

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT PLANNING COMMISSION

5:30 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma
AGENDA**

March 1, 2022

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Meeting Minutes of February 1, 2022

2. Consider Items Removed from Consent

3. Information Items

- a. Community Development Updates

4. Administration

- a. Discussion, Consideration and Possible Action on Investigation and Report regarding the relocation of the Dixon Durant Statue
- b. Discussion, Consideration and Possible Action on Investigation and Report on the location and design of the Unity Monument.

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2022-04, a Planned Unit Development (PUD) for property located near South 9th Avenue and Highway 70

6. New Business

ADJOURNMENT

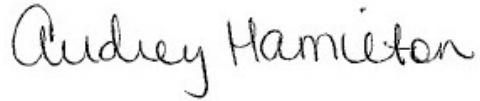
CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 25th day of February, 2022.

Audrey Hamilton

Audrey Hamilton, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 19th day of Durant, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 28th day of January, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
February 1, 2022 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Planning Commission Chair Kevin Keener called the meeting to order at 5:35 p.m.

INVOCATION/FLAG SALUTE

Commission Member Jackson provided the invocation. Commission Member Horner led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Kevin Keener
Planning Commission Vice Chairman Drew Jackson
Planning Commissioner Clent Horner
Planning Commissioner Whitney Kerr

Absent:

Planning Commissioner Shane Knight

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of January 4, 2022

Motion was made by Commission Member Horner and seconded by Commission Member Jackson to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

- a. Community Development Updates

Danielle O'Neal provided some updates to the Planning Commission.

4. Administration

- a. Discussion, Consideration and Possible Action on Amending Sections 157.006 (Definitions) and 157.031 (Uses Permitted in Districts) of the Code of Ordinances of the City of Durant, Oklahoma

Danielle O'Neal reviewed with the Planning Commission members a request to amend Sections 157.006 (Definitions) and 157.031 (Uses Permitted in Districts) of the Code of Ordinances of the City of Durant, Oklahoma. Staff recognized that there were some definitions that were not included within our ordinances as well as where those type of land uses would be allowed within City Limits. The definitions that were researched were commercial feedlot, motor freight terminal and stockyard. Therefore, staff completed some research on this and was able to put together some definitions as well as adding commercial feedlot and stockyard to the uses permitted table.

Chairman Keener called for no action to be taken on the item.

- b. Discussion, Consideration and Possible Action on Amending Sections 155.02 (Definitions) and 155.05 (Use Restriction) of the Code of Ordinances of the City of Durant, Oklahoma

Danielle O'Neal reviewed with the Planning Commission members a request to amend Sections 155.02 (Definitions) and 155.05 (Use Restrictions) of the Code of Ordinances of the City of Durant, Oklahoma. Staff was made aware of an Advisory Circular Report that put out by the FAA (Federal Aviation Administration) while looking into the feedlot and stockyard definitions. The report explained that these types of uses attract flocking type birds, which can cause bird strike accidents with the aircraft. After reading the report and talking with the airport consultant staff has prepared a draft of some slight changes to the definition and use restriction section of the ordinance. As a note, there is a long range plan being worked on for the airport, which is expected to be completed around August/September of 2022. So there may be additional changes that will come at that point in time.

Chairman Keener called for no action to be taken on the item.

5. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Horner and seconded by Commission Member Jackson to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 03/01/2022
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Community Development Updates

Updates from Community Development as of February, 2022

Staff wanted to provide a couple of updates from the last meeting since I will not be able to make this particular Planning Commission meeting.

As mentioned last month, staff prepared a recommendation regarding a firm for the Land Use Ordinance revisions. At the February meeting, City Council approved moving forward with Crafton Tull and enter into a professional services agreement for revisions to Title XV (Land Use Ordinances). The contract has been signed and we will be moving forward. The first step will include Crafton Tull going through all of the current land use ordinances and understanding our processes. This project is expected to take 18 months.

Staff is remains working on the questions that were raised at the last meeting regarding feedlots, stockyards and motor freight terminals. Staff made contact with a representative with the Oklahoma office of the US Department of Agriculture and hoping to gain some further knowledge from them. Staff also further discussed the feedlot question with the airport consultants to further understand their biggest concerns. Staff is also working to identify the areas where feedlots and stockyards currently exist within City Limits.

As always, should there be any questions or concerns, please feel free to reach out to me.



THE CITY OF DURANT

Office of Community Development

Date: 03/01/2022
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Discussion, Consideration and Possible Action on Investigation and Report regarding the relocation of the Dixon Durant Statue

Request: Discussion, Consideration and Possible Action on Investigation and Report regarding the relocation of the Dixon Durant Statue.

Background: The Keep Durant Beautiful Committee has been working on various projects to help continue to improve the look of Durant. One of the projects that they would like to complete involves the movement of the Dixon Durant statue. The statue is currently located on the East side of Market Square near 1st Avenue; however, the committee would like to have the statue moved to the Southeast corner of City Hall (near 3rd & Evergreen). The committee felt the placement of Dixon Durant at City Hall is a better placement and could gain more attention for the founder of Durant.

Analysis: According the State Statutes and City Ordinances, the Planning Commission is required to investigate and report on the location, construction or design of any statue or memorial. Therefore, this item is coming before you for investigation and report. This item will have to be heard by the City Council as well.

State Statute:

§11-45-104. Public improvements and plats of land - Planning commission review - Subdivision regulations - Rural land not served by municipal water and sewer facilities.

A. Before final action may be taken by any municipality or department thereof on the location, construction, or design of any public building, statue, memorial, park, parkway, boulevard, street, alley, playground, public ground, or bridge, or the change in the location or grade of any street or alley, the question shall be submitted to the planning commission for investigation and report. Counties and school districts may be exempted from the payment of a fee to obtain any license or permit required by a zoning, building, or similar ordinance of a municipality.

City Code of Ordinances:

§ 157.08 INVESTIGATORY POWERS; SUBDIVISION OF LAND.

(A) The Planning Commission may consider and investigate any subject matter tending to the development and betterment of the city and make recommendations as it may deem advisable concerning the adoption thereof to any department of the municipal government and for any purpose make, or cause to be made, surveys, maps, or plans. Before final action shall be taken by the City Council, or any department of the city government, on the location and designs of any public building, statue, memorial, park, parkway, boulevard, street and alley, playgrounds, public grounds, bridge, or the change in location of any street or alley, or the grade thereof, such question shall be submitted to the Planning Commission for investigation and report.

(Prior Code, § 158.008) (Ord. 1544, passed 3-13-2007)

Staff Recommendation: Staff recommends the relocation of the Dixon Durant Statue to City Hall.

Required Action: Hear the item, investigate and report on the relocation of the Dixon Durant Statue to City Hall.



THE CITY OF DURANT

Office of Community Development

Date: 03/01/2022
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Discussion, Consideration and Possible Action on Investigation and Report on the Location and Design of the Unity Monument

Request: Discussion, Consideration and Possible Action on Investigation and Report on the Location and Design of the Unity Monument.

Background: Staff recently learned that according to OS Title 11 Section 45-104, "Before final action may be taken by any municipality or department thereof on the location, construction, or design of any public building, statue, memorial, park, parkway, boulevard, street, alley, playground, public ground, or bridge, or the change in the location or grade of any street or alley, the question shall be submitted to the planning commission for investigation and report". There is no statutory requirement for Planning Commission approval, only an investigation and report. This vision was initiated by Mayor Grube several years ago. Her vision was to create something to represent the unity between the Choctaw Nation of Oklahoma and the City of Durant. In early 2020, the City Council approved the application for ODOT permission and was permitted by ODOT to use the ODOT right of way just west of the Carl Albert swimming pool for the project. The design was developed by Janie Umsted and has received an endorsement from Chief Batton. The monument will be approximately 35 feet high and have a diameter of approximately 35 feet. The structural engineering has been completed. The Durant Tourism Economic Development Authority supports the project.

Analysis: According the State Statutes and City Ordinances, the Planning Commission is required to investigate and report on the location, construction or design of any statue or memorial. Therefore, this item is coming before you for investigation and report. This item will have to be heard by the City Council as well.

State Statute:

§11-45-104. Public improvements and plats of land - Planning commission review - Subdivision regulations - Rural land not served by municipal water and sewer facilities.

A. Before final action may be taken by any municipality or department thereof on the location, construction, or design of any public building, statue, memorial, park, parkway, boulevard, street, alley, playground, public ground, or bridge, or the change in the location or grade of any street or alley, the question shall be submitted to the planning commission for investigation and report. Counties and school districts may be exempted from the payment of a fee to obtain any license or permit required by a zoning, building, or similar ordinance of a municipality.

City Code of Ordinances:

§ 157.08 INVESTIGATORY POWERS; SUBDIVISION OF LAND.

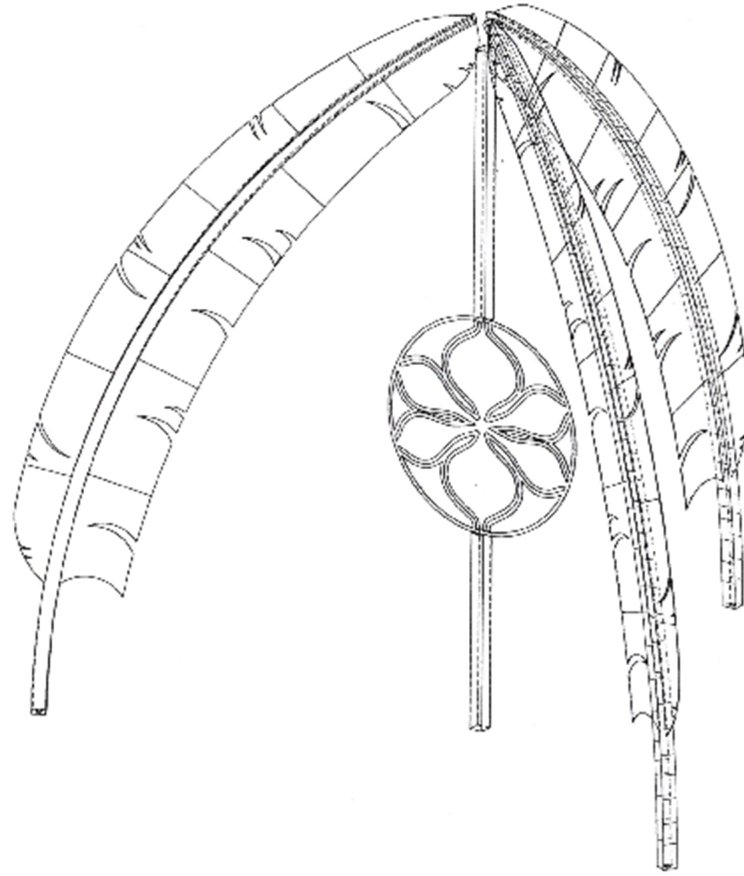
(A) The Planning Commission may consider and investigate any subject matter tending to the development and betterment of the city and make recommendations as it may deem advisable concerning the adoption thereof to any department of the municipal government and for any purpose make, or cause to be made, surveys, maps, or plans. Before final action shall be taken by the City Council, or any department of the city government, on the location and designs of any public building, statue, memorial, park, parkway, boulevard, street and alley, playgrounds, public grounds, bridge, or the change in location of any street or alley, or the grade thereof, such question shall be submitted to the Planning Commission for investigation and report.

(Prior Code, § 158.008) (Ord. 1544, passed 3-13-2007)

Staff Recommendation: Staff recommends the location and design of the Unity Monument.

Required Action: Hear the item investigate and report on the location and design of the Unity Monument.





ISO CONCEPT WITH POST

Approximately:
35 feet tall
35 feet diameter



THE CITY OF DURANT

Office of Community Development

Date: 03/01/2022
To: Planning Commission
Case: PC 2022-04
From: Danielle O'Neal, Community Development Director
Re: Planned Unit Development Request for property located near the intersection of South 9th Avenue and Highway 70

Request: Consider a request from Choctaw Nation of Oklahoma, for a Planned Unit Development for property located near the intersection of South 9th Avenue and Highway 70.

Current Zoning: I-2, Medium Industrial / C-2 Highway Commercial and Commercial Highway

Surrounding Properties:

Direction	Zoning	Use
North	I-2	Highway
West	I-2	Industrial / Commercial Uses
South	A-1 / C-2	Vacant / Commercial
East	A-1	Vacant

Applicant: Choctaw Nation of Oklahoma

Background: The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed use type development that will include commercial and residential uses. The applicant would like to develop this property where commercial would be along South 9th Avenue and to the West of the commercial development would be a multi-family residential development. This development would be completed in phases as indicated on the PUD plans.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this request.

The plat and design have been provided to ODOT because the PUD entrance is relatively close to the HWY 70 E on/off ramp. No ODOT comment has been received at this time.

Analysis: The aforementioned property is approximately 100 acres and currently has a couple buildings on the property. The Planned Unit Development area is approximately 80 acres. The surrounding area is made up of a mix of Commercial, Agriculture and Industrial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development.

The development has approximately 7 acres that will be used for commercial uses and the remaining will be multi-family housing. The plans indicate a maximum density of 20 units per acre with a maximum height of 3 stories. This development will meet the required setbacks, parking as well as having sidewalks and street lights as required within ordinance. The applicant is having discussions with the Streets Department with regards of placing a traffic light for the development. Staff has reached out to the Oklahoma Department of Transportation regarding the placement of this light and to ensure they do not have any issues.

Staff members reviewed and signed off on this project with the following provisions being requested. The fire marshal has a requirement of fire hydrants for the residential piece to be 400 feet apart unless the buildings have a fire suppression system, then they can be 600 feet apart. For the residential piece fire hydrants need to be 200 feet apart. The fire marshal is also requesting that a second entrance be completed that can be used as an emergency entrance until the full project is complete. The Maintenance & Operations supervisor states the sewer will be a private line that connects to the applicant's lift station and the water will have a master meter at the drive and private within the complex. There is a city water line that runs along South 9th. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Stormwater Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained.

The current Future Land Use Map has this area as commercial land uses; therefore, this PUD request partially is in line with the Future Land Use Map.

Staff Recommendation: Staff's primary concerns are largely that the request is only partially in line with the Future Land Use Map as well as ensuring the placement of the traffic light will not cause any additional traffic issues. Staff does recommend that the above requests be considered in this request.

Required Action: Hold a public hearing to recommend approval or denial of the Planned Unit Development request for the property located near the intersection of South 9th and Highway 70. Any specific conditions imposed by the Commission should be read into any approval motion.

PLANNED UNIT DEV. APPLICATION

Petition # PC2022-04
 Fee \$ 300
 Expedited Fee \$

APPLICANT INFORMATION

Name: Jonathan Kerby	Email: jonathan.kerby@kimley-horn.com	Phone #1 972-770-1370
Mailing Address: 13455 Noel Road, Two Galleria Tower, Suite 700		Phone #2
City: Dallas	State: Texas	Zip: 75240
Applicant's Interest in Property: Rezoning of the property to a PUD to support multifamily and commercial uses including general retail and restaurant.		

☒ Please use attached addendum if there is more than one applicant.

Physical Address of Proposed Conditional Use: Southwest corner of S 9th Avenue and Highway 70		Name of Project: Choctaw Durant Mixed Use	
☐ Platted ☒ Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted) Second Tract, Choctaw Nation of Oklahoma, Book 1398, Pg. 33			

Existing Zoning:	Proposed Conditional Use: Multifamily, commercial (retail/restaurant)		
Present Use: Ag	Parking Spaces Required: See Concept Plan provided	Parking Spaces Provided: See Concept Plan provided	
Parcel Width: Variable, see survey	Parcel Length: Variable, see survey	Acres: 57.87	Street/Road Frontage: 9th: 1,010 LF; Hwy 70: 3,209 LF
☒ City Water (If City Water will be extended or improvements will be made, please explain:)			
☒ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
☒ Private Water ☐ Private Sewer			
Explain in your own words why your property should be rezoned. The rezoning of this property to allow for multifamily and commercial uses will support the people of Choctaw Nation and the City of Durant by allowing them to have highly amenitized housing in close proximity to where they work along with commercial and restaurant uses for the residents and others to enjoy.			

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Executive Officer - Choctaw Nation Date: 1/4/22

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received		Property Posting Verified	Comprehensive Plan Recommendations
Date Initial	Date Initial	Date Initial	
Staff Recommendation ___ Approve ___ Deny	PC Recommendation ___ Approve ___ Deny	City Council Action ___ Approve ___ Deny	Ordinance #

**WARRANTY DEED
(INDIVIDUAL)**



KNOW ALL MEN BY THESE PRESENTS:

That, **JAMES R. WELLS, JR. a/k/a JAMES RANDELL WELLS, JR.**, a single person, party of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **CHOCTAW NATION OF OKLAHOMA, PO Box 1210 Durant, OK 74702**, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

See Attached Exhibit "A"

LESS AND EXCEPT all oil, gas, and other minerals outstanding of record
and LESS AND EXCEPT all other oil, gas, and other minerals which are
hereby specifically reserved unto Grantors.

R. S. \$8,873.25

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 8873.25

together with all the improvements thereon and the appurtenances thereunto belonging,
and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto party of the second part,
its heirs and assigns, forever, free, clear and discharged of and from all former grants,
charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever
nature.

SIGNED AND SEALED this the 2nd day of October, 2015.

JAMES R. WELLS, JR. a/k/a
JAMES RANDELL WELLS, JR.

STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 2nd day of October, 2015, personally appeared JAMES R. WELLS, JR. a/k/a JAMES RANDELL WELLS, JR., a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.

My Commission Expires: 4/2/18

NOTARY PUBLIC

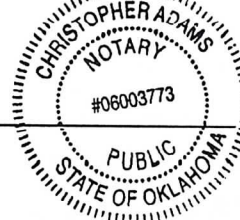


Exhibit "A"

A TRACT OF LAND IN THE N/2 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A TRUE BASE BEARING BEING S 00°06'32" E, ALONG THE WEST LINE OF THE NE/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 7, THENCE S 00°06'32" E, ALONG THE WEST LINE OF THE NE/4 OF SAID SECTION 7, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK FOR THE TRUE POINT OF BEGINNING; THENCE N 89°43'55" E, ALONG THE SOUTH RIGHT OF WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF 366.46 FEET; THENCE WITH A CURVE, ALONG THE SOUTH RIGHT OF WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, TURNING TO THE RIGHT WITH AN ARC LENGTH OF 250.93 FEET, WITH A RADIUS OF 469.74 FEET, WITH A CHORD BEARING OF S 74°57'59" E, WITH A CHORD LENGTH OF 247.96 FEET; THENCE S 55°22'21" E, CONTINUING ALONG THE SOUTH RIGHT OF WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF 62.74 FEET; THENCE S 55°24'38" E, CONTINUING ALONG THE SOUTH RIGHT OF WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF 368.01 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1179, PAGE 932-933 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK; THENCE S 28°23'12" W, ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1179, PAGE 932-933 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF 122.60 FEET; THENCE S 29°06'11" W, ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1175, PAGE 1063-1064 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK A DISTANCE OF 28.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 70 BYPASS; THENCE WITH A CURVE, ALONG THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 70 BYPASS, TURNING TO THE LEFT WITH AN ARC LENGTH OF 292.88 FEET, WITH A RADIUS OF 375.00 FEET, WITH A CHORD BEARING OF S 78°21'31" W, WITH A CHORD LENGTH OF 285.49 FEET; THENCE S 55°59'03" W, ALONG THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 70 NO. BYPASS, A DISTANCE OF 537.01 FEET; THENCE S 73°05'25" W, ALONG THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 70 NO. BYPASS, A DISTANCE OF 239.59 FEET; THENCE S 74°48'35" W, ALONG THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 70 NO. BYPASS, A DISTANCE OF 275.14 FEET; THENCE N 88°01'24" W, ALONG THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 70 NO. BYPASS, A DISTANCE OF 758.03 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1142, PAGE 799-802 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK; THENCE N 00°01'05" E, ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1142, PAGE 799-802 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF 908.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK; THENCE N 89°43'11" E, ALONG THE SOUTH RIGHT OF WAY OF BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF 1088.61 FEET BACK TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A TRUE BASE BEARING BEING N 89°49'21" E, ALONG THE SOUTH LINE OF THE N/2 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE N/2 OF SAID SECTION 7;
THENCE N 89°49'21" E, ALONG THE SOUTH LINE OF THE N/2 OF SAID SECTION 7, A
DISTANCE OF 2324.47 FEET; THENCE S 50°49'13" E, A DISTANCE OF 153.25 FEET TO A
POINT ON THE WEST RIGHT-OF-WAY OF BUSINESS HIGHWAY NO. 69; THENCE N
39°09'13" E, ALONG THE WEST RIGHT OF WAY OF BUSINESS HIGHWAY NO 69, A
DISTANCE OF 21.88 FEET; THENCE N 37°32'56" E, ALONG THE WEST RIGHT OF WAY
OF BUSINESS HIGHWAY NO 69, A DISTANCE OF 394.47 FEET; THENCE N 39°33'16" E,
ALONG THE WEST RIGHT OF WAY OF BUSINESS HIGHWAY NO 69, A DISTANCE OF
294.24 FEET; THENCE N 35°16'59" E, ALONG THE WEST RIGHT OF WAY OF BUSINESS
HIGHWAY NO 69, A DISTANCE OF 300.00 FEET; THENCE N 03°01'01" W, ALONG THE
SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO 70 BYPASS, A DISTANCE OF 35.30
FEET; THENCE N 54°43'01" W, ALONG THE SOUTH RIGHT OF WAY OF U.S.
HIGHWAY NO. 70 BYPASS, A DISTANCE OF 495.09 FEET; THENCE N 69°20'13" W,
ALONG THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 70 BYPASS, A DISTANCE
OF 618.85 FEET; THENCE N 80°57'11" W, ALONG THE SOUTH RIGHT OF WAY OF U.S.
HIGHWAY NO. 70 BYPASS, A DISTANCE OF 274.85 FEET; THENCE N 88°12'06" W,
ALONG THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 70 BYPASS, A DISTANCE
OF 712.73 FEET; THENCE N 83°52'36" W, ALONG THE SOUTH RIGHT OF WAY OF U.S.
HIGHWAY NO. 70 BYPASS, A DISTANCE OF 716.22 FEET; THENCE N 72°55'37" W,
ALONG THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 70 BYPASS, A DISTANCE
OF 391.20 FEET TO A POINT ON THE WEST LINE OF THE N/2 OF SAID SECTION 7;
THENCE S 00°07'15" W, ALONG THE WEST LINE OF THE N/2 OF SAID SECTION 7, A
DISTANCE OF 1508.30 FEET BACK TO THE POINT OF BEGINNING.

AND

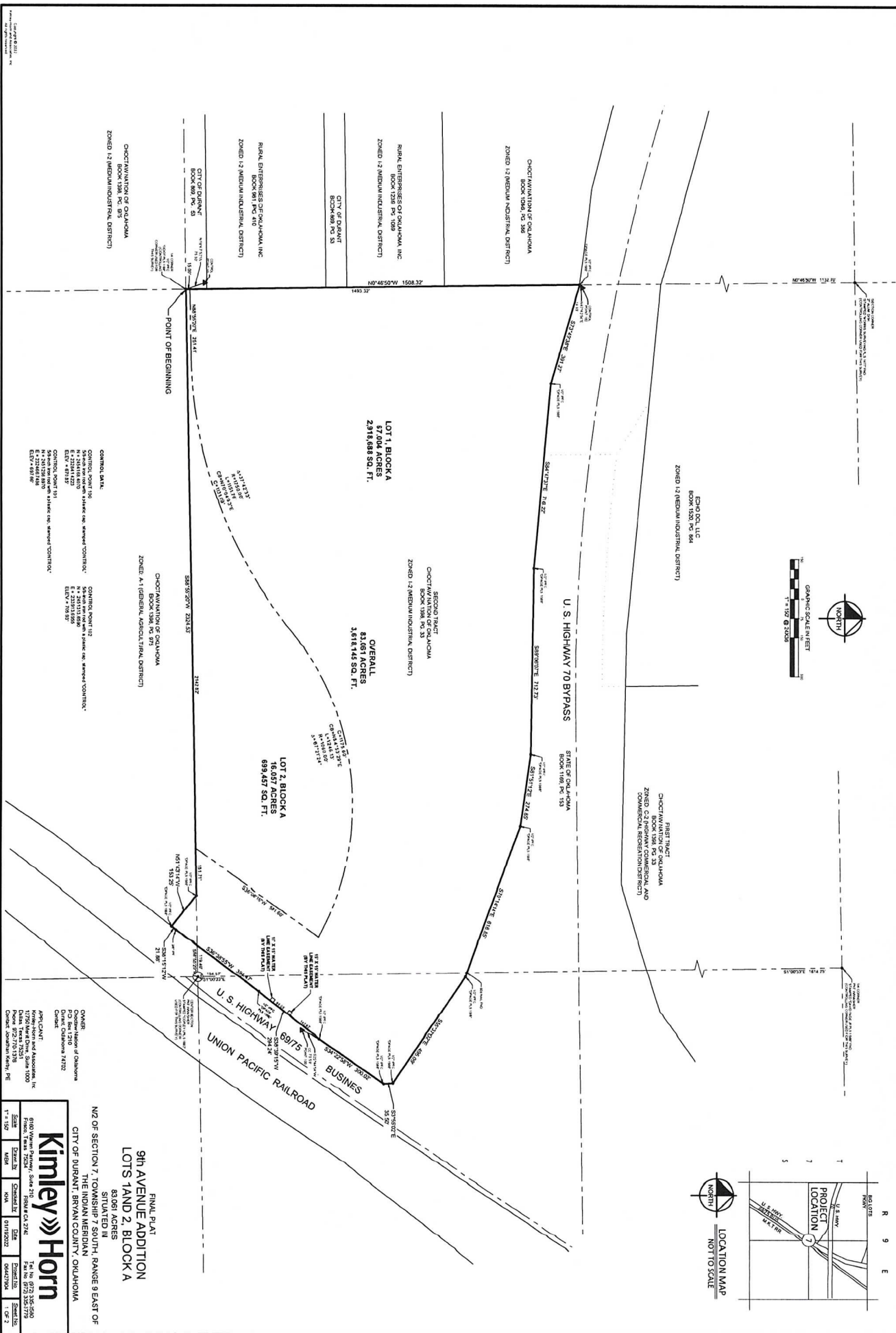
A TRACT OF LAND IN THE N/2 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST
OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A TRUE BASE
BEARING BEING N 89°43'54" E , ALONG THE NORTH LINE OF THE NE/4 OF SECTION
7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 7;
THENCE N 89°43'54" E, ALONG THE NORTH LINE OF THE NE/4 OF SAID SECTION 7, A
DISTANCE OF 702.64 FEET; THENCE S 00°16'06" E, A DISTANCE OF 115.71 FEET TO A
POINT ON THE NORTH RIGHT-OF- WAY OF OLD BIG LOTS DRIVE AS DESCRIBED IN
BOOK 1064, PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, FOR THE
TRUE POINT OF BEGINNING; THENCE WITH A CURVE, ALONG THE SOUTH LINE OF
A TRACT OF LAND DESCRIBED IN BOOK 1169, PAGE 155-157 AS FILED IN THE
OFFICE OF THE BRYAN COUNTY CLERK, TURNING TO THE RIGHT WITH AN ARC
LENGTH OF 355.62 FEET, WITH A RADIUS OF 688.94 FEET, WITH A CHORD BEARING
OF S 72°13'03" E, WITH A CHORD LENGTH OF 351.69 FEET; THENCE S 57°35'14" E,
CONTINUING ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK
1169, PAGE 155-157 AS FILED IN THE OFFICE OF THE BRYAN COUNTY CLERK, A
DISTANCE OF 11.74 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND AS
DESCRIBED IN BOOK 1179, PAGE 932-933 IN THE OFFICE OF THE BRYAN COUNTY
CLERK; THENCE S 28°23'08" W, ALONG THE WEST LINE OF A TRACT OF LAND AS
DESCRIBED IN BOOK 1179, PAGE 932-933 IN THE OFFICE OF THE BRYAN COUNTY
CLERK, A DISTANCE OF 102.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY
OF OLD BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064, PAGE 156-157 IN THE
OFFICE OF THE BRYAN COUNTY CLERK; THENCE N 55°24'38" W, ALONG THE
NORTH RIGHT-OF-WAY OF OLD BIG LOTS DRIVE AS DESCRIBED IN BOOK 1064,
PAGE 156-157 IN THE OFFICE OF THE BRYAN COUNTY CLERK, A DISTANCE OF
359.50 FEET BACK TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE N/2 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST
OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A TRUE BASE
BEARING BEING N 89°43'54" E , ALONG THE NORTH LINE OF THE NE/4 OF SECTION
7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 7;
THENCE N 89°43'54" E, ALONG THE NORTH LINE OF THE NE/4 OF SAID SECTION 7, A
DISTANCE OF 974.71 FEET FOR THE TRUE POINT OF BEGINNING; THENCE N
89°43'54" E, CONTINUING ALONG THE NORTH LINE OF THE NE/4 OF SAID SECTION
7, A DISTANCE OF 198.43 FEET TO A POINT ON THE WEST LINE OF A TRACT OF
LAND AS DESCRIBED IN BOOK 836, PAGE 858 IN THE OFFICE OF THE BRYAN
COUNTY CLERK, THENCE S 28°23'09" W, ALONG THE WEST LINE OF A TRACT OF
LAND DESCRIBED IN BOOK 836, PAGE 858 AS FILED IN THE OFFICE OF THE BRYAN
COUNTY CLERK, A DISTANCE OF 107.89 FEET TO A POINT ON THE NORTH LINE OF
A TRACT OF LAND AS DESCRIBED IN BOOK 1169, PAGE 155-157 IN THE OFFICE OF
THE BRYAN COUNTY CLERK; THENCE N 57°25'47" W, ALONG THE NORTH LINE OF
A TRACT OF LAND AS DESCRIBED IN BOOK 1169, PAGE 155-157 IN THE OFFICE OF
THE BRYAN COUNTY CLERK, A DISTANCE OF 174.59 FEET BACK TO THE POINT OF
BEGINNING.

LESS AND EXCEPT all oil, gas, and other minerals outstanding of record and LESS
AND EXCEPT all other oil, gas, and other minerals which are hereby specifically
reserved unto Grantors.



Kimley»Horn

9th AVENUE ADDITION
LOTS 1 AND 2, BLOCK A
83,061 ACRES
SITUATED IN
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

OWNER: **City of Durant**
1720 Main Street, Suite 1000
Durant, Oklahoma 74702
Contact: **Kimley-Horn, Inc.**
Phone: 927-770379

DATE: **11/20/2023**
PROJECT: **9th Avenue Addition**
SHEET: **1 OF 2**

KNOW ALL MEN BY THESE PRESENTS,

described by metrics and bounds as follows

North 00°45'50" West, 132.70 feet.

Each segment has a distance of

South 55°37'02" East, a distance of

PLUS 1500" Round for corner.

THENCE South 38°15'12" West, continuing

Printed on recycled, 50% and 100% post consumer waste.

By _____

Notary Public in and for the State of _____

Thattil, Michael B. Marx, a Rey

Witness my hand and seal, this

COUNTY OF COLLIN 4

The records of said County show

By Modern Abstract & Title

COPIES OF _____

Student Profile and for the Course

I, _____, do hereby certify

In witness whereof, said County Treasurer

County, Oklahoma has been approved at

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

XXXXXXXXXX Cry Date

All rights reserved



SITE DATA TABLE				
	TRACT 1	TRACT 2	TRACT 3	TRACT 4
	Multi-Family	Multi-Family	Multi-Family	Retail/Commercial/Restaurant
ACREAGE	16.21	12.06	18.23	6.94
MAX DENSITY (units/acre)	20	20	N/A	N/A
BUILDING HEIGHT	3-story	3-story	3-story	2-story
REQUIRED PARKING	2 space/unit	2 space/unit	2 space/unit	1 space/250 GSF Building Area

SCALE: 1" = 100'-0"

0' 100' 200' 300'

NORTH

TRACT #	DATE	DESIGNED BY	CHECKED BY	DATE
1	12/05/20	12/05/20	12/05/20	12/05/20
2				
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100				

CHOCTAW DURANT
MIXED-USE

O'BRIEN
1802 DEMOCRACY DRIVE
SUITE 200B
PLANO, TX 75024

Kimley»Horn
702 EAST DAVIS STREET
SUITE 100
MCKINNEY, TX 75069 | 469.301.2599



SITE DATA TABLE				
	PHASE 1	PHASE 2	PHASE 3	PHASE 4
ACREAGE	Multi-Family	Multi-Family	Multi-Family	Retail/Commercial/Restaurant
	16.21	12.06	18.23	6.94
MAX DENSITY (units/acre)	20	20	20	N/A
BUILDING HEIGHT	3-story	3-story	3-story	2-story
REQUIRED PARKING	2 spaces/unit	2 spaces/unit	2 spaces/unit	1 space/250 GSF Building Area

a. PHASE 1: A COMPOUND OF 14 BUILDINGS, 140,000 SQ. FT. WITH 140,000 SQ. FT. OF RETAIL AND RESTAURANT SPACE.
 b. THE RETAIL COMPONENT OF THIS PHASE WILL MEET AND COMPLY WITH THE BACKS AND REQUIREMENTS OF THE COMMERCIAL ZONING REGULATION.
 c. STREET LIGHTS SHALL BE PROVIDED AND COMPLY WITH THE CITY OF DURANT CODE OF ORDINANCES.

SCALE: 1" = 100'-0"

0' 100' 200' 300'

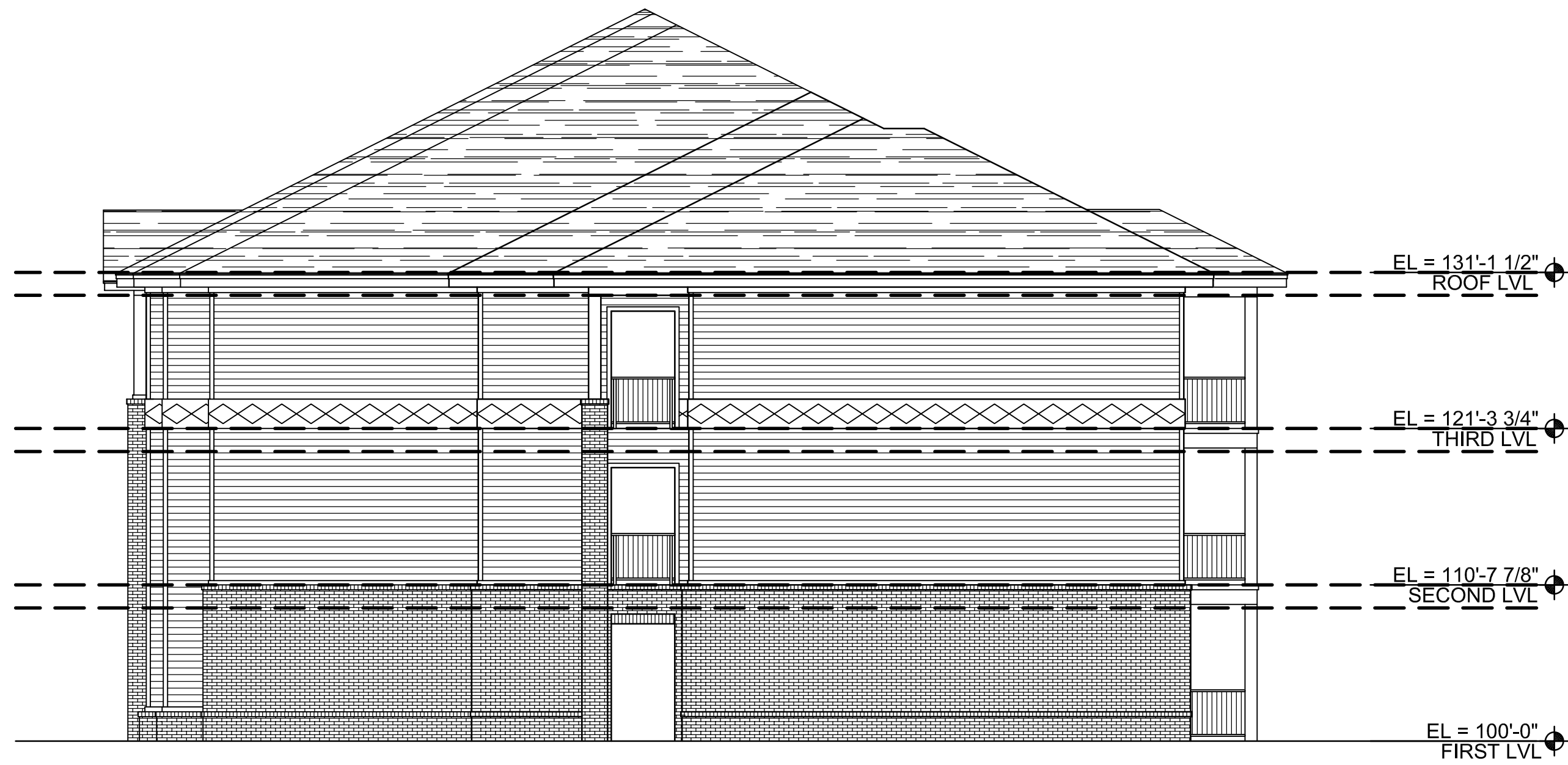
NORTH

PROJECT #	2016-001
DATE	06/20/2016
DESIGNED BY	CHOCTAW DURANT
CHECKED BY	CHOCTAW DURANT
SHEET TITLE	SITE MASTER PLAN
SHEET NUMBER	L1.00

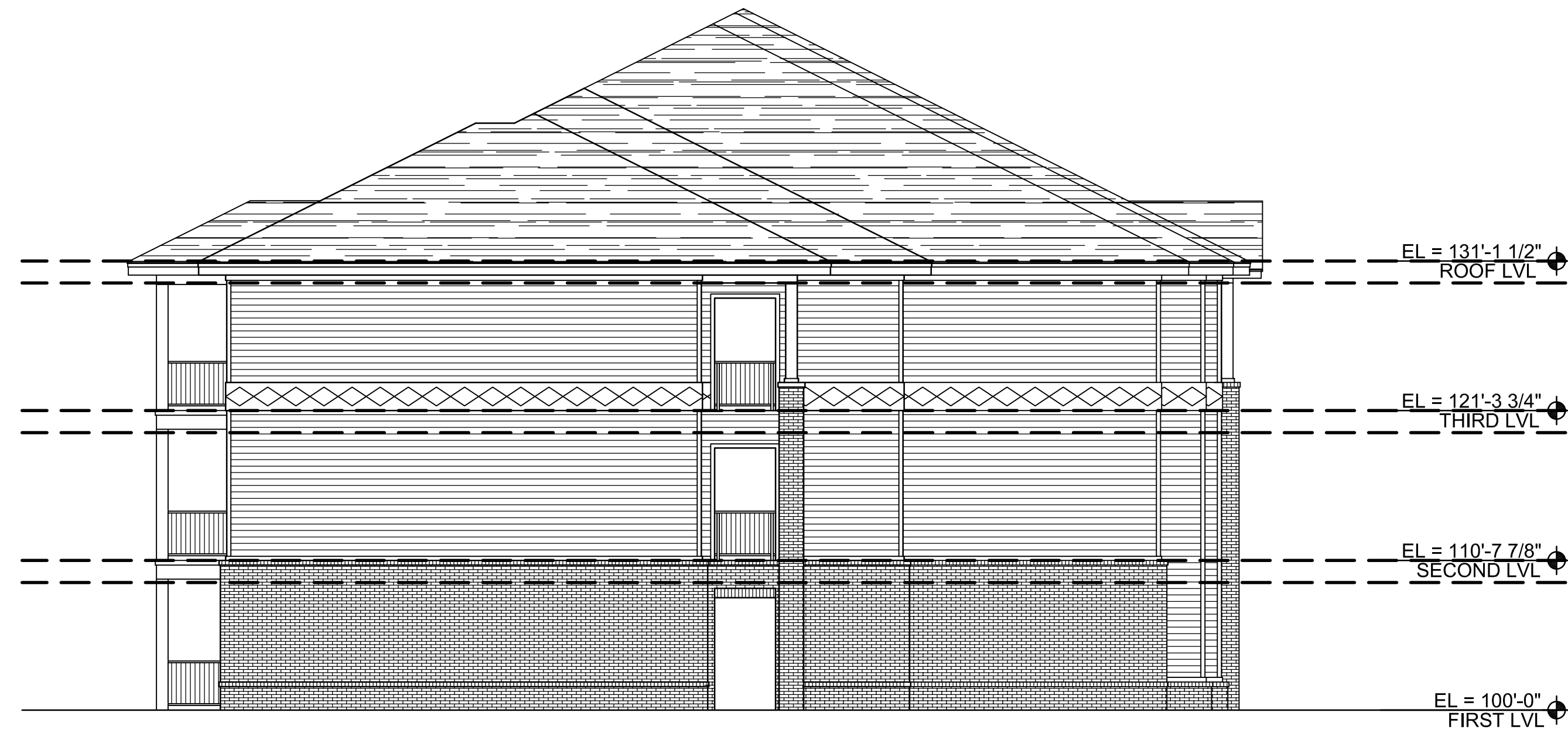
**CHOCTAW DURANT
MIXED-USE**

O'BRIEN
5000 DEMOCRACY DRIVE
SUITE 200B
PLANO, TX 75024

Kimley»Horn
300 EAST DAVIS STREET
SUITE 100
MCKINNEY, TX 75069 | 469.301.2599



4 APARTMENT - END ELEVATION
SCALE: 1/8" = 1'-0"



3 APARTMENT - END ELEVATION
SCALE: 1/8" = 1'-0"



2 APARTMENT - PARKING LOT ELEVATION
SCALE: 1/8" = 1'-0"



1 APARTMENT - COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

O'BRIEN

O'BRIEN ARCHITECTS
1722 ROUTH STREET
SUITE 122
DALLAS, TX 75201
(972) 788-1010
WWW.OBRIENARCH.COM

OWNER
CHOCTAW NATION

STRUCTURAL
ENGINEER
UNITED STRUCTURAL

MEP ENGINEER
PHA CONSULTING
ENGINEERS

CIVIL + LANDSCAPE
KIMLEY-HORN

ISSUE LOG

DATE	DESCRIPTION	DELTA

REVISION LOG

DATE	DESCRIPTION	DELTA

PROJECT NO.:

ISSUE DATE:

ISSUE NAME:

PRELIMINARY-
NOT FOR
CONSTRUCTION

CHRISTOPHER SEAN O'BRIEN
ARCHITECT
REGISTRATION NO. 24878

SHEET NO.

A5.101

APARTMENT
EXTERIOR
ELEVATIONS

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SITE DATA TABLE				
	PHASE 1 Multi-Family	PHASE 2 Multi-Family	PHASE 3 Multi-Family	PHASE 1 Retail/Commercial/Restaurant
ACREAGE	16.21	12.06	18.23	6.94
MAX DENSITY (units/acre)	20	20	20	N/A
BUILDING HEIGHT	3-story	3-story	3-story	2-story
REQUIRED PARKING	2 spaces/unit	2 spaces/unit	2 spaces/unit	1 space/250 GSF Building Area

- a. THE RESIDENTIAL COMPONENT OF THIS PLAN WILL MEET AND COMPLY WITH SETBACKS AND REQUIREMENTS OF THE R3 ZONING DESIGNATION.
- b. THE RETAIL COMPONENT OF THIS PLAN WILL MEET AND COMPLY WITH SETBACKS AND REQUIREMENTS OF THE COMMERCIAL ZONING DESIGNATION.
- c. STREET LIGHTS SHALL BE PROVIDED AND COMPLY WITH THE CITY OF DURANT CODE OF ORDINANCES.

[illegible]

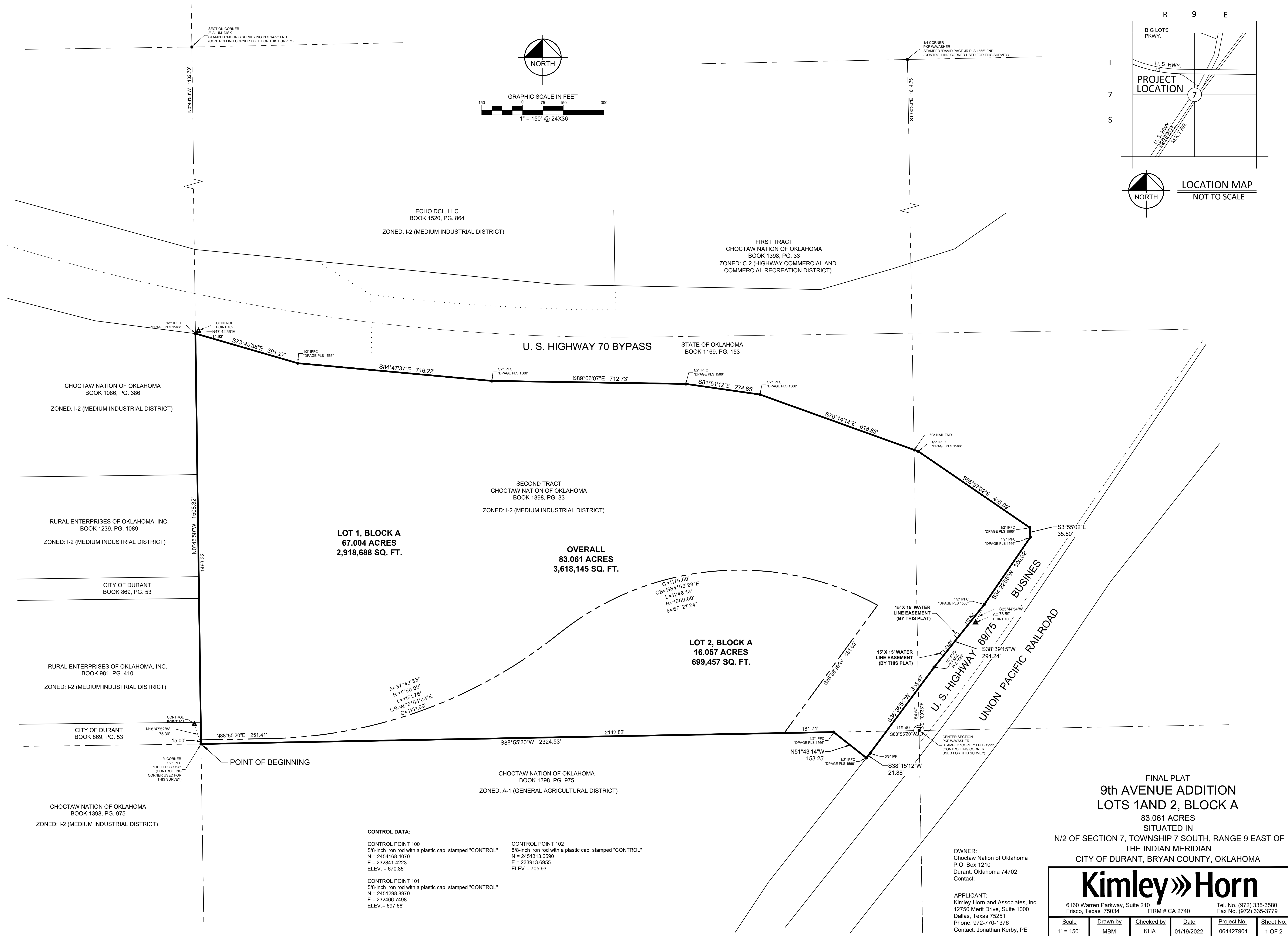
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Review of and approval of this document by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any other purpose or client.



SITE DATA TABLE				
	PHASE 1 Multi-Family	PHASE 2 Multi-Family	PHASE 3 Multi-Family	PHASE 1 Retail/Commercial/Restaurant
ACREAGE	16.21	12.06	18.23	6.94
MAX DENSITY (units/acre)	20	20	20	N/A
BUILDING HEIGHT	3-story	3-story	3-story	2-story
REQUIRED PARKING	2 spaces/unit	2 spaces/unit	2 spaces/unit	1 space/250 GSF Building Area
a. THE RESIDENTIAL COMPONENT OF THIS PLAN WILL MEET AND COMPLY WITH SETBACKS AND REQUIREMENTS OF THE R3 ZONING DESIGNATION. b. THE RETAIL COMPONENT OF THIS PLAN WILL MEET AND COMPLY WITH SETBACKS AND REQUIREMENTS OF THE COMMERCIAL ZONING DESIGNATION. c. STREET LIGHTS SHALL BE PROVIDED AND COMPLY WITH THE CITY OF DURANT CODE OF ORDINANCES.				

NO. REVISIONS	DATE

PROJECT #:	064427905
DATE:	01/03/2022
DESIGNED BY:	PDF
DRAWN BY:	JRK
CHECKED BY:	PDF
SHEET TITLE	



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Choctaw Nation of Oklahoma, is the owner of all of the property contained and included in the Plat of 9th Avenue Addition, an addition to the City of Durant, Bryan County, Oklahoma, being a portion of the North Half (N/2) of Section 7, Township 7 South, Range 9 East of the Indian Meridian, Bryan County, Oklahoma and being more particularly described as follows:

BEING a tract of land situated in Section 7, Township 7 South, Range 9 East of the Indian Meridian, City of Durant, Bryan County, Oklahoma and being all of that second tract of land described in a Warranty Deed to Choctaw Nation of Oklahoma, as recorded in Book 1398, Page 33 in the Office of the Bryan County, Clerk, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with a plastic cap, stamped "ODOT PLS 1198" found for the southwest corner of said second tract, same being the southwest corner of the north half (N/2) of said Section 7, same also being the southeast corner of the north half of Section 12, Township 7 South, Range 8 East of said Indian Meridian;

THENCE North 00°46'50" West, along the west line of said second tract, the west line of said Section 7 and the east line of said Section 12, a distance of 1,508.32 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for the northwest corner of said second tract, same being on the southerly right of way line of U. S. Highway 70 Bypass, a variable width right of way, from said corner, the northwest corner of said Section 7, bears North 00°46'50" West, 1132.70 feet;

THENCE in an easterly direction, along the northerly lines of said second tract and the southerly right of way line of said U. S. Highway 70 Bypass, the following:

South 73°49'38" East, a distance of 391.27 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

South 84°47'37" East, a distance of 716.22 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

South 89°06'07" East, a distance of 712.73 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

South 81°51'12" East, a distance of 274.85 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

South 70°14'14" East, a distance of 618.85 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

South 55°37'02" East, a distance of 495.09 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

South 03°55'02" East, a distance of 35.50 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for the easterly, northeast corner of said second tract, same being the intersection of the southerly right of way line of said U. S. Highway 70 Bypass with the northwesterly line of U. S. Highway 69/75 Business, a variable width right of way;

THENCE South 34°22'58" West, along the southeasterly line of said second tract and the northwesterly right of way line of said U. S. Highway 69/75 Business, a distance of 300.02 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

THENCE South 38°39'15" West, continuing along the southeasterly line of said second tract and the northwesterly right of way line of said U. S. Highway 69/75 Business, a distance of 294.24 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

THENCE South 36°38'55" West, continuing along the southeasterly line of said second tract and the northwesterly right of way line of said U. S. Highway 69/75 Business, a distance of 394.47 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

THENCE South 38°15'12" West, continuing along the southeasterly line of said second tract and the northwesterly right of way line of said U. S. Highway 69/75 Business, a distance of 21.88 feet to a 3/8-inch iron pipe found for the southeast corner of said second tract;

THENCE North 51°43'14" West, departing the northwesterly right of way line of said U. S. Highway 69/75 Business and along the south line of said second tract, a distance of 153.25 feet to a 1/2-inch iron pipe with a plastic cap, stamped "DPAGE PLS 1566" found for corner;

THENCE South 88°55'20" West, continuing along the southerly line of said second tract, a distance of 2,324.53 feet to a point for corner, to the **POINT OF BEGINNING** and containing 83.061 acres (3,618,145 square feet) of land, more or less.

I hereby offer for dedication all streets and easements as shown on this plat of 9th Avenue Addition to the City of Durant, Bryan County, Oklahoma.

GIVEN under my hand, this the _____ day of _____, 202_.

By: Choctaw Nation of Oklahoma

By: _____

Name: _____

Title: _____

STATE OF _____ **\$**

COUNTY OF _____ **\$**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 202_.

Notary Public in and for the State of _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have made a careful survey of the foregoing property designated as the Plat of **9th Avenue** Addition, an addition to the City of Durant, Bryan County, Oklahoma, and that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineer and Land Surveyors.

Witness my hand and seal, this the _____ day of _____, 202_.

Michael B. Marx, P.L.S. 1767

STATE OF TEXAS **\$**

COUNTY OF COLLIN **\$**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 202_.

Notary Public in and for the State of Texas

My commission expires: _____

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of title in and for Bryana County and the State of Oklahoma, certifies that the records of said County show that the title to the land shown on the Plat of **9th Avenue** Addition, an addition to the City of Durant, Bryan, Oklahoma, is vested in Choctaw Nation of Oklahoma, and that on this the ____ day of _____, 202_, there ore no actions pending or judgements of any nature in any court or on file with the clerk of said land or owner thereof, that the taxes are paid for the year ____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mortgages and liens of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed, this the _____ day of _____, 202_.

By: Modern Abstract & Title, LP.

Name, Title

STATE OF _____ **\$**

COUNTY OF _____ **\$**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 202_.

Notary Public in and for the State of _____

My commission expires: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Bryan County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year ____ and prior years on the land shown on the Final Plat of 9th Avenue Addition, an addition to the City of Durant, Bryan County, Oklahoma; that the required statutory security has been deposited in the office of County Treasurer, guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed, this the _____ day of _____, 202_.

XXXXX, County Treasurer

CITY PLANNING COMMISSION APPROVAL

It is acknowledged by the City of Durant Planning Commission that the Plat of **9th Avenue** Addition, an addition to the City of Durant, Bryana County, Oklahoma has been approved at a meeting on the ____ day of _____, 202_.

XXXXXX, Planning Commission Chair

CITY OF DURANT COUNCIL APPROVAL

BE IT HEREBY RESOLVED by the Council of the City of Durant, that the Plat of **9th Avenue** Addition, an addition to the City of Durant, Bryan County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Durant, Oklahoma this ____ day of _____, 202_.

XXXXXXX, City Clerk

XXXXXX, Mayor

FINAL PLAT
9th AVENUE ADDITION
LOTS 1AND 2, BLOCK A
83.061 ACRES
SITUATED IN
N/2 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF
THE INDIAN MERIDIAN
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # CA 2740		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	01/19/2022	064427904	2 OF 2

OWNER:
Choctaw Nation of Oklahoma
P.O. Box 1210
Durant, Oklahoma 74702
Contact:

APPLICANT:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1376
Contact: Jonathan Kerby, PE