

AGENDA PLACEMENT FORM

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

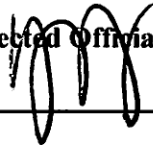
Date: May 2, 2025

Meeting Date: May 12, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>


Description:

Consideration of Variance to allow platting and permitting on a proposed lot
being less than 1 acre, Twin Creeks Addition, Lot 25R, Block 2, located in
Precinct #4.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

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

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

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

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

☒ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

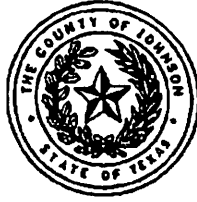
Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor
☐ Personnel ☒ Public Works ☐ Facilities Management

Other Department/Official (list) _____

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

Approved in CC on 9/11/2023



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Nick and Tyler Keeney Date 04/29/25

Phone Number 817-991-8837

Email Address tylerpringle20@hotmail.com

Property Information for Variance Request:

Property 911 address 3209 CR 805B, Cleburne 76031

Subdivision name Twin Creeks Addition Block 2 Lot 25

Survey J. Thompson Survey Abstract 836 Acreage 1.000

Request Net Acreage below 1 acre

Reason for request Nick and Tyler purchased 1.000 acres and the dedication along CR 805B (a planned major thoroughfare)

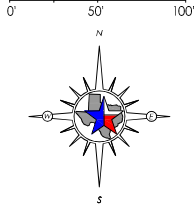
causes the net acreage of their lot to be under 1 acre by a total of 0.05 acres. This request is to approve the lot acreage

based on the gross acreage of 1.000

Provide the following with this request:

- ☒ Copy of plat (if property has been platted)
- ☒ Copy of property deed
- ☐ Survey or drawing showing existing structures
No structures exist on property

SCALE: 1" = 50'



LOWELL & CINDY KEENEY
CC# 2024-3008
DRCT

LOWELL B. KEENEY AND
WIFE, CINDY L. KEENEY
VOLUME 1908, PAGE 287
DRCT

LOT 26, BLOCK 2
TWIN CREEKS ADDITION
VOLUME 1, PAGE 115
PRCT

J. THOMPSON SURVEY
ABSTRACT NUMBER 836

LOT 20, BLOCK 2
TWIN CREEKS ADDITION
VOLUME 1, PAGE 115
PRCT

LOT 21, BLOCK 2
TWIN CREEKS ADDITION
VOLUME 1, PAGE 115
PRCT

LOT 25R, BLOCK 2
0.946 ACRES
41,211 SQ. FEET

REMAINDER
CALLED 1.439 ACRES
NICK KEENEY AND
TYLER KEENEY
CC# 2022-31729
DRCT

LOT 25, BLOCK 2
TWIN CREEKS ADDITION
VOLUME 1, PAGE 115
PRCT

CHARLES W. SKILES
AND
MARY F. SKILES
VOLUME 736, PAGE 347
DRCT

R.O.W. DEDICATION
0.054 ACRES
2364 SQ. FEET

POINT OF
BEGINNING
CIRS
1/2" IRF BEARS
57°22'51"W 1.15'

COUNTY ROAD 805B
PRESCRIPTIVE RIGHT-OF-WAY

MICHAEL D. HARRISS AND
MARY M. HARRISS
CC# 2024-34856
DRCT

YVONNE STEWART
VOLUME 3628, PAGE 910
DRCT

PLAT NOTES

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 NORTH CENTRAL ZONE, 4202.
- EASEMENTS AND BUILDING SETBACKS:
UTILITY EASEMENTS:
15' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
BUILDING LINES
59' FROM LOT LINE (STATE HIGHWAY & FM)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)
THE FOLLOWING BUILDING SETBACK AND UTILITY EASEMENTS WERE APPROVED IN COMMISSIONER'S COURT AND RECORDED ON DECEMBER 14, 1970:
45' BUILDING LINE FROM LOT LINE IN FRONT
20' UTILITY EASEMENT FROM LOT LINE IN FRONT
10' UTILITY EASEMENT FROM THE INTERIOR LOT LINES
RIGHT-OF-WAY DEDICATION
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE *
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
*UNLESS OTHERWISE REQUIRED BY MASTER THOROUGHFARE PLAN
- THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF THE CITY OF KEENE.
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
WATER: MONARCH UTILITIES (L.P. 866-654-7992)
SEWER: ON-SITE SEWAGE FACILITY (SEFIC)
ELECTRIC: UNITED COOPERATIVE SERVICES 817-447-1972

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTABLE ODOORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

INDIVIDUAL

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDIVIDUALLY AND HOLD HARRISS, JOHNSON, COUNTY, AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROVINGS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISIONS DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS IN A PLAT OR REPEAT OF A SUBDIVISION, SUCH THAT THE PLAT IS FILED FOR RECORD, WILL NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THE PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPIUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVIVOR WHOSE NAME IS AFFIXED HEREON, TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0100, EFFECTIVE DATE SEPTEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NRP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL, COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS, OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "NRP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

OWNER:

NICK & TYLER KEENEY
3125 COUNTY ROAD 805B
CLEBURNE, TX 76031
PHONE: 817-991-8837

LEGEND

DRCT = DEED RECORD, JOHNSON COUNTY, TEXAS
PRCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, NICK AND TYLER KEENEY, OWNER OF A 1.000 ACRE TRACT OF LAND SITUATED IN THE J. THOMPSON, SURVEY, ABSTRACT NUMBER 836, JOHNSON COUNTY, TEXAS, BEING A PORTION OF LOT 25 BLOCK 2, TWIN CREEKS ADDITION, AN ADDITION TO THE CITY OF KEENE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 115, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1.439 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO NICK KEENEY AND TYLER KEENEY, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022-31729, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE SOUTHEAST CORNER OF SAID LOT 25 AND SAID CALLED 1.439 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 24, BLOCK 2, OF SAID TWIN CREEKS ADDITION, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 805B, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 79 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 1.15 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 25 AND SAID CALLED 1.439 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882", FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 25 BEARS NORTH 89 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 35.99 FEET;

THENCE NORTHERLY, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID LOT 25, THE FOLLOWING CALCULATES:

NORTH 00 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 142.12 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882";

NORTH 58 DEGREES 25 MINUTES 24 SECONDS WEST, A DISTANCE OF 41.07 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882";

NORTH 00 DEGREES 27 MINUTES 06 SECONDS WEST, A DISTANCE OF 75.56 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882";

NORTH 89 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 121.57 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" IN THE WEST LINE OF SAID LOT 25, BEING COMMON WITH THE EAST LINE OF SAID LOT 26, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 25, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 26, BEARS SOUTH 00 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 240.53 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 44 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 15.56 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID LOT 25, SAME BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 2, OF SAID TWIN CREEKS ADDITION, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" FOR THE NORTHEAST CORNER OF SAID LOT 26 BEARS NORTH 00 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 188.51 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 25, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 307.28 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "CSI SURVEYING" FOR THE NORTHEAST CORNER OF SAID LOT 25, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 20, AND BEING THE SOUTHWEST CORNER OF LOT 21 AND THE NORTHWEST CORNER OF LOT 24, BLOCK 2, OF SAID TWIN CREEKS ADDITION;

THENCE SOUTH 00 DEGREES 36 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 25, BEING COMMON WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 253.88 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES (43.574 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT NICK KEENEY AND TYLER KEENEY, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY CERTIFY THAT PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 25R, BLOCK 2, TWIN CREEKS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE CREEKS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND, THIS ____ DAY OF _____, 2025.

NICK KEENEY

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS, MY HAND, THIS ____ DAY OF _____, 2025.

NICK KEENEY

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WITNESS, MY HAND, THIS ____ DAY OF _____, 2025.

TYLER KEENEY

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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 JOHNSON COUNTY, TEXAS.

EXECUTED THIS ____ DAY OF _____, 2025.

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

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

APPROVED:
JOHNSON COUNTY COMMISSIONER'S COURT

DATE _____

COUNTY JUDGE _____

REPLAT LOT 25R, BLOCK 2 TWIN CREEKS ADDITION

BEING A REPLAT OF A PORTION OF LOT 25, BLOCK 2, TWIN CREEKS ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF KEENE, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 115, PLAT RECORDS, JOHNSON COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.

JOSHUA, TX 76058

817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 240985

DATE: APRIL 29, 2025

REVISION NOTES:

SHEET 1 OF 1

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

Date: September 7, 2022

Grantor: Billy Myers and Carolyn Denise Myers

Grantor's Mailing Address:

Grantee: Nick Keeney and Tyler Keeney

Grantee's Mailing Address:

3125 County Road 805B
Cleburne, TX 76031

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):
See Attached Exhibit "A"

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 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, 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.

Billy Myers

Billy Myers

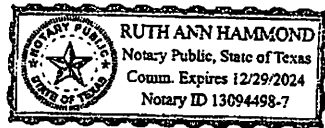
Carolyn Denise Myers

Carolyn Denise Myers

STATE OF Texas)

COUNTY OF Johnson)

This instrument was acknowledged before me on September 7, 2022 by Billy Myers and Carolyn Denise Myers



Ruth Ann Hammond
Notary Public, State of _____
My commission expires: _____

PREPARED IN THE OFFICE OF:

Law Office of Kenneth L. McAlister
4615 Bryce Ave.
Fort Worth, TX. 76107

AFTER RECORDING RETURN TO:

3125 County Road 805B , Cleburne, TX 76031

Texas Secure Title Company GF# BU-22249M

EXHIBIT "A"

Being a tract of land out of the J.O. Thompson Survey, Abstract No. 836, situated in Johnson County, Texas, said tract being a portion of Lot 25, Block 2, Twin Creeks Addition, an addition to Johnson County, Texas, according to the plat recorded in Volume 1, Page 115, Plat Records, Johnson County, Texas, as conveyed unto Billy Meyers, a married person by deed recorded in Instrument No. 30625, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bound as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the common corner of Lot 20 and Lot 21, said Twin Creeks Addition, said corner being in the South line of Twin Creeks Drive (a 60 foot right-of-way);

THENCE South 13 degrees 51 minutes 41 seconds West, along the common line of said Lot 20 and Lot 21, a distance of 251.91 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 20, and the Southwest corner of said Lot 21, said corner being the Northwest corner of Lot 24, said Twin Creeks Addition, said corner being the **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 00 degrees 58 minutes 09 seconds West, along the West line of said Lot 24, a distance of 253.27 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 24, said corner being in the North line of County Road 805B (a public right-of-way);

THENCE North 89 degrees 05 minutes 38 seconds West, along the North line of the aforementioned County Road 805B, a distance of 205.52 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land as conveyed unto Eric Ogea and Karen Ogea, husband and wife by deed recorded in Instrument No. 201100019664, Official Public Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears South 53 degrees 27 minutes 56 seconds East, a distance of 2.44 feet for witness;

THENCE North 01 degree 25 minutes 00 seconds East, along the East line of said Ogea tract a distance of 148.99 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of said Ogea tract;

THENCE North 89 degrees 05 minutes 38 seconds West, along the North line of said Ogea tract a distance of 102.37 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being in the East line of Lot 26, said Twin Creeks Addition;

THENCE North 04 degrees 42 minutes 19 seconds East, along the East line of said Lot 26, a distance of 105.13 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 20;

THENCE South 88 degrees 56 minutes 06 seconds East, along the South line of said Lot 20, a distance of 307.21 feet to the **POINT OF BEGINNING** and containing 62,674 square feet or 1.439 acres of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 2022 - 31729

eRecording - Real Property

Warranty Deed

Recorded On: September 07, 2022 01:43 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2022 - 31729
Receipt Number: 20220907000091
Recorded Date/Time: September 07, 2022 01:43 PM
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