

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**

October 3, 2023

AGENDA

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 September 5, 2023

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-24, a Sketch Plat request for Goad Construction Inc & Dale Goad Construction Inc for property located near North 49th Avenue and Dale Goad Boulevard Lane.
- b. Discussion, Consideration and Possible Action on PC2023-27, a Revised Planned Unit Development Request for Cope Equities, for property located near Gerlach Drive and Carl Albert Drive.
- c. Discussion, Consideration and Possible Action on PC2023-28, a Rezone Request by Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive.
- d. Discussion, Consideration and Possible Action on PC2023-28, a Conditional Use Permit Request for Baptist General Counsel of Oklahoma for property

located near Wilson Street and Montgomery Drive.

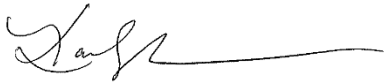
- e. Discussion, Consideration and Possible Action on PC2023-29, a Final Plat Request For Midcontinental Real Estate for property located near Wilson Street and Larkspur Lane.

6. New Business

ADJOURNMENT

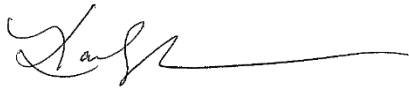
CERTIFICATE

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 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 10:00 a.m. on the 29th day of September, 2023.



Kari Speers, 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 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 1st day of September, 2023.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
September 5, 2023 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:30 p.m.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Thomas Newsom
Planning Commissioner Whitney Kerr
Planning Commissioner Clent Horner
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent:

None

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 August 1, 2023

Motion was made by Vice Chairman Knight and seconded by Commission Member

Horner to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-21, a Final Plat Request for Sunstar, LLC for property located near South 9th Avenue and Rodeo Road.

Phillip Hightower reviewed with the Planning Commission members a request from Sunstar, LLC for a Final Plat Request for property located near South 9th Avenue and Rodeo Road. Applicants approached staff regarding filing for a final plat for a housing development that contains approximately 80 lots. The applicant stated that this development would be made up of single-family homes with their own driveways. The subject property is approximately 24 acres in total, with 80 lots being shown on the final plat. Each of the lots do meet the requirements for the zoning district. The preliminary plat originally showed 85 lots; however, five lots were removed for drainage and because of the sewer line that runs through the property. The applicant stated they are intending each lot will have a single family home with a driveway. The final plat does have covenants listed on the plat. Staff has reviewed this plat and signed off indicating that they have no issues with this plat. Staff recommends approval of the final plat since the plat does meet all requirements. The current Future Land Use map shows this area as low-density residential; therefore, this request is in line with the Future Land Use Map. 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 of support or protest regarding this final plat request.

Buddy Holder spoke in favor of this request.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2023-22, a Replat Request for Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Baptist General Counsel of Oklahoma for a Replat Request for property located near Wilson Street and Montgomery Drive. The applicant approached staff regarding the platting of this property with the desire of building new religious facility to serve the students of Southeastern Oklahoma State University and surrounding community. The subject property is approximately a total of 1.32 acres as shown on the plat. There is City water nearby and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat. Staff has signed off supporting the approval of the replat since the plat does meet all requirements. The current Future Land Use map shows this area as two-family residential; therefore, this request is in line with the Future Land Use Map. 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 of support or protest regarding this rezoning request.

Shane Knight spoke in favor of this request.

Motion was made by Commission Member Jackson to approve and seconded by Commission Member Kerr to approve the request as presented contingent upon the northern parcels being conjoined so they are not orphaned.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Jackson

Nays: None

Abstain: Knight, Newsom

- c. Discussion, Consideration and Possible Action on PC2023-15, a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential for property located near Larkspur Lane and Overland Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Vithe Nguyen, for a rezoning of the property located near Larkspur Lane and Overland Drive. The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development. The aforementioned property is approximately 1.95 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. The subject property does meet the requirements for the requested zoning type. Staff does not have any issues with this rezoning request; however, should there be a recommendation for approval, staff requests that it be contingent upon having a plat approved, filed and brought back to Community Development within 90 days. The current Future Land Use Map has this area as low to medium residential uses; therefore, this rezoning request is generally in

line with the Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has received 1 letter of protest regarding this request.

Clay Cecil spoke in favor of this request.

Tom Marcum, City Attorney, spoke regarding platting requirements not meeting city ordinances.

Motion was made by Commission Member Horner and seconded by Commission Member Newsom to approve the request as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

Vice Chairman Knight left the meeting at 6:05 p.m.

- d. Discussion, Consideration and Possible Action on PC2023-23, a Final Plat Request for Vithi Nguyen for property located near Larkspur Lane and Overland Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Vithi Nguyen for a Final Plat Request for property located near Larkspur Lane and Overland Drive. The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development. The subject property is approximately a total of 1.96 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat. Staff has signed off supporting the approval of the final plat, because the plat does meet all requirements. The current Future Land Use Map has this area as low to medium residential uses; therefore, this final plat request is generally in line with the Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has received 1 letter of protest regarding this final plat request.

Motion was made by Commission Member Horner and seconded by Chairman Jackson to deny the request as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

- e. Discussion, Consideration and Possible Action on PC2023-25, a Planned Unit Development (PUD) Request for Property Located near Wilson Street and North 1st Avenue.

Phillip Hightower reviewed with the Planning Commission members a request from S & F Development Co., LLC, for a Planned Unit Development for property located near Wilson Street and North 1st Avenue. The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed residential type development that will include multi-family homes. The concept plan shows 12 multi-family buildings and the applicant stated there would be 360 units. The timing of development hinges upon should the approval occurs, and then they will go out and get the engineering for the project completed. The aforementioned property is approximately 20.5481 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development. This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer be upgraded. The Fire Marshal has asked the applicant to provide a site plan showing compliance with 2018 IFC. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Storm water Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Storm water Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre. Staff does recommend approval of the above requests since it is in line with ordinances and requirements. The current Future Land Use Map has this area as mixed residential land uses; therefore, this PUD request is in line with the Future Land Use Map. 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.

David Box spoke in favor of this request and also on the parking regulations per city ordinances.

Georgia Gibson spoke regarding concern of the vehicle traffic.

Motion was made by Chairman Jackson and seconded by Commission Member Horner to approve the request as presented contingent upon the City receiving a set of engineering data, storm water permit from DEQ, sewer and water upgrades. Also, the City is provided a site plan showing compliance with the 2018 IFC. Motion also includes acceptance of the revised parking density of 1 1/2 parking spaces for 1 bedroom units and 2 parking spaces for 2 bedroom units.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

f. Discussion, Consideration and Possible Action on PC2023-26, a Preliminary Plat Extension for property located near Larkspur Lane and Prairie Crossing Phillip Hightower reviewed with the Planning Commission members a request from Sunstar, LLC for an extension of the preliminary plat located near Larkspur Lane and Prairie Crossing. The applicant approached staff requesting a 180 day (6 month) extension on a preliminary plat. The applicant is requesting an extension in order to complete road construction. The applicant stated that the University Boulevard project hampered the project. This preliminary plat was originally approved on September 14, 2021. This is the first extension that the applicant has asked for on this project. No changes are being requested to the approved preliminary plat. The subject property is already a part of an approved preliminary plat that is set to expire on September 14, 2023. Per City Ordinance §155.021, if a final plat is not filed for all or part of the land shown in the preliminary plat within two years upon approval, then all approvals become void. §155.027 offers the possibility of an extension or reinstatement procedure through a public meeting of the Planning Commission and to be heard by the City Council. This provides the Planning Commission to make a recommendation and City Council to decide on whether to extend or reinstate an existing plat. Staff does not have any issues with the extension.

Buddy Holder spoke in favor of this request.

Motion was made by Commission Member Horner and seconded by Commission Member Newsom to approve the request as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

4. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 10/3/2023
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 10/3/2023
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



THE CITY OF DURANT

Office of Community Development

Date: 10/03/2023
To: Planning Commission
Case: PC 2023-24
From:
Re: Sketch Plat request for property located near 49th Street and West Main Street.

Request: Consider a request from Goad Construction Inc and Dale Goad Construction Inc, for a Sketch Plat of the property located near 49th Street and West Main Street.

Current Zoning: I-1 Industrial

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Industrial Uses
West	R-3	Residential
South	C-2	Commercial Uses
East	C-2	Commercial Uses

Lot Characteristics:

Width	~ 1145 ft.
Depth	~ 450 ft.
Total Area	~9.01 acres (~392,475.6 sq. ft.)

Applicant: Goad Construction Inc and Dale Goad Construction Inc

Background: The applicant approached staff regarding the sketch plat of this property with the desire to use the existing structure as Industrial uses.

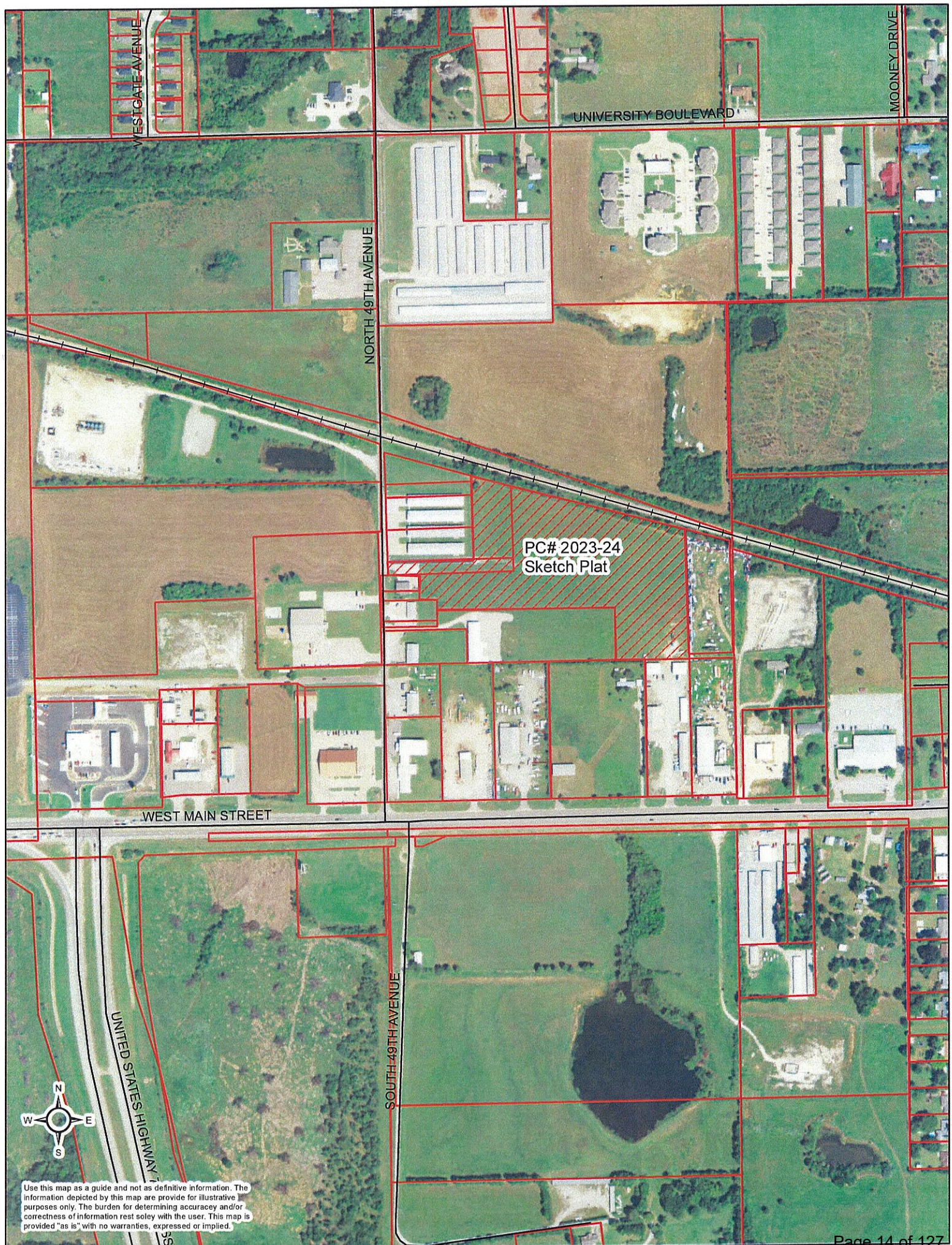
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this sketch plat request.

Analysis: The aforementioned property is approximately 9.01 acres and currently has a industrial use on the property. The area is made up of a mix of Residential, Commercial and Industrial Zoned properties. The subject property does not meet the ordinance guidelines.

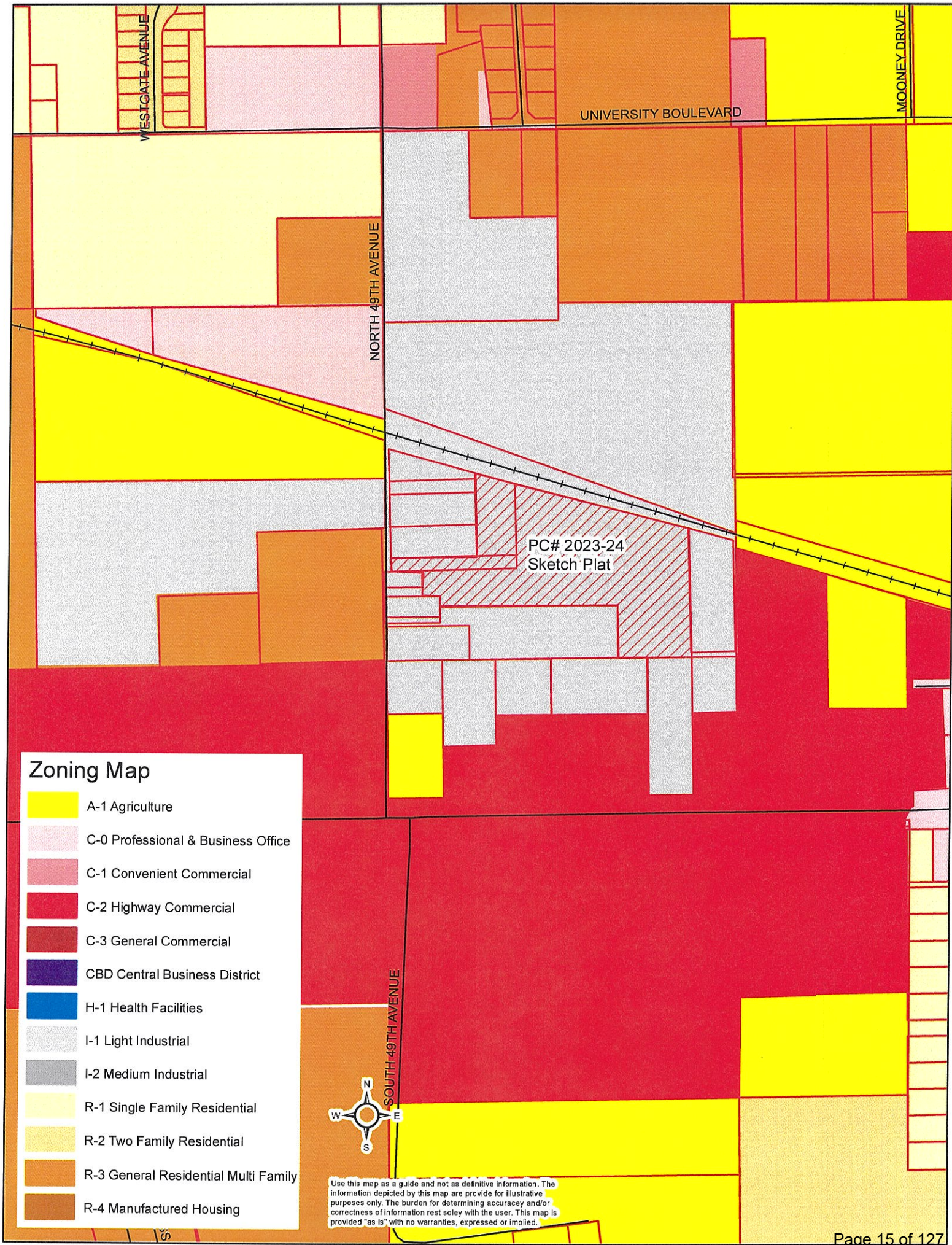
The current Future Land Use Map has this area as Industrial land uses; therefore, this sketch plat request is in line with the Future Land Use Map.

Staff Recommendation: Staff does not recommend approval of the sketch plat request. Staff's concerns regarding the sketch plat of this property is largely that the lot does not meet the ordinance guidelines.

Required Action: Hold a public hearing to recommend approval or denial of the sketch plat request for the property located near 49th Street and West Main Street. Any specific conditions imposed by the Commission should be read into any approval motion.

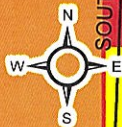


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

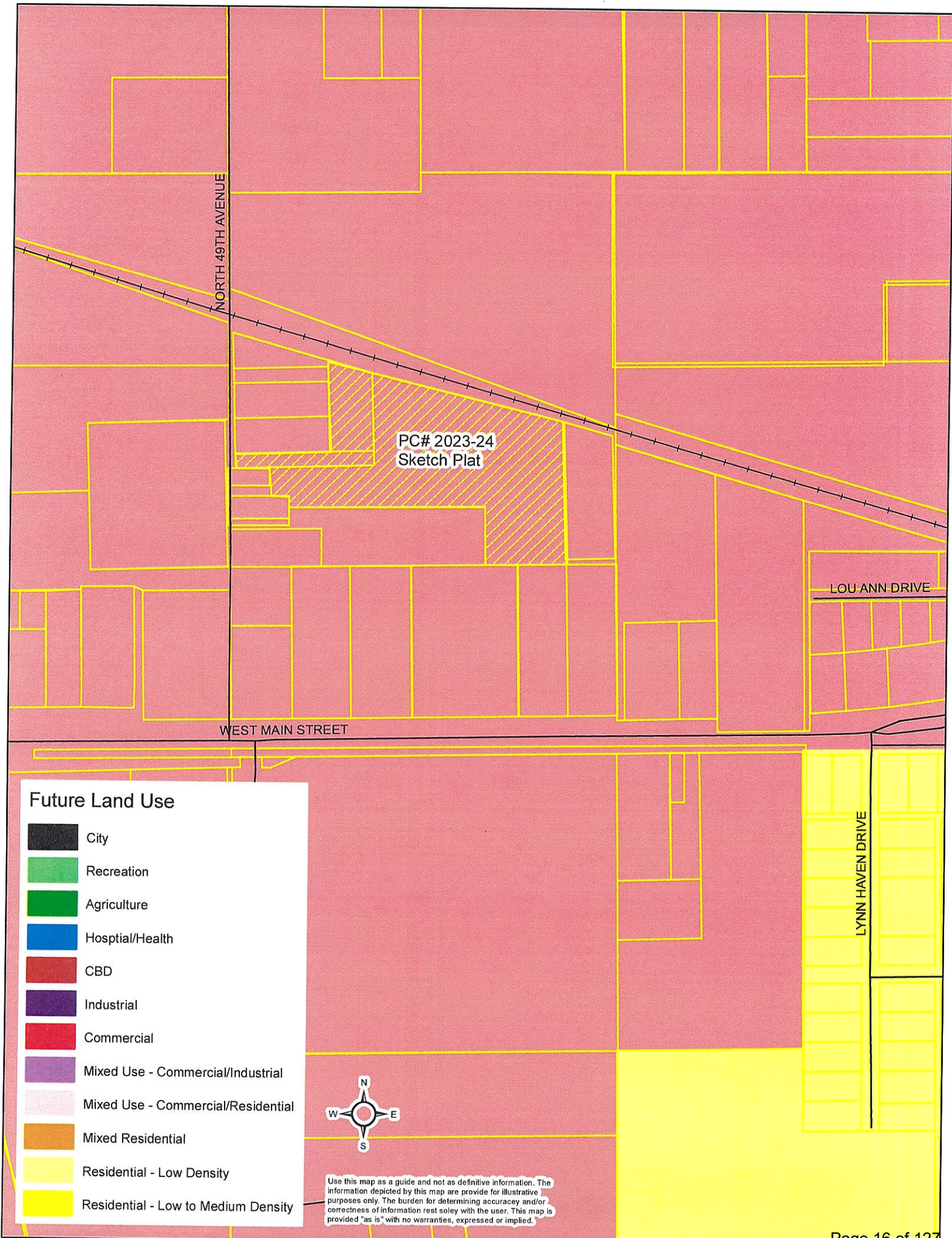


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
DALE GOAD PC2023-24

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		08-10-2023	
Streets Carl Meade		8-10-23	
Public Works Director			
Phillip Hightower		8-10-23	
Fire Marshal			See Comments provided
Brandon Brooks		8-10-23	
Building Official		8-10-23	
Engineer			See comments
Brandon Wall	See att email	8-4-23	



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Kari Speers <kspeers@durant.org>

RE: Pre-development meeting (Dale Goad)

1 message

brandon@wallengineering.com <brandon@wallengineering.com>

Fri, Aug 4, 2023 at 10:55 AM

To: Kari Speers <kspeers@durant.org>, Brandon Brooks <bbrooks@durant.org>, Carl Meade <cmeade@durant.org>, Paul Cottrell <pcottrell@durant.org>, Jared Dillingham <jdillingham@durant.org>, Randy Cantrell <rcantrell@durant.org>, brandon.rainbolt@onegas.com, Aaron Walkup <awalkup@durant.org>, Building Official <buildingofficial@durant.org>, Phillip Hightower <phightower@durant.org>, mullenjl@oge.com

We have some comments on this one:

1. Road Phasing – They would need to construct the entire road in Phase I w/ cul-de-sac. If not, then perhaps they'd need to submit on all three phases and show how the road would be handled since they'd still need a fire truck turnaround in each phase. What they CAN'T do is dead-end the road and end of phase.
2. Water/Sewer – Same comments as #1. Need to understand how the phases will be handled.
3. Detention – There no space shown for storm water detention. It will need to be built in Phase I for all three phases or a plan submitted showing how future phases will be addressed.

These "phased" projects have been a pain for other Cities to the point now that most say infrastructure all has to be installed in first phase.

Side note.....a lot of Cities are now making developers loop watermain internally. In this case they'd make them have water on both sides of Goad Blvd where there wasn't any dead ends. Food for thought.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>

Sent: Wednesday, August 2, 2023 12:17 PM

To: Brandon Brooks <bbrooks@durant.org>; Carl Meade <cmeade@durant.org>; Paul Cottrell <pcottrell@durant.org>; Jared Dillingham <jdillingham@durant.org>; Randy Cantrell <rcantrell@durant.org>; brandon.rainbolt@onegas.com; Brandon Wall <brandon@wallengineering.com>; Aaron Walkup <awalkup@durant.org>; Building Official <buildingofficial@durant.org>; Phillip Hightower <phightower@durant.org>; mullenjl@oge.com

Subject: Pre-development meeting (Dale Goad)



Durant Fire Department

122 N 1st Ave, Durant, OK 74701
Phone: 580-924-2358 Fax: 580-924-9285

August 7, 2023

From: Fire Marshal-Brandon Brooks

Re: Dale Goad Industrial Addition

Zoning:

To whom it may concern:

The following comments are concerning the site plan for the Dale Goad Industrial Addition. Each comment shall be demonstrated on the submitted site plan for review and approval.

1. Access roads shall comply with Chapter 5 and Appendix D of the 2018 IFC including but not limited to the following:
 - a. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).
 - b. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders
 - c. Fire apparatus access roads shall not exceed 10 percent in grade.
 - d. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
 - e. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
 - f. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

2. Fire Hydrant Locations and Distribution shall comply with appendix C of the 2018 IFC.
 - a. Provide a site plan that includes the hydrant locations, size of water main, and detail of how the lines will lay.
3. Fire flow requirements shall comply with Appendix B of the 2018 IFC including but not limited to the following:
 - a. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

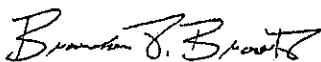
Infrastructure shall be completed prior to the beginning of any vertical structure. Building permits will not be issued.

The following comments are requested to be taken into consideration specific to this project by planning and zoning and City Staff:

- Applicant requests the existing road that extends from 49th traveling east approximately 350 ft to remain. The 26ft wide road will flare out starting from the existing road.
- Road Phasing – They would need to construct the entire road in Phase I w/ cul-de-sac. If not, then perhaps they'd need to submit on all three phases showing how the road would be handled since they would still need a fire truck turnaround in each phase. Dead ends will not be permitted to end each phase.
- Applicant will need to clarify how each phase will be constructed in regards to water/sewer. Provide detail on site plan.
- Detention – There is no space shown for storm water detention. It will need to be built in Phase I for all three phases or a plan submitted showing how future phases will be addressed.
- Applicant to provide a "Will Serve" letter from RWD2 showing the available GPM

If you have any questions please call or email.

Thank you,



Brandon J. Brooks
Durant Fire Marshal
Bbrooks@durant.org
580-924-8621

Subdivision/Plat Application

Sketch Plat: ☒

Preliminary Plat: ☒

Final Plat: ☐

Re-Plat: ☐

Petition # PC1013-24

Fee \$ 300.00

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>DALE GOAD</u>	Email: <u>DALE.GOAD@GMAIL.COM</u>	Phone #1: <u>500 775-4775</u>
Mailing Address: <u>P.O. Box 5101</u>		Phone #2: _____
City: <u>DURANT</u> State: <u>OK</u>	Zip: <u>74702</u>	Fax #: _____
Applicant's Interest in Property: <u>OWNER</u>		

SURVEYOR INFORMATION

Name: <u>DOUG UNDERWOOD</u>	Email: <u>DWU@UNDERWOODSURVEYING.COM</u>	Phone #1: _____
Mailing Address: <u>3404 INTERURBAN ROAD</u>		Phone #2: <u>903 465-2151</u>
City: <u>DENISON</u> State: <u>TX</u>	Zip: <u>75021</u>	Fax #: _____
Surveyor Oklahoma License Number: <u>1307</u>		

ENGINEER INFORMATION

Name: <u>LEAGUE NALL AND PERKINS</u>	Email: <u>CSCHEMIZ@TYP-ONLINE.COM</u>	Phone #1: <u>403 870-1089</u>
Mailing Address: <u>200 N. TRAVIS ST.</u>		Phone #2: _____
City: <u>SHERMAN</u> State: <u>TX</u>	Zip: <u>75090</u>	Fax #: _____
Engineer Oklahoma License Number: <u>22028</u>		

LAND INFORMATION

Legal Description: <u>PART OF SECTION 29 T2P R8E</u> <u>BRYAN COUNTY, OKLAHOMA</u>	Parcel Number: <u>A-399-25-065-08E-3-002-00</u>
Proposed Subdivision Name: <u>DALE GOAD INDUSTRIAL ADDITION</u>	Current Zone: <u>I-1</u>
Proposed Use: <u>INDUSTRIAL DEVELOPMENT</u>	Proposed Zone: <u>I-1</u>
Current Property Owner's Name: <u>DALE GOAD</u>	

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: Dale Goad Date: 7/31/23

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		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
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APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

INDUSTRIAL DEVELOPMENT, USES PERMITTED IN I-1

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

OFF-STREET SEALED SURFACE PARKING AS REQUIRED BY DURANT CITY CODE

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

AS NEEDED / PROPERTY DOES NOT ADJOIN RESIDENTIAL

3. Traffic Impacts:

MINIMAL - ACCESS FROM 49TH

4. Protection of Neighborhoods:

NORTH - FAIRFORD
EAST - COMMERCIAL/INDUSTRIAL
SOUTH - 49TH
WEST - 49TH / I-1 ACROSS 49TH (VACANT) / R-3 ACROSS 49TH (VACANT)

What licenses and permits (if any) are required for this proposed use?

BUILDING PERMITS

Please list or describe any other reasons to support this application.

CONVENIENT LOCATION TO ENLARGE DURANT'S INDUSTRIAL NEEDS AND ATTRACT NEW INDUSTRY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

MELBA JOYCE PARKER EDELEN a/k/a MELBA JOYCE PARKER party of the first part, in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00), in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Goad Construction, Inc. and DALE GOAD CONSTRUCTION, INC., 400 W. Main Durant, Oklahoma of Bryan County, State of Oklahoma, parties of the second part, the following described real property and premises, situated in the County of Bryan, State of Oklahoma, to-wit:

A part of the SW/4 of Section 25, Township 6 South, Range 8 East, BEGINNING at a point 418 feet North of the SW corner of SW/4 of said Section 25; thence East 209 feet; Thence South 317.42 feet; thence East 1112.783 feet; Thence North 935.58 feet; Thence North 73 degrees 54 minutes 31 seconds West 1383.33 feet; Thence South 1025.00 feet to the point of beginning containing 33.10 acres more or less as the case may be.

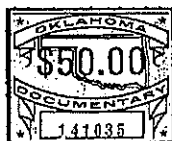
LESS AND EXCEPT THE FOLLOWING:

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma; BEGINNING at a point 103.64 feet North of the Southeast corner of the SW/4 SW/4 of said Section 25; thence North 515.48 feet; thence West 168.48 feet; thence South 516.24 feet; thence North 89 degrees, 53 minutes East 168.37 feet to the point of beginning.

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 336.74 feet West and 102.12 feet North of the Southeast corner of the SW/4 SW/4 of said Section 25, on North Highway Right-of-Way for the point of beginning; Thence North 517.02 feet; Thence West 365.58 feet; Thence South 517.42 feet to the Highway Right-of-Way; Thence North 89 degrees 53 minutes East 365.58 feet along Highway Right-of-Way to the point of beginning.

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East, of the Indian Base and Meridian, Bryan County, Oklahoma; BEGINNING at a point 409.0 feet East and 100.70 feet North of the Southwest Corner of the SW/4 of said Section 25, on the North Highway Right of Way; Thence North 517.02 feet; thence East 210.46 feet; Thence South 516.84 feet; thence South 89 degrees 53 minutes West 210.46 feet to the point of beginning.

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 336.74 feet West and 102.12 feet North of the Southeast corner of SW/4 SW/4 of said Section 25 on North Highway Right-of-Way; Thence North 517.02 feet; Thence East 168.48 feet; thence South 516.24 feet to Highway Right-of-Way; Thence South 89 degrees 53 minutes West 168.37 feet along Highway Right-of-Way to the Point of Beginning.



LAW OFFICES OF
WEBSTER A. MURKIN
124 NORTH THIRD
DURANT, OKLA. 74701
T4051 524-9200
FAX 14051 754-9156

INDEXED

STATE OF OKLAHOMA }
COUNTY OF BRYAN }
I hereby certify that this instrument was
filed for record in
my office this 14th day of Oct 1994 at 1:45
o'clock p.m. and is duly recorded in
record 1461, page 125-126
Glenda Williams County Clerk
Deputy

A part of Section 25, Township 6 South, Range 8 East BEGINNING at a point 418 feet North of SW corner of said Section 25 for a point of beginning; Thence 200 feet North; Thence East 409 feet; Thence South 517.42 feet; Thence West 200 feet; Thence North 317.42 feet; Thence West 209 feet to point of beginning, containing approximately 3.335 acres.

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 the said parties of the second part, their 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 DELIVERED this the 9 day of December, 1994.

Melba Joyce Parker Edeelen
MELBA JOYCE PARKER EDELEN
a/k/a MELBA JOYCE PARKER

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Santa Rosa)

Before me, the undersigned, a Notary Public in and for said County and State, on this 9 day of December, 1994, personally appeared MELBA JOYCE PARKER EDELEN a/k/a MELBA JOYCE PARKER, to me known to be the identical person who executed the above and foregoing instrument and acknowledged to me that she executed the same as her 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.

Lynn Affleck
NOTARY PUBLIC

My Commission Expires: 7-12-98

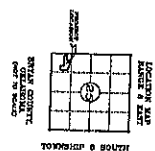


LYNN AFFLECK
My Comm Exp. 7-12-98
Bonded By Service Inc
No. CC391871
☒ Formerly Exempt ☐ Other L.P.

LAW OFFICE OF
WEBSTER & HORNIGAN
124 NORTH THIRD
DURANT, OKLA. 74701
14051 924-9300
FAX 14051 924-9156

000429

CURRENT ZONING I-1





CONSULTING ENGINEERS
405-365-0952
Jhenderson.304Technical@gmail.com

August 28, 2023

Mrs. Regina Clinton, Manager
Bryan County RWS & SWMD No. 2
P.O. Box 119
Mead, OK 73449

RE: Dale Goad Industrial Park Phase III
49th and South of Railroad
Hydraulic and Plan Review

File: 2023.05

Dear Regina:

We recommend approval of the Dale Goad Industrial Park Phase III that includes eight (8) lots. This project will be serving minimal usage water customers in a warehousing condition. The owner indicates less than 2,000 gallons per month will be used per building.

The property will have 500 gpm fire protection available that is currently set aside in the hydraulics of the area. The property lot map does not show waterlines extending into the property so if a master meter is set at 49th Street to serve this property no further review will be required by engineering. Should the developer extend the waterline in which the District will maintain then we will need to review the design and easements for the project within the boundaries of the property.

Please let me know if you have any questions.

Sincerely,

304 TECHNICAL SERVICES, LLC.

A handwritten signature in black ink, appearing to read "Jason E. Henderson".

Jason E. Henderson, P.E.



THE CITY OF DURANT

Office of Community Development

Date: 10/03/2023

To: Planning Commission

Case: PC 2023-27

From:

Re: Revised Planned Unit Development Request for property located near the intersection of Gerlach Drive and Carl Albert Drive

Request: Consider a request from Mark Cope, for a Revised Planned Unit Development for property located near the intersection of Gerlach Drive and Carl Albert Drive

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1/A-1	School / Vacant
West	R-1/R-3	Single Family & Multi-Family Residential
South	R-3/R-1	Single-Family Residential / Vacant
East	I-2/A-1/R-3	Vacant / Single-Family & Two-Family Residential

Applicant: Mark Cope

Background: The applicant approached staff regarding a request for a Revised Planned Unit Development (PUD) to place a mixed residential type development that will include townhomes and multi-family homes. The applicant would like to develop the property where the townhomes would be along Gerlach and the multi-family units would be further back to the South on the property. The concept plan shows the townhome development containing about seven buildings and the applicant stated there would be 36 units. The concept plan shows 5 multi-family buildings and the applicant stated there would be 144 units.

The timing of development hinges upon should the approval occurs, and then they will go out and get the engineering for the project completed.

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.

Analysis: The aforementioned property is approximately 22 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential, 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.

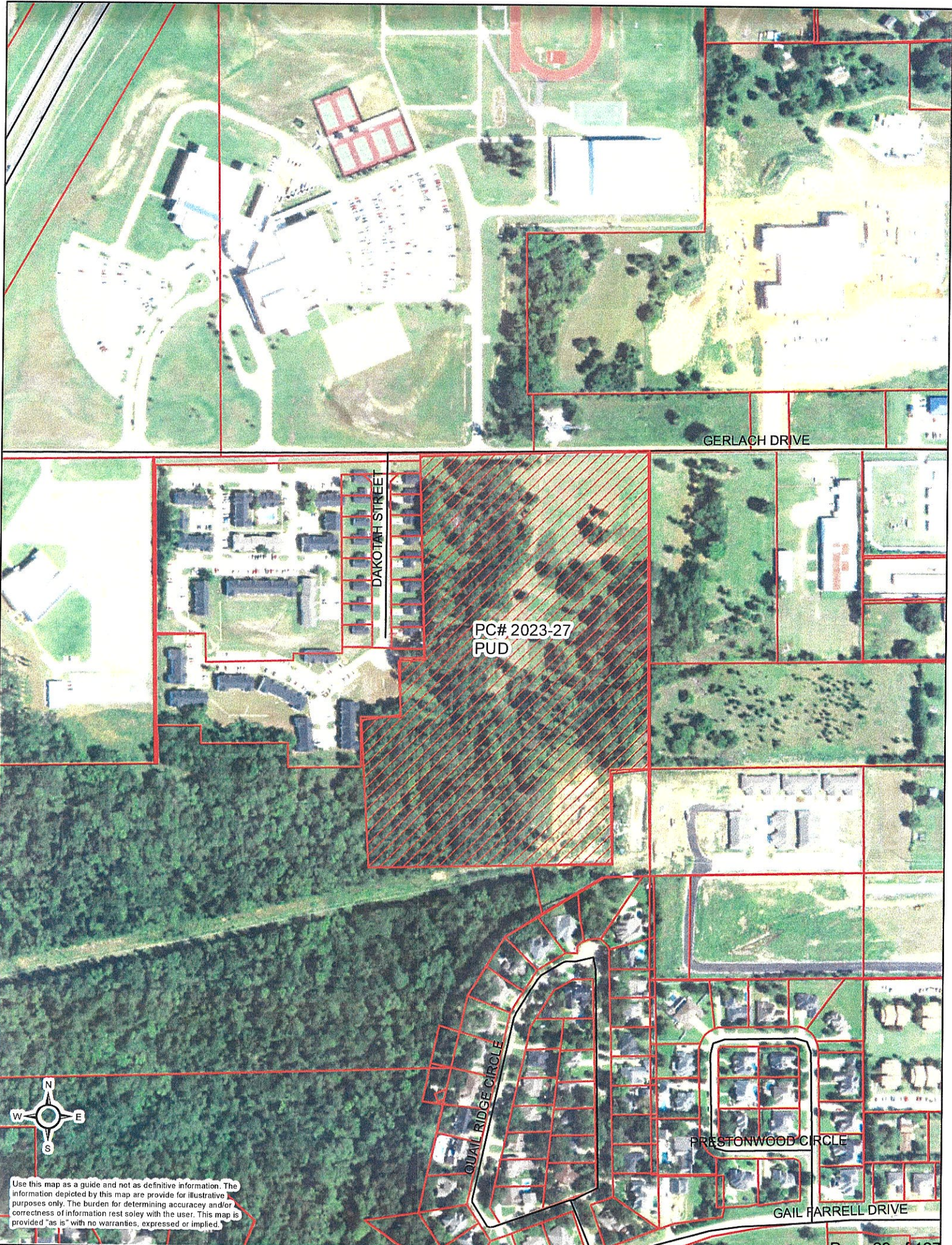
This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance.

Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer be upgraded. The Fire Marshal has the asked the applicant to provide a site plan showing compliance with 2018 IFC. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Storm water Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Storm water Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre.

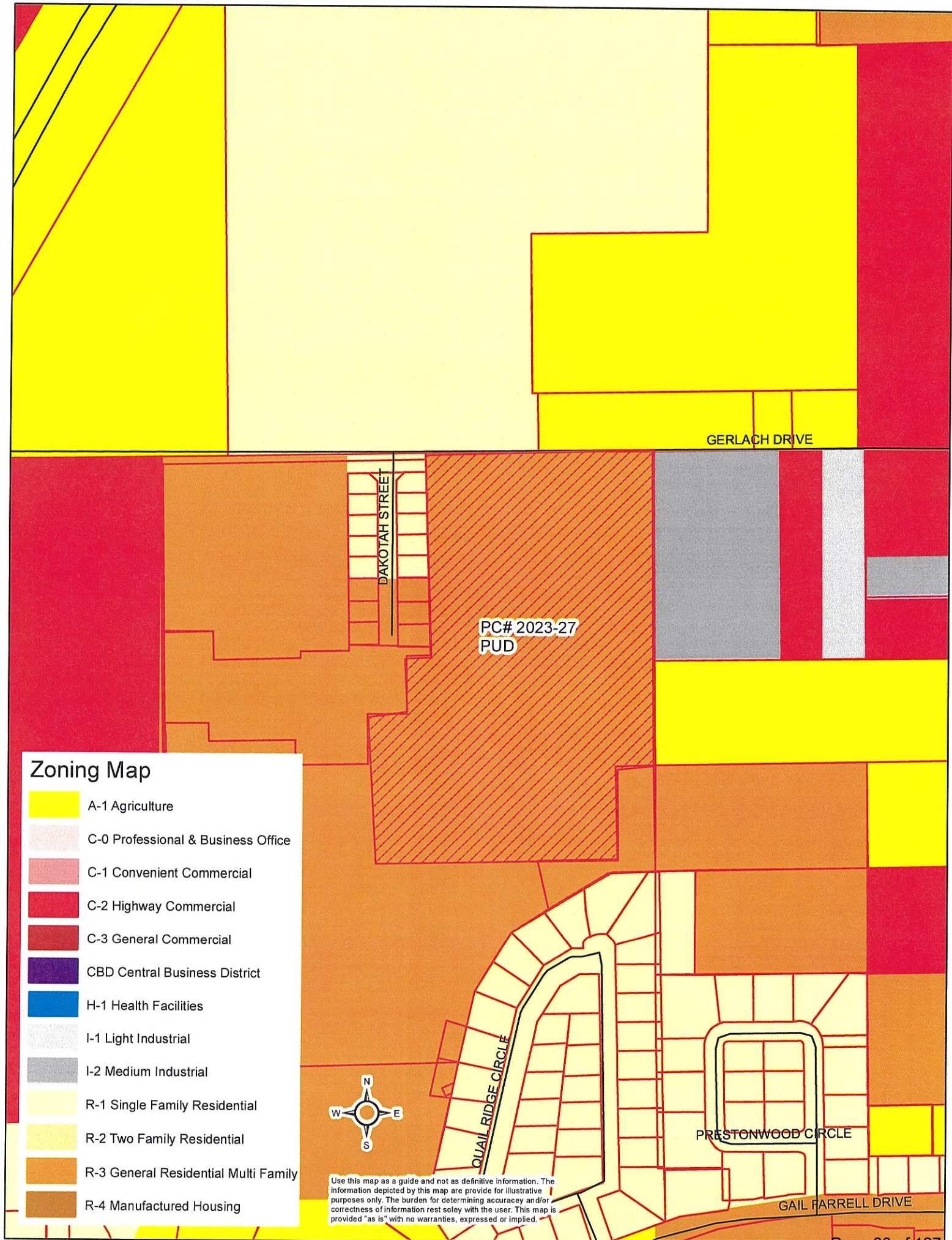
The current Future Land Use Map has this area as mixed residential land uses; therefore, this PUD request is in line with the Future Land Use Map.

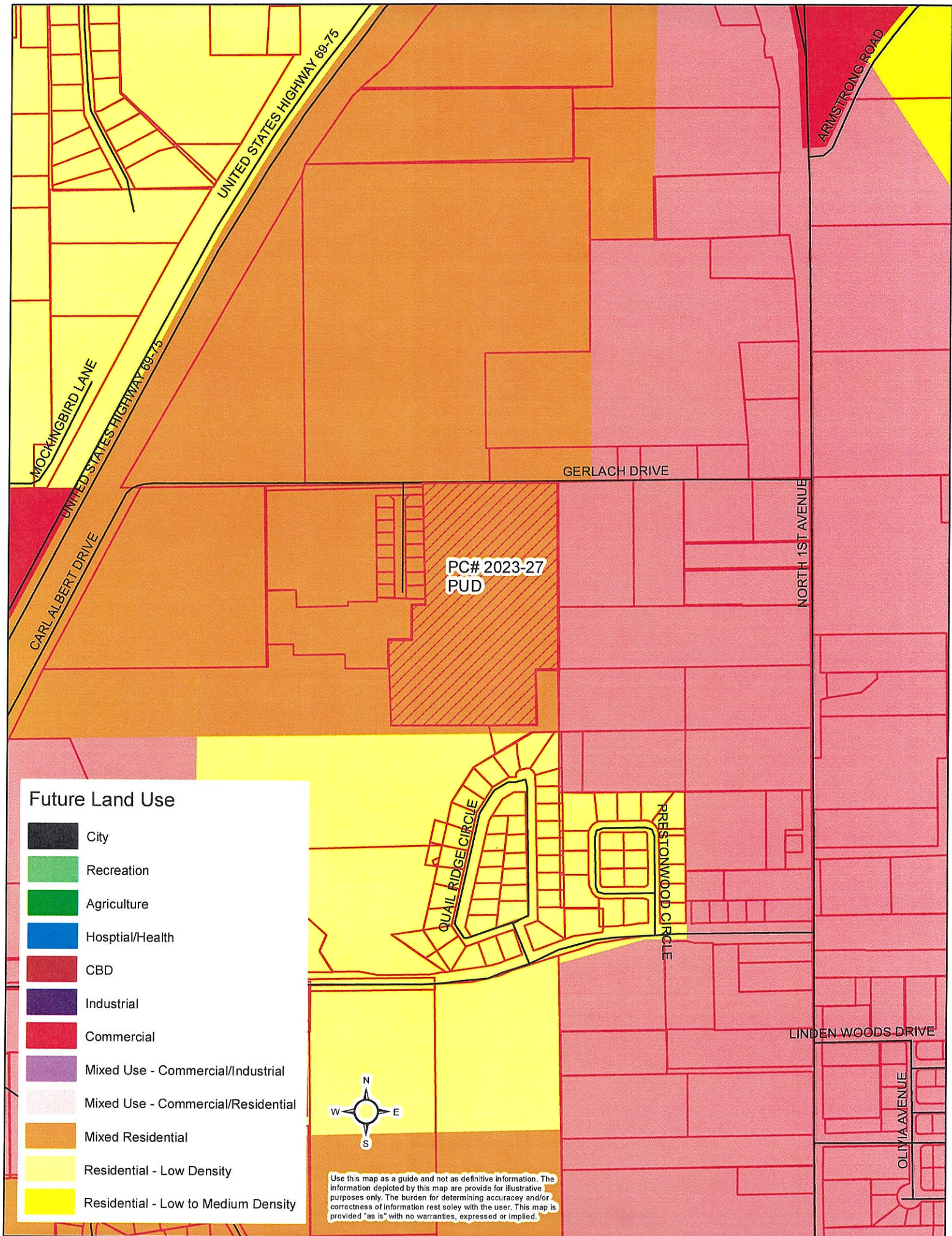
Staff Recommendation: Staff does recommend approval of the above requests since it is in line with ordinances and requirements.

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 Gerlach Drive and Carl Albert Drive. Any specific conditions imposed by the Commission should be read into any approval motion.



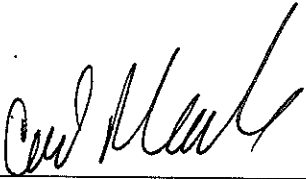
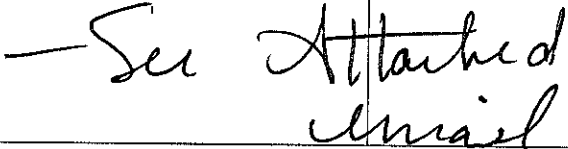
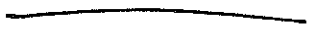
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.





COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

PC 2023-27 COPE EQUITIES

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		09-07-2023	This will still be on master meters for the whole property
Streets Carl Meade		9-7-23	
Public Works Director			
Phillip Hightower		9-7-23	
Fire Marshal Brandon Brooks		9-7-23	Submit the revised plans for review. Site plan must demonstrate compliance with 2018 IFC. 
Building Official		9-7-23	
Engineer Brandon Wall			



Durant.org
Powered by Google

Kari Speers <kspeers@durant.org>

RE: Comments on these files going to PC October 3rd

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Thu, Sep 28, 2023 at 11:48 AM

See comments below.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>
Sent: Wednesday, September 27, 2023 10:38 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Comments on these files going to PC October 3rd

Good morning,

I am currently working on getting these cases ready for PC on October 3rd. I still need your comments on these preferably by noon tomorrow. I will be leaving the office at 3pm Friday and have to have everything ready to go on Civic Plus and ready to post by then.

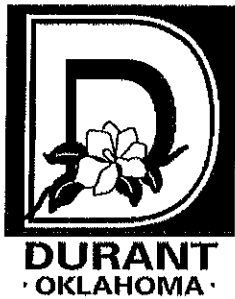
Dale Goad (Sketch Plat) Appears this plat orphans property based on what was submitted. We need more information on location of property boundaries and parcel information.

The Grove (Revised PUD) No additional comments.

Oklahoma Baptists (CUP and Rezone) No additional comments.

Kash Acres (Final Plat) No additional comments.

Kash Acres is going to be a tricky one because nothing has really been done out there. No building permits could be issued until all publicly owned infrastructure is in place and construction is completed in accordance with approved plans/specs. In fact, if this is a final plat, it can't be approved w/o all of it in place.



THE CITY OF DURANT

Office of Community Development

Explanation of Procedures for Planned Unit Development (PUD)

If you desire to make application for a Planned Unit Development, the procedure is as follows:

1. Check with the Community Development Department to see what your present zoning is in order to determine whether your proposed PUD is allowed in that zoning district. The Community Development Department will be happy to help you with this.
2. Contact Community Development to set up a pre-development meeting prior to submitting an application.
3. The City of Durant's Zoning Ordinance requires Planned Unit Development applicants to submit with their applications a certified list of the names and addresses of all property owners of record within three hundred (300) feet of their radiuses, which are provided by a Bonded Abstract Company. A map detailing the three hundred (300) foot notice area can be furnished by the Community Development Department to be used to complete the ownership list if required and if requested by the applicant.
4. The applicant is responsible for providing an accurate legal description of the property for which the Planned Unit Development is requested. A bonded abstractor or a registered land surveyor can provide this to you.
5. A complete site plan, drawn to scale, showing the location and dimensions of boundary lines with distances and bearings, easements, required yards any setbacks, and all existing and proposed buildings must be submitted with the Planned Unit Development application. The site plan must also meet the requirements within the current Planned Unit Development Ordinance.
6. In order to properly evaluate the proposed PUD, the Community Development Director may require the following additional information.
 - Location and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within fifty (50) feet.
 - Preliminary building elevations for all new or renovated structures, indicating height, bulk, and general appearance.
 - Preliminary improvement plans for any alteration of existing watercourses or drainage features, proposed streets and alleys, and the location of the 100-year floodplain.
 - The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
 - The number of existing off-street parking and loading spaces.
 - The relationship of the site and the proposed use to surroundings uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.
7. Complete the Planned Unit Development application, and bring it and the above required material to the Community Development Department at 300 W. Evergreen, located in City Hall. The Community Development Staff will make sure your application is complete, and will calculate the filing fee according to the following schedule.
 - PUD: \$300.00 plus cost of publication.

300 West Evergreen • P.O. Box 573 • Durant, Oklahoma 74702 • (580) 931-6610 • Fax (580) 924-3490
www.durant.org

Your application, along with the filing fee, must be filed at the Community Development Department before noon (12:00 p.m.), at least thirty-six (36) days prior to the next Planning Commission Meeting.

8. After your application and required materials are filed, legal notice of the request will be published in the Durant Daily Democrat, as required by State Law. You are responsible for the cost of publication. Also at this time, every property owner within three hundred (300) feet of the exterior boundaries of your PUD request will be notified by letter, as required by State Law. These owners, and any other citizens, may protest if they so desire. Should the owners of fifty percent (50%) of the land within the notice area protest your request, it will take an affirmative vote of three (3) of the five (5) members of City Council to approve the PUD for your property.
9. The applicant for the PUD request must be the property owner. Please contact the Community Development Director for any questions.
10. The Community Development Staff will research and analyze your request and prepare a staff report with recommendations, which will be delivered to each Planning Commission Member.
11. The Zoning Code requires at a minimum, the following seven conditions be considered as a part of the Planned Unit Development:
 - The use is specifically identified and conforms to conditions listed in the zoning regulations;
 - The proposed use is not injurious to the present use of land nor prevents enjoyment of uses already permitted;
 - The change should not impede normal or orderly development or improvements of surrounding property;
 - Adequate utilities, access roads, drainage and other necessary facilities are provided;
 - Sufficient off-street parking and loading spaces are available;
 - The proposed use does not create a nuisance (odors, fumes, dust, noise and the like) in the area; and
 - If the use requires the applicant to obtain a license or permit from any other regulatory or governmental entity, such permit or license has been obtained.
12. At the next scheduled Planning Commission Meeting (the first Tuesday of each month) your request will be considered at a public hearing. You and/or your representative should be present. Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
13. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the Resolution to accomplish your requested Planned Unit Development either be approved or denied. The Planning Commission may recommend that the City Council establish conditions of approval. Conditions may include requirements for special yards, open spaces, buffers, fences, walls and screenings, requirements for installation and maintenance of landscaping and erosion control measures, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation, and such other conditions that may be necessary to insure compatibility with surrounding uses, and preservation of the public health, safety and welfare. This recommendation along with your application and PUD Resolution will be transmitted to the City Council.
14. At the following City Council meeting (the second Tuesday of each month), the City Council will vote either to adopt or reject the proposed PUD Resolution. You or your representative should be present. At that time the City Council will have reviewed the Planning Commission minutes and recommendation. If the Resolution is approved by the City Council, it will become effective immediately.

The Planning Commission and City Council Meetings are held in the Roscoe J. Hatfield, Council Chambers, Durant City Hall, 300 West Evergreen St., Durant, Oklahoma. If you have any further questions, please call the Community Development Department at 580-931-6610.

The PUD process is independent from all other site development processes. All other applicable building and use permits must be obtained prior to construction. Please check with the Community Development Department concerning additional development requirements.

PLANNED UNIT DEV. APPLICATION (PUD)

Petition # _____
Fee \$ _____

APPLICANT INFORMATION

Name: MARK COPE	Email: JAMES@COPEDFW.COM	Phone #1 972-208-2673
Mailing Address: 900 W BETHANY DR SUITE 230		Phone #2 801-368-6646
City: ALLEN	State: TEXAS	Zip: 75013
Applicant's Interest in Property: OWNER		

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

Physical Address of proposed PUD:		Name of Project: THE GROVE	
☐ Platted ☐ Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted) PART OF THE N/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 9 OF THE INDIAN BASE AND MERIDIAN IN BRYAN COUNTY, OK			

Existing Zoning: PUD	Proposed Use: 3 STORY APARTMENTS, 2 STORY TOWNHOMES		
Present Use:	Parking Spaces Required: 1 BED - 1.5 SPACES 2 BED - 2 SPACES 3 BED - 2.5 SPACES	Parking Spaces Provided:	
Parcel Width:	Parcel Length:	Acres:	Street/Road Frontage:
☐ 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 a Planned Unit Development. CURRENT ORDINACNE DOES NOT ALLOW MULTIPLE BUILDINGS ON ONE SINGLE LOT FOR APARTMENTS. TOWNHOME ZONING DOESN'T EXIST.			

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: *Mark Aaron Cope* Date: *8/25/2023*

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
Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:
THE APARTMENTS WILL BE MANAGE BY A 3RD PARTY MANAGEMENT COMPANY. TOWNHOMES WILL BE FEE SIMPLE LOTS.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:
THE MULTI-FAMILY WILL PROVIDE PARKING FOR UNITS PER THE TABLE BELOW. TOWNHOMES WILL PRPOVIDE TWO MINIMUM PARKING SPOTS IN A COVERED GARAGE, WITH DRIVEWAYS SUITABLE FOR PARKING.
1 BED - 1.5 SPACES
2 BED - 2 SPACES
3 BED - 2.5 SPACES
2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
TRASH ENLCOSURES WILL BE SCREENED WITH CMU AND METAL GATE FRAMES.

3. Traffic Impacts:
THE SUBJECT PROPERTY IS ADJACENT TO THE HIGH SCHOOL AND WILL HAVE MINIMAL IMPACT TO THE SURROUNDING AREA AS THERE IS NO THROUGH TRAFFIC.

4. Protection of Neighborhoods:
PERIMETER FENCING BETWEEN USES SHALL BE EITHER ORNAMENTAL IRON OR WOOD FENCE. MULTI-FAMILY APARTMENTS WILL HAVE AN ONSITE MANAGEMENT COMPANY.

What licenses and permits (if any) are required for this proposed use?
BUILDING PERMITS REQUIRED FOR EACH BUILDING TYPE (RESIDENTIAL, AMENITY), IRRIGATION PERMITS, FIRE SUPPRESSION, AND OTHER SPECIFIC USE PERMITS AS REQUIRED.

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.
THIS DEVELOPMENT PROVIDES PERMANENT HOUSING FOR THE CITY OF DURANT THAT PROVIDES MORE TAX REVENUE TO THE CITY AND LONG TERM FAMILIES TO THE SCHOOL DISTRICT.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:

Cope Equities, LLC

900 W. Bellamy Ste 230
Allen, TX 75013



I-2022-746723 Book 1605 Pg: 340
07/19/2022 3:05 pm Pg 0340-0343
Fee: \$ 24.00 Doc: \$ 1,650.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED STATUTORY CORPORATION

Documentary Stamps: \$1,650.00

That Patco, Inc., an Oklahoma corporation, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Cope Equities, LLC, (the "Grantee"), the following described real property and premises situate in Bryan County, Oklahoma, to wit:

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Northeast Corner of NW/4 NE/4 of said Section 20; Thence South 00 degrees 35 minutes 32 seconds East a distance of 1322.77 feet to a found 1/2" steel rod; Thence South 89 degrees 51 minutes 07 seconds West a distance of 148.22 feet to a found 1/2" steel rod; Thence South 59 degrees 32 minutes 37 seconds West a distance of 364.18 feet to a found 1/2" steel rod; Thence South 32 degrees 32 minutes 32 seconds West a distance of 215.54 feet to a found 1/2" steel rod; Thence South 13 degrees 00 minutes 19 seconds West a distance of 293.73 feet to a found railroad spike; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet to a found railroad spike; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet to a found railroad spike; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet to a found railroad spike; Thence South 13 degrees 00 minutes 19 seconds West a distance of 356.94 feet to a found 1/2" steel rod; Thence South 32 degrees 59 minutes 03 seconds East a distance of 266.31 feet to a set 1/2" steel rod; Thence South 88 degrees 20 minutes 10 seconds West a distance of 56.53 feet to a found 1/2" steel rod; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet to a set 1/2" steel rod; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 31 degrees 46 minutes 55 seconds West a distance of 13.135 feet to a set 1/2" steel rod; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet to a found 3/8" steel rod; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet to a found 3/8" steel rod; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet to a set 1/2" steel rod; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet to a set 1/2" steel rod; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet to a set 1/2" steel rod; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet to a found 3/8" steel rod; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet to a set 1/2" steel rod; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet to a set 1/2" steel rod; Thence North 12 degrees 59 minutes 19 seconds West a distance of 61.58 feet to a set 1/2" steel rod; Thence North 23 degrees 51 minutes 40 seconds West a distance of 605.53 feet to a set 1/2" steel rod; Thence North 90 degrees 00 minutes 00 seconds West a distance of 319.44 feet to a set 1/2" steel rod; Thence North 25 degrees 09 minutes 34 seconds East a distance of 57.08 feet to a set 1/2" steel rod; Thence North 28 degrees 01 minutes 34 seconds East a distance of 342.30 feet to a set 1/2" steel rod; Thence North 89 degrees 13 minutes 33 seconds East a distance of 1180.00 feet to a set 1/2" steel rod; Thence North 00 degrees 28 minutes 01 seconds West a distance of 950.00 feet to a set 1/2" steel rod; Thence North 89 degrees 40 minutes 34 seconds East a distance of 192.53 feet to a set 1/2" steel rod; Thence North 89 degrees 59 minutes 26 seconds East a distance of 1338.78 feet to the point of beginning; LESS AND EXCEPT THE FOLLOWING TRACTS DESCRIBED AS:

A part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest corner of Lot 9 in Block I of the Quail Creek Addition to the City of Durant; Thence North 13 degrees 09 minutes 12 seconds East 15.60 feet to the point of beginning; Thence South 68 degrees 16 minutes 12 seconds West 21.50 feet; Thence North 21 degrees 25 seconds 25 seconds West 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 40 feet; Thence South 13 degrees 09 minutes 12 seconds East 32.61 feet to the point of beginning.

STATE OF OKLAHOMA

Bryan County

Documentary Stamps \$ 1,650.00

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a ½" steel rod found at the Southwest Corner of Lot 10 in Block 1 of Quail Creek Addition to the City of Durant; Thence North 77 degrees 06 minutes 18 seconds West a distance of 65.13 feet to a set ½" steel rod; Thence North 13 degrees 08 minutes 59 seconds East a distance of 120.25 feet to a set ½" steel rod; Thence South 71 degrees 29 minutes 18 seconds East a distance of 65.41 feet to a found ½" steel rod; Thence South 13 degrees 08 minutes 59 seconds West a distance of 113.85 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 5 in Block 1 of the Quail Creek Addition to the City of Durant; Thence South 56 degrees 31 minutes 40 seconds West a distance of 71.21 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 219.14 feet to a set 1/2" steel rod; Thence North 82 degrees 49 minutes 33 seconds East a distance of 168.42 feet to a found 1/2 steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 129.84 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest corner of Lot 4 in Block 1 of the Quail Creek Addition to the City of Durant; Thence with a curve to the right having a radius of 1085.52 feet (chord bears South 88 degrees 03 minutes 14 seconds West, 29.83 feet) an arc length of 29.83 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 124.65 feet to a set 1/2" steel rod; Thence North 56 degrees 31 minutes 40 seconds East a distance of 71.21 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 131.90 feet to the point of beginning.

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, more particularly described as: Being the North 613.76 feet of the East 192.53 feet of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) of said Section Twenty (20) and the North 613.76 feet of the West 629.11 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20).

Said tract being described by metes and bounds as follows:

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian. Bryan County, Oklahoma, more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section;
THENCE South 89 degrees 23 minutes 23 seconds West, along the north line of said Northeast Quarter, a distance of 2028.83 feet to the POINT OF BEGINNING;
THENCE South 00 degrees 43 minutes 32 seconds East, parallel with the west line of said Northeast Quarter, a distance of 613.76 feet;
THENCE South 89 degrees 23 minutes 23 seconds West, parallel with the north line of said Northeast Quarter, a distance of 629.11 feet to a point on the west line of said Northeast Quarter,
THENCE South 89 degrees 31 minutes 8 seconds West, parallel with the North line of the Northwest Quarter of said Section, a distance of 192.53 feet;
THENCE North 00 degrees 4 minutes 32 seconds West, parallel with the east line of said Northwest Quarter, a distance of 613.76 feet to a point on the north line of said Northwest Quarter;
THENCE North 89 degrees 31 minutes 38 seconds East, along said north line, a distance of 192.53 feet to the Northeast corner of said Northwest Quarter;
THENCE North 89 degrees 23 minutes 23 seconds East, along the North line of said Northeast Quarter, a distance of 629.11 feet to the POINT OF BEGINNING.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest Corner of Lot 10 in Block 1, Quail Creek Addition, an addition to the City of Durant, Thence South 13 degrees 09 minutes 12 seconds West 65.7 feet; Thence South 68 degrees 16 minutes 12 seconds West 40.0 feet; Thence South 21 degrees 25 minutes 25 seconds East 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 21.5 feet; Thence South 13 degrees 09 minutes 12 seconds West 15.6 feet; Thence North 82 degrees 46 minutes 40 seconds West 65.23 feet; Thence

North 13 degrees 01 minutes 47 seconds East 120.35 feet; Thence South 77 degrees 06 minutes 18 seconds East 65.13 feet to the point of beginning.

A tract of land lying in the North half of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, State of Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the North Quarter corner of said Section 20; Thence South 89 degrees 31 minutes 38 seconds West along the North line of said Section a distance of 192.53 feet; Thence South 00 degrees 43 minutes 32 seconds a distance of 613.76 feet to the Point of Beginning; Thence North 89 degrees 31 minutes 38 seconds East a distance of 192.53 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence North 89 degrees 23 minutes 23 seconds East a distance of 554.60 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 180.33 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.09 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 154.40 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 225.21 feet; Thence North 00 degrees 06 minutes 09 seconds West a distance of 76.00 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 201.93 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence continuing South 90 degrees 00 minutes 00 seconds West a distance of 68.34 feet; Thence North 00 degrees 00 minutes 00 seconds West a distance of 56.66 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.92 feet; Thence North 00 degrees 43 minutes 32 seconds West a distance of 194.59 feet to the Point of Beginning.

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma further described as: Beginning at the Northwest corner of Lot 9, Block 1 of Quail Creek Subdivision to the City of Durant, Oklahoma, according to the recorded plat thereof; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 65.89 feet; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 356.94 feet; Thence South 82 degrees 35 minutes 37 seconds West a distance of 168.42 feet; Thence South 54 degrees 31 minutes 51 seconds East a distance of 348.95 feet; Thence South 88 degrees 20 minutes 10 seconds West a distance of 28.72 feet; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet; Thence North 31 degrees 46 minutes 55 seconds West a distance of 131.35 feet; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet; Thence North 89 degrees 12 minutes 29 seconds East a distance of 1694.79 feet; back to the point of beginning.

A tract of land situated in a part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County Oklahoma, more particularly described by metes and bounds as follows;

COMMENCING at a ½" pin found at the SW Corner of the S/2 of the SW/4 of NE/4 of the NE/4 of said Section 20, said point also being the NE Corner of Lot 11 in Block 3 of Quail Creek Addition the City of Durant, Bryan County, Oklahoma, and the true POINT OF BEGINNING; Thence South 88 degrees 36 minutes 46 seconds West along the North line of Lot 11 in Block 3 and the North line of Lot 16 In Block 1 of Quail Creek Addition, a distance of 148.22 feet to a found ½" steel pin; Thence South 59 degrees 25 minutes 48 seconds West, along the Northerly line of Lots 16 and 15 in Block 1 of Quail Creek, Addition, a distance of 216.99 feet to set ½" steel pin with PLS 1819 ID cap; Thence North 12 degrees 14 minutes 00 seconds West a distance of 154.24 feet to a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 28 minutes 31 seconds a distance of 249.34 feet to a set ½" steel pin with 1819 ID cap; Thence North 00 degrees 31 minutes 29 seconds West a distance of 290.15 feet a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 32 minutes 55 seconds a distance of 118.00 feet to the NW Corner of the S/2 of the SW/4 of the NE/4 of the NE/4 of said Section 20, occupied by a found 3/8" steel pin with CA 4450 ID cap; Thence South 00 degrees 31 minutes 29 seconds along the West line of the S/2 of the SW/4 of the NE/4 of the NE/4, a distance of 330.15 feet back to the true Point of Beginning.

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 said Grantee, and to the heirs, successors 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 delivered this 15th day of July, 2022.

Patco, Inc.

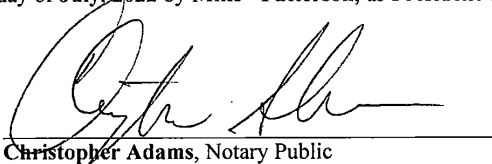


By: Mike Patterson, President

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }
 } ss.
COUNTY OF BRYAN }

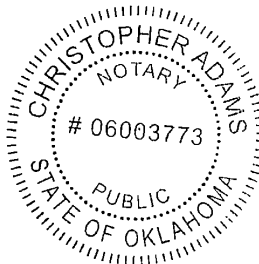
This instrument was acknowledged before me on this 15th, day of July, 2022 by Mike Patterson, as President of Patco, Inc., a Corporation.


Christopher Adams, Notary Public

My Commission Expires: April 12, 2026

Commission No.:

File No.: 2022030160
Name of Title Insurer:



I-2022-746723 Book 1605 Pg: 343
07/19/2022 3:05 pm Pg 0340-0343
Fee: \$ 24.00 Doc: \$ 1,650.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



Bryan County Treasurer
Prudy Sullivan-Holt

[Home](#)
[State Map](#)
[View or Pay Tax Info](#)
[Mortgage Tax Calculator](#)
[Menu](#)


Prudy Sullivan-Holt, Treasurer

Location of Treasurer's Office:

323 W. Beech Street Durant, Oklahoma 74701

Phone: 580-924-0746

Fax: 580-924-3383

E-Mail: bryan@okcountytreasurers.com

Office Hours: Monday thru Friday, 8:00 AM to 4:30 PM

Tax payments updated through 4/11/22 close-of-business.

Owner Name and Address

PATCO ENTERPRISES, INC
P O BOX 1321
DURANT OK 74702-1321

Taxroll Information

Tax Year : 2021
Property ID : A399-20-06S-09E-1-011-00
Location :
School District : 1072 Durant **Mills : 96.2**
Type of Tax : Real Estate
Tax ID : 22854

Legal Description and Other Information:

20-6-9 BEING N2 OF SEC, BEG NE/C NWNE OF SEC, S00.3532E 1322.77', S89.5107W 148.22', S59.3237W 364.18', S32.3232W 215.54', S13.0019W 293.73', S67.1552W 39.46', S21.1338E 26.63', N67.1146E 21', S13.0019W 356.94', S32.5903E 266.31', S88.2010W 56.53', S79.2653W 54.23', N89.5620W 275', N78.3720W 101.98', N89.5620W 135.53', N31.4655W 131.35', N22.4443E 91.73', N47.2457W 130.72', N81.2320W 84.21', S293209W 10.83', S89.2536W 492', N00.0312E 203.71', S89.4746W 405.88', N00.1201W 149.70', N12.5919W 61.58', N23.5140W 605.53', N90.0000W 319.44', N25.0934E 57.08', 66.33 Acres

[History](#)

Assessed Valuations	Amount	Tax Values	Amount
Land	17772	Base Tax	1,710.00
Improvements	0	Penalty	0.00
Net Assessed	17772	Fees	0.00
		Payments	1,710.00
		Total Paid	1,710.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/28/2022	27311	Check	Taxes	855.00	PATCO, INC->Check# 188->PM 12/29/21
03/01/2022	30305	Check	Taxes	855.00	PATCO, INC->Check# 189 PM 02/22/2022 BY GLOR...





First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: The Bryan County Abstract Company

Issuing Office's ALTA® Registry ID: 1034473

Commitment No.: 2022030160

Property Address:

Revision No.:

Issuing Office: The Bryan County Abstract Company

Loan ID No.:

Issuing Office File No.: 2022030160

SCHEDULE A

1. Commitment Date: **April 12, 2022 at 7:00AM**

2. Policy to be issued:

(a) ☒ ALTA® Owner's Policy of Title Insurance

Proposed Insured: **Cope Equities, LLC**

Proposed Policy Amount: **\$1,100,000.00**

(b) ☒ ALTA® Loan Policy of Title Insurance

Proposed Insured: **Patco, Inc.**

Proposed Policy Amount: **\$900,000.00**

(c) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**. (*identify estate covered, i.e., fee, leasehold, etc.*).

4. The Title is, at the Commitment Date, vested in:

PATCO, INC., as shown in Warranty Deed filed September 13, 1999, of record in Book 945, Page 191, Bryan County, Oklahoma

5. The Land is described as follows:

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Northeast Corner of NW/4 NE/4 of said Section 20; Thence South 00 degrees 35 minutes 32 seconds East a distance of 1322.77 feet to a found 1/2" steel rod; Thence South 89 degrees 51 minutes 07 seconds West a distance of 148.22 feet to a found 1/2" steel rod; Thence South 59 degrees 32 minutes 37 seconds West a distance of 364.18 feet to a found 1/2" steel rod; Thence South 32 degrees 32 minutes 32 seconds West a distance of 215.54 feet to a found 1/2" steel rod; Thence South 13 degrees 00 minutes 19 seconds West a distance of 293.73 feet to a found railroad spike; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet to a found railroad spike; Thence South 21 degrees

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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13 minutes 38 seconds East a distance of 26.63 feet to a found railroad spike; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet to a found railroad spike; Thence South 13 degrees 00 minutes 19 seconds West a distance of 356.94 feet to a found 1/2" steel rod; Thence South 32 degrees 59 minutes 03 seconds East a distance of 266.31 feet to a set 1/2" steel rod; Thence South 88 degrees 20 minutes 10 seconds West a distance of 56.53 feet to a found 1/2" steel rod; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet to a set 1/2" steel rod; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet to a set 1/2" steel rod; Thence North 31 degrees 46 minutes 55 seconds West a distance of 13.135 feet to a set 1/2" steel rod; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet to a found 3/8" steel rod; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet to a found 3/8" steel rod; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet to a set 1/2" steel rod; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet to a set 1/2" steel rod; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet to a set 1/2" steel rod; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet to a found 3/8" steel rod; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet to a set 1/2" steel rod; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet to a set 1/2" steel rod; Thence North 12 degrees 59 minutes 19 seconds West a distance of 61.58 feet to a set 1/2" steel rod; Thence North 23 degrees 51 minutes 40 seconds West a distance of 605.53 feet to a set 1/2" steel rod; Thence North 90 degrees 00 minutes 00 seconds West a distance of 319.44 feet to a set 1/2" steel rod; Thence North 25 degrees 09 minutes 34 seconds East a distance of 57.08 feet to a set 1/2" steel rod; Thence North 28 degrees 01 minutes 34 seconds East a distance of 342.30 feet to a set 1/2" steel rod; Thence North 89 degrees 13 minutes 33 seconds East a distance of 1180.00 feet to a set 1/2" steel rod; Thence North 00 degrees 28 minutes 01 seconds West a distance of 950.00 feet to a set 1/2" steel rod; Thence North 89 degrees 40 minutes 34 seconds East a distance of 192.53 feet to a set 1/2" steel rod; Thence North 89 degrees 59 minutes 26 seconds East a distance of 1338.78 feet to the point of beginning; LESS AND EXCEPT THE FOLLOWING TRACTS DESCRIBED AS:

A part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest corner of Lot 9 in Block I of the Quail Creek Addition to the City of Durant; Thence North 13 degrees 09 minutes 12 seconds East 15.60 feet to the point of beginning; Thence South 68 degrees 16 minutes 12 seconds West 21.50 feet; Thence North 21 degrees 25 seconds 25 seconds West 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 40 feet; Thence South 13 degrees 09 minutes 12 seconds East 32.61 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 10 in Block 1 of Quail Creek Addition to the City of Durant; Thence North 77 degrees 06 minutes 18 seconds West a distance of 65.13 feet to a set 1/2" steel rod; Thence North 13 degrees 08 minutes 59 seconds East a distance of 120.25 feet to a set 1/2" steel rod; Thence South 71 degrees 29 minutes 18 seconds East a distance of 65.41 feet to a found 1/2" steel rod; Thence South 13 degrees 08 minutes 59 seconds West a distance of 113.85 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 5 in Block 1 of the Quail Creek Addition to the City of Durant; Thence South 56 degrees 31 minutes 40 seconds West a distance of 71.21 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 219.14 feet to a set 1/2" steel rod; Thence North 82 degrees 49 minutes 33 seconds East a distance of 168.42 feet to a found 1/2 steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 129.84 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest corner of Lot 4 in Block 1 of the Quail Creek Addition to the City of Durant; Thence with a curve to the right having a radius of 1085.52 feet (chord bears South 88 degrees 03 minutes 14 seconds West, 29.83 feet) an arc length of 29.83 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 124.65 feet to a

set 1/2" steel rod; Thence North 56 degrees 31 minutes 40 seconds East a distance of 71.21 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 131.90 feet to the point of beginning.

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, more particularly described as:

Being the North 613.76 feet of the East 192.53 feet of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) of said Section Twenty (20) and the North 613.76 feet of the West 629.11 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20).

Said tract being described by metes and bounds as follows:

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast

Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian. Bryan County, Oklahoma, more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section;

THENCE South 89 degrees 23 minutes 23 seconds West, along the north line of said Northeast Quarter, a distance of 2028.83 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 43 minutes 32 seconds East, parallel with the west line of said Northeast Quarter, a distance of 613.76 feet;

THENCE South 89 degrees 23 minutes 23 seconds West, parallel with the north line of said Northeast Quarter, a distance of 629.11 feet to a point on the west line of said Northeast Quarter,

THENCE South 89 degrees 31 minutes 8 seconds West, parallel with the North line of the Northwest Quarter of said Section, a distance of 192.53 feet;

THENCE North 00 degrees 4 minutes 32 seconds West, parallel with the east line of said Northwest Quarter, a distance of 613.76 feet to a point on the north line of said Northwest Quarter;

THENCE North 89 degrees 31 minutes 38 seconds East, along said north line, a distance of 192.53 feet to the Northeast corner of said Northwest Quarter;

THENCE North 89 degrees 23 minutes 23 seconds East, along the North line of said Northeast Quarter, a distance of 629.11 feet to the POINT OF BEGINNING.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest Corner of Lot 10 in Block 1, Quail Creek Addition, an addition to the City of Durant, Thence South 13 degrees 09 minutes 12 seconds West 65.7 feet; Thence South 68 degrees 16 minutes 12 seconds West 40.0 feet; Thence South 21 degrees 25 minutes 25 seconds East 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 21.5 feet; Thence South 13 degrees 09 minutes 12 seconds West 15.6 feet; Thence North 82 degrees 46 minutes 40 seconds West 65.23 feet; Thence North 13 degrees 01 minutes 47 seconds East 120.35 feet; Thence South 77 degrees 06 minutes 18 seconds East 65.13 feet to the point of beginning.

A tract of land lying in the North half of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, State of Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the North Quarter corner of said Section 20; Thence South 89 degrees 31 minutes 38 seconds West along the North line of said Section a distance of 192.53 feet; Thence South 00 degrees 43 minutes 32 seconds a distance of 613.76 feet to the Point of Beginning; Thence North 89 degrees 31 minutes 38 seconds East a distance of 192.53 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence North 89 degrees 23 minutes 23 seconds East a distance of 554.60 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 180.33 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.09 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 154.40 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 225.21 feet; Thence North 00 degrees 06 minutes 09 seconds West a distance of 76.00 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 201.93 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence continuing South 90 degrees 00

minutes 00 seconds West a distance of 68.34 feet; Thence North 00 degrees 00 minutes 00 seconds West a distance of 56.66 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.92 feet; Thence North 00 degrees 43 minutes 32 seconds West a distance of 194.59 feet to the Point of Beginning.

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma further described as: Beginning at the Northwest corner of Lot 9, Block 1 of Quail Creek Subdivision to the City of Durant, Oklahoma, according to the recorded plat thereof; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 65.89 feet; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 356.94 feet; Thence South 82 degrees 35 minutes 37 seconds West a distance of 168.42 feet; Thence South 54 degrees 31 minutes 51 seconds East a distance of 348.95 feet; Thence South 88 degrees 20 minutes 10 seconds West a distance of 28.72 feet; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet; Thence North 31 degrees 46 minutes 55 seconds West a distance of 131.35 feet; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet; Thence North 89 degrees 12 minutes 29 seconds East a distance of 1694.79 feet; back to the point of beginning.

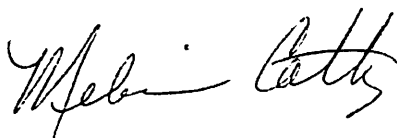
A tract of land situated in a part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County Oklahoma, more particularly described by metes and bounds as follows;

COMMENCING at a ½" pin found at the SW Corner of the S/2 of the SW/4 of NE/4 of the NE/4 of said Section 20, said point also being the NE Corner of Lot 11 in Block 3 of Quail Creek Addition the City of Durant, Bryan County, Oklahoma, and the true POINT OF BEGINNING; Thence South 88 degrees 36 minutes 46 seconds West along the North line of Lot 11 in Block 3 and the North line of Lot 16 In Block 1 of Quail Creek Addition, a distance of 148.22 feet to a found ½" steel pin; Thence South 59 degrees 25 minutes 48 seconds West, along the Northerly line of Lots 16 and 15 in Block 1 of Quail Creek, Addition, a distance of 216.99 feet to set ½" steel pin with PLS 1819 ID cap; Thence North 12 degrees 14 minutes 00 seconds West a distance of 154.24 feet to a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 28 minutes 31 seconds a distance of 249.34 feet to a set ½" steel pin with 1819 ID cap; Thence North 00 degrees 31 minutes 29 seconds West a distance of 290.15 feet a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 32 minutes 55 seconds a distance of 118.00 feet to the NW Corner of the S/2 of the SW/4 of the NE/4 of the NE/4 of said Section 20, occupied by a found 3/8" steel pin with CA 4450 ID cap; Thence South 00 degrees 31 minutes 29 seconds along the West line of the S/2 of the SW/4 of the NE/4 of the NE/4, a distance of 330.15 feet back to the true Point of Beginning.

FIRST AMERICAN TITLE INSURANCE COMPANY

Countersigned by: *The Bryan County Abstract Company*

By:



Melissa Cathey, License #81962
Authorized Signatory

 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No.: 2022030160

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Return properly executed Seller/Owner Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements the Land have been or will be paid.
6. Deed from **Patco, Inc.**, vesting fee simple title in **Cope Equities, LLC**.
 NOTE: The State of Oklahoma required the payment of a documentary stamp tax as a condition precedent to the recordation of any deed as provided by 68 Okla. Stat. 3201, subject to the exemptions provided by 68 Okla. Stat. 3202.
7. Mortgage from **Cope Equities, LLC**, securing your loan.
 NOTE: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of any mortgage.
8. Furnish an accurate Survey of the premises which would disclose any encroachments, overlaps, boundary line disputes, or other matters, or exception will remain on policy.
9. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
10. All policies will be issued with the appropriate version of the FA-Special Oklahoma Endorsement. Examples are attached to this Commitment.

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11. Company requires Corporate Resolution from Patco, Inc. authorizing this transaction. Verify that said corporation is in good standing by securing a "Good Standing Certificate".
12. The Company requires for its review satisfactory copy of the "Articles of Organization," the Operating Agreement and/or the regulations of Cope Equities, LLC, any amendments thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents. The Company reserves the right to make additional requirements upon receipt of said documentation.
13. The notarization of all documents executed in connection with the transaction contemplated by this Commitment shall take place either in the physical presence of the person executing the documents or through a properly conducted and approved remote on line notary session. If not, the following exception will appear on the policy:
EXCEPTION (Owner's policy):
"Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the recording of documents not properly notarized in the physical presence of the person executing the documents or through a properly conducted remote on line notary session."
EXCEPTION (Loan policy):
"Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or recording of documents not properly notarized either in the physical presence of the person executing the documents or through a properly conducted remote on line notary session in the transaction vesting the Title or creating the lien of the Insured Mortgage."

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: 2022030160

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquired for value of record, the estate, interest or mortgage thereon covered by this instrument.

STANDARD EXCEPTIONS

- Rights or claims of parties in possession not shown by the Public Records.
- Easements, or claims of easements, not shown by the Public Records.
- Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records
- The Standard Exceptions (a, b, c and d above) may be eliminated in the Policy upon meeting the requirements of the Company.

SPECIAL EXCEPTIONS

- Ad valorem taxes for 2022 amount of which is not ascertainable, due or payable.
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or

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otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
5. **Right of Way Deed to Southwestern Bell Telephone Company, recorded in Book 197, Page 114.**
6. **Easement to the City of Durant recorded in Book 290, Page 305. Corrective Partial Release of Easement recorded in Book 1002, Page 1099.**
7. **Easement in favor of the City of Durant, Oklahoma, recorded in Book 736, Page 599.**
8. **Dedication Deeds to the City of Durant, recorded in Book 534, pages 16 and 19; corrected in Book 574, Page 198 and in Book 597 Page 57.**
9. **Easement to Oklahoma Gas and Electric Company, recorded in Book 750, Page 250.**
10. **Water Line Easement to the City of Durant, recorded in Book 684, Page 911.**
11. **Roadway Easement to Bryan County, Oklahoma, recorded in Book 442, Page 331.**
12. **Permanent Easement in favor of The City of Durant, recorded in Book 1000, Page 650.**
13. **Grant of Right-of-Way Easement in favor of Durant Housing Associates Limited Partnership (ParkRidge), recorded in Book 1000, Page 653.**
14. **Sign Easement Agreement by and between Patco Enterprises, Inc. and Durant Housing Associates II Limited Partnership, recorded in Book 1159, Page 981.**
15. **Easement Agreement by and between Patco Enterprises, Inc. and Windstream KDL, Inc., recorded in Book 1349, Page 998.**
16. **Report of Commissioners in favor of Oklahoma Gas and Electric Company filed in Case No. CS-2016-779 and Order Approving Report of Commissioners recorded in Book 1465, Page 716.**
17. **Non-Exclusive Easement for Sewer Line Purposes in favor of Fusion Bible Church, Inc., recorded in Book 1431, Page 210.**
18. **City of Durant Ordinance No. 851 regulating, restricting, and prohibiting in the City of Durant, Oklahoma, the building or setting up of drilling rigs for the purpose of exploring, developing and producing oil or gas, recorded in Book 509, Page 278.**
19. **Joint Bryan County-City of Durant Airspace Zoning Ordinance No. 1 regulating air space and height of structures in approach zone of Eaker Field Airport, recorded in Book 568, Page 442.**
20. **Height Restriction Zoning Ordinance relating to Zoning, Establishing that the Airport hazards are contrary to public interest; Defining certain terms used; creating airport zoning; establishing airport zone height limitations; regulating and restricting the height of structures and objects of natural growth, and creating the**

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appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; providing for permits and fees; providing for enforcement; creating a board of adjustment; providing for appeals from board of adjustment decisions; providing for judicial review; creating penalties and remedies; providing for severability; and declaring an emergency, of record in Book 1067, Page 1017 and re-recorded in Book 1071, Page 284.

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First American Title

**ENDORSEMENT
(FA-SPECIAL OKLAHOMA ENDORSEMENT – ALTA OWNER’S POLICY)**

**Issued by
*First American Title Insurance Company***

Attached to Policy No.: XXXX
File No.: XXXX

1. Condition 1(i) of the policy is deleted and replaced with the following:

(i) "Public Records": Records established under Oklahoma state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

2. Condition 17 of the policy is deleted and replaced with the following:

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges that the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property under the law of the State of Oklahoma and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State of Oklahoma.

Therefore, the court or an arbitrator shall apply the law of the State of Oklahoma to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law, nor shall the court or arbitrator apply the law of any Native American Tribe or Nation.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in an Oklahoma state court or a federal court within the United States of America having appropriate jurisdiction.

3. The Company confirms that Exclusions 1 and 2 of this policy apply to (i) any law, ordinance, permit, or governmental regulation, (ii) any governmental police power, and (iii) rights of eminent domain, of a Native American Tribe or Nation, to the same extent as any other governmental entity.

4. The following is added as an Exclusion from Coverage in the policy:

6. Defects, liens, encumbrances, adverse claims, notices or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by a Native American Tribe or Nation.

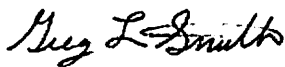
This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this

endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

BRYAN COUNTY ABSTRACT COMPANY

By: _____
Authorized Countersignature

September 15, 2020

FA Special Oklahoma Endorsement – ALTA Owner's Policy



First American Title

**ENDORSEMENT
(FA-SPECIAL OKLAHOMA ENDORSEMENT – ALTA LOAN POLICY)**

**Issued by
*First American Title Insurance Company***

Attached to Policy No.: XXXX
File No.: XXXX

1. Condition 1(k) of the policy is deleted and replaced with the following:

(k) "Public Records": Records established under Oklahoma state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

2. Condition 16 of the policy is deleted and replaced with the following:

16. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges that the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property under the law of the State of Oklahoma and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State of Oklahoma.

Therefore, the court or an arbitrator shall apply the law of the State of Oklahoma to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law, nor shall the court or arbitrator apply the law of any Native American Tribe or Nation.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in an Oklahoma state court or a federal court within the United States of America having appropriate jurisdiction.

3. The Company confirms that Exclusions 1 and 2 of this policy apply to (i) any law, ordinance, permit, or governmental regulation, (ii) any governmental police power, and (iii) rights of eminent domain, of a Native American Tribe or Nation, to the same extent as any other governmental entity.
4. The following are added as Exclusions from Coverage in the policy:
 8. Defects, liens, encumbrances, adverse claims, notices or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by a Native American Tribe or Nation.

9. Invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage or claim of Unmarketable Title if the Insured Mortgage fails to expressly provide for Oklahoma state law as the choice of law for the enforcement of the Insured Mortgage.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

BRYAN COUNTY ABSTRACT COMPANY

By: _____
Authorized Countersignature

September 15, 2020

FA Special Oklahoma Endorsement – ALTA Loan Policy



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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STATE OF OKLAHOMA
Bryan County

Notary Public Stamps \$300.00

Warranty Deed

State of Oklahoma 513503
County of Bryan
Filed 9-13-99
Book 945 Page 191
Gloria Sue Williams 194
County Clerk Deputy

Return: Patco., Inc.
P.O. Box 1696
Durant, OK 74702

KNOW ALL MEN BY THESE PRESENTS:

That; **SERVITORE L. L. C.**, an Oklahoma limited liability company, composed of **EAGLES FOUR, INC.**, an Oklahoma corporation and **THE PATTERSON COMPANY, L. L. C. a/k/a PATTERSON, L. L. C.**, an Oklahoma limited liability company, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto **PATCO, INC.**, P.O. Box 1696 Durant, OK 74702-1696, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

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 successors 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 Delivered this 10 day of Sept, 1999.

SERVITORE, L. L. C., an Oklahoma limited liability company

By: **EAGLES FOUR, INC.**,
an Oklahoma corporation

By: **THE PATTERSON COMPANY**
L. L. C. a/k/a PATTERSON, L. L. C.
an Oklahoma limited liability
company

By: Mike Sitton
MIKE SITTON, President

By: Michael Patterson
MICHAEL PATTERSON,
Member/Manager

STATE OF OKLAHOMA)
COUNTY OF BRYAN) ss. ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of September, 1999, personally appeared Mike Sitton, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as President of **Eagles Four, Inc.**, an Oklahoma corporation, member of **Servitore, L. L. C.**, an Oklahoma limited liability company, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

My Commission Expires:
6-26-2004

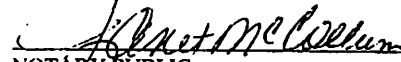
Janet McCasum
NOTARY PUBLIC

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

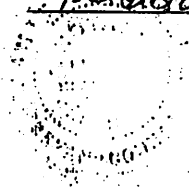
Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of Sept, 1999, personally appeared Michael Patterson, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as Member/Manager of The Patterson Company, L.L.C. a/k/a Patterson, L.L.C., an Oklahoma limited liability company, member of Servitore L. L. C., an Oklahoma limited liability company, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.


NOTARY PUBLIC

My Commission Expires:

1-27-2004



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EXHIBIT "A"

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Northeast Corner of NW/4 NE/4 of said Section 20; Thence South 00 degrees 35 minutes 32 seconds East a distance of 1322.77 feet to a found 1/2" steel rod; Thence South 89 degrees 51 minutes 07 seconds West a distance of 148.22 feet to a found 1/2" steel rod; Thence South 59 degrees 32 minutes 37 seconds West a distance of 364.18 feet to a found 1/2" steel rod; Thence South 32 degrees 32 minutes 32 seconds West a distance of 215.54 feet to a found 1/2" steel rod; Thence South 13 degrees 00 minutes 19 seconds West a distance of 293.73 feet to a found railroad spike; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet to a found railroad spike; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet to a found railroad spike; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet to a found railroad spike; Thence South 13 degrees 00 minutes 19 seconds West a distance of 356.94 feet to a found 1/2" steel rod; Thence South 32 degrees 59 minutes 03 seconds East a distance of 266.31 feet to a set 1/2" steel rod; Thence South 88 degrees 20 minutes 10 seconds West a distance of 56.53 feet to a found 1/2" steel rod; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet to a set 1/2" steel rod; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet to a set 1/2" steel rod; Thence North 31 degrees 46 minutes 55 seconds West a distance of 131.35 feet to a set 1/2" steel rod; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet to a found 3/8" steel rod; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet to a found 3/8" steel rod; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet to a set 1/2" steel rod; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet to a set 1/2" steel rod; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet to a set 1/2" steel rod; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet to a found 3/8" steel rod; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet to a set 1/2" steel rod; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet to a set 1/2" steel rod; Thence North 12 degrees 59 minutes 19 seconds West a distance of 61.58 feet to a set 1/2" steel rod; Thence North 23 degrees 51 minutes 40 seconds West a distance of 605.53 feet to a set 1/2" steel rod; Thence North 90 degrees 00 minutes 00 seconds West a distance of 319.44 feet to a set 1/2" steel rod; Thence North 25 degrees 09 minutes 34 seconds East a distance of 57.08 feet to a set 1/2" steel rod; Thence North 28 degrees 01 minutes 34 seconds East a distance of 342.30 feet to a set 1/2" steel rod; Thence North 89 degrees 13 minutes 33 seconds East a distance of 1180.00 feet to a set 1/2" steel rod; Thence North 00 degrees 28 minutes 01 seconds West a distance of 950.00 feet to a set 1/2" steel rod; Thence North 89 degrees 40 minutes 34 seconds East a distance of 192.53

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feet to a set 1/2" steel rod; Thence North 89 degrees 59 minutes 26 seconds East a distance of 1338.78 feet to the point of beginning; LESS AND EXCEPT THE FOLLOWING FOUR TRACTS DESCRIBED AS:

A part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest corner of Lot 9 in Block 1 of the Quail Creek Addition to the City of Durant; Thence North 13 degrees 08 minutes 12 seconds East 15.60 feet to the point of beginning; Thence South 68 degrees 16 minutes 12 seconds West 21.50 feet; Thence North 21 degrees 25 seconds West 26.14 feet; Thence North 68 degrees 16 minutes 12 seconds East 40 feet; Thence South 13 degrees 12 minutes 12 seconds East 32.61 feet to the point of beginning; and

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 10 in Block 1 of the Quail Creek Addition to the City of Durant; Thence North 77 degrees 06 minutes 18 seconds West a distance of 65.13 feet to a set 1/2" steel rod; Thence North 13 degrees 08 minutes 59 seconds East a distance of 120.25 feet to a set 1/2" steel rod; Thence South 71 degrees 29 minutes 18 seconds East a distance of 65.41 feet to a found 1/2" steel rod; Thence South 13 degrees 08 minutes 59 seconds West a distance of 113.85 feet to the point of beginning; and

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 5 in Block 1 of the Quail Creek Addition to the City of Durant; Thence South 56 degrees 31 minutes 40 seconds West a distance of 71.21 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 219.14 feet to a set 1/2" steel rod; Thence North 82 degrees 49 minutes 33 seconds East a distance of 168.42 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 129.84 feet to the point of beginning; and

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest corner of Lot 4 in Block 1 of the Quail Creek Addition to the City of Durant; Thence with a curve to the right having a radius of 1085.52 feet (chord bears South 88 degrees 03 minutes 14 seconds West, 29.83 feet) an arc length of 29.83 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 124.65 feet to a set 1/2" steel rod; Thence North 56 degrees 31 minutes 40 seconds East a distance of 71.21 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 131.90 feet to the point of beginning.

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OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Cope Equities, LLC, is the owner of a portion of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Meridian, City of Durant, Bryan County, Texas, same being a portion of that tract of land described in a Warranty Deed to Cope Equities, LLC., recorded in Book 1605, Page 340, Public Records of Bryan County, Oklahoma, same being the remaining portion of that tract of land described in a Warranty Deed to Patco, Inc., recorded in Book 945, Page 191, Public Records of Bryan County, Oklahoma, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found in Gerlach Drive, for the northeast corner of said Patco, Inc., tract, and the northwest corner of that tract of land, described in a deed to J. Scott Crain and Carol S. Crain, recorded in Book 1337, Page 67, Public Records of said county, same also being the northeast corner of the NW/4 of the NE/4 of said Section 20;

THENCE South 00°36'42" East, departing said Gerlach Drive, along the easterly line of said Patco, Inc., tract, the westerly line of said Crain tract, passing a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found for the southwest corner of said Crain tract and the northwest corner of that tract of land, described in a deed to Craig McLerran, recorded in Book 1149, Page 760, Public Records of said county, continuing along the westerly line of said McLerran tract, a total distance of 986.73 feet to a 3/8-inch iron rod with a plastic cap, stamped "CA4455" found for the southwest corner of said McLerran tract, same being the northeast corner of Tract 5 as depicted in Archey Development Tract Plat, an addition of the City of Durant, according to the Map or Plat, recorded in Book 1488, Page 743, Public Records of said county;

THENCE South 89°33'04" West, along a northerly line of said Tract 5, a distance of 118.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the northerly, northwest corner of said Tract 5;

THENCE South 00°31'29" East, along a westerly line of said Tract 5, a distance of 290.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner;

THENCE South 89°28'31" West, along a northerly line of said Tract 5, passing at a distance of 249.34 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said Tract 5, continuing across said Patco, Inc., tract, a total distance of 785.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner;

THENCE North 00°0'00" East, continuing across said Patco, Inc., tract, passing at a distance of 328.16 feet, a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the southerly, southeast corner of Parkridge Addition Phase II, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1126, Page 55, Public Records of said county, continuing along an easterly line of said Parkridge Addition Phase II, a total distance of 482.56 feet to a 1/2-inch iron rod found for corner;

THENCE along the southerly lines of said Parkridge Addition Phase II, the following:

North 90°0'00" East, a distance of 124.09 feet to a 1/2-inch iron rod found for corner;

North 00°0'00" East, a distance of 180.33 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3948" found for corner;

North 89°23'23" East, a distance of 74.51 feet to a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE LS 1324" found for easterly, southeast corner of said Parkridge Addition Phase II;

THENCE North 00°43'32" West, along the easterly line of said Parkridge Addition Phase II, passing a found 1/2-inch iron rod found for the northeast corner of said Parkridge Addition Phase II and the southeast corner of Parkridge Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 583, Page 713, Public Records of said county, continuing along the easterly line of said Parkridge Addition, a distance of 613.76 feet to a PK nail found for the northeast corner of said Parkridge Addition, same being on the northerly line of said Section 20 and being in aforesaid Gerlach Drive;

THENCE North 89°22'57" East, along the northerly line of said Section 20 and said Gerlach Drive, a distance of 699.90 feet to the **POINT OF BEGINNING** and containing 22.249 acres (969,166 square feet) of land, more or less.

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

GIVEN under my hand, this the _____ day of _____, 2023

By: Cope Equities, LLC, a Texas limited liability company

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 _____, 2023.

Notary Public in and for the State of _____

My commission expires: _____

NOTES:

All bearings shown are based on grid north of the Oklahoma State Plane Coordinates (NAD 83 South Zone) utilizing the state HARN. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999955357671.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 40013C0170E, for Bryan County, Oklahoma and incorporated areas, dated June 2, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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 Durant West 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 _____, 2023

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

STATE OF TEXAS **\$**

COUNTY OF COLLIN **\$**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, 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 _____, 2023.

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 Bryan 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 Durant West Addition, an addition to the City of Durant, Bryan, Oklahoma, is vested in Choctaw Nation of Oklahoma, and that on this the ____ day of _____, 2022, 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 _____, 2023

By: Modern Abstract & Title, LP.

Signature

Printed 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 _____, 2023.

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 Durant West 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 _____, 2023

Prudy Sullivan-Holt, County Treasurer

STATE OF OKLAHOMA **\$**

COUNTY OF BRYAN **\$**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma, on this day personally appeared Prudy Sullivan-Holt, 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 _____, 2023.

Notary Public in and for the State of _____

My commission expires: _____

CITY PLANNING COMMISSION APPROVAL

It is acknowledged by the City of Durant Planning Commission that the Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the ____ day of _____, 2023.

Planning Commission Chair

Planning Commission Secretary

Printed Name

Printed Name

CITY OF DURANT COUNCIL APPROVAL

BE IT HEREBY RESOLVED by the Council of the City of Durant, that the Plat of Durant West 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 _____, 2023.

Cynthia Price, City Clerk

Mayor

Printed Name

COUNTY CLERK CERTIFICATE

STATE OF OKLAHOMA **\$**
COUNTY OF BRYAN **\$**

The Instrument _____ was filed on the ____ day of _____, 2023 at _____ and duly recorded in Book _____, Page _____.

County Clerk

STATE OF OKLAHOMA **\$**

COUNTY OF BRYAN **\$**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma, 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 _____, 2023.

Notary Public in and for the State of _____

My commission expires: _____

FINAL PLAT
DURANT WEST ADDITION

22.249 ACRES
SITUATED IN
N/2 OF SECTION 20, TOWNSHIP 6 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	08/25/2023	064512320	2 OF 2

OWNER:
Cope Equities, LLC
900 W. Bethany, Suite 230
Allen, Texas 75013
Phone: 972-908-2673
Contact: James Cruser

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

PLANNED DEVELOPMENTS

§ 156.090 PUD PURPOSES.

(A) The purposes of Planned Unit Development are:

(1) To permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area or will facilitate orderly land use transitions, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located; and

(2) To permit flexibility in design, placement of buildings, and use of open spaces, circulation facilities, and off-street parking areas, and to best utilize the potential of sites characterized by special features of geography, topography, parcel size, or shape or proximity to sensitive land use areas.

(B) It is the intent of this section to provide for a change in the size of tracts in which a Planned Unit Development is permitted.

(1) Eligible properties must normally be two acres or larger in size (gross acreage).

(2) Slightly smaller parcels, between one and two acres, may be eligible, provided the applicant can show that the proposed Planned Unit Development can meet the intent and regulation of this subchapter without injury to the public health safety and welfare.

(C) In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this section. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat or replat incorporating the provisions and requirements of this section is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk.

(Prior Code, § 157.070) (Ord. 1040, passed 4-12-1983; Ord. 1454, passed 11-9-2004)

§ 156.091 USES PERMITTED IN PUDS.

The primary uses in a Planned Unit Development shall be those permitted in the zoning districts involved or those uses permitted in more restrictive zoning districts (for example, in a commercial district, a Planned Unit Development could be dominated by shopping facilities or apartments, but in a multi-family residential district, the predominate land use would have to be housing). In predominantly residential PUDs, certain other principal uses, other than dwellings, which are permitted by right or exception in the residential districts may be included within a PUD, if such uses do not occupy more than 10% of the gross area of the PUD and are designed and located to be compatible with the residential uses of the PUD and with the residential use of adjacent properties. It is intended that the PUD provisions may be used as an alternative approach in the processing of all types of developments.

(Prior Code, § 157.071) (Ord. 1040, passed 4-12-1983)

§ 156.092 PUD ACCESSORY USES.

(A) Accessory uses customarily incident to the principal uses included within the PUD are permitted. Accessory signs shall comply with the provisions of the zoning districts, except as hereafter provided for accessory commercial uses.

(B) Within a PUD in a residential district, accessory commercial facilities may be included in accordance with the following provisions.

(1) In considering commercial uses as a part of a Planned Unit Development in a residential district, the Planning Commission shall consider:

(a) The relationship of the proposed commercial use to:

1. The land parcel (both as to boundary shape and topographic and other physical features);
2. The land and land uses outside the proposed development; and
3. The arrangement of the other portions of the proposed development.

(b) The nature of the commercial use included in the proposal.

(2) In developments proposing more than one business, the aggregate floor area of the commercial facilities shall not exceed 50 square feet per dwelling unit nor a total of 30,000 square feet.

(3) Each commercial establishment shall be limited to a maximum of 3,500 square feet of floor area.

(4) Commercial signs shall be limited to one nameplate or not more than 16 square feet for each establishment. Nameplates shall be attached flat against a building wall and shall not be animated, flashing, or have other than indirect illumination. Window signs shall not be permitted.

(5) The commercial area shall be designed primarily for the service, convenience, and benefit of the residents of the PUD. The Planning Commission may permit a commercial establishment designed to serve patrons both inside and outside

the development if it is determined that a land use problem is not likely upon consideration of the items listed in division (B) (1)(a) above.

(Prior Code, § 157.072) (Ord. 1040, passed 4-12-1983)

§ 156.093 PUD AREA REQUIREMENTS.

The space required in a Planned Unit Development project, including lot area, area per unit, and percent of lot coverage, exclusive of the area of public or private streets, shall meet the requirements of the districts wherein the project is located (as set out in § 156.022 of this chapter); provided, however, that upon a finding that the PUD proposal is so designed as to provide the best use of the land with, at the same time, a good and full protection of the public welfare and the general intent and spirit of the Comprehensive Plan and the zoning ordinance, the Planning Commission may award an increase in the density of development not to exceed 10% of that otherwise allowable in the districts in which the PUD is located. If the project area falls in two or more zoning districts, the space requirements of the project shall be established by calculating the requirements of the various districts as applied to the amount of area in each district. In a Planned Unit Development, all area used for development purposes, including recreating areas, open space areas, parking lots, and similar space may be counted as part of the aggregate development area for computation of space requirements. The area of Planned Unit Development shall be considered as one parcel regardless of the extent to which the area may be divided by interior streets or other features.

(Prior Code, § 157.073) (Ord. 1040, passed 4-12-1983)

§ 156.094 PUD HEIGHT REQUIREMENTS.

The height of buildings shall not be more than one and one-half times the distance between the building line and the edge of pavement of the nearest street. The building measurement shall be from the ground floor level to the eave or top of the vertical wall should there be no eave. The Planning Commission upon review of plans for a Planned Unit Development may approve buildings of greater height than otherwise permitted in the zoning district.

(Prior Code, § 157.074) (Ord. 1040, passed 4-12-1983)

§ 156.095 PUD PERIMETER REQUIREMENTS.

The building setback from the exterior boundaries of the PUD shall not be less than the minimum yards customarily required for the district or districts in which located; provided that within 200 feet of any abutting property in a residential district, structures exceeding ten feet in height measured from the ground floor to the eave or top of vertical wall if there is no eave shall conform to the setback requirements of the zoning district, plus two feet of setback for each one-foot of building height exceeding ten feet measured from the ground floor level to the eave or top of vertical wall if there is no eave. An unenclosed off-street parking area, containing five or more spaces, shall be screened from adjoining areas in a residential district by the erection of a screening wall, fence, or hedge of acceptable design along the lot line or lines in common with the residential district, provided that if the parking area is located more than 50 feet from the residential district, the Planning Commission may waive screening requirements.

(Prior Code, § 157.075) (Ord. 1040, passed 4-12-1983)

§ 156.096 PUD OFF-STREET PARKING AND LOADING.

Off-street parking and loading spaces shall be provided as specified for the applicable use. The Planning Commission may consider designs providing for reasonable sharing of parking spaces by land uses which have inherently compatible time demands for parking. Required spaces may be provided on the lot containing the units for which it is intended to serve or in common areas. A common parking area shall be designed and located so as to be accessible to the units it is intended to serve. Provisions for the ownership and maintenance of a common parking space as will ensure its continuity and conservation shall be incorporated in the subdivision plat.

(Prior Code, § 157.076) (Ord. 1040, passed 4-12-1983)

§ 156.097 ADMINISTRATION OF PUD.

(A) Procedural steps include:

- (1) Outline development plan;
- (2) Supplemental designation PUD; and
- (3) Subdivision plat.

(B) The following may apply for PUD.

(1) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than five acres in size may make application for the approval of an outline development plan as provided in divisions (B)(2) and (B)(3) below.

(2) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than one acre in size may make application for the supplemental district designation PUD. Such application shall be accompanied by an outline development plan processed in the manner set forth in this division (B)

(2) and divisions (C)(3) and (C)(4) below.

(3) In areas of existing development, any person, corporation, partnership, association, or combination thereof may propose the redevelopment or reuse of land through the processing of a PUD application. Due to the previous division of land areas in already developed areas, the Planning Commission shall determine if a proposed site is suitable for development as a PUD. The Planning Commission and City Council may place the supplemental designation PUD upon locations through the established zoning amendment process.

(C) An application for a Planned Unit Development shall be filed with the Planning Commission. The application shall be accompanied by the payment of a fee equal to that for rezoning applications which shall include advertising and sign costs. The application shall be in such form and content as the Planning Commission may by resolution establish, provided that three copies of an outline development plan shall accompany the filing of the application. The outline development plan shall consist of maps or text which contain:

- (1) Existing topographic character of the land and any topographic changes which are proposed;
- (2) Proposed land uses, including public uses and open space and the approximate location of buildings and other structures;
- (3) The character and approximate density of development. Density shall be expressed in numbers of dwelling units and quantitative areas of each identifiable segment of the development;
- (4) The approximate location of thoroughfares;
- (5) Sufficient surrounding area to demonstrate the relationship of the development to adjoining uses, both existing and proposed;
- (6) An explanation of the character of the planned development; and
- (7) The expected schedule of development.

(D) (1) The Planning Commission, upon the filing of an application for the supplemental district designation PUD or the filing of an application for the approval of an outline development plan, shall set the matter for public hearing and give 15 days' notice thereof by publication in a newspaper of general circulation. Where deemed necessary by the Planning Commission, additional notice shall be given by the posting of a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

- (a) Whether the proposal is consistent with the Comprehensive Plan;
- (b) Whether the proposal harmonizes with the existing and expected development of surrounding areas;
- (c) Whether the proposal is a unified treatment of the development possibilities of the project site;
- (d) Whether the proposal would benefit orderly and proper development of the city; and
- (e) Whether the sidewalks and streets provide a traffic flow compatible with the development and surrounding street pattern.

(2) Where a supplemental district designation PUD is required for the processing of a Planned Unit Development, the Planning Commission shall forward its recommendation, the application, and the outline development plan to the City Council for further hearing as provided in divisions (D)(1)(d) and (D)(1)(3) above and this division (D)(2). Where Planned Unit Development may be processed without the supplemental designation PUD (five acres or larger), the Planning Commission shall approve, approve with modification, or disapprove the outline development plan. Approval by the Planning Commission shall be authorization for the processing of a subdivision plat incorporating the provisions of the outline development plan. The Planning Commission, upon approval of the outline development plan, may direct that a notation indicating the boundaries of the PUD be made on the zoning map.

(E) Upon receipt of the application, outline development plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the outline development plan, approve, disapprove, modify, or return the outline development plan to the Planning Commission for further consideration. Upon approval, the zoning map shall be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the outline development plan.

(F) A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the subdivision regulations shall include:

- (1) Details as to the location of uses and street arrangement;
- (2) Provisions for the ownership and maintenance of any common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council; and
- (3) Such covenants as will reasonably ensure the continued compliance with the approved outline development plan. In order that the public interest may be protected, the city shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants shall provide that the city may enforce compliance therewith.

(G) After the filing of an approved PUD subdivision plat, and notice thereof to the Building Inspector, no building permits shall be issued on lands within the PUD except in accordance with the approved plat. A building permit in a residential PUD for a freestanding or separate commercial structure shall not be issued until significant progress has been made on other aspects of the proposed development as follows:

- (1) Completion of one-third of the noncommercial features in a project of less than five acres;
- (2) Completion of one-half of the noncommercial features in a project of more than five acres; and
- (3) The Commission has received a satisfactory progress report.

(H) Minor changes in the platted PUD may be authorized by the Planning Commission upon a review of a proposed amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require formal abandonment and the subsequent filing of a new application for a Planned Unit Development.

(I) Where a Planned Unit Development has been processed pursuant to the supplemental designation of PUD, its abandonment shall require the City Council's approval, after recommendation by the Planning Commission, of an application for amendment to the zoning map repealing the supplemental designation of PUD. Where a Planned Unit Development has been processed by reason of being more than ten acres, its abandonment shall require the approval of the Planning Commission and vacation of the plat.

(J) Any person aggrieved may appeal the final action of the Planning Commission on a proposed outline development plan or on a proposed subdivision plat to the district court by filing with the Secretary of the Planning Commission within ten days after the action appealed from a notice of appeal stating the grounds thereof. There shall be no right of appeal from any act of the Planning Commission taken in its advisory capacity to the City Council.

(Prior Code, § 157.077) (Ord. 1040, passed 4-12-1983)



THE CITY OF DURANT

Office of Community Development

Date: 10/03/2023

To: Planning Commission

Case: PC 2023-28

From:

Re: Rezoning Request from A-1 Agriculture District to the R-3 General Residential Multi Family District for property located at Wilson Street and Montgomery Drive.

Request: Consider a request from Baptist General Convention of Oklahoma, for a rezoning of the property located near Wilson Street and Montgomery Drive from A-1 Agriculture to the R-3 General Residential Multi Family

Current Zoning: A-1, Agriculture Note* this case is tied to a Conditional Use Permit request.

Requested Zoning: R-3, General Residential Multi Family.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agriculture
West	R-3	General Residential Multi Family
South	R-3	General Residential Multi Family
East	C-2	Commercial Uses

Lot Characteristics:

Width	~ 375 ft.
Depth	~ 220 ft.
Total Area	~3.6 acres (~82,500 sq. ft.)

Applicant: Baptist General Convention of Oklahoma

Background: The applicant approached staff regarding the rezoning of this property with the desire to build a worship facility on the land.

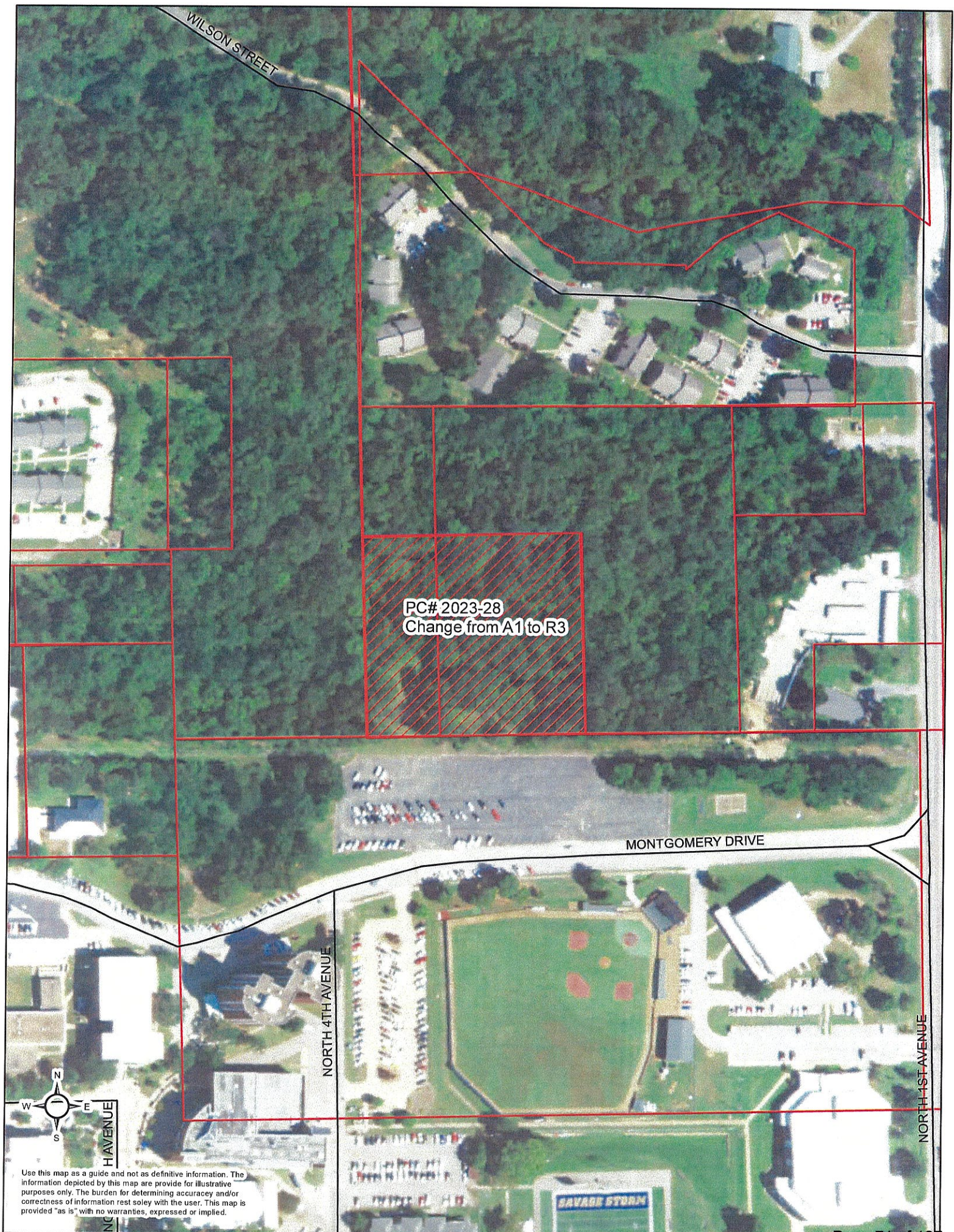
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this rezoning request.

Analysis: The aforementioned property is approximately 3.6 acres.. The area is made up of a mix of Residential and Commercial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type.

The current Future Land Use Map has this area as mixed commercial/residential land uses; therefore, this rezoning request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval of the rezoning request, since it does meet the suggested conditions and requirements.

Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located near Wilson Street and Montgomery Drive. Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2023-28
Change from A1 to R3

MONTGOMERY DRIVE

NORTH 4TH AVENUE

NORTH 1ST AVENUE

Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

WILSON STREET

PC# 2023-28
Change from A1 to R3

MONTGOMERY DRIVE

NORTH 4TH AVENUE

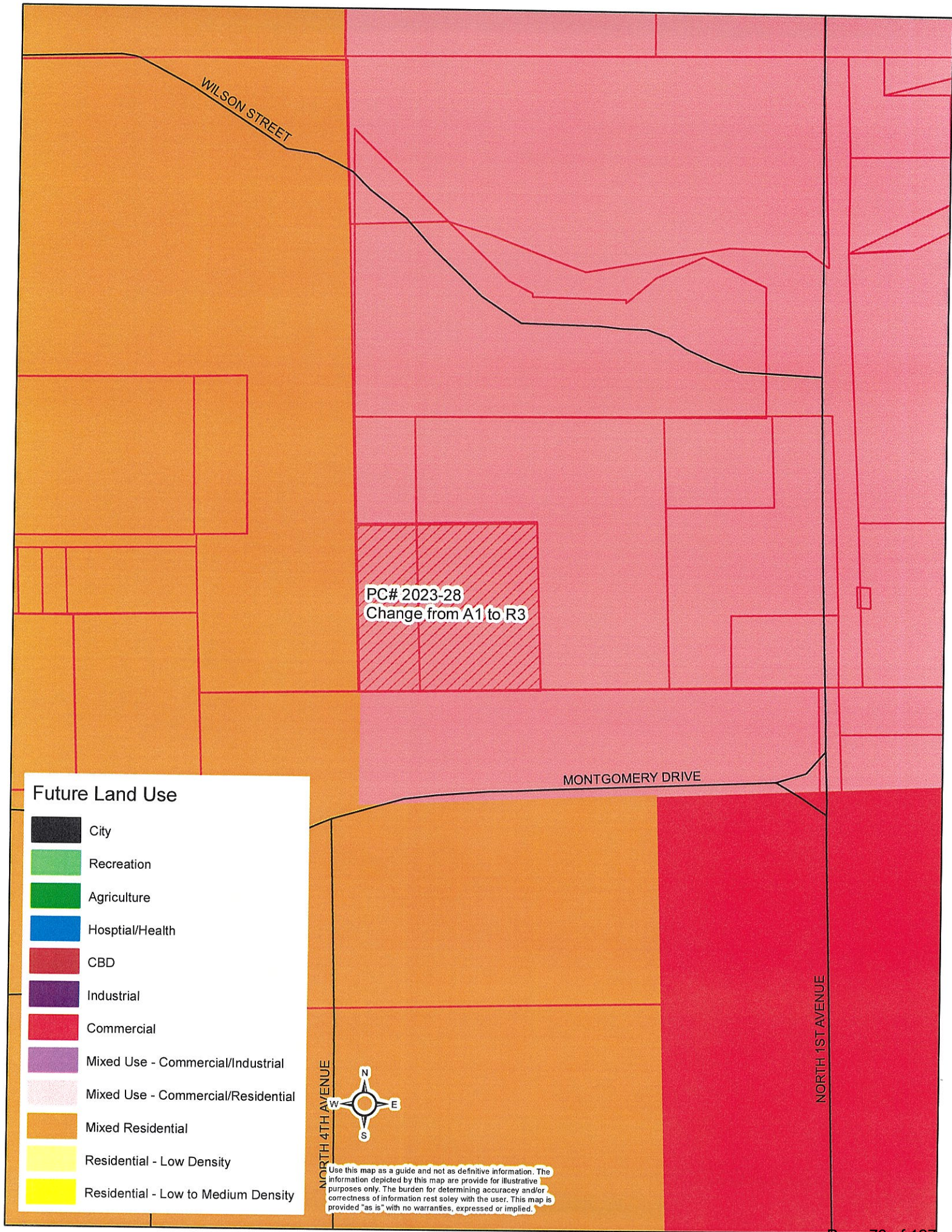
NORTH 1ST AVENUE

Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-28 (OKLAHOMA BAPTISTS)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		09-27-2023	
Streets Carl Meade		9-27-23	
Public Works Director Phillip Hightower		9-27-23	
Fire Marshal Brandon Brooks		9-27-23	
Building Official		9-27-23	
Engineer Brandon Wall	— See attached email —		

RE: Comments on these files going to PC October 3rd

1 message

brandon@wallengineering.com <brandon@wallengineering.com>

Thu, Sep 28, 2023 at 11:48 AM

To: Kari Speers <kspeers@durant.org>

See comments below.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>

Sent: Wednesday, September 27, 2023 10:38 AM

To: Brandon Wall <brandon@wallengineering.com>

Subject: Comments on these files going to PC October 3rd

Good morning,

I am currently working on getting these cases ready for PC on October 3rd. I still need your comments on these preferably by noon tomorrow. I will be leaving the office at 3pm Friday and have to have everything ready to go on Civic Plus and ready to post by then.

Dale Goad (Sketch Plat) Appears this plat orphans property based on what was submitted. We need more information on location of property boundaries and parcel information.

The Grove (Revised PUD) No additional comments.

Oklahoma Baptists (CUP and Rezone) No additional comments.

Kash Acres (Final Plat) No additional comments.

Kash Acres is going to be a tricky one because nothing has really been done out there. No building permits could be issued until all publicly owned infrastructure is in place and construction is completed in accordance with approved plans/specs. In fact, if this is a final plat, it can't be approved w/o all of it in place.

ORDINANCE NO. O-2023-XX

**AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING CODE
AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. That the zoning map is hereby amended as to replace the A-1, General Agriculture District to R-3 General Residential District for property located near Wilson Street and Montgomery Drive, in Durant, and more particularly described as;

A tract of land in the E/2 SW/4 NE/4 NE/4 of Section 29, Township 6 South, Range 9 East, Bryan County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of the E/2 SW/4 NE/4 NE/4 of Section 29, Township 6 South, Range 9 East; thence East 125.00 feet; thence North 348.50 feet; thence West 125.00 feet; thence South 348.50 feet to the Point of Beginning.

AND

A part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Commencing at the Southwest Corner of the E/2 SW/4 NE/4 NE/4 of said Section 29; thence N89°36'24"E along the South line of the said NE/4 NE/4 a distance of 125.00 feet to the Point of Beginning; thence N01°07'40"W a distance of 348.50 feet; thence N89°36'24"E a distance of 250.00 feet; thence S01°07'40"E a distance of 348.50 feet; thence S89°36'24"W a distance of 250.00 feet to the Point of Beginning.

SECTION 2. For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this _____ day of _____ 2023.

Martin Tucker, Mayor

City Of Durant, Oklahoma

ATTEST:

Cynthia J. Price, City Clerk

REZONING APPLICATION

Petition # PC 2023-28
Fee \$ _____

APPLICANT INFORMATION

Name: Joe Ligon - Oklahoma Baptist	Email: jligon@oklahomabaptists.org	Phone #1 405-942-3800
Mailing Address: 3800 N May Avenue		Phone #2
City: Oklahoma City	State: OK	Zip: 73112
Fax #		
Applicant's Interest in Property: Sr. Associate Executive Director		

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

Physical Address of Rezoning Request:			
☒ Platted ☐ Un-Platted	Subdivision The Baptist General Convention Addition	Lot Lot 1 and Lot 2	Block
Legal Description: (If Un-platted)			

____ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.

Request Rezoning From: A-1		Request Rezoning To: R-3	
Present Use: Worship Facility		Proposed Use: Worship Facility	
Parcel Width: 375	Parcel Length: 220	Acre: 3.6	Street/Road Frontage: 375
☒ 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			
Is Property in the Floodplain? Zone X	Is property in the Airport Zone. No		

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

[Signature]

8.7.23

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

This property was historically zone A-1 and has never been updated. The Baptist General Convention of Oklahoma previously had to demolish their existing existing facility for life safety reasons. We wish to construct a new facility on this property to serve SOSU students and the community.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Comprehensive plan shows this area as mixed used commercial/residential. A majority of the surrounding properties are currently zoned R-3, with some C-2 zoned properties to the east, along 1st Ave.. We feel this request for an R-3 zoning is most amicable to the surrounding properties and in accordance with the comprehensive plan.

3. List any other reasons to support this zone change.

Current Zoning of A-1 is outdated for the current use of the property and surrounding area.



1-2011-648558 Book 1297 Pg. 516
12/01/2011 3:35 pm Pg 0516-0518
Fee: \$ 13.00 Doc \$ 82.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That, **BARBARA GANTT and SOLOMON GANTT**, wife and husband, parties 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 **BAPTIST GENERAL CONVENTION OF OKLAHOMA, 3800 N. May Ave., Oklahoma City, OK 73112**, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

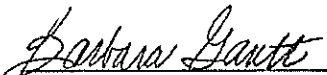
A part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Commencing at the Southwest corner of the E/2 SW/4 NE/4 NE/4 of said Section 29; Thence North 89 degrees 36 minutes 24 seconds East along the South line of the said NE/4 NE/4 a distance of 125.00 feet to the Point of Beginning; Thence North 01 degrees 07 minutes 40 seconds West a distance of 348.50 feet; Thence North 89 degrees 36 minutes 24 seconds East a distance of 250.00 feet; Thence South 01 degrees 07 minutes 40 seconds East a distance of 348.50 feet; Thence South 89 degrees 36 minutes 24 seconds West a distance of 250.00 feet to the Point of Beginning.

R. S. \$82.50

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 1st day of December, 2011.


BARBARA GANTT

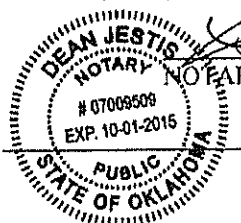

SOLOMON GANTT

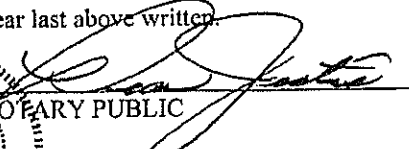
STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of December, 2011, personally appeared BARBARA GANTT and SOLOMON GANTT, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their 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:

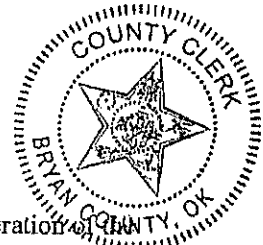



STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 82.50

Please Mail Recorded Deed to:
Bryan Baptist Association
PO Box 970
Durant, OK 74702

I-2022-749905 Book 1615 Pg: 555
11/07/2022 10:35 am Pg 0555-0556
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That Frances J. Mickle, a single person, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the Bryan Baptist Association, party of the Second Part, all of her right, title and interest in and to the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

A part of the E/2 of W/2 of NE/4 of NE/4 described as beginning 348.5 feet North of the SW Corner of E/2 of W/2 of NE/4 of NE/4, Thence North 218.5 feet; Thence East 125 feet; Thence South 218.5 feet; Thence West 125 feet to the point of beginning, all in Section 29, Township 6 South, Range 9 East, of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

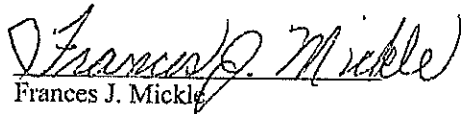
Together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above-described premises unto the said Parties of the Second part, their successors and assigns forever.

No Revenue Stamps, Beneficial Transfer

Signed and delivered this 7th day of November, 2022.


Frances J. Mickle

STATE OF OKLAHOMA)

COUNTY OF BRYAN)

) SS:
)

3
SOCS

SPECIAL WARRANTY DEED

1-2010-632482 Book 1260 Pg: 645
08/12/2010 12:14 pm Pg 0645-0646
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company (herein called the "Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto DURANT AFFORDABLE HOUSING - 1, L.P., a Oklahoma limited partnership (herein called "Grantee"), having a mailing address of 3210 Greenbriar, Durant, OK 74701, all of the real property and premises located in Bryan County, Oklahoma, more particularly described on Exhibit A attached hereto, together with any and all improvements thereon and appurtenances thereunto belonging (the "Property"), and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances made or suffered to be made by Grantor during Grantor's ownership of the Property, but not otherwise.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever.

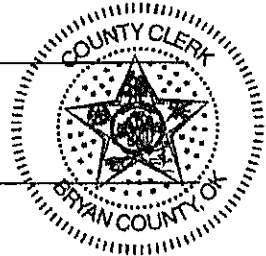
SIGNED AND DELIVERED this 25th day of January, 2010

NO. 12.0
RECEIVED

S&F DEVELOPMENT CO., L.L.C.
an Oklahoma limited liability company

By: Ann L. Francks
Ann L. Francks, Manager

By: Lewis P. Colbert
Lewis P. Colbert, Manager



STATE OF TEXAS)
COUNTY OF NUECES) ss:

This instrument was acknowledged before me on January 25, 2010, by ANN L. FRANCKS and LEWIS C. COLBERT, Managers of S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company, on behalf of said limited liability company.

Andrea Ford
Notary Public

My Commission Expires: 07-15-2012



Return to: Gary C. Rawlinson
Crowe & Dunlevy
2500 South McGee, Suite 140
Norman, OK 73072-6705



WARRANTY DEED
JOINT TENANCY

I-2017-692795 Book 1432 Pg: 785
02/03/2017 11:09 am Pg 0785-0785
Fee \$ 13.00 Doc \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Barbara Gantt and Solomon Gantt wife and husband

part LESS of the first part in consideration of the sum of gift DOLLARS (\$ 0.)

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto

Catherine Hice and Steve Hice wife and husband
and 16093 CR 3600 Ada, Oklahoma 74820 as joint tenants, the survivor to take all, and not as tenants
in common, parties of the second part, their grantees, and their heirs and grantees of the survivor, all of the following described real property and premises,
situated in Bryan County, State of Oklahoma, to wit:

The NE/4 NE/4, LESS AND EXCEPT the property previously conveyed to A. W. Semple and Jane Semple by Warranty Deed recorded in Book 448 at Page 527, Book 484 at Page 576, Book 503 at Page 203 and Book 536 at Page 492, all recorded in the office of the County Clerk of Bryan County, Oklahoma; and

LESS AND EXCEPT a part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East, beginning at the Southeast corner of the NE/4 NE/4 of said Section 29, thence West 300 feet, thence North 300 feet, thence East 300 feet, thence South 300 feet to the point of beginning; and

LESS AND EXCEPT a part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East, beginning at a point 300 feet West of the Southeast corner of the NE/4 NE/4 of said Section 29, thence North 300 feet, thence East 300 feet, thence North 267 feet, thence West 350 feet, thence South 567 feet, thence East 50 feet to the point of beginning, and

LESS AND EXCEPT easements of record and highway right-of-way, all in Section 29, Township 6 South, Range 9 East, Bryan County, Oklahoma;

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 parties of the second part, their grantees and the heirs and grantees of the survivors, forever, free, clear, and discharged of and from all former grants, titles, charges, judgements, taxes, mortgages and other liens and incumbrances of whatsoever nature.

Signed and Sealed this 3rd day of February, 2017.

Barbara Gantt SOLOMON GANTT

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Pontotoc County, ss.
Before me, the undersigned, a Notary Public in and for said county and State, on this 3rd day of February, 2017, personally

appeared Barbara Gantt and Solomon Gantt

to me known to be the identical person S who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their 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 January 5, 2019 Keressa A. Compton Notary Public

EXEMPTION: DOCUMENTARY STAMP TAX O.S.
TITLE 68: ARTICLE 32, SECTION 3202 PAR 4



OFFICIAL SEAL
KERESSA A. COMPTON
NOTARY PUBLIC OKLAHOMA
PONTOTOC COUNTY
COMM. NO. 15000064



MODERN

abstract and title

1-2022-750859 Book 1618 Pg: 626
12/15/2022 8:40 am Pg 0626-0627
Fee: \$ 20.00 Doc: \$ 540.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Davis Self Storage, LLC a/k/a Davis Self Storage LLC, a Limited Liability Company, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Keith R. Kaehler and Deborah A. Kaehler, husband and wife**, as joint tenants, the survivor to take all, and not as tenants in common, 1903 N 1st Street, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

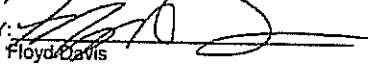
together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

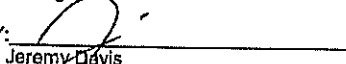
TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: \$540.00

SIGNED AND SEALED this the 14th day of December, 2022.

Davis Self Storage, LLC a/k/a Davis Self Storage LLC

BY: 
Floyd Davis
Manager

BY: 
Jeremy Davis
Manager

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 540.00

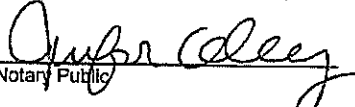
NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Floyd Davis and Jeremy Davis, Managers on behalf of Davis Self Storage, LLC a/k/a Davis Self Storage LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

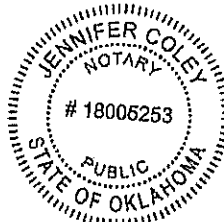
Witness my hand and official seal, this the 14th of December, 2022.


Notary Public

My Commission Expires: May 24, 2026

(SEAL)

File No.: BRY-221111690



Alliant National Title Insurance Co.
1831 Lefthand Cr., Suite G
Longmont, CO 80501

KNOW ALL MEN BY THESE PRESENTS:

Warranty Deed

575706
State of Oklahoma
County of Bryan
Filed 1-24-06
Book 1104 Page 626 Tm 2:40
Patricia L. Brady
County Clerk TK Deputy

That; **RONALD F. ARNETT and CAROLYN K. ARNETT, husband and wife**, parties of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **S & F DEVELOPMENT CO., L. L.C., 2221 Westpark Dr., Norman, OK 73069**, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

Tract 2: The W/2 SW/4 NE/4 NE/4 all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

Tract 3: The East 44 yards of the NW/4 NW/4 NE/4 and the East 44 yards of the N/2 SW/4 NW/4 NE/4 and the NE/4 NW/4 NE/4 and the N/2 SE/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the official plat and survey thereof.

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, his 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 Delivered this 20 day of January, 2005.

Ronald F. Arnett
RONALD F. ARNETT

Carolyn K. Arnett
CAROLYN K. ARNETT

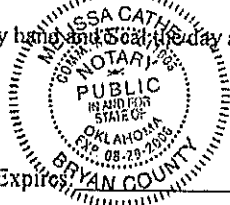
STATE OF OKLAHOMA)

COUNTY OF BRYAN)

) ss. ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20 day of January, 2005, personally appeared **RONALD F. ARNETT and CAROLYN K. ARNETT, husband and wife**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.



Missa Catharine
NOTARY PUBLIC

My Commission Expires

000626

"QUIT CLAIM
~~WARRANTY~~ DEED

203. ~~100~~

No. 134,123, *1742*

KNOW ALL MEN BY THESE PRESENTS: That J. S. Vaughan and Eunice Lewis Vaughan, husband and wife,

of Oklahoma - - - - - County, State of Oklahoma, part 1st of the first part, in consideration of the sum of ONE AND NO/100 - - - - - DOLLARS, in hand paid, the receipt of which is hereby acknowledged, ~~and the other consideration~~

Quit Claim,
do hereby grant, bargain, sell and convey unto Southeastern State Teachers College
of Bryan County, State of Oklahoma, part y of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Beginning at the Northwest corner of the NW¹ of SE¹ of NE¹ of Section 29, Township 8 South, Range 9 East, thence East 198 feet; thence South 660 feet; thence West 56 feet to the line of the State Normal Grounds; thence North with the said line to the Northeast corner thereof; thence West with said line to the west line of said NW¹ of SE¹ of NE¹, thence North to the place of beginning, the same being all the West three (3) acres of said NW¹ of SE¹ of NE¹ of said section not heretofore sold to the State Normal School

together with all improvements thereon and the appurtenances thereunto belonging ~~and unto the heirs of the same~~

TO HAVE AND TO HOLD said described premises unto the said party of the second part to successors and assigns forever, ~~and unto the heirs of the said party of the second part and assigns forever~~

Signed and delivered this 28th day of March 1936.

J. S. Vaughan
Eunice Lewis Vaughan

STATE OF OKLAHOMA,) COUNTY OF OKLAHOMA, SS¹.

~~County~~ BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 28th day of March, 1936 personally appeared J. S. Vaughan and Eunice Lewis Vaughan, husband and wife, to me well known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal, the day and year above set forth.

My Commission expires Jan. 4, 1938. (Seal) Edith Baldwin - Notary Public.

Filed for record on the 2 day of April, 1936, at 10:15 o'clock A. M.

By Deputy, Lonnie Wright, - - - County Clerk.
(Seal)

Durant Property Professionals 4, LLC, an Oklahoma limited liability company

By: Sally L. McIntyre

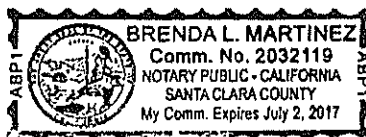
Name: Sally L. McIntyre, Trustee of the Sally L. McIntyre Survivor's Trust
Its: Manager

ACKNOWLEDGMENT

STATE OF CA)
COUNTY OF Santa Clara

SIGNED and SWORN to before me on the 14 day of November, 2016, by Sally L. McIntyre, Trustee of the Sally L. McIntyre Survivor's Trust, as Manager of Durant Property Professionals 4, LLC, an Oklahoma limited liability company to me known to be the person who subscribed their name to the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Brenda L. Martinez
Notary Public



I-2016-691177 Book 1427 Pg 282
11/17/2016 11 23 am Pg 0281-0290
Fee: \$ 31 00 Doc \$ 3,127 50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Durant Property Professionals 5, LLC, an Oklahoma limited liability company

By: John K. Connolly

Name: John K. Connolly, Trustee of the John K. Connolly and Mary Ellen
Connolly Trust of 1987

Its: Manager

By: Mary Ellen Connolly

Name: Mary Ellen Connolly, Trustee of the John K. Connolly and Mary Ellen
Connolly Trust of 1987

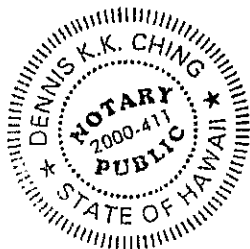
Its: Manager

ACKNOWLEDGMENT

STATE OF Hawaii)

COUNTY OF Honolulu)

SIGNED and SWORN to before me on the 11th day of November, 2016, by John K. Connolly
and Mary Ellen Connolly, as Trustees of the John K. Connolly and Mary Ellen
Connolly Trust of 1987, as Manager of Durant Property Professionals 5 LLC, an Oklahoma
limited liability company to me known to be the person who subscribed their name to the
foregoing instrument, and acknowledged to me that they executed the same as their free and
voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses
and purposes therein set forth.



Dennis K.K. Ching

Notary Public

Dennis K.K. Ching 2000-411
My Commission Expires: 08/20/2020

1-2016-691177 Book 1427 Pg 284
11/17/2016 11 23 am Pg 0281-0290
Fee \$ 31 00 Doc \$ 3 127 50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA

On NOVEMBER 13 2016 before me, Sharon M. Alvey, Notary Public,
personally appeared

COLLEEN CONNOLLY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(S)are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

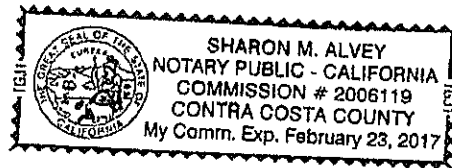
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon M. Alvey
Sharon M. Alvey, Notary Public

Commission Number: 2006119

Commission Expiration: 2/23/2017



1-2016-691177 Book 1427 Pg 286
11/17/2016 11 23 am Pg 0281-0290
Fee: \$ 31.00 Doc \$ 3,127.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, the amounts of which are not ascertainable, due or payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights privileges, and immunities relating thereto, whether or not appearing on the Public Records. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Statutory Section Line Road Easements in favor of the State of Oklahoma, as shown on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
4. Joint Bryan County-City of Durant Airspace Zoning Ordinance No. 1 recorded at Book 568, Page 442 (entry 295- B), as noted on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
5. Height Restriction Zoning Ordinance recorded at Book 1067, Page 1017 (entry 296-B) and re-recorded at Book 1071, Page 289 (entry 306-B), as noted on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
6. Ordinance No. 851 of the City of Durant recorded at Book 509, Page 278 (entry 323-B), as noted on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
7. Easement contained in Warranty Deed recorded at Book 733, Page 345 (NIA).
8. Easement in favor of Enserch Corporation recorded at Book 734, Page 559 (NIA), subject to assignments of record.
9. Easement in favor of the State of Oklahoma recorded at Book 227, Page 172 (entry 9-B), as shown on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.

I-2016-691177 Book 1427 Pg: 288
11/17/2016 11:23 am Pg 0281-0290
Fee: \$ 31 00 Doc: \$ 3,127 50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

19. The Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016, discloses the following matters:
- a. Encroachments of buildings into Durant City Utilities Authority easements;
 - b. Encroachments of chain link fence over the southerly and westerly boundary line of the subject premises; and
 - c. Encroachment of chain link fence and concrete over the northerly boundary line of the subject premises.

I-2016-691177 Book 1427 Pg: 290
11/17/2016 11:23 am Pg 0281-0290
Fee: \$ 31.00 Doc: \$ 3,127.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



THE CITY OF DURANT

Office of Community Development

Date: 10/03/2023

To: Planning Commission

Case: PC 2023-28

From:

Re: Conditional Use Permit request to construct a worship facility / church on property located near Wilson Street and Montgomery Drive.

Request: Consider a request from Baptist General Convention of Oklahoma, for a Conditional Use Permit request to construct a worship facility / church on property located near Wilson Street and Montgomery Drive.

Current Zoning: R-3 Residential Note* this case is tied to a Rezoning request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agriculture
West	R-3	General Residential Multi Family
South	R-3	General Residential Multi Family
East	C-2	Commercial Uses

Lot Characteristics:

Width	~ 240 ft.
Depth	~ 240 ft.
Total Area	~1.32 acres (~57,600 sq. ft.)

Applicant: Baptist General Convention of Oklahoma

Background: The applicant approached staff regarding rezoning the property as well as gaining a Conditional Use Permit with the desire to build a worship facility on the site. For all new worship

facilities / church construction, City Ordinance requires them to apply and obtain a Conditional Use Permit.

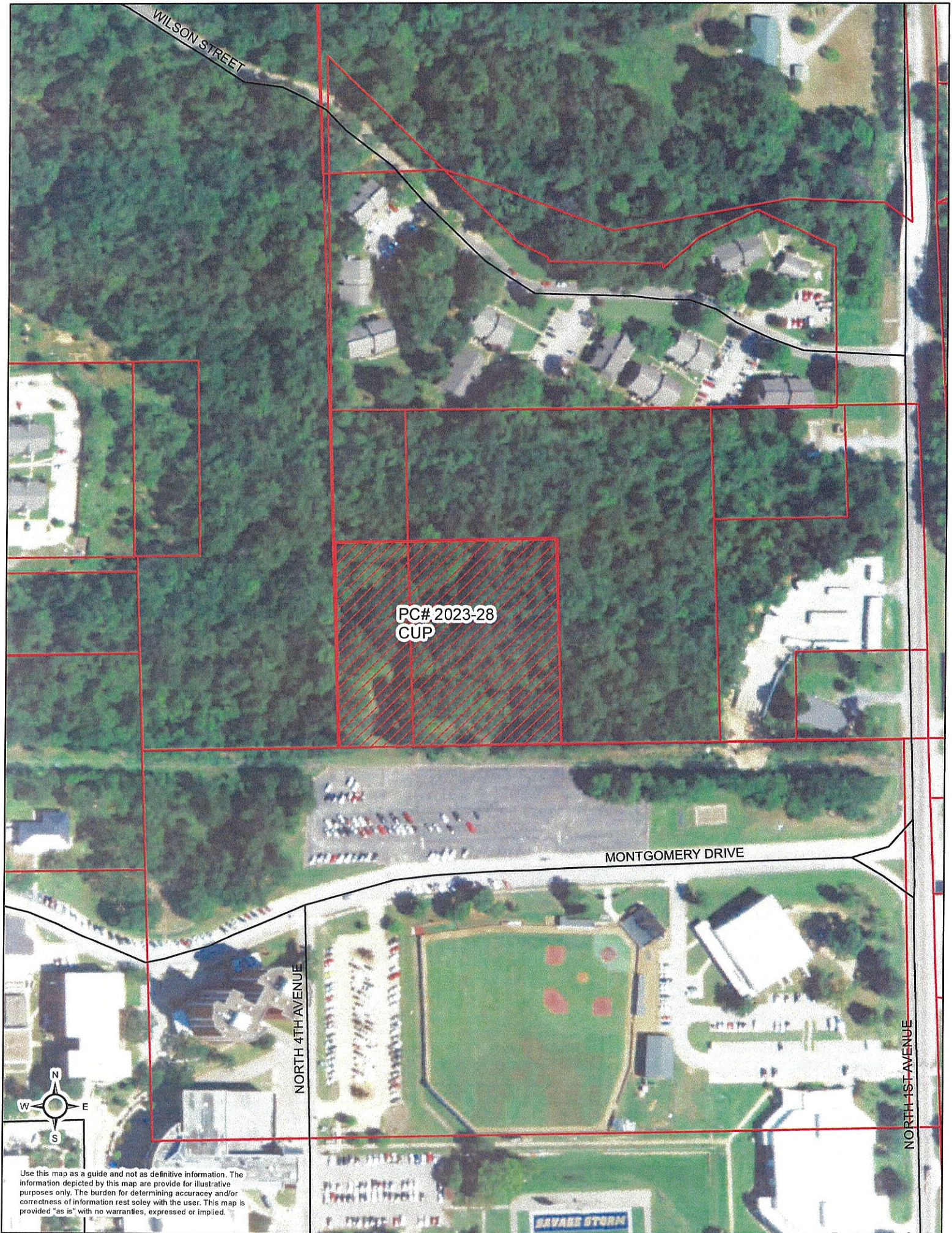
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this Conditional Use Permit request.

Analysis: The aforementioned property is approximately 1.32 acres. The area is made up of a mix of Residential and Commercial Zoned properties.

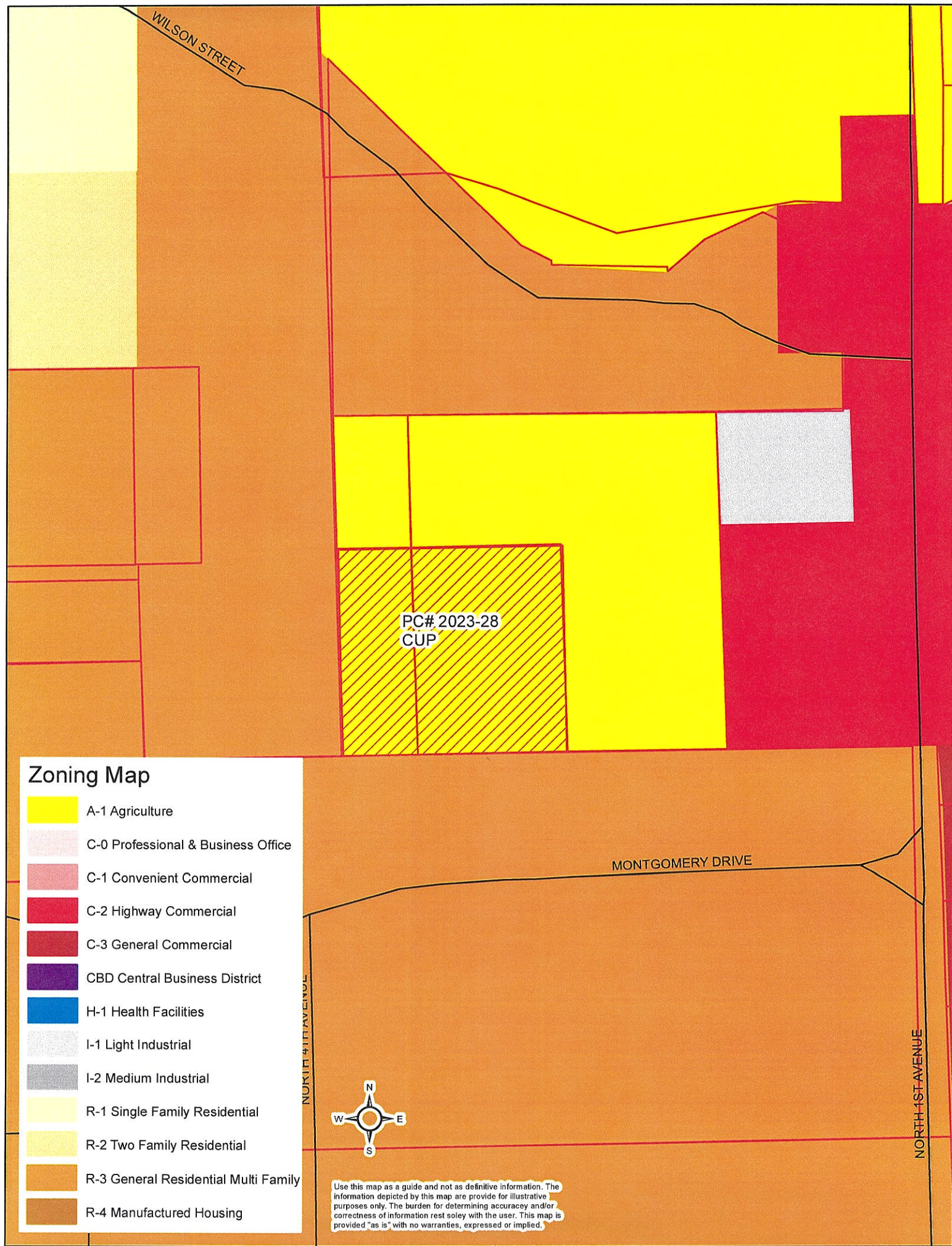
The current Future Land Use Map has this area as mixed commercial/residential land uses.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit, since it does meet the suggested conditions and requirements.

Required Action: Hold a public hearing to recommend approval or denial of the conditional use permit request for the property located near Wilson Street and Montgomery Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

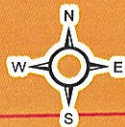


Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rests solely with the user. This map is provided "as is" with no warranties, expressed or implied.

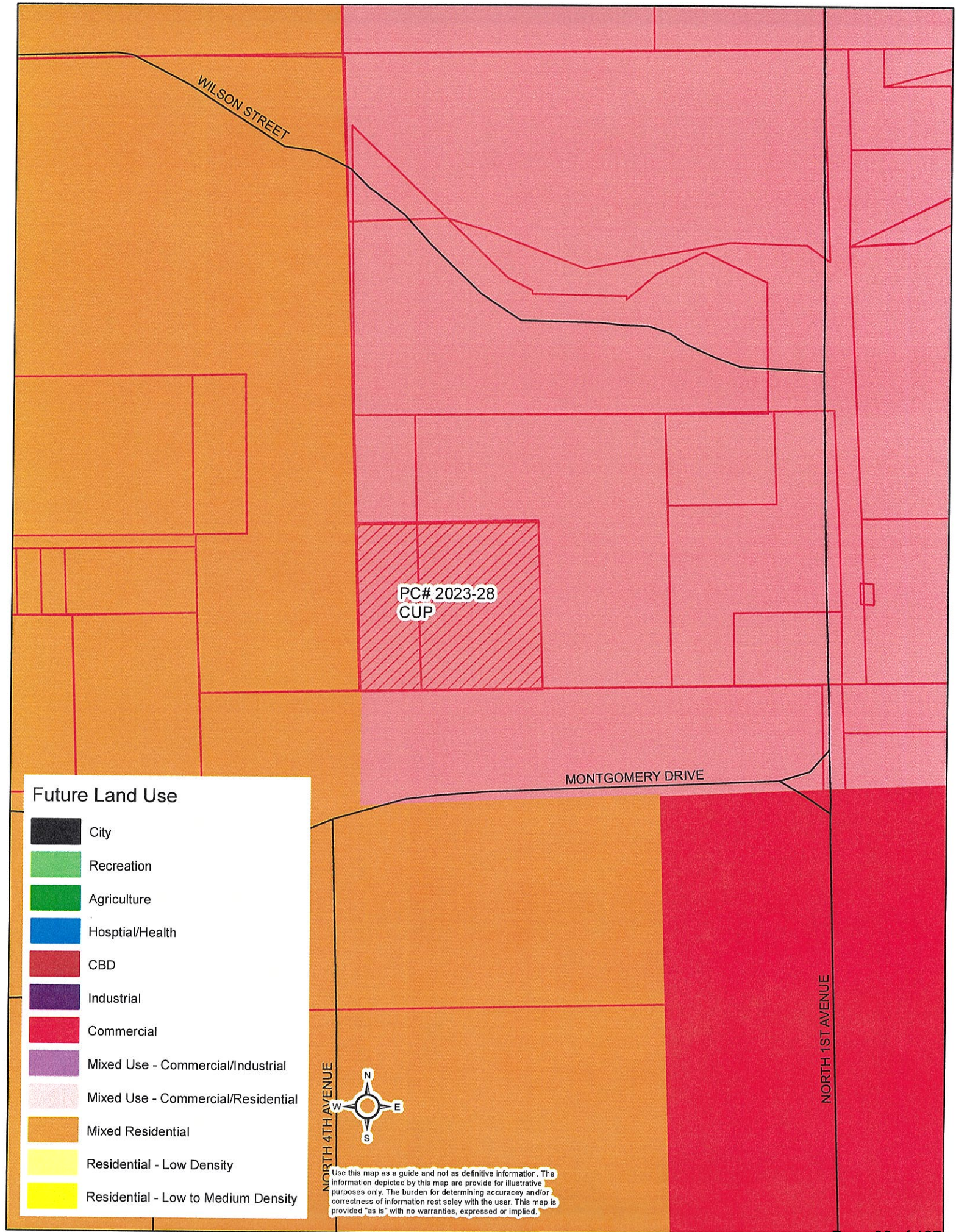


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

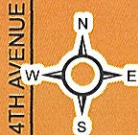


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



Future Land Use

- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-28 (OKLAHOMA BAPTISTS)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		09-27-2023	
Streets Carl Meade		9-27-23	
Public Works Director Phillip Hightower		9-27-23	
Fire Marshal Brandon Brooks		9-27-23	
Building Official		9-27-23	
Engineer Brandon Wall	— See attached email —		

RE: Comments on these files going to PC October 3rd

1 message

brandon@wallengineering.com <brandon@wallengineering.com>

Thu, Sep 28, 2023 at 11:48 AM

To: Kari Speers <kspeers@durant.org>

See comments below.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>

Sent: Wednesday, September 27, 2023 10:38 AM

To: Brandon Wall <brandon@wallengineering.com>

Subject: Comments on these files going to PC October 3rd

Good morning,

I am currently working on getting these cases ready for PC on October 3rd. I still need your comments on these preferably by noon tomorrow. I will be leaving the office at 3pm Friday and have to have everything ready to go on Civic Plus and ready to post by then.

Dale Goad (Sketch Plat) Appears this plat orphans property based on what was submitted. We need more information on location of property boundaries and parcel information.

The Grove (Revised PUD) No additional comments.

Oklahoma Baptists (CUP and Rezone) No additional comments.

Kash Acres (Final Plat) No additional comments.

Kash Acres is going to be a tricky one because nothing has really been done out there. No building permits could be issued until all publicly owned infrastructure is in place and construction is completed in accordance with approved plans/specs. In fact, if this is a final plat, it can't be approved w/o all of it in place.

CONDITIONAL USE APPLICATION

Petition # _____
Fee \$ _____

APPLICANT INFORMATION

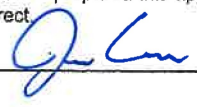
Name: Joe Ligon - Oklahoma Baptist	Email: jligon@oklahomabaptists.org	Phone #1 405-942-3800
Mailing Address: 38 N May Avenue		Phone #2
City: Oklahoma City	State: OK	Zip: 73112
Applicant's Interest in Property: Sr. Associate Executive Director		Fax #

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

Physical Address of Proposed Conditional Use: TBD Montgomery Blvd. Durant, OK 74701		Name of Project: Baptist Collegiate Ministries	
☒ Platted ☐ Un-Platted	Subdivision: The Baptist General Convention Addition	Lot Lot 1	Block
Legal Description: (If Un-platted)			

Existing Zoning: R-3	Proposed Conditional Use: Worship Facility		
Present Use: Vacant	Parking Spaces Required: 75	Parking Spaces Provided: 190	
Parcel Width: 240'	Parcel Length: 240'	Acres: 1.32	Street/Road Frontage: 240'
☒ 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. Worship Facilities are restricted in all zoning classifications. We wish to obtain a conditional use permit for our new facility at this location.			

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:  Date: 9.7.23

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					
Staff Recommendation ___ Approve ___ Deny		PC Recommendation ___ Approve ___ Deny		City Council Action ___ Approve ___ Deny		Ordinance #	

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

Baptist Collegiate Ministries provides a place of worship and worship events to the students of Southeastern Oklahoma State University (SOSU) and the surrounding community.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

New accessible parking spaces will be constructed on the property. All other parking is shared with the adjacent parking lot on SOSU campus.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
Screenings as required per City of Durant Ordinances.

3. Traffic Impacts:

No additional impact is anticipated, as BCM has operated a worship facility at this location for a number of years.

4. Protection of Neighborhoods:

Any screening and neighborhood protections will be constructed in accordance with City of Durant Ordinances.

What licenses and permits (if any) are required for this proposed use?

Building Permits

Please list or describe any other reasons to support this Conditional Use Permit Application.

BCM has long had a presence adjacent the campus of SOSU. We look forward to continuing our fellowship with the university and Durant community.



1-2011-648558 Book 1297 Pg. 516
12/01/2011 3:35 pm Pg 0516-0518
Fee: \$ 13.00 Doc \$ 82.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That, **BARBARA GANTT and SOLOMON GANTT**, wife and husband, parties 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 **BAPTIST GENERAL CONVENTION OF OKLAHOMA, 3800 N. May Ave., Oklahoma City, OK 73112**, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

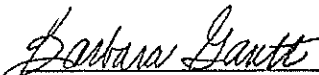
A part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Commencing at the Southwest corner of the E/2 SW/4 NE/4 NE/4 of said Section 29; Thence North 89 degrees 36 minutes 24 seconds East along the South line of the said NE/4 NE/4 a distance of 125.00 feet to the Point of Beginning; Thence North 01 degrees 07 minutes 40 seconds West a distance of 348.50 feet; Thence North 89 degrees 36 minutes 24 seconds East a distance of 250.00 feet; Thence South 01 degrees 07 minutes 40 seconds East a distance of 348.50 feet; Thence South 89 degrees 36 minutes 24 seconds West a distance of 250.00 feet to the Point of Beginning.

R. S. \$82.50

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 1st day of December, 2011.


BARBARA GANTT

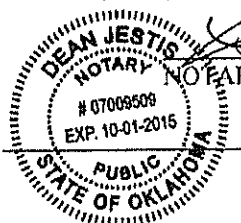

SOLOMON GANTT

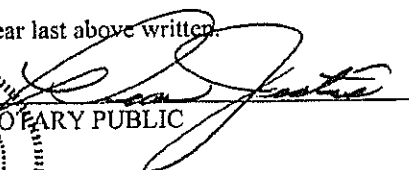
STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of December, 2011, personally appeared BARBARA GANTT and SOLOMON GANTT, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their 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:

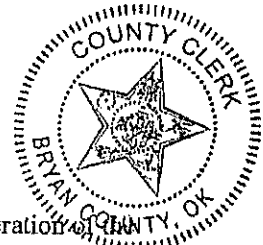



STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 82.50

Please Mail Recorded Deed to:
Bryan Baptist Association
PO Box 970
Durant, OK 74702

I-2022-749905 Book 1615 Pg: 555
11/07/2022 10:35 am Pg 0555-0556
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That Frances J. Mickle, a single person, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the Bryan Baptist Association, party of the Second Part, all of her right, title and interest in and to the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

A part of the E/2 of W/2 of NE/4 of NE/4 described as beginning 348.5 feet North of the SW Corner of E/2 of W/2 of NE/4 of NE/4, Thence North 218.5 feet; Thence East 125 feet; Thence South 218.5 feet; Thence West 125 feet to the point of beginning, all in Section 29, Township 6 South, Range 9 East, of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

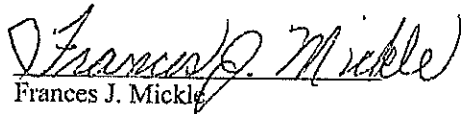
Together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above-described premises unto the said Parties of the Second part, their successors and assigns forever.

No Revenue Stamps, Beneficial Transfer

Signed and delivered this 7th day of November, 2022.


Frances J. Mickle

STATE OF OKLAHOMA

)

COUNTY OF BRYAN

) SS:

)

3
SOCS

SPECIAL WARRANTY DEED

1-2010-632482 Book 1260 Pg: 645
08/12/2010 12:14 pm Pg 0645-0646
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company (herein called the "Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto DURANT AFFORDABLE HOUSING - 1, L.P., a Oklahoma limited partnership (herein called "Grantee"), having a mailing address of 3210 Greenbriar, Durant, OK 74701, all of the real property and premises located in Bryan County, Oklahoma, more particularly described on Exhibit A attached hereto, together with any and all improvements thereon and appurtenances thereunto belonging (the "Property"), and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances made or suffered to be made by Grantor during Grantor's ownership of the Property, but not otherwise.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever.

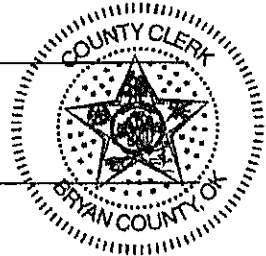
SIGNED AND DELIVERED this 25th day of January, 2010

NO. 100
RECEIVED

S&F DEVELOPMENT CO., L.L.C.
an Oklahoma limited liability company

By: Ann L. Francks
Ann L. Francks, Manager

By: Lewis P. Colbert
Lewis P. Colbert, Manager



STATE OF TEXAS)
COUNTY OF NUECES) ss:

This instrument was acknowledged before me on January 25, 2010, by ANN L. FRANCKS and LEWIS C. COLBERT, Managers of S&F DEVELOPMENT CO., L.L.C., an Oklahoma limited liability company, on behalf of said limited liability company.

Andrea Ford
Notary Public

My Commission Expires: 07-15-2012



Return to: Gary C. Rawlinson
Crowe & Dunlevy
2500 South McGee, Suite 140
Norman, OK 73072-6705



WARRANTY DEED
JOINT TENANCY

I-2017-692795 Book 1432 Pg: 785
02/03/2017 11:09 am Pg 0785-0785
Fee \$ 13.00 Doc \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Barbara Gantt and Solomon Gantt wife and husband

part LESS of the first part in consideration of the sum of gift DOLLARS (\$ 0.)

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto

Catherine Hice and Steve Hice wife and husband
and 16093 CR 3600 Ada, Oklahoma 74820 as joint tenants, the survivor to take all, and not as tenants
in common, parties of the second part, their grantees, and their heirs and grantees of the survivor, all of the following described real property and premises,
situated in Bryan County, State of Oklahoma, to wit:

The NE/4 NE/4, LESS AND EXCEPT the property previously conveyed
to A. W. Semple and Jane Semple by Warranty Deed recorded in
Book 448 at Page 527, Book 484 at Page 576, Book 503 at Page 203
and Book 536 at Page 492, all recorded in the office of the
County Clerk of Bryan County, Oklahoma; and

LESS AND EXCEPT a part of the NE/4 NE/4 of Section 29, Township
6 South, Range 9 East, beginning at the Southeast corner of the
NE/4 NE/4 of said Section 29, thence West 300 feet, thence North
300 feet, thence East 300 feet, thence South 300 feet to the
point of beginning; and

LESS AND EXCEPT a part of the NE/4 NE/4 of Section 29, Township
6 South, Range 9 East, beginning at a point 300 feet West of the
Southeast corner of the NE/4 NE/4 of said Section 29, thence North
300 feet, thence East 300 feet, thence North 267 feet, thence
West 350 feet, thence South 567 feet, thence East 50 feet to the
point of beginning, and

LESS AND EXCEPT easements of record and highway right-of-way, all
in Section 29, Township 6 South, Range 9 East, Bryan County, Oklahoma;

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 parties of the second part, their grantees and the heirs and grantees of the survivors,
forever, free, clear, and discharged of and from all former grants, titles, charges, judgements, taxes, mortgages and other liens and incumbrances of
whatsoever nature.

Signed and Sealed this 3rd day of February, 2017.

Barbara Gantt SOLOMON GANTT

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Pontotoc County, ss.
Before me, the undersigned, a Notary Public in and for said county and State, on this 3rd day of February, 2017, personally

appeared Barbara Gantt and Solomon Gantt

to me known to be the identical person S who executed the within and foregoing instrument, and acknowledged to me that they executed the same as
their 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 January 5, 2019 Keressa A. Compton Notary Public

EXEMPTION: DOCUMENTARY STAMP TAX O.S.
TITLE 68: ARTICLE 32, SECTION 3202 PAR 4



OFFICIAL SEAL
KERESSA A. COMPTON
NOTARY PUBLIC OKLAHOMA
PONTOTOC COUNTY
COMM. NO. 15000064



MODERN

abstract and title

1-2022-750859 Book 1618 Pg: 626
12/15/2022 8:40 am Pg 0626-0627
Fee: \$ 20.00 Doc: \$ 540.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Davis Self Storage, LLC a/k/a Davis Self Storage LLC, a Limited Liability Company, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Keith R. Kaehler and Deborah A. Kaehler, husband and wife**, as joint tenants, the survivor to take all, and not as tenants in common, 1903 N 1st Street, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

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 said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: \$540.00

SIGNED AND SEALED this the 14th day of December, 2022.

Davis Self Storage, LLC a/k/a Davis Self Storage LLC

BY: [Signature]
Floyd Davis
Manager

BY: [Signature]
Jeremy Davis
Manager

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 540.00

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Floyd Davis and Jeremy Davis, Managers on behalf of Davis Self Storage, LLC a/k/a Davis Self Storage LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

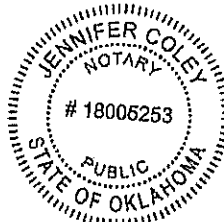
Witness my hand and official seal, this the 14th of December, 2022.

[Signature]
Notary Public

My Commission Expires: May 24, 2026

(SEAL)

File No.: BRY-221111690



Alliant National Title Insurance Co.
1831 Lefthand Cr., Suite G
Longmont, CO 80501

KNOW ALL MEN BY THESE PRESENTS:

Warranty Deed

575706
State of Oklahoma
County of Bryan
Filed 1-24-06
Book 1104 Page 626 Tm 2:40
Patricia L. Brady
County Clerk TK Deputy

That; **RONALD F. ARNETT and CAROLYN K. ARNETT, husband and wife**, parties of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **S & F DEVELOPMENT CO., L. L.C., 2221 Westpark Dr., Norman**, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: All that part of the W/2 NW/4 NE/4 NE/4 lying South of the North boundary of Wilson Street of the City of Durant, all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

Tract 2: The W/2 SW/4 NE/4 NE/4 all in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the official survey thereof.

Tract 3: The East 44 yards of the NW/4 NW/4 NE/4 and the East 44 yards of the N/2 SW/4 NW/4 NE/4 and the NE/4 NW/4 NE/4 and the N/2 SE/4 NW/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the official plat and survey thereof.

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, his 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 Delivered this 20 day of January, 2005.

Ronald F. Arnett
RONALD F. ARNETT

Carolyn K. Arnett
CAROLYN K. ARNETT

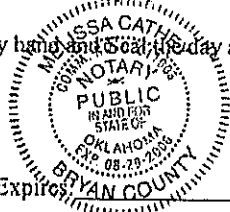
STATE OF OKLAHOMA

COUNTY OF BRYAN

)
) ss. ACKNOWLEDGMENT
)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20 day of January, 2005, personally appeared **RONALD F. ARNETT and CAROLYN K. ARNETT, husband and wife**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.



Missa Catharine
NOTARY PUBLIC

My Commission Expires

000626

203. ~~2003~~

KNOW ALL MEN BY THESE PRESENTS: That J. S. Vaughan and Eunice Lewis Vaughan, husband and wife,

of Oklahoma, County, State of Oklahoma, part 123 of the first part, in consideration of the sum of ONE and NO/100 DOLLARS, in hand paid, the receipt of which is hereby acknowledged, and the other proceeds remain

do hereby grant, bargain, sell and convey unto Southeastern State Teachers College of Bryan County, State of Oklahoma, part y of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Beginning at the Northwest corner of the NW¹/₄ of SE¹/₄ of NW¹/₄ of Section 29, Township 5 South Range 9 East, thence East 198 feet; thence South 600 feet; thence West 66 feet to the line of the State Normal Grounds; thence North with the said line to the Northeast corner thereof; thence West with said line to the west line of said NW¹/₄ of SE¹/₄ of NE¹/₄; thence North along the boundary of said NW¹/₄ of SE¹/₄ of NE¹/₄, being at the West three (3) acres of said NW¹/₄ of SE¹/₄ of NE¹/₄ of said section not heretofore sold to the State Normal School.

together with all improvements thereon and the appurtenances thereunto belonging AND WHEREAS the title to the same

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever,

Signed and delivered this 28th day of March 1936.

J. S. Vaughan
Eunice Lewis Vaughan

STATE OF OKLAHOMA,) COUNTY OF OKLAHOMA, SS:.

County of Rock BEFORE ME, the undersigned,
a Notary Public in and for said County and State, on this 28th day of March, 19 36 personally
appeared J. S. Vaughan and Eunice Lewis Vaughan, husband and wife,
to me well known to be the identical person s who executed the within and foregoing instrument, and acknowledged to me that
they executed the same as their free and voluntary act and deed for the uses and purposes therein set
forth.

Witness my hand and official seal, the day and year above set forth.

My Commission expires Jan. 4, 1938. (Seal) Edith Baldwin - Notary Public.

Filed for record on the 2 day of April, 1938, at 10:15 o'clock A. M.

By _____ Deputy. Lonnie Wright, - - - County Clerk.
(Seal)

Durant Property Professionals 4, LLC, an Oklahoma limited liability company

By: Sally L. McIntyre

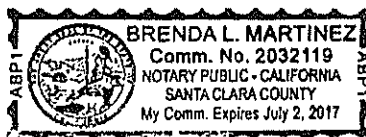
Name: Sally L. McIntyre, Trustee of the Sally L. McIntyre Survivor's Trust
Its: Manager

ACKNOWLEDGMENT

STATE OF CA)
COUNTY OF Santa Clara

SIGNED and SWORN to before me on the 14 day of November, 2016, by Sally L. McIntyre, Trustee of the Sally L. McIntyre Survivor's Trust, as Manager of Durant Property Professionals 4, LLC, an Oklahoma limited liability company to me known to be the person who subscribed their name to the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Brenda L. Martinez
Notary Public



I-2016-691177 Book 1427 Pg 282
11/17/2016 11 23 am Pg 0281-0290
Fee: \$ 31 00 Doc \$ 3,127 50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Durant Property Professionals 5, LLC, an Oklahoma limited liability company

By: John K. Connolly

Name: John K. Connolly, Trustee of the John K. Connolly and Mary Ellen
Connolly Trust of 1987

Its: Manager

By: Mary Ellen Connolly

Name: Mary Ellen Connolly, Trustee of the John K. Connolly and Mary Ellen
Connolly Trust of 1987

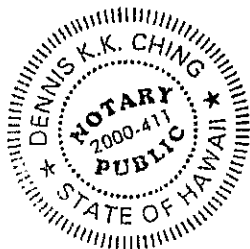
Its: Manager

ACKNOWLEDGMENT

STATE OF Hawaii)

COUNTY OF Honolulu)

SIGNED and SWORN to before me on the 11th day of November, 2016, by John K. Connolly
and Mary Ellen Connolly, as Trustees of the John K. Connolly and Mary Ellen
Connolly Trust of 1987, as Manager of Durant Property Professionals 5 LLC, an Oklahoma
limited liability company to me known to be the person who subscribed their name to the
foregoing instrument, and acknowledged to me that they executed the same as their free and
voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses
and purposes therein set forth.



Dennis K.K. Ching

Notary Public

Dennis K.K. Ching 2000-411
My Commission Expires: 08/20/2020

1-2016-691177 Book 1427 Pg 284
11/17/2016 11 23 am Pg 0281-0290
Fee \$ 31 00 Doc \$ 3 127 50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA

On NOVEMBER 13 2016 before me, Sharon M. Alvey, Notary Public,
personally appeared

COLLEEN CONNOLLY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(S)are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

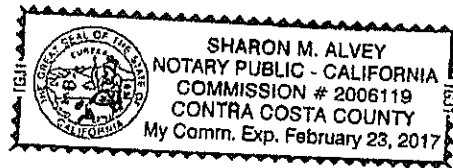
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon M. Alvey
Sharon M. Alvey, Notary Public

Commission Number: 2006119

Commission Expiration: 2/23/2017



1-2016-691177 Book 1427 Pg 286
11/17/2016 11 23 am Pg 0281-0290
Fee: \$ 31.00 Doc \$ 3,127.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, the amounts of which are not ascertainable, due or payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights privileges, and immunities relating thereto, whether or not appearing on the Public Records. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Statutory Section Line Road Easements in favor of the State of Oklahoma, as shown on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
4. Joint Bryan County-City of Durant Airspace Zoning Ordinance No. 1 recorded at Book 568, Page 442 (entry 295- B), as noted on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
5. Height Restriction Zoning Ordinance recorded at Book 1067, Page 1017 (entry 296-B) and re-recorded at Book 1071, Page 289 (entry 306-B), as noted on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
6. Ordinance No. 851 of the City of Durant recorded at Book 509, Page 278 (entry 323-B), as noted on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.
7. Easement contained in Warranty Deed recorded at Book 733, Page 345 (NIA).
8. Easement in favor of Enserch Corporation recorded at Book 734, Page 559 (NIA), subject to assignments of record.
9. Easement in favor of the State of Oklahoma recorded at Book 227, Page 172 (entry 9-B), as shown on Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016.

I-2016-691177 Book 1427 Pg: 288
11/17/2016 11:23 am Pg 0281-0290
Fee: \$ 31 00 Doc: \$ 3,127 50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

19. The Survey prepared by Brooks Land Surveying & Mapping, Inc. (Wm. Alan Brooks, PLS No. 1593) dated September 29, 2016, discloses the following matters:
- a. Encroachments of buildings into Durant City Utilities Authority easements;
 - b. Encroachments of chain link fence over the southerly and westerly boundary line of the subject premises; and
 - c. Encroachment of chain link fence and concrete over the northerly boundary line of the subject premises.

I-2016-691177 Book 1427 Pg: 290
11/17/2016 11:23 am Pg 0281-0290
Fee: \$ 31.00 Doc: \$ 3,127.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

RESOLUTION # 2023-XX

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT IN THE RESIDENTIAL R-3 DISTRICT FOR THE CONSTRUCTION OF A WORSHIP FACILITY AT:

A tract of land in the E/2 SW/4 NE/4 NE/4 of Section 29, Township 6 South, Range 9 East, Bryan County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of the E/2 SW/4 NE/4 of Section 29, Township 6 South, Range 9 East; thence East 125.00 feet; thence North 348.50 feet; thence West 125.00 feet; thence South 348.50 feet to the Point of Beginning.

AND

A part of the NE/4 NE/4 of Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Commencing at the Southwest Corner of the E/2 SW/4 NE/4 NE/4 of said Section 29; thence N89°36'24"E along the South line of the said NE/4 NE/4 a distance of 125.00 feet to the Point of Beginning; thence N01°07'40"W a distance of 348.50 feet; thence N89°36'24"E a distance of 250.00 feet; thence S01°07'40"E a distance of 348.50 feet; thence S89°36'24"W a distance of 250.00 feet to the Point of Beginning.

(Petition of Baptist General Convention of Oklahoma)

WHEREAS, a Public Hearing was held before the Durant Planning Commission regarding the proposed Conditional Use Permit contained in this Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed development is in general conformance with the goals of the Comprehensive Plan of the City of Durant if developed according to the conditions contained in the Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed use satisfies the criteria for conditional uses as set forth in the Zoning Code of the City of Durant if developed to the conditions contained in this Resolution; and

WHEREAS, the Durant Planning Commission has recommended approval of the conditions contained in the Resolution; and

WHEREAS, the City Council has reviewed the recommendation of the Durant Planning Commission and has determined that the Conditional Use Permit is appropriate.

NOW THEREFOR BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA, AS FOLLOWS:

Section 1: A Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section 1 as follows:

I. PERMITTED AND CONDITIONAL USES

- a. Baptist General Convention of Oklahoma may be permitted to construct worship facility to be located at the aforementioned lot.

II. PLAN SUBMITTAL REQUIREMENTS

- a. Prior to issuance of any building permit, the petitioner shall submit to the Community Development Department for review and approval a set of plans as required. All MEP (Mechanical, Electrical, Plumbing) contractors will need to be licensed within the City of Durant and are required to be licensed in Oklahoma and in good standing with the Construction Industries Board of Oklahoma.. Should there be greater than 1 acre

disturbed, the petitioner will obtain a stormwater permit through the Oklahoma Department of Environmental Quality (ODEQ) and submit a copy to Community Development Staff prior to the issuance of building permits.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

- a. Building Codes – The structure shall meet all applicable building and fire codes as required and adopted by the City of Durant.
- b. Structure Setbacks – Any new structures, signage, and accessory structures shall be in accordance with the City of Durant Code of Ordinances.
- c. Parking Standards – All parking spaces and drive aisles shall be in accordance with all parking requirements as stated within the City of Durant Code of Ordinances.
- d. Signage – All signage shall meet the requirements as stated within the City of Durant Code of Ordinances, including the requirement of obtaining a sign permit.
- e. Lighting – Shall meet and follow the requirements as stated within the City of Durant Code of Ordinances.
- f. Fire Lanes and all Life Safety – As approved by the City of Durant Fire Marshal.
- g. Trash and Weeds – The area shall meet the requirements within the City of Durant Code of Ordinances.

IV. MISCELLANEOUS

- a. All applicable licenses and permits from other governmental and regulatory agencies must be obtained and kept current.

V. LIMITATIONS

- a. The continuation of the use permitted by the resolution shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the Conditional Use Permit after affording the owner/operator the right to be heard.
- b. In the event of a disagreement between any owner/operator and the Director of Community Development as to whether the use of the site meets the criteria or conditions set forth in the resolution, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council. The City Council shall make the decision on such disagreement, provided the owner/operator shall have the right to appeal such decision pursuant to the City of Durant Code of Ordinances and pursuant to any other available legal or equitable remedy.

Section 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____ 2023.

**MARTIN TUCKER, MAYOR
CITY OF DURANT, OKLAHOMA**

ATTEST:

**CYNTHIA J. PRICE
CITY CLERK**



THE CITY OF DURANT

Office of Community Development

Date: 10/03/2023
To: Planning Commission
Case: PC 2023-29
From:
Re: Final Plat Request for Midcontinental Real Estate, LLC for property located near Wilson Street and Larkspur Lane.

Request: Consider a request from Midcontinental Real Estate, LLC for a Final Plat Request for property located near Wilson Street and Larkspur Lane.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Family Uses
West	A-1/ R-1	Single Family Uses
South	R-3	Multi Family Uses
East	A-1/R-1	Single Family Uses

Lot Characteristics (Current Lot):

Width	~684 ft.
Depth	~1,295 ft.
Total Area	~20 acres (~885,780 sq. ft.)

Applicant: Kin Whittington (Midcontinental Real Estate, LLC)

Background: The applicant approached staff regarding the final plat of this property with the desire of building a residential development.

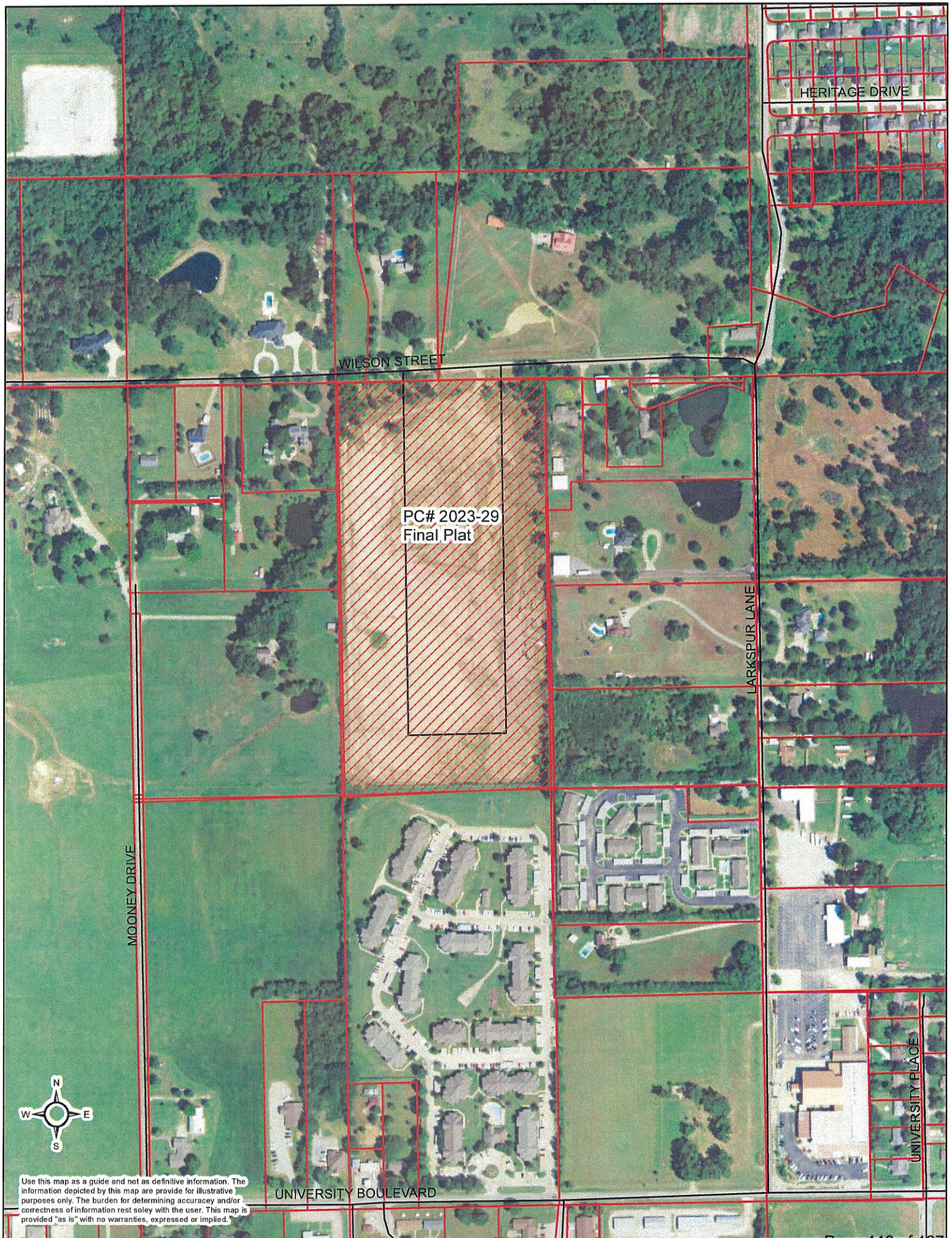
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this final plat request.

Analysis: The subject property is approximately a total of 20 acres total. The area is made up of mostly Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat.

The current Future Land Use Map has this area as Low Density Residential uses; therefore, this final plat request is generally in line with the Future Land Use Map.

Staff Recommendation: Staff does recommend approval of the final plat request since it is in line with ordinances and requirements. The Streets Department states applicant will need to have sidewalks and streetlights. Currently this does not meet city ordinances. The Fire Marshal stated that there must be fire hydrants that are equipped with 4” storz as well as should greater than 1 acre be disturbed, the applicant/owner will need to obtain a Stormwater Permit through the Oklahoma Department of Environmental Quality and provide a copy to staff.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Midcontinental Real Estate, LLC property located near Wilson Street and Larkspur Lane Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2023-29
Final Plat

HERITAGE DRIVE

WILSON STREET

MOONEY DRIVE

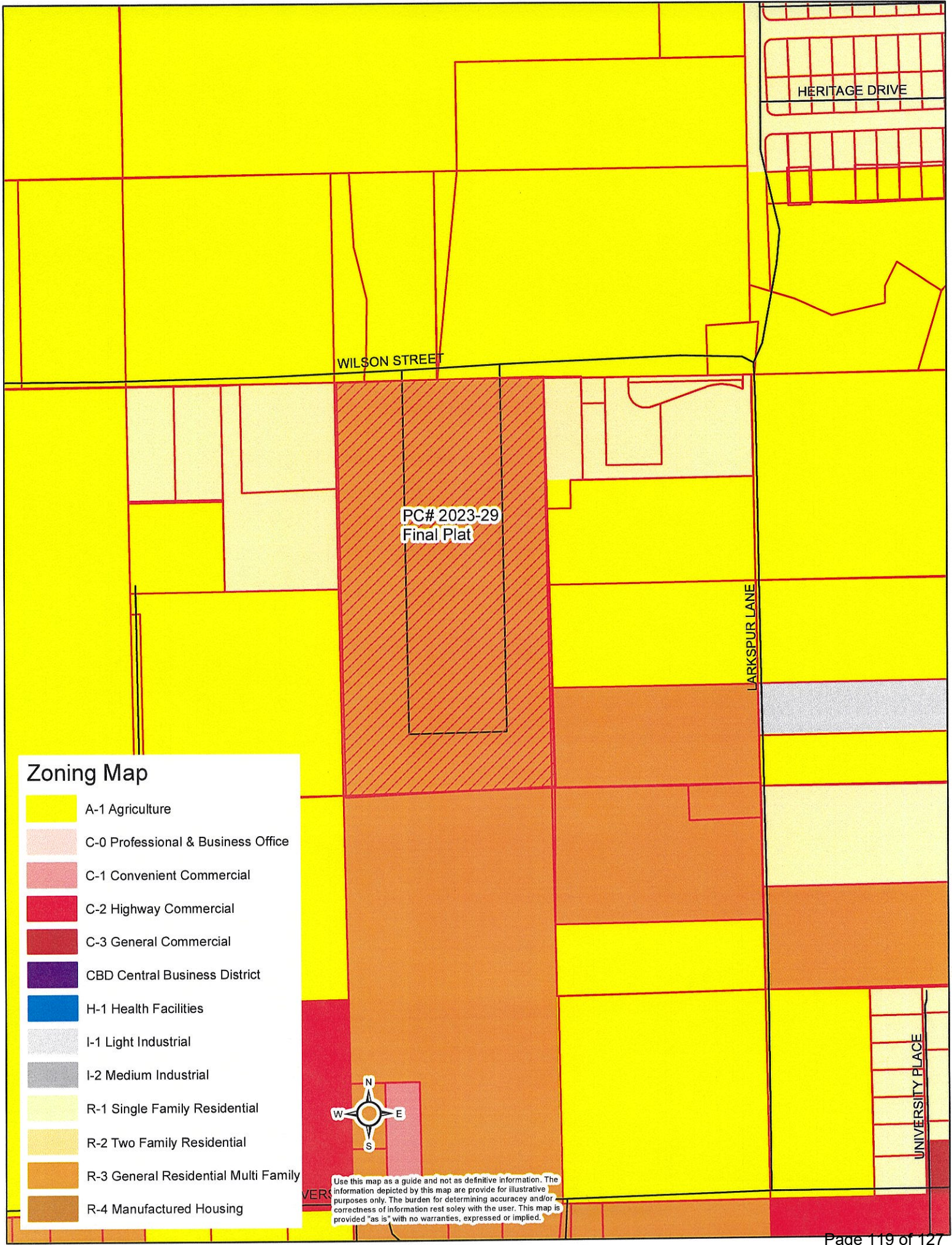
LARKSPUR LANE

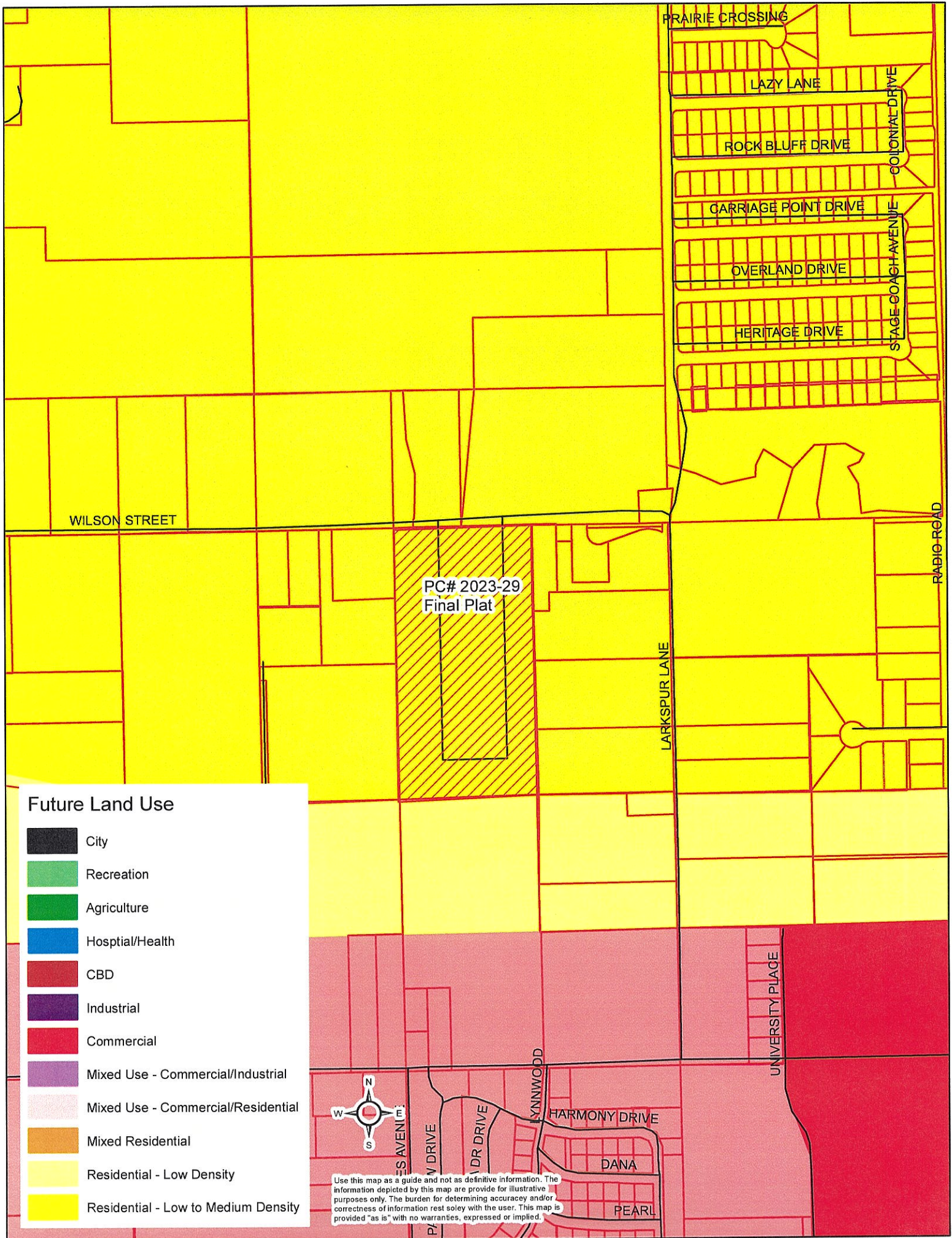
UNIVERSITY BOULEVARD

UNIVERSITY PLACE



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.





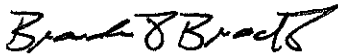
Future Land Use

- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-29 (KASH ACRES)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		09-27-2023	
Streets Carl Meade		9-27-23	needs to have Sidewalk and Street lights. doesn't meet City Ordinance's
Public Works Director			
Phillip Hightower		9-27-23	
Fire Marshal			Hydrants must be equipped w/ 4" Storz. #
Brandon Brooks		9-27-23	
Building Official		9-26-23	Road unfinished No Sewer installed No Water installed
Engineer			
Brandon Wall	- see attached email -		

RE: Comments on these files going to PC October 3rd

1 message

brandon@wallengineering.com <brandon@wallengineering.com>
To: Kari Speers <kspeers@durant.org>

Thu, Sep 28, 2023 at 11:48 AM

See comments below.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

From: Kari Speers <kspeers@durant.org>
Sent: Wednesday, September 27, 2023 10:38 AM
To: Brandon Wall <brandon@wallengineering.com>
Subject: Comments on these files going to PC October 3rd

Good morning,

I am currently working on getting these cases ready for PC on October 3rd. I still need your comments on these preferably by noon tomorrow. I will be leaving the office at 3pm Friday and have to have everything ready to go on Civic Plus and ready to post by then.

Dale Goad (Sketch Plat) Appears this plat orphans property based on what was submitted. We need more information on location of property boundaries and parcel information.

The Grove (Revised PUD) No additional comments.

Oklahoma Baptists (CUP and Rezone) No additional comments.

Kash Acres (Final Plat) No additional comments.

Kash Acres is going to be a tricky one because nothing has really been done out there. No building permits could be issued until all publicly owned infrastructure is in place and construction is completed in accordance with approved plans/specs. In fact, if this is a final plat, it can't be approved w/o all of it in place.

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☒
 Re-Plat: ☐

Petition # PC2023-29
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Kinion Whittington</u>	Email: <u>DRKIN@ms.com</u>	Phone #1: <u>580 920 9535</u>
Mailing Address: <u>1706 Delaney Lane</u>		Phone #2: _____
City: <u>DURANT</u> State: <u>OK</u> Zip: <u>74701</u>		Fax #: _____
Applicant's Interest in Property: <u>OWNER</u>		

SURVEYOR INFORMATION

Name: <u>T D Chappell</u>	Email: _____	Phone #1: <u>580 326 6688</u>
Mailing Address: <u>P.O. Box 863</u>		Phone #2: _____
City: <u>Hugo</u> State: <u>OK</u> Zip: <u>74743</u>		Fax #: _____
Surveyor Oklahoma License Number: <u>1673</u>		

ENGINEER INFORMATION

Name: <u>BARKER, H WAYNE</u>	Email: _____	Phone #1: <u>580 931 9045</u>
Mailing Address: <u>3902 Univ Blvd</u>		Phone #2: <u>580 931 9099</u>
City: <u>DURANT</u> State: <u>OK</u> Zip: <u>74701</u>		Fax #: _____
Engineer Oklahoma License Number: <u>18513</u>		

LAND INFORMATION

Legal Description: <u>Section 25 Wilson Parkspur SEE Warranty Deed</u>	Parcel Number: <u>Section 25</u>
Proposed Subdivision Name: <u>Kash Acres</u>	Current Zone: _____
Proposed Use: <u>Single Family Residential</u>	Proposed Zone: <u>NO CHANGE</u>
Current Property Owner's Name: <u>Kinion Whittington</u>	

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: [Signature] Date: 9-6-23

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		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
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APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

Single Family Subdivision

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

ON property PARKING Residential

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

AS PER ENGINEER PLANS

3. Traffic Impacts:

Minimal Ingress & Egress Wilson & Lankspurs,

4. Protection of Neighborhoods:

Will HAVE positive Impact.

What licenses and permits (if any) are required for this proposed use?

DSA They HAVE BEEN obtained.

Please list or describe any other reasons to support this application.

1) Need FOR Housing Demand.

WARRANTY DEED

1-2018-709776 Book 1485 Pg: 280
12/17/2018 8:23 am Pg 0280-0281
Fee: \$ 15.00 Doc: \$ 336.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT **Jason Mauck and Kimberly Mauck**, husband and wife, parties of the first part, in consideration of the sum of Ten (\$10.00) and more Dollars, the receipt of which is hereby acknowledged, do by these presents, grants, bargain, sell and convey unto **Midcontinental Real Estate, LLC**, 1400 Bryan Dr., Durant, OK 74701, the property herein described, party of the second part, and its grantees and assigns, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

See Exhibit "A"

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 grantees and assigns, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this 16th day of November, 2018.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 336.00

Jason Mauck

Kimberly Mauck



STATE OF OKLAHOMA)
) SS. ACKNOWLEDGMENT
COUNTY OF 6 MARSHALL)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 16th day of November, 2018, personally appeared **Jason Mauck and Kimberly Mauck**, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal on this 16th day of November, 2018.

Sabrina N. Kerbo
Notary Public

My Commission expires: August 14, 2020



Exhibit "A"

W/2 W/2 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT THE FOLLOWING FOUR TRACTS:

Tract I: All that part of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows, to-wit: Beginning at the center of said Section 25; Thence North along the quarter section line of said section a distance of 396 feet; Thence East a distance of 110 feet; Thence South and parallel to said quarter section line a distance of 396 feet to a point on the South line of the NE/4 of said Section; Thence West along said line a distance of 110 feet to the Point of Beginning.

Tract II: The South 190 feet of the South 396 feet of the West 110 feet of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma.

Tract III: All that part of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, which is bounded and described as Beginning at a point on the South line of the NE/4 of said Section 25, 110 feet East of the center of said Section 25; Thence North parallel to the West line of said NE/4 a distance of 396 feet to the South line thereof; Thence West along South line a distance 110 feet to the Point of Beginning.

Tract IV: All of Lot 1, Block 1 of HIGH MEADOW ADDITION to the City of Durant, Oklahoma, as recorded by Plat or Record in Book 1188 Page 132, deed Records, Bryan County, Oklahoma.

TOGETHER with an Easement for the Right of Way purposes across the East 20 feet of the South 190 feet of the South 396 feet of the West 110 feet of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma

AND LESS AND EXCEPT all oil, gas, coal, and other mineral rights or interest currently outstanding of record and all oil, gas, coal and other mineral rights or interest currently not outstanding of record. It being the intent of Grantors to reserve unto Grantors all mineral interests to which Grantors may be entitled;

OKCOUNTYRECORDS.COM

1-2018-709776 Book 1485 Pg: 281
12/17/2018 8:23 am Pg 0280-0281
Fee: \$ 15.00 Doc: \$ 336.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

