 CR 805
CLEBURNE, TX 76031

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL5 6882"
OHE = OVERHEAD ELECTRIC

APPROVED BY:
KEENE, TEXAS MINOR PLAT COMMITTEE

PLANNING AND ZONING CHAIRMAN DATE

CITY MANAGER DATE

BUILDING OFFICIAL DATE

STATE OF TEXAS
COUNTY OF JOHNSON
SWORN TO AND SUBSCRIBED BEFORE ME ON THE ____ DAY OF _____, ____

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, PAMALA FROST, OWNER OF A 9.270 ACRE TRACT OF LAND SITUATED IN THE JEREMIAH WILLIAMS SURVEY, ABSTRACT NUMBER 890, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO PAMALA FROST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-271, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 10.289 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.397 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARSHA LYNN ODEN LAURSEN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-28356, AND BEING ON THE EAST LINE OF A CALLED 26.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO TEXAS LAND CONSERVANCY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-39904, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 10.289 ACRE TRACT, AT A DISTANCE OF 334.04 FEET, PASSING A 2" STEEL FENCE CORNER POST FOUND (RIGHT 3.28 FEET, PERPENDICULAR) AT AN ANGLE POINT IN THE SOUTH LINE OF SAID CALLED 3.397 ACRE TRACT, AND CONTINUING IN ALL 1009.98 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID CALLED 10.289 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 805, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 3.397 ACRE TRACT BEARS NORTH 37 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.39 FEET;

THENCE SOUTH 13 DEGREES 46 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 10.289 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 327.08 FEET, TO A MAG NAIL FOUND AT THE NORTHEAST CORNER OF A CALLED 1.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO TRISTA JONES AND BRAD A. JONES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-35865, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.15 ACRE TRACT BEARS SOUTH 19 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 185.27 FEET;

THENCE NORTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.15 ACRE TRACT, A DISTANCE OF 304.98 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.15 ACRE TRACT;

THENCE SOUTH 01 DEGREES 08 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 1.15 ACRE TRACT, A DISTANCE OF 151.27 FEET, TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF SAID CALLED 10.289 ACRE TRACT, AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JAVIER MUNOZ, RECORDED IN VOLUME 3968, PAGE 475, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 51 MINUTES 04 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID CALLED 10.289 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID MUNOZ TRACT, A DISTANCE OF 625.98 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 10.289 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID MUNOZ TRACT, AND BEING ON THE EAST LINE OF SAID CALLED 26.5 ACRE TRACT;

THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 10.289 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 26.5 ACRE TRACT, A DISTANCE OF 468.48 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 9.270 ACRES OR 403.814 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, **PAMALA FROST**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1, 2, 3 AND 4, BLOCK 1, FROST ADDITION, AN ADDITION TO THE CITY OF KEENE, JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

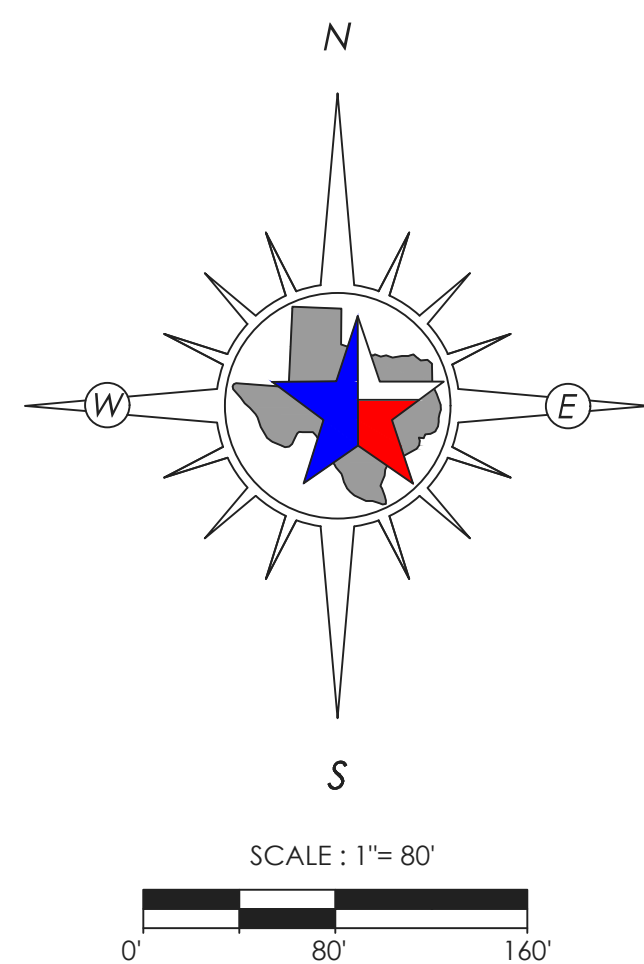
PAMALA FROST

DATE ____/____/____.

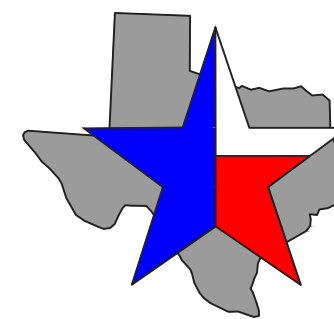
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MINOR PLAT
LOTS 1, 2, 3 AND 4, BLOCK 1
FROST ADDITION
BEING 9.270 ACRES OF LAND SITUATED IN THE
JEREMIAH WILLIAMS SURVEY, ABSTRACT NO. 890
JOHNSON COUNTY, TEXAS.
PREPARED: FEBRUARY, 2026
4 LOTS LOCATED WITHIN THE OF KEENE, TEXAS.



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FILING BLOCK

PLAT FILED ____ / ____ / ____

INSTRUMENT #: 2026 - ____

DRAWER ____ SLIDE ____

BY _____

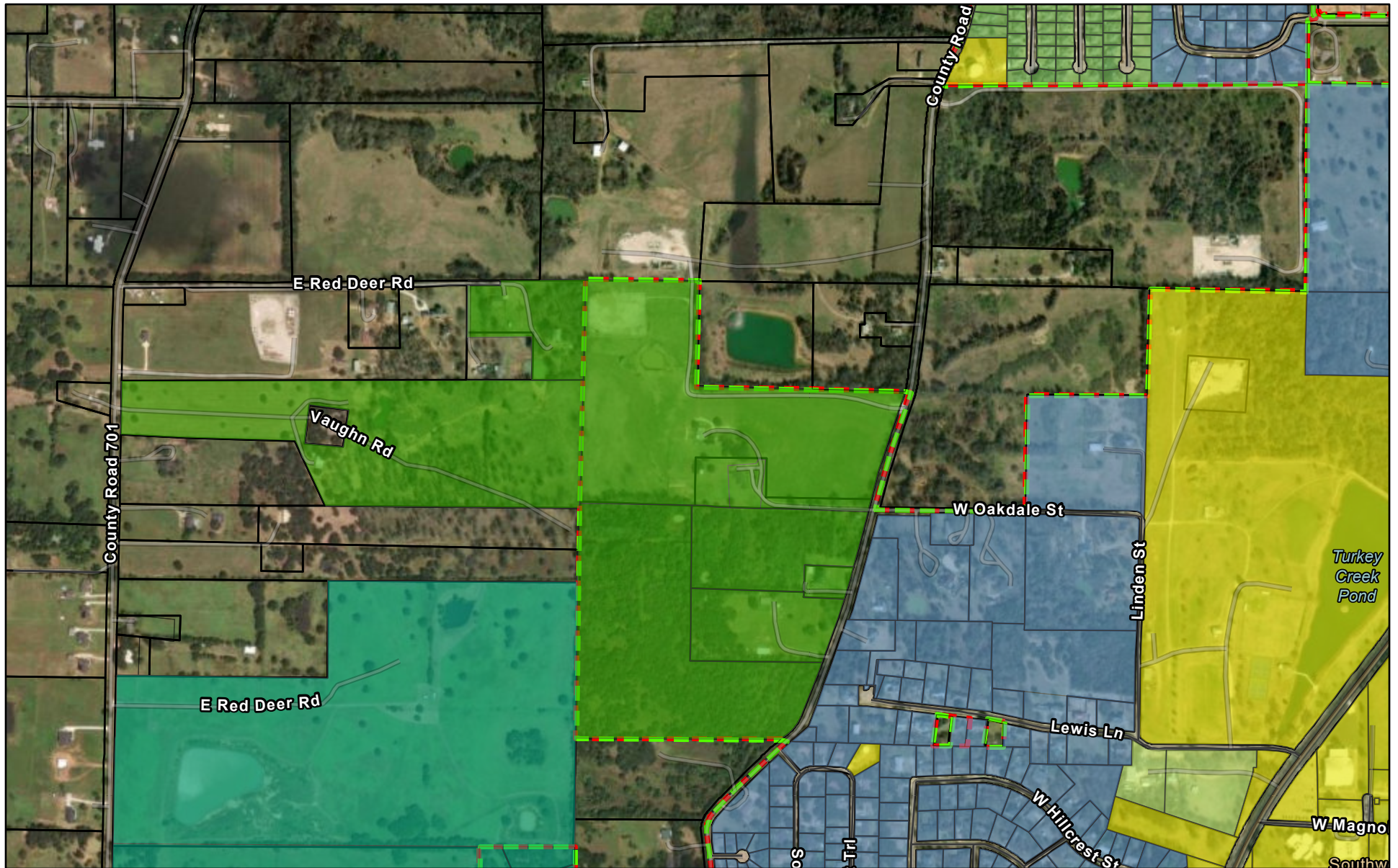
JOHNSON COUNTY CLERK

BY _____

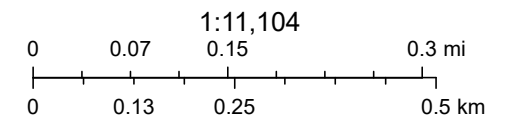
DEPUTY CLERK

Current zoning map Frost

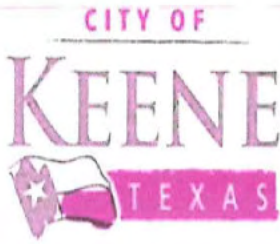
Section 5, Item A.



4/7/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



1000 N. Old Betsy Rd. * P.O. Box 637 * Keene, Tx 76059 * 817-641-3336

PLANNING APPLICATION

Please check the box below to indicate the type of application you are requesting:

- | | | |
|---|---|--|
| ☐ Preliminary Plat (\$250+\$5/lot over 10) | ☒ Zoning Change (\$275) | ☐ Plan Review (\$200) |
| ☐ Final Plat (\$250+\$5/lot over 10) | ☐ Planned Development | ☐ Plat Extension (\$250) |
| ☐ Replat (\$300) | ☐ Special Use Permit (\$275) | ☐ Plat Vacation (\$250) |
| ☐ Minor Plat (\$250) | ☐ Annexation/Disannexation | ☐ Conveyance Plat (\$250) |
| ☐ Amending Plat | ☐ FLUP Amendment | |
| | ☐ Variance (\$225) | |

Contact Information**Applicant (or Primary Contact)**Name: Dan GriffinCompany: Provident Land Investors LLCAddress: 7013 Westover Dr.City, State, Zip: Granbury, Texas 76049Phone: 817-296-3068Email: [REDACTED]**Owner (if different from Applicant)**Name: Provident Land Investors LLCCompany: Address: 7013 Westover Dr.City, State, Zip: Granbury, Texas 76049Phone: 817-296-3068Email: [REDACTED]**Project Information**Project Name: Keene Retail Shopping CenterProject Address: 201 East Highway 67Parcel(s) Tax ID (long or short)#: 126-0701-0029, 126-0701-00215, 126-0701-00210, 126-0701-00218
(2.824, 2.03, 1.61, R.O.W., 2.014)**Legal Description**Block: — Lot: Tracts 1, 2, 3 & ROW Abstract: 114,701,567Addition: — Survey: — Total Acreage: 8.478Existing Zoning: SF-2 Proposed Zoning: C-2Reason for Request: Provide commercial development land at the busiest intersection in Keene!

Attach the following:

- ☒ A plat, map, sketch or drawing indicating metes and bounds description for all unplatted property and all Zoning cases.
- ☒ A copy of a notarized Warranty Deed showing proof of ownership to the property
- ☒ A Tax Certificate must be attached with this application in order to finalize the procedure at Johnson County Courthouse. Filing fees at the courthouse are 18x24=\$46 or 24x36 and over = \$71.00, (additional page \$25).
- ☐ A notarized letter from the property owner authorizing a representative to present the request, if the the property owner will not be present.

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.

Signature:

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. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

Signature: Danny Griffin Date: 2/19/2026

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

Signature: _____ Date: _____

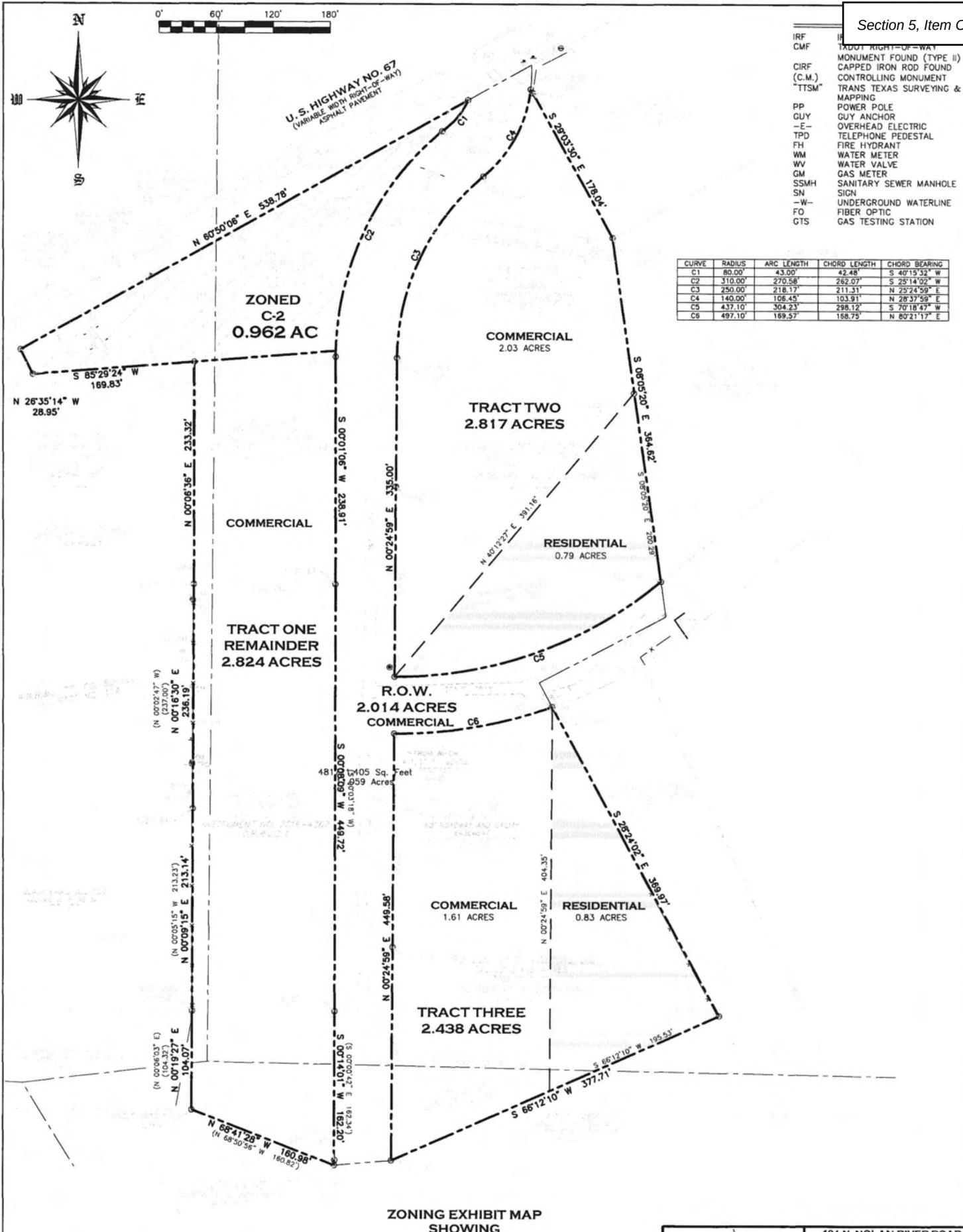
OFFICE USE ONLY

DATE APPLICATION FEE PAID: _____

DATE COURT FILING FEE PAID: _____

CHECK #: _____ CASH REC'D: _____

CHECK #: _____ CASH REC'D: _____



PRELIMINARY, FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.

THREE TRACTS OF LAND AND R.O.W. LOCATED IN THE
B. B. & C. RR. CO. SURVEY, ABSTRACT NO. 114,
THE J. PENNINGTON SURVEY, ABSTRACT NO. 701,
AND THE D. MIZE SURVEY, ABSTRACT NO. 567
JOHNSON COUNTY, TEXAS.

TRANS TEXAS
SURVEYING & MAPPING

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3345
www.transexasurveying.com

Scale: 1"=60' Date: 06/13/25 DWG: 20200049-SURVEY
Drawn: GWB Checked: RLY Job: 20200049

DESCRIPTION
RIGHT OF WAY COMMERCIAL ZONING TRACT
2.014 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, THE D. MIZE SURVEY, ABSTRACT NO. 567, JOHNSON COUNTY, TEXAS, AND BEING PART OF A 60' ROADWAY AND UTILITY EASEMENT GRANTED TO PUBLIC OF THE COUNTY OF JOHNSON AND STATE OF TEXAS, RECORDED IN VOLUME 1152, PAGE 762, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WESTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, FOR THE SOUTHEASTERLY CORNER OF A CALLED 2.011 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4367, O.P.R.J.C.T. AND THE NORTHEASTERLY CORNER OF A CALLED 1.28 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-11590, O.P.R.J.C.T.;

THENCE, WITH THE WESTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

N 00°14'01" E, AT A DISTANCE OF 5.53 FEET, PASSING A 1/2" IRON ROD FOUND 0.39 FEET EASTERLY OF THIS LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 162.20 FEET TO A 5/8" IRON ROD FOUND;

N 00°08'09" E, A DISTANCE OF 449.72 FEET TO A 3/4" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 2.011 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF A CALLED 1.490 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4368, O.P.R.J.C.T.;

N 00°01'06" E, A DISTANCE OF 238.91 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF N 25°14'02" E, A CHORD DISTANCE OF 262.07 FEET AND AN ARC LENGTH OF 270.58 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 40°15'32" E, A CHORD DISTANCE OF 42.48 FEET AND AN ARC LENGTH OF 43.00 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 67, FOR THE NORTHEASTERLY CORNER OF SAID 1.490 ACRE TRACT;

THENCE, N 60°50'06" E, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 67, A DISTANCE OF 76.36 FEET TO A POINT IN A CURVE TO THE RIGHT IN THE EASTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, HAVING A RADIUS OF 140.00 FEET;

THENCE, WITH THE EASTERLY LINE OF SAID 60' ROADWAY AND UTILITY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 23°21'04" W, AT AN ARC LENGTH OF 25.81 FEET, PASSING A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT A NORTHWESTERLY CORNER OF A CALLED 1.272 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-17861, O.P.R.J.C.T. AND A NORTHERLY CORNER OF A CALLED 2.817 ACRE "TRACT TWO" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL CHORD DISTANCE OF 127.40 FEET AND AN ARC LENGTH OF 132.27 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF S 25°24'59" W, A CHORD DISTANCE OF 211.31 FEET AND AN ARC LENGTH OF 218.17 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND;

S 00°24'59" W, AT A DISTANCE OF 135.01 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 335.00 FEET TO A 1/2" IRON ROD FOUND IN A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 437.10 FEET, FOR THE SOUTHWESTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO";

THENCE, NORTHEASTERLY WITH SAID CURVE TO THE LEFT AND ALONG THE SOUTHERLY LINE OF SAID 2.817 ACRE "TRACT TWO", A CHORD BEARING OF N 70°18'47" E, A CHORD DISTANCE OF 298.12 FEET AND AN ARC LENGTH OF 304.23 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF 2.817 ACRE "TRACT TWO" AND THE SOUTHWESTERLY CORNER OF A CALLED 1.57 ACRE "FIRST TRACT" AS DESCRIBED IN A DEED RECORDED IN VOLUME 1806, PAGE 441, O.P.R.J.C.T.;

THENCE, CROSSING SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

S 08°05'20" E, A DISTANCE OF 37.44 FEET TO A POINT;

S 62°34'36" W, A DISTANCE OF 150.84 FEET TO A POINT;

S 28°24'02" E, A DISTANCE OF 29.13 FEET TO A 1/2" IRON ROD FOUND IN A NON-TANGENT CURVE TO THE RIGHT IN A SOUTHERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT FOR THE NORTHEASTERLY CORNER OF A CALLED 2.438 ACRE "TRACT ONE" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, O.P.R.J.C.T. AND THE NORTHWESTERLY CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2516, PAGE 572, O.P.R.J.C.T., HAVING A RADIUS OF 497.10 FEET;

THENCE, SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 80°21'17" W, A CHORD DISTANCE OF 168.75 FEET AND AN ARC LENGTH OF 169.57 FEET TO THE NORTHWESTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE", FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 89°50'52" W, A DISTANCE OF 0.44 FEET;

THENCE, S 00°24'59" W, WITH THE EASTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT AND WITH THE WESTERLY LINE OF SAID 2.438 ACRE "TRACT ONE", AT A DISTANCE OF 224.80 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 449.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" AND THE NORTHWESTERLY CORNER OF A CALLED 3.53 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4197, PAGE 264, O.P.R.J.C.T.;

THENCE, S 85°08'30" W, CROSSING SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, A DISTANCE OF 60.56 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 2.014 ACRES OF LAND.**

12/10/2025

Robert L Young



PROPERTY DESCRIPTION
TRACT ONE COMMERCIAL ZONING TRACT
2.824 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, THE D. MIZE SURVEY, ABSTRACT NO. 567 AND THE B.B.B.&C. RR. CO. SURVEY, ABSTRACT NO. 114, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.490 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4368, AND ALL OF A CALLED 2.011 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4367, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT AN ANGLE IRON FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 2.011 ACRE TRACT, THE SOUTHEASTERLY CORNER OF A CALLED 1.993 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-15368, O.P.R.J.C.T., AND BEING AN ANGLE POINT IN THE NORTHERLY LINE OF A CALLED 1.28 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-11590, O.P.R.J.C.T.;

THENCE, N 00°19'27" E, A DISTANCE OF 104.07 FEET TO A 1/2" PIPE FOUND FOR THE NORTHEASTERLY CORNER OF SAID 1.993 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF LOT 2, BLACK EAGLE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 826, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE, N 00°09'15" E, A DISTANCE OF 213.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 2 AND THE SOUTHEASTERLY CORNER OF A CALLED 5.611 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-15195, O.P.R.J.C.T.;

THENCE, WITH THE EASTERLY LINE OF SAID 5.611 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°16'30" E, A DISTANCE OF 236.19 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID 2.011 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 1.490 ACRE TRACT;

N 00°06'36" E, A DISTANCE OF 233.32 FEET TO A 3/8" IRON ROD FOUND FOR AN ANGLE POINT OF SAID 1.490 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID 0.299 ACRE TRACT;

THENCE, N 85°29'24" E, CROSSING SAID 1.490 ACRE TRACT, A DISTANCE OF 149.58 FEET TO A POINT IN A CURVE TO THE LEFT IN THE WESTERLY LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T., HAVING A RADIUS OF 310.00 FEET;

THENCE WITH THE WESTERLY LINE OF SAID 60' INGRESS AND EGRESS EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING S 00°47'50" W, A CHORD DISTANCE OF 6.15 FEET, AND AN ARC LENGTH OF 6.15 FEET TO A 5/8" IRON ROD FOUND AT END OF SAID CURVE;

S 00°01'06" W, A DISTANCE OF 238.91 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 1.490 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 2.011 ACRE TRACT;

S 00°08'09" W, A DISTANCE OF 449.72 FEET TO A 5/8" IRON ROD FOUND;

S 00°14'01" W, AT A DISTANCE OF 156.66 FEET, PASSING A 1/2" IRON ROD FOUND 0.39 FEET EASTERLY OF THIS LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 162.20 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.011 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 1.28 ACRE TRACT;

THENCE, N 68°41'28" W, WITH THE COMMON LINE BETWEEN SAID 2.011 ACRE TRACT AND SAID 1.28 ACRE TRACT, A DISTANCE OF 160.98 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 2.824 ACRES OF LAND.**

12/10/2025

Robert L. Young



DESCRIPTION
COMMERCIAL ZONING TRACT TWO
2.03 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 2.817 ACRE "TRACT TWO" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO" AND IN THE EAST LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T.;

THENCE WITH THE WESTERLY LINE OF SAID 2.817 ACRE "TRACT TWO" AND THE EAST LINE OF SAID 60' INGRESS AND EGRESS EASEMENT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°24'59" E, AT A DISTANCE OF 199.99 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 335.00 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING N 25°24'59" E, A CHORD DISTANCE OF 211.31 FEET AND AN ARC LENGTH OF 218.17 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" AT THE POINT OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET;

NORTHEASTERLY WITH SAID REVERSE CURVE TO THE LEFT, A CHORD BEARING N 28°37'59" E, A CHORD DISTANCE OF 103.91 FEET AND AN ARC LENGTH OF 106.45 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" FOR THE NORTHEASTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO";

THENCE, S 29°03'30" E, WITH THE EASTERLY LINE OF SAID 2.817 ACRE "TRACT TWO" AND THE WESTERLY LINE OF A CALLED 1.272 ACRE AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-17861, O.P.R.J.C.T., AT A DISTANCE OF 4.31 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 178.04 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN THE EASTERLY LINE OF SAID 2.817 ACRE "TRACT TWO" AND THE SOUTHWESTERLY CORNER OF SAID 1.272

ACRE AND BEING THE NORTHWESTERLY CORNER OF A CALLED 1.57 ACRE "FIRST TRACT" AS DESCRIBED IN A DEED RECORDED IN VOLUME 1806, PAGE 441, O.P.R.J.C.T.;

THENCE, S 08°05'20" E, WITH THE COMMON LINE BETWEEN SAID 2.817 ACRE "TRACT TWO" AND SAID 1.57 ACRE "FIRST TRACT", A DISTANCE OF 164.33 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO" AND THE SOUTHWESTERLY CORNER OF SAID 1.57 ACRE "FIRST TRACT" BEARS, S 08°05'20" E, A DISTANCE OF 200.29 FEET;

THENCE, S 40°12'27" W, CROSSING SAID 2.817 ACRE "TRACT TWO" A DISTANCE OF 391.16 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 2.03 ACRES OF LAND.**

12/08/2025

Robert L Young



DESCRIPTION
COMMERCIAL ZONING TRACT THREE
1.61 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, AND THE DAVID MIZE SURVEY, ABSTRACT NO. 567, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 2.438 ACRE "TRACT ONE" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T, FOR THE SOUTHWESTERLY CORNER OF SAID 2.438 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALLED 3.53 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4197, PAGE 264, O.P.R.J.C.T.;

THENCE, N 00°24'59" E, WITH THE WESTERLY LINE OF SAID 2.438 ACRE "TRACT ONE" AND THE EASTERLY LINE OF SAID 60' INGRESS AND EGRESS EASEMENT, AT A DISTANCE OF 224.79 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 449.58 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 497.10 FEET, FOR THE NORTHWESTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE", FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 89°50'52" W, A DISTANCE OF 0.44 FEET;

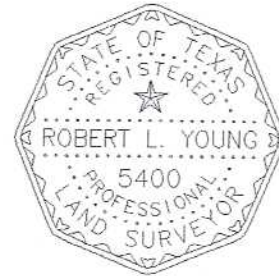
THENCE, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, A CHORD BEARING OF N 80°21'17" E, A CHORD DISTANCE OF 168.75 FEET AND AN ARC LENGTH OF 169.57 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" AND THE NORTHWESTERLY CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2516, PAGE 572, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" BEARS, S 28°24'02" E, A DISTANCE OF 369.97 FEET;

THENCE, S 00°24'59" W, CROSSING SAID 2.438 ACRE "TRACT ONE" A DISTANCE OF 404.35 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 2.438 ACRE "TRACT ONE" AND IN THE NORTHERLY LINE OF SAID 3.53 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" BEARS, N 66°12'10" E, A DISTANCE OF 195.53 FEET;

THENCE, S 66°12'10" W, WITH THE COMMON LINE BETWEEN SAID 2.438 ACRE "TRACT ONE" AND SAID 3.53 ACRE TRACT, A DISTANCE OF 182.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.61 ACRES OF LAND.

12/10/2025

Robert L Young



Johnson County Tax Office

Section 5, Item C.

Printed: 3/17/2026

1:25:35PM

Page 1 of 2

Multiple Account

Batch Number = 202603175271 and Payment Number = 3414491

Remitted By:

Cash/Check #: 1014

Amount Paid:

\$6163.50

PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049

Acres: 0.29900 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC Legal: ABST 114|TR 39,PT,39B,40|BBB & C RR CO
7013 WESTOVER DR
GRANBURY, TX 76049

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$18,755.00	\$0.339276	03/17/2026	\$69.35
2025	FARM TO MARKET LTRD	\$18,755.00	\$0.050000	03/17/2026	\$10.23
2025	EMER SERV DISTRICT 1	\$18,755.00	\$0.056483	03/17/2026	\$11.54
2025	CITY OF KEENE	\$18,755.00	\$0.828978	03/17/2026	\$169.46
2025	KEENE ISD	\$18,755.00	\$1.009410	03/17/2026	\$206.35
2025	HILL COLL-KEENE	\$18,755.00	\$0.045131	03/17/2026	\$9.22

Exemptions

\$476.15

Acres: 1.50000 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC Legal: ABST 701|TR 21A1|J PENNINGTON
7013 WESTOVER DR
GRANBURY, TX 76049

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$43,200.00	\$0.339276	03/17/2026	\$159.76
2025	FARM TO MARKET LTRD	\$43,200.00	\$0.050000	03/17/2026	\$23.54
2025	EMER SERV DISTRICT 1	\$43,200.00	\$0.056483	03/17/2026	\$26.60
2025	CITY OF KEENE	\$43,200.00	\$0.828978	03/17/2026	\$390.35
2025	KEENE ISD	\$43,200.00	\$1.009410	03/17/2026	\$475.31
2025	HILL COLL-KEENE	\$43,200.00	\$0.045131	03/17/2026	\$21.26

Exemptions

\$1,096.82

Acres: 2.43800 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC Legal: ABST 701|TR 21, 21E|J PENNINGTON
7013 WESTOVER DR
GRANBURY, TX 76049

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$35,510.00	\$0.339276	03/17/2026	\$131.32
2025	FARM TO MARKET LTRD	\$35,510.00	\$0.050000	03/17/2026	\$19.36
2025	EMER SERV DISTRICT 1	\$35,510.00	\$0.056483	03/17/2026	\$21.86
2025	CITY OF KEENE	\$35,510.00	\$0.828978	03/17/2026	\$320.87
2025	KEENE ISD	\$35,510.00	\$1.009410	03/17/2026	\$390.70
2025	HILL COLL-KEENE	\$35,510.00	\$0.045131	03/17/2026	\$17.47

Exemptions

\$901.58

Acres: 2.00000 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC Legal: ABST 701|TR 21A,21B|J PENNINGTON
7013 WESTOVER DR
GRANBURY, TX 76049

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$47,520.00	\$0.339276	03/17/2026	\$175.73
2025	FARM TO MARKET LTRD	\$47,520.00	\$0.050000	03/17/2026	\$25.90
2025	EMER SERV DISTRICT 1	\$47,520.00	\$0.056483	03/17/2026	\$29.26
2025	CITY OF KEENE	\$47,520.00	\$0.828978	03/17/2026	\$429.39
2025	KEENE ISD	\$47,520.00	\$1.009410	03/17/2026	\$522.84
2025	HILL COLL-KEENE	\$47,520.00	\$0.045131	03/17/2026	\$23.38

Exemptions

\$1,206.50

Acres: 2.81700 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC Legal: ABST 701|TR 21(PT 3)|J PENNINGTON
7013 WESTOVER DR
GRANBURY, TX 76049

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
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Printed: 3/17/2026

1:25:35PM

Johnson County Tax Office

Section 5, Item C.

Page 2 of 2

Multiple Account

Batch Number = 202603175271 and Payment Number = 3414491

Remitted By:

Cash/Check #: 1014

Amount Paid: \$6163.50

PROVIDENT LAND INVESTORS LLC
 7013 WESTOVER DR
 GRANBURY, TX 76049

2025	Johnson County	\$97,776.00	\$0.339276	03/17/2026	\$361.58
2025	FARM TO MARKET LTRD	\$97,776.00	\$0.050000	03/17/2026	\$53.29
2025	EMER SERV DISTRICT 1	\$97,776.00	\$0.056483	03/17/2026	\$60.20
2025	CITY OF KEENE	\$97,776.00	\$0.828978	03/17/2026	\$883.49
2025	KEENE ISD	\$97,776.00	\$1.009410	03/17/2026	\$1,075.79
2025	HILL COLL-KEENE	\$97,776.00	\$0.045131	03/17/2026	\$48.10
Exemptions					\$2,482.45

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS (CLEBURNE)

Printed at 03/20/26 11:12 by bdahn-bv

Acct #: 23013

Ad #: 176579

Status: New WHOLD WHOL

**NOTICE OF PUBLIC HEARING
REZONE REQUEST
CITY OF KEENE, TEXAS**

The City of Keene **Planning and Zoning Commission** will conduct a public hearing on **Monday, April 13, 2026, at 6:00 p.m.**, during the regular Planning and Zoning Commission meeting, to receive and consider public comments regarding a zoning change request from Single-Family Residential (SF-2) to Commercial District-Office and Light Retail (C-2) submitted by Dan Griffin with Provident Land Investors, LLC for the following four properties:

A 2.014-acre tract of land located in the J. Pennington Survey, Abstract No. 701, and the D. Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas. (ROW)

A 2.824-acre tract of land located in the J. Pennington Survey, Abstract No. 701, the D. Mize Survey, Abstract No. 567 and the B.B.B.&C. RR. CO. Survey, Abstract No. 114 within the City of Keene, Johnson County, Texas.

A 2.03-acre tract of land located in the J. Pennington Survey, Abstract No. 701 within the City of Keene, Johnson County, Texas.

A 1.61-acre tract of land located in the J. Pennington Survey, Abstract No. 701 and the David Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas.

Following the public hearing, the Planning and Zoning Commission may review, discuss and make a recommendation to the City Council. The **Keene City Council** will conduct a second public hearing on **Thursday, May 7, 2026, at 6:00 p.m.** at the regular City Council meeting. After the public hearing, the City Council may review, discuss, and take action on the request from Dan Griffin.

Both meetings and public hearings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, located at 1000 N. Old Betsy Rd., Cleburne, Texas 76031.

All interested persons are encouraged to attend the meetings and express their support or opposition regarding this request. Written comments may also be submitted to Keene City Hall, Attention: City Secretary, or by email to citysecretary@keenetx.com. Comments for the Planning and Zoning Commission hearing must be received no later than Friday, April 10, 2026. Comments for the City Council hearing must be received no later than Wednesday, May 6, 2026.



Zoning Change Request

03/20/2026

PROPERTY OWNER
203 S MOCKINGBIRD LN NO B
KEENE, TX 760590000

Dear Property Owner:

The City of Keene Planning and Zoning Commission will hold a public hearing on Monday, April 13, 2026, at 6:00 p.m., during its regular meeting, to consider a zoning change request from Single-Family Residential (SF-2) to Commercial District – Office and Light Retail (C-2), submitted by Dan Griffin of Provident Land Investors, LLC, for the following properties in the City of Keene, Johnson County, Texas:

- 2.014 acres in the J. Pennington Survey, Abstract No. 701, and D. Mize Survey, Abstract No. 567 (ROW)
- 2.824 acres in the J. Pennington Survey, Abstract No. 701, D. Mize Survey, Abstract No. 567, and B.B.B. & C. RR. Co. Survey, Abstract No. 114
- 2.03 acres in the J. Pennington Survey, Abstract No. 701
- 1.61 acres in the J. Pennington Survey, Abstract No. 701, and D. Mize Survey, Abstract No. 567

Following the hearing, the Commission may make a recommendation to the City Council.

The Keene City Council will hold a second public hearing on Thursday, May 7, 2026, at 6:00 p.m., during its regular meeting, and may take action on the request.

Both meetings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, 1000 N. Old Betsy Rd., Cleburne 76031.

Written comments may be submitted to the City Secretary at citysecretary@keenetx.com. Comments for Planning and Zoning must be received by Friday, April 10, 2026; comments for City Council by Wednesday, May 6, 2026.

Should you have any questions or concerns please feel free to reach out to the city at 817-341-3336.

Thank you.

A handwritten signature in blue ink, appearing to read "Don Martin".

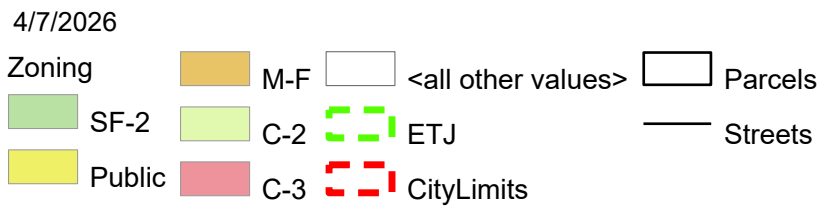
Don Martin
Director of Neighbourhood and Development Services
1000 N. Old Betsy Rd, Cleburne, TX 76031
www.keenetx.com

Zoning Change Request

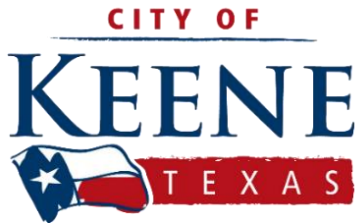
Address: 201 E Hwy 67
Applicant: Dan Griffin
Date Sent: 3/20/2026

Address	State	Parcel
101 E HWY 67	TX	126.0114.00380
109 STONER WAY	TX	126.3605.00020
201 E HWY 67	TX	126.0567.00010
201 E HWY 67 #11	TX	126.0701.00221
205 E HWY 67	TX	126.0701.00240
3333 CR 317	TX	126.0567.00022
3435 CR 317	TX	126.0701.00227
613 SANTA FE ST	TX	126.0114.00320
623 SANTA FE ST	TX	126.0033.00510

Section 5, Item C.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



Planning and Zoning Commission Meeting Minutes

December 08, 2025 at 6:00 PM

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

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

Members Present: Phillip Jackson, Chair; Chris Rhodes, Vice Chair; and Commission Members Gilbert Perez, Stephanie Flannery, and Carter Schwarz.

Members Absent: None

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

1. Call to Order, Invocation, Pledge of Allegiance

Mr. Jackson called the meeting to order at 6:00 p.m. and gave the invocation.

2. Chair's Remarks

No remarks were made.

3. City Administration Remarks

Don Martin, Director of Neighborhood and Development Services, welcomed, the two new Planning and Zoning Members. He shared that the weekend holiday events went well. All developments are moving along. Jonathan Seitz, City Manager noted that there is negotiation going on currently on 60 acres of the Industrial Park that would bring a business that can create at least 80 jobs in Keene. There was question about street and sidewalk improvements, to which Mr. Martin explained the Type B Board is considering more sidewalks and need to hold one more public hearing on their projects.

4. Public Comments

There were no comments made.

5. Public Hearing

A. Hold a public hearing to hear citizen comments and hold a discussion to consider an amendment to the Planned Development District "PD" Ordinance 2023-665 for Sunset Ridge Development regarding masonry requirements. After the public hearing, the Planning and Zoning Commission may discuss and take action on the item.

Mr. Jackson opened the public hearing at 6:05 p.m. He asked for background on this item. Don Martin shared information and introduced a representative from MKP Development. The PD Ordinance does not clearly define "masonry". The current City ordinance was written in 2011, and is no longer in compliance with Government Code that does not allow municipalities to strictly regulate building materials. The State Code states that cities must allow materials approved in the last three International Building Codes. The public hearing was closed at 6:11 p.m.

Members discussed the item, and State Code. A motion was made to recommend to Council amend the ordinance 2023-665, Section 1.10 to define masonry as exterior construction and allowing Hardie Blank Board as acceptable, and seconded. The motion carried unanimously.

Motion made by Perez, Seconded by Rhodes.

Voting Yea: Jackson, Rhodes, Flannery, Perez, Schwarz

6. General

- A. *Review, discuss, and consider approval of the minutes of the regular Planning and Zoning Commission meeting held on November 21, 2025.*

A motion was made to accept the minutes as presented, and seconded. The motion carried unanimously.

Motion made by Rhodes, Seconded by Perez.

Voting Yea: Jackson, Rhodes, Flannery, Perez, Schwarz

- B. *Receive an update from staff on the Resilient Communities Program grant.*

Jonathan Seitz, City Manager, updated members on the Resilient Communities Grant that was awarded recently. Staff need to set a meeting with the Grant Administrator on next steps including drafting notices and the project timeline. The grant awarded is \$250,000 and there is no match funds the city must meet. The goal of the program is to create a Comprehensive Plan.

7. Executive Session

There was no recess to Executive Session at this meeting.

8. Reconvene into Open Session

No action was taken.

9. Requests for Future Agenda Items

Consider a training workshop for Planning & Zoning Members.

There was question about updating the development ordinances, to which Mr. Martin said that staff are working with city attorneys to review and recommend updates.

10. Adjourn

Mr. Jackson adjourned the meeting at 6:25 p.m.

Approved this 13th day of April 2026.

By: _____
Phillip Jackson, Chair

Attest: _____
Holly Russell, City Secretary