

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**

December 3, 2024

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. Consideration and Possible Approval of November 5, 2024 Minutes
- b. Consideration and Possible Approval of 2025 Meeting Schedule

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval for a Re-Plat and Rezone Request for Property Located at 301 N 4th Ave and more particularly described as: Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being all of Lots 4 & 5 and part of Lot 6 and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bounds as follows: Beginning at a 1/2" steel rod found for the southeast line of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street; Thence North

74°09'58" West, with the southerly line of said Block 132, and the northerly right-of-way of said West Beech Street, a distance of 300.00 feet to a 1/2" steel rod set for the southwest corner of said Block 132, and at the intersection of the northerly right-of-way line of said West Beech Street and the easterly right-of-way line of North 5th Avenue; Thence North 15°51'58" East, with the westerly line of said Block 132, and with the easterly right-of-way of said North 5th Avenue, a distance of 108.00 feet to a 1/2" steel rod for the northwest corner of the herein described land; Thence South 74°08'02" East, crossing aforesaid Lot 6, a distance of 61.44 feet to a 1/2" steel rod found; Thence South 15°51'08" West, continuing across said Lot 6, and crossing aforesaid Alley, a distance of 88.56 feet to a 1/2" steel rod set; Thence South 74°08'02" East, continuing across said Lot 6, and crossing aforesaid Alley, a distance 88.56 feet to a 1/2" steel rod set; Thence South 15°51'58" West, continuing across said alley, a distance of 29.93 feet to a 1/2" steel rod set; Thence South 74°09'58" East, continuing across said alley, and with the northerly line of aforesaid Lot 4, a distance of 150.00 feet to a 1/2" steel rod set, and from which a 5/8" steel rod bears North 24°52' East, a distance of 0.8 feet, and on the easterly long of aforesaid Block 132, and with the westerly right-of-way line of aforesaid North 4th Avenue; Thence South 15°51'58" West, with the easterly line of said Block 132, and with the westerly right-of-way line of said North 4th Avenue, and with the distance of 75.00 feet to the Point of Beginning.

- b. Consideration and Possible Approval for Conditional Use Permit for Property Located at 1408 S. 9th Ave and more particularly described as: A part of the W/2 NW/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as Beginning at a point S00°15'34"W 1343 feet and S89°42'04" E 358.06 feet on East Highway Right of Way from the Northwest Corner of Section 5; thence S89°42'04"E 383.02 feet; thence S00°17'56"W 175.00 feet; thence N89°42'04"W 442.60 feet to the East Highway Right of Way; thence N13°02'31 "E 179.42 feet along Highway Right of Way to the Point of Beginning.

- c. Consideration and Possible Approval for a Re-plat and Rezone for Property Located at S. 22nd Ave and W. Mississippi Street and more partially described as A part of the NW/4 NE/4 SW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: The South 590 feet of the West 225 feet of the East 295 feet thereof AND the South 100 feet of the West 365 feet thereof, all in said NW/4 NE/4 SW/4.
AND
A part of the SW/4 NE/4 SW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, is described as follows: The North 300 feet of the West 590 feet thereof said SW/4 NE/4 SW/4.
AND
The NW/4 NE/4 SW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT three tracts described as follows: Tract I: The South 590 feet of the East 295

feet of said W/4 NE/4 SW/4. Tract II: The South 100 feet of the West 365 feet of said NW/4 NE/4 SW/4. Tract III: The North 70 feet of said NW/4 NE/4 SW/4;
AND

Lot 3 and a part of Lot 2 are described as beginning at the Southeast corner of Lot 2; Thence North for a distance of 277.86 feet; Thence West for a distance of 689.70 feet; Thence South for a distance of 277.86 feet; Thence East for a distance of 689.70 feet to the Point of Beginning and being situated in Section 31, Township 6

South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, LESS AND EXCEPT the following property previously conveyed:

A) A tract of land described as the East 77.49 feet of the South 277.92 feet of Lot 2 in Section 31, Township 6 South, Range 9 East, Bryan County, Oklahoma.

B) A tract of land described as the East 77.49 feet of the North 70.00 feet of Lot 3 in Section 31, Township 6 South, Range 9 East, Bryan County, Oklahoma.

AND

Beginning at a point 171.6 feet South of the Northwest corner of Section 31, Township 6 South, Range 9 East; Thence South for a distance of 2468.4 feet to the Southwest corner of Lot 2 of said Section; Thence East for a distance of 664.6 feet; Thence North 71 degrees and 56 minutes West for a distance of 521.4 feet; Thence

North for a distance of 2276.4 feet to the South Right-of-Way line of the Frisco Railway; Thence following the said Right-of-Way line in a Northwesterly direction for a distance of 146.8 feet to the Point of Beginning, LESS AND EXCEPT the following property previously conveyed:

A) strip, piece or parcel of land lying in part of the NW/4 NW/4 of Section 31, Township 6 South Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at the point where the South property line of the St. Louis and San Francisco Railway Company intersects the West line of said NW/4 NW/4, 171.6 feet South of the Northwest corner of said NW/4 NW/4; Thence South 72 degrees and 59 minute East along said property line a distance of 146.8 feet; Thence South a distance of 75.2 feet; Thence north 72 degrees 59 minutes West a distance of 146.8 feet to a point on the West line of said NW/4 NW/4; Thence North along said West line a distance of 75.2 feet to the Point of Beginning. ALSO LESS AND EXCEPT:

B) A tract of land situated in Lots 1 and 2 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, and more particularly described as follows, to wit:

Beginning at a point 243 feet South of the Northwest corner of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, being a point of intersection of the South Right-of-Way of Arkansas Street and the West line of Lot 1; Thence South along the West line of Lots 1 and 2 a distance of 1279 feet to a point on the West Right-of-Way of U.S. Highway

69/75; Thence North 21 degrees 42 minutes East a distance of 372 feet, to a

point of intersection with a line parallel to and 140 feet East of the West line of Lot 1, Section 31, Township 6 South, Range 9 East; Thence North a distance of 886 feet to a point on the South Right-of-Way line of Arkansas Street; Thence Westerly along said Right-of-Way a distance of 146.8 feet to Point of Beginning;

C) A strip, piece of parcel of land lying in part of the W/2 NW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said W/2 NW/4 a distance of 478.6 feet North of the Southwest corner of said W/2 NW/4; Thence North along said West line a distance of 627.3 feet; Thence North 28 degrees 43 minutes East a distance of 293.8 feet to a point 140.5 feet East of the West line and 1274.6 feet South of the North line of said W/2 NW/4;

Thence South on a line parallel to and 140.5 feet East of said West line a distance of 627.3 feet;

Thence South 28 degrees 43 minutes West a distance of 293.8 feet to Point of Beginning.

D) A strip, piece or parcel of land lying in part of the NW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said NW/4, 426.29 feet North of the Southwest corner of said NW/4; Thence North along said West line a distance of 813.94 feet; Thence North 29 degrees 31 minutes 40 seconds East a distance of 308.19 feet; Thence South a distance of 804.27 feet; Thence South 38 degrees 37 minutes 54 seconds West a distance of 50.95 feet; Thence South 28 degrees 42 minutes 47 seconds West a distance of 271.46 feet to the Point of Beginning.

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 11:00 a.m. on the 27th day of November 2024.

Melody Mealor

Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 12/3/2024
To: Mayor and City Council
From: Brandy Stachowski, Permit Tech
Re: Consideration and Possible Approval of November 5, 2024 Minutes

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes BCS 11052024

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 4th day of November 2024.

Melody Mealor

Melody Mealor, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 5, 2024 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 5:34 pm

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

Planning Commissioner Whitney Kerr

Planning Commission Vice Chairman Shane Knight

Planning Commission Chairman Drew Jackson

Absent:

Planning Commissioner Thomas Newsom and Planning Commissioner Clent Horner

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. Consideration and Approval of October 1, 2024 Minutes

Motion was made by Commissioner Kerr and seconded by Commissioner Knight to approve October 1, 2024 Minutes.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval for a Rezone Request for Property Located at Cale Switch Road and more particularly described as:
A part of the North 19.23 acres of Lot 4 (Sometimes described as the NW/4 NW/4) in Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian in Bryan County, Oklahoma, described as beginning at the Northwest Corner of said Lot 4 in Section 1; Thence East 165 feet; Thence South 322.96 feet; Thence North 89 degrees 55 minutes West 165 feet; Thence North to the Point of Beginning; LESS AND EXCEPT a parcel of land lying in part of Lot 4 in Section 1, Township 7 South, Range 8 East in Bryan County, Oklahoma, said parcel of land being more particularly described as follows: Beginning at Northwest corner of said Lot 4 (NW/4 NW/4); Thence North 89 degrees 05 minutes 13 seconds East along the North line of said Lot 4 (NW/4 NW/4), a distance of 165.00 feet; Thence South 00 degrees 52 minutes 39 seconds East a distance of 59.98 feet; Thence South 89 degrees 04 minutes 37 seconds West a distance of 165.00 feet to a point on the West line of said Lot 4 (NW/4 NW/4); Thence North 00 degrees 52 minutes 39 seconds West along said West line a distance of 60.01 feet to the Point of Beginning

Motion was made by Commissioner Kerr and seconded by Vice Chairman Knight to approve a Rezone Request of R-1 for Property Located at Cale Switch Road.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Possible Approval for a Rezone Request for Property Located at 1408 S. 9th Ave and more particularly described as:

A part of the W/2 NW/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as Beginning at a point S00°15'34"W 1343 feet and S89°42'04"E 358.06 feet on East Highway Right of Way from the Northwest Corner of Section 5; thence S89°42'04"E 383.02 feet; thence S00°17'56"W 175.00 feet; thence N89°42'04"W 442.60 feet to the East Highway Right of Way; thence N13°02'31 "E 179.42 feet along Highway Right of Way to the Point of Beginning.

Tabled until December 3, 2024

- c. Consideration and Possible Approval for a RePlat and Rezone Request for Property Located at 301 N 4th Ave and more particularly described as:
Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being all of Lots 4 & 5 and part of Lot 6 and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast line of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street; Thence North 74°09'58" West, with the southerly line of said Block 132, and the northerly right-of-way of said West Beech Street, a distance of 300.00 feet to a 1/2" steel rod set for the southwest corner of said Block 132, and at the intersection of the northerly right-of-way line of said West Beech Street and the easterly right-of-way line of North 5th Avenue; Thence North 15°51'58" East, with the westerly line of said Block 132, and with the easterly right-of-way of said North 5th Avenue, a distance of 108.00 feet to a 1/2" steel rod for the northwest corner of the herein described land; Thence South 74°08'02" East, crossing aforesaid Lot 6, a distance of 61.44 feet to a 1/2" steel rod found; Thence South 15°51'08" West, continuing across said Lot 6, and crossing aforesaid Alley, a distance of 88.56 feet to a 1/2" steel rod set; Thence South 74°08'02" East, continuing across said Lot 6, and crossing aforesaid Alley, a distance 88.56 feet to a 1/2" steel rod set; Thence South 15°51'58" West, continuing across said alley, a distance of 29.93 feet to a 1/2" steel rod set; Thence South 74°09'58" East, continuing across said alley, and with the northerly line of aforesaid Lot 4, a distance of 150.00 feet to a 1/2" steel rod set, and from which a 5/8" steel rod bears North 24°52' East, a distance of 0.8 feet, and on the easterly line of aforesaid Block 132, and with the westerly right-of-way line of aforesaid North 4th Avenue; Thence South 15°51'58" West, with the easterly line of said Block 132, and with the westerly right-of-way line of said North 4th Avenue, and with the distance of 75.00 feet to the Point of Beginning.

Table until December 3rd

- d. Consideration and Possible Approval for a Re-Plat Request for Property Located near the end of Lindenwoods Dr. and more particularly described as:

A tract of land located in the N/2 SW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, being more particularly described as follows: Commencing at the Southwest Corner of said N/2 SW/4; thence N00°19'48"E along the West line of said N/2 SW/4, a distance of 969.00 feet; thence N89°49'57"E, a distance of 50.00 feet to the True Point of Beginning, said point being in the East Right-of-Way line of U.S. 69 Business Route; thence N00°19'48"E along said East Right-of-Way line, a distance of 45.00 feet to a point in the North line of the 45 foot wide Road and Utility Easement as recorded in the Office of the Bryan County Clerk in Book 1286, Page 729; thence N89°49'57"E along said North line, a distance of 592.68 feet; thence N00°19'48"E, a distance of 303.41 feet to a point in the North line of said N/2 SW/4; thence N89°49'49"E along said North line, a distance of 1994.46 feet to the Northeast Corner of said N/2 SW/4; thence S00°15'29"W along the East line of said N/2 SW/4, a distance of 423.56 feet to a point in the West Right-of-Way line of the Union Pacific Railway; thence S13°42'22"W along said West Right-of-Way line, a distance of 900.14 feet; thence S89°49'57"W parallel with and 20 feet North of the South line of said N/2 SW/4, a distance of 850.47 feet

to a point in the East Right-of-Way line of the Kansas, Oklahoma & Gulf Railway; thence S18°46'36"W along said East Right-of-Way line, a distance of 21.15 feet to a point in the South line of said N/2 SW/4; thence S89°49'57"W along said South line, a distance of 61.43 feet; thence N00°19'48"E, a distance of 969.00 feet; thence S89°49'57"W, a distance of 1460.82 feet to the True Point of Beginning.

Motion was made by Vice Chairman Knight and seconded by Commission Member Kerr to approve a Re-Plat Request for Property located near the end of Linden Woods Drive.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- e. Consideration and Possible Approval for a Rezone Request for Property Located at 501 Lee Ave and more particularly described as:

The North 210 feet of the SE/4 SW/4 NE/4 of Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey, LESS AND EXCEPT a tract described as: Beginning at a point 1980 feet West and 589.1 feet North of the E/4 corner of said Section 33; thence N00°39'02"W for a distance of 62.54 feet to a fence corner; thence S89°08'08"E for a distance of 230.17 feet to a fence corner; thence S06°26'55"W for a distance of 72.35 feet to a fence corner; thence N86°40'54"W for a distance of 221.68 feet to the Point of Beginning.

Motion was made by Vice Chair Knight and seconded by Commission Member Kerr to approve a Rezone Request of R-1 for Property Located at 501 Lee Avenue.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

ADJOURNMENT

Motion made by Vice Chairman Knight and seconded by Chairman Jackson to adjourn.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 12/3/2024
To: Mayor and City Council
From:
Re: Consideration and Possible Approval of 2025 Meeting Schedule

Council Information / Action Requested

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

ATTACHMENTS:

1. 2025 PC Deadlines

PLANNING COMMISSION DEADLINES

01/07/25	SUBMIT APPLICATION 12/2/24	TAC MEETING DATES 12/9/24	MAIL NOTICES 12/13/24	SUBMIT TO NEWSPAPER 12/13/23	NEWSPAPER Publish 12/20/23	POST AGENDA 1/3/25
02/04/25	SUBMIT APPLICATION 12/30/24	TAC MEETING DATES 1/6/25	MAIL NOTICES 1/10/25	SUBMIT TO NEWSPAPER 1/10/25	NEWSPAPER Publish 01/17/25	POST AGENDA 1/31/25
03/04/25	SUBMIT APPLICATION 1/27/25	TAC MEETING DATES 2/3/25	MAIL NOTICES 2/7/25	SUBMIT TO NEWSPAPER 2/7/25	NEWSPAPER Publish 02/14/25	POST AGENDA 2/28/25
04/01/25	SUBMIT APPLICATION 2/24/25	TAC MEETING DATES 3/3/25	MAIL NOTICES 3/7/25	SUBMIT TO NEWSPAPER 3/7/25	NEWSPAPER Publish 03/14/25	POST AGENDA 3/28/25
05/06/25	SUBMIT APPLICATION 3/31/25	TAC MEETING DATES 4/7/25	MAIL NOTICES 4/11/25	SUBMIT TO NEWSPAPER 4/11/25	NEWSPAPER Publish 04/18/25	POST AGENDA 5/2/25
06/03/25	SUBMIT APPLICATION 4/28/25	TAC MEETING DATES 5/5/25	MAIL NOTICES 5/9/25	SUBMIT TO NEWSPAPER 5/9/25	NEWSPAPER Publish 05/16/25	POST AGENDA 5/30/25
07/01/25	SUBMIT APPLICATION 5/26/25	TAC MEETING DATES 6/2/25	MAIL NOTICES 6/6/25	SUBMIT TO NEWSPAPER 6/6/25	NEWSPAPER Publish 06/13/25	POST AGENDA 6/27/25
08/05/25	SUBMIT APPLICATION 6/26/25	TAC MEETING DATES 7/7/25	MAIL NOTICES 7/11/25	SUBMIT TO NEWSPAPER 7/11/25	NEWSPAPER Publish 07/18/25	POST AGENDA 8/1/25
09/02/25	SUBMIT APPLICATION 7/25/25	TAC MEETING DATES 8/4/25	MAIL NOTICES 8/8/25	SUBMIT TO NEWSPAPER 8/8/25	NEWSPAPER Publish 08/15/25	POST AGENDA 8/29/25
10/07/25	SUBMIT APPLICATION 9/1/25	TAC MEETING DATES 9/8/25	MAIL NOTICES 9/12/25	SUBMIT TO NEWSPAPER 9/12/25	NEWSPAPER Publish 09/19/25	POST AGENDA 10/3/25
11/04/25	SUBMIT APPLICATION 9/29/25	TAC MEETING DATES 10/6/25	MAIL NOTICES 10/10/25	SUBMIT TO NEWSPAPER 10/10/25	NEWSPAPER Publish 10/17/25	POST AGENDA 10/31/25
12/02/25	SUBMIT APPLICATION 10/27/25	TAC MEETING DATES 11/3/25	MAIL NOTICES 11/7/25	SUBMIT TO NEWSPAPER 11/7/25	NEWSPAPER Publish 11/14/25	POST AGENDA 11/26/25



THE CITY OF DURANT

Office of Community Development

Date: 11/01/2024
To: Planning Commission
Case: PC-2024-36
From:
Re: Rezone & Re-plat

Request: Consider a request to rezone and re-plat the empty lot located at 323 W Beech St to construct the new location for government administration offices for Bryan County.

Current Zoning: R-3 General Residential.

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Single Family Homes
West	R-3	Parking Lot
South	C-3	Commercial Use
East	R-3	Multi-Family

Applicant: Scott Goad County Commissioner.

Background: Applicants approached staff seeking a rezone/re-plat in order to build their new admin offices.

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 rezone request.

Analysis: Property is currently zoned R-3 with future land use showing R-1. Property does sit directly above the requested zoning.

The current Future Land Use map shows this area as single family low density.

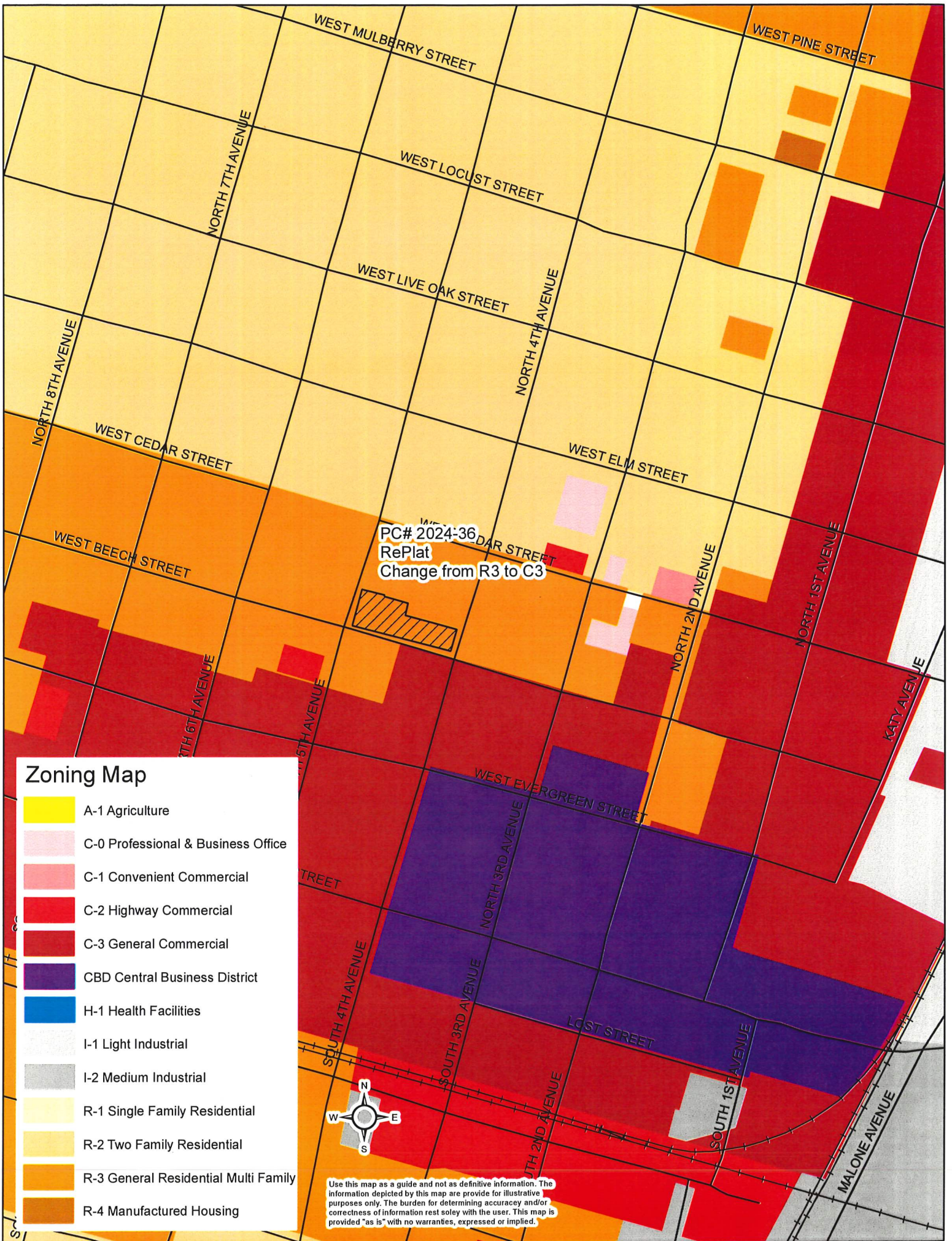
Staff Recommendation: With multiple other commercial properties to the southeast and west staff sees no concern with this request.



PC# 2024-36
RePlat
Change from R3 to C3



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.

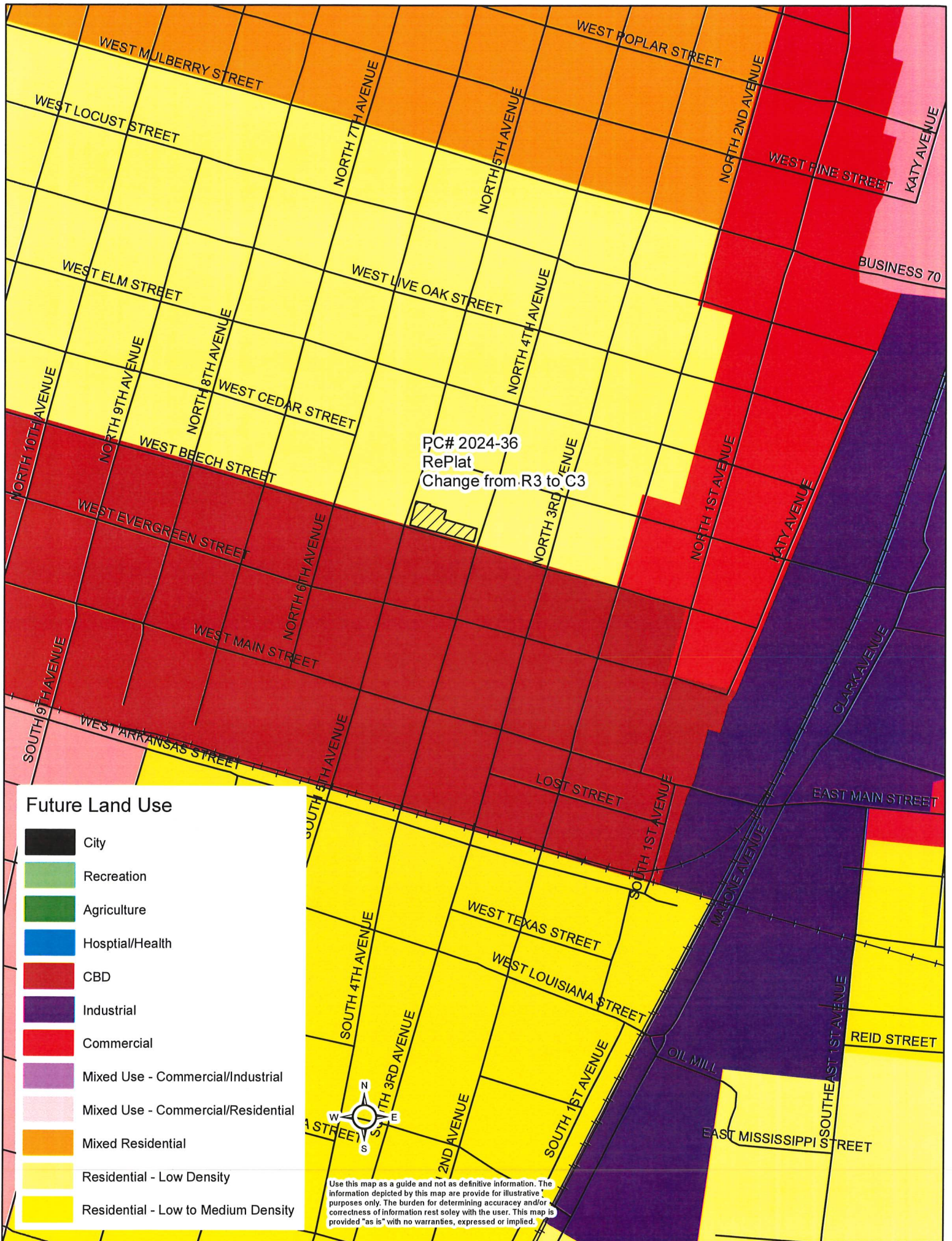


Zoning Map

- 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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REPLAT OF
BLOCK 132, ALL OF LOTS 4 & 5
PART OF LOT 6 AND ALLEY
ORIGINAL TOWN PLAT OF
THE CITY OF DURANT

ADDITION HAS 1 LOT AND CONTAINS
0.62 ACRE, MORE OR LESS

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, BRYAN COUNTY, OKLAHOMA, being the only owner of record of the following described real property to wit:

LEGAL DESCRIPTION:

Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being all of Lots 4 & 5 and part of Lot 6 and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bound as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street;

Thence North 74°09'58" West, with the southerly line of said Block 132, and the northerly right-of-way line of said West Beech Street, a distance of 300.00 feet to a 1/2" steel rod set for the southwest corner of said Block 132, and at the intersection of the northerly right-of-way line of said West Beech Street and the easterly right-of-way line of North 5th Avenue;

Thence North 15°51'58" East, with the westerly line of said Block 132, and with the easterly right-of-way line of said North 5th Avenue, a distance of 108.00 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land;

Thence South 74°08'02" East, crossing aforesaid Lot 6, a distance of 61.44 feet to a 1/2" steel rod found;

Thence South 15°51'58" West, continuing across said Lot 6, a distance of 3.00 feet to a point, from which a 1/2" steel rod bears North 77°58' East, a distance of 0.6 feet;

Thence South 74°08'02" East, continuing across said Lot 6, and crossing aforesaid Alley, a distance of 88.56 feet to a 1/2" steel rod set;

Thence South 15°51'58" West, continuing across said alley, a distance of 29.92 feet to a 1/2" steel rod set;

Thence South 74°09'58" East, continuing across said alley, and with the northerly line of aforesaid Lot 4, a distance of 150.00 feet to a 1/2" steel rod set, and from which a 5/8" steel rod bears North 24°52' East, a distance of 0.8 feet, and on the easterly line of aforesaid Block 132, and with the westerly right-of-way line of aforesaid North 4th Avenue;

Thence South 15°51'58" West, with the easterly line of said Block 132, and with the westerly right-of-way line of said North 4th Avenue, and with thea distance of 75.00 feet to the Point of Beginning and containing 0.62 acres (27,178 square feet) of land, more or less.

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of dedication shall be consummated upon the execution of the certificate for acceptance of dedication, for the purpose of providing an orderly development of THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

XXXX, MANAGER
BRYAN COUNTY

XXXX DATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared XXXX, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for
the State of Oklahoma

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Enironmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a water system this _____ day of _____, 2024.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURER'S CERTIFICATE

I, _____, the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year _____ on the described real property known as THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes,

Witness my hand this _____ day of _____, 2024.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for
the State of Oklahoma

COUNTY CLERKS CERTIFICATE

That I, the undersigned, do hereby certify that the THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT, a replat in Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirments in all respects, are in all things approved on this day of _____, 2024 at _____ and duly recorded in Book Number _____, Page Number _____.

TAMMY REYNOLDS
COUNTY CLERK

DATE

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the _____ day of _____, 20____. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

DATE OF EXECUTION

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF FINAL APPROVAL

I, _____, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the THE REPLAT OF BLOCK 132, ALL OF LOTS 4 & 5, PART OF LOT 6 AND ALLEY, ORIGINAL TOWN PLAT OF THE CITY OF DURANT, this _____ day of _____, 2024.

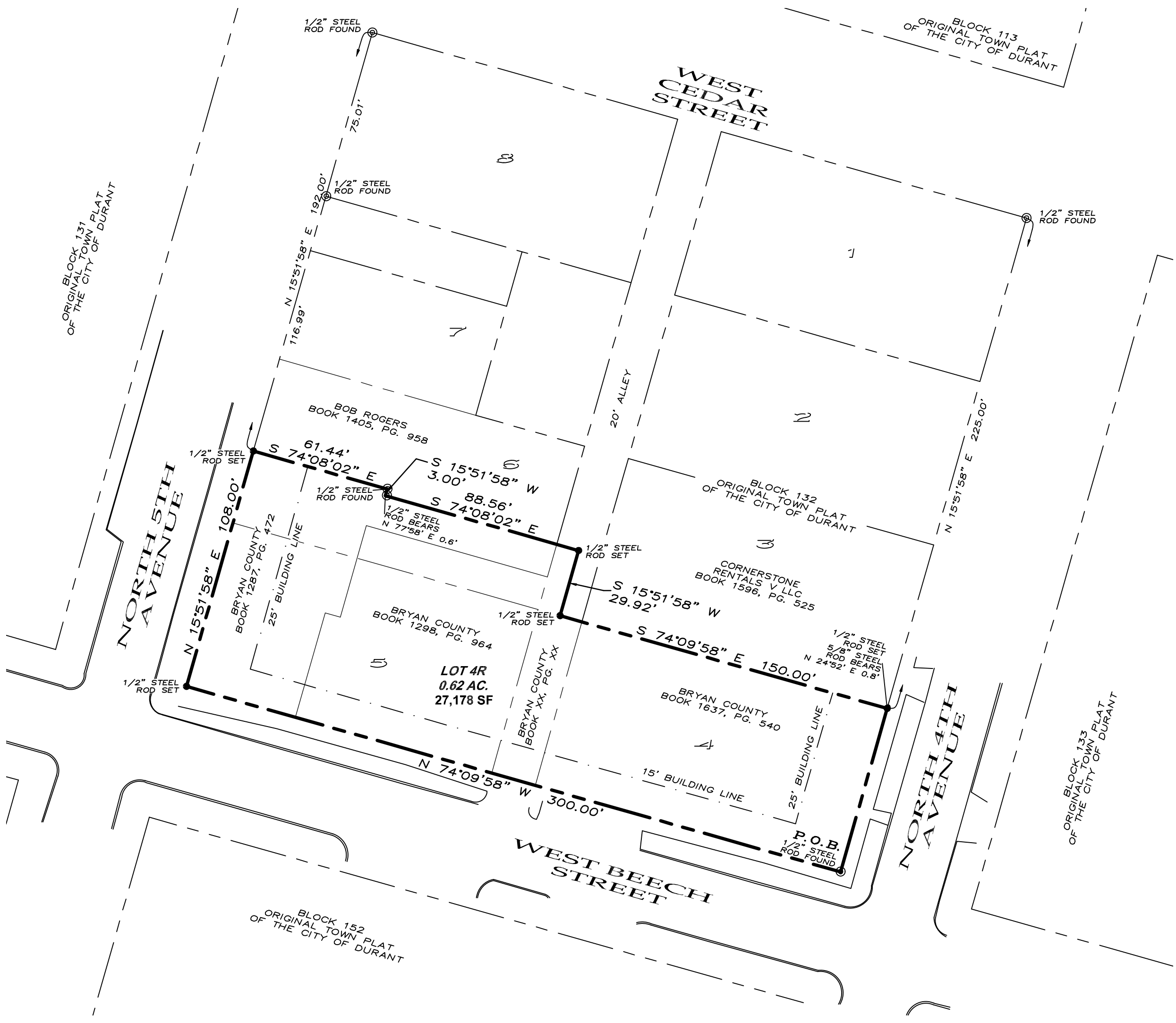
CHAIRMAN

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for
the State of Oklahoma



FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 40013C 0310 E, DATED JUNE 1, 2011.

Notice: Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law and is subject to fine and withholdings of utilities and any limitations of the easements.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315

DATE

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS W. UNDERWOOD, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for
the State of Texas



~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
SECTION 32
TOWNSHIP 6 SOUTH, RANGE 9 EAST

LEGEND
● 1/2" STEEL ROD SET
⊙ 1/2" STEEL ROD FOUND
--- BOUNDARY LINE
- - - PROPERTY LINE
- . - BUILDING LINE

OWNERS/DEVELOPER
BRYAN COUNTY
402 W. EVERGREEN ST.
DURANT, OK 74701

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

SHEET 1 OF 1

This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

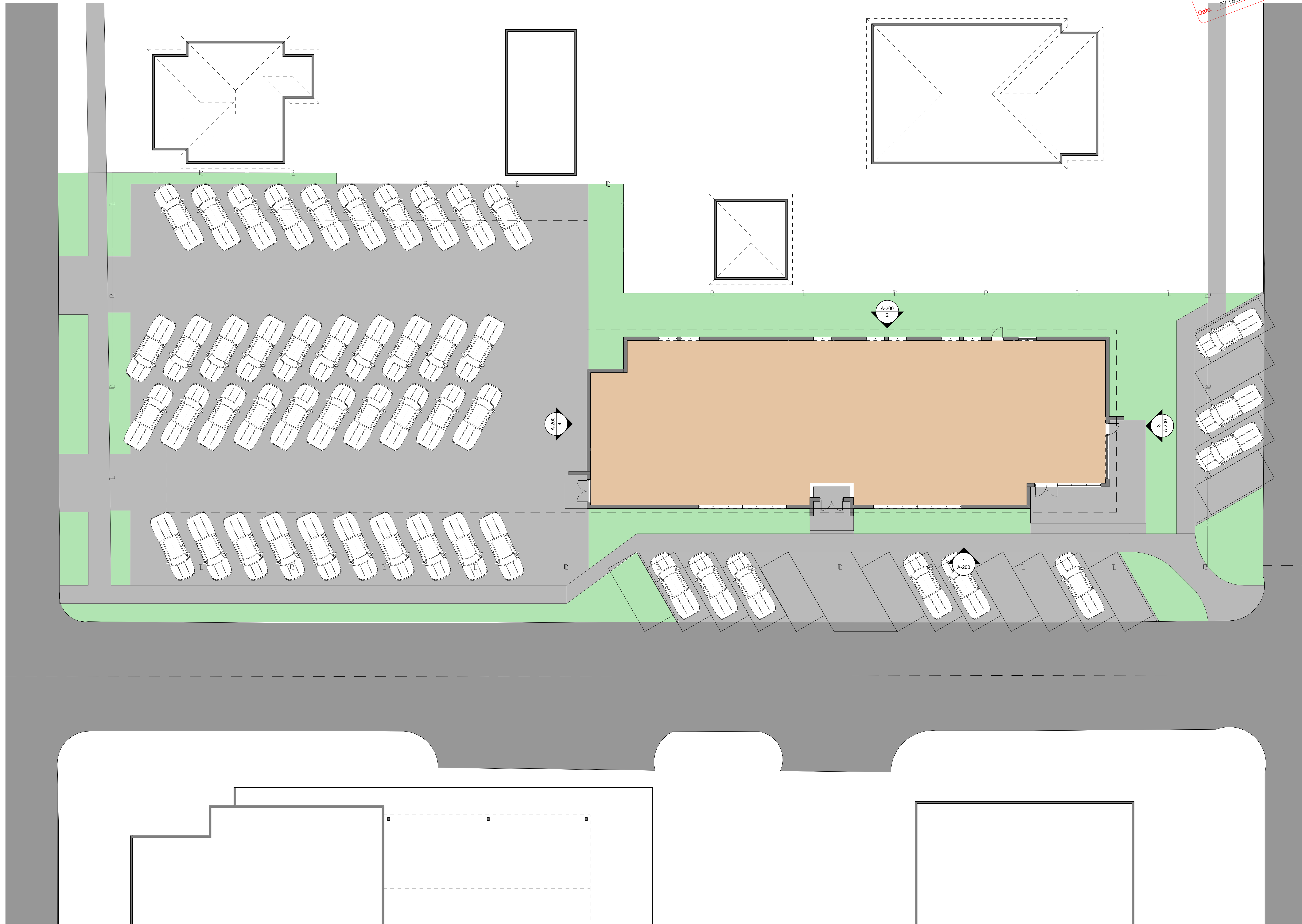
Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION
PROJECT NO:		23028
DATE:		07.18.24
DRAWN BY:		JSK
CHECKED BY:		XXX
COPYRIGHT: 2024 Theorem, LLC		

SHEET TITLE
SITE PLAN

AC-100



PROPOSED SITE PLAN
SCALE: 1" = 10'
N

This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

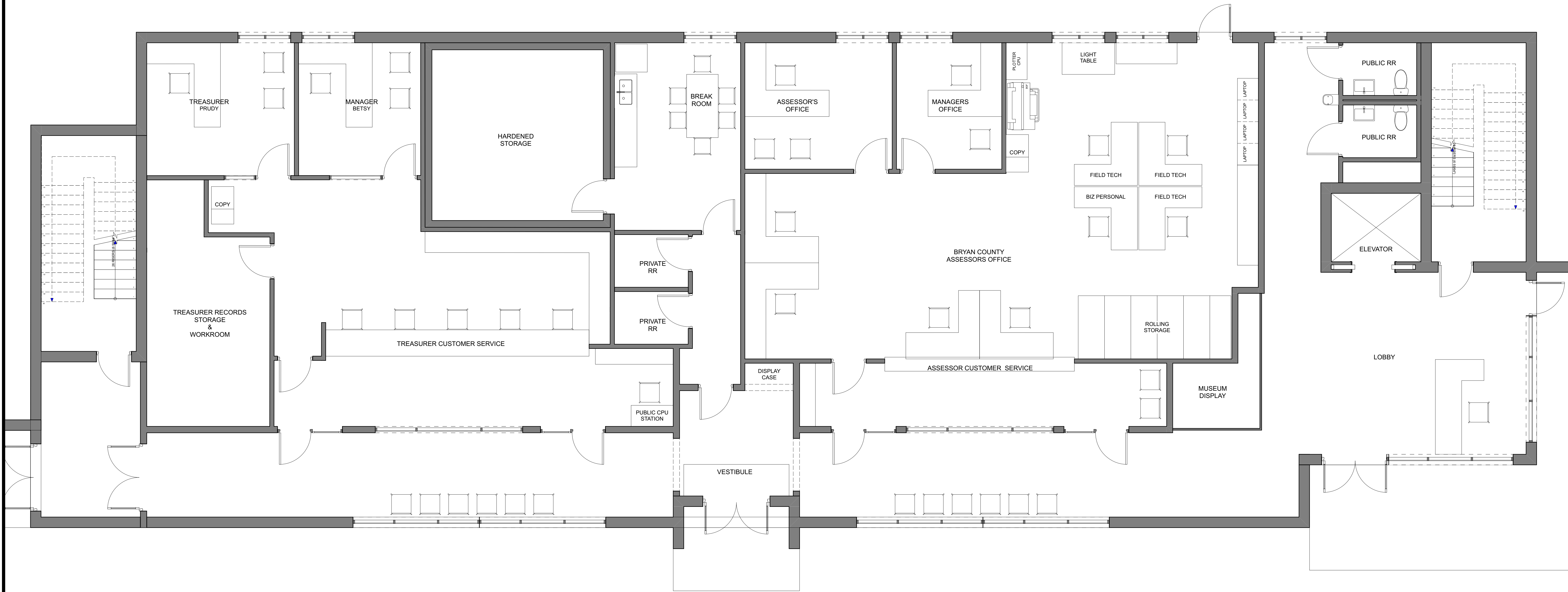
Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION
PROJECT NO:	23028	
DATE:	07.18.24	
DRAWN BY:	JSK	
CHECKED BY:	XXX	
COPYRIGHT: 2024 Theorem, LLC		

SHEET TITLE
PROPOSED 1ST
FLOOR PLAN

A-101

SHEET 5 OF 16
Page 20 of 35



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR CONSTRUCTION

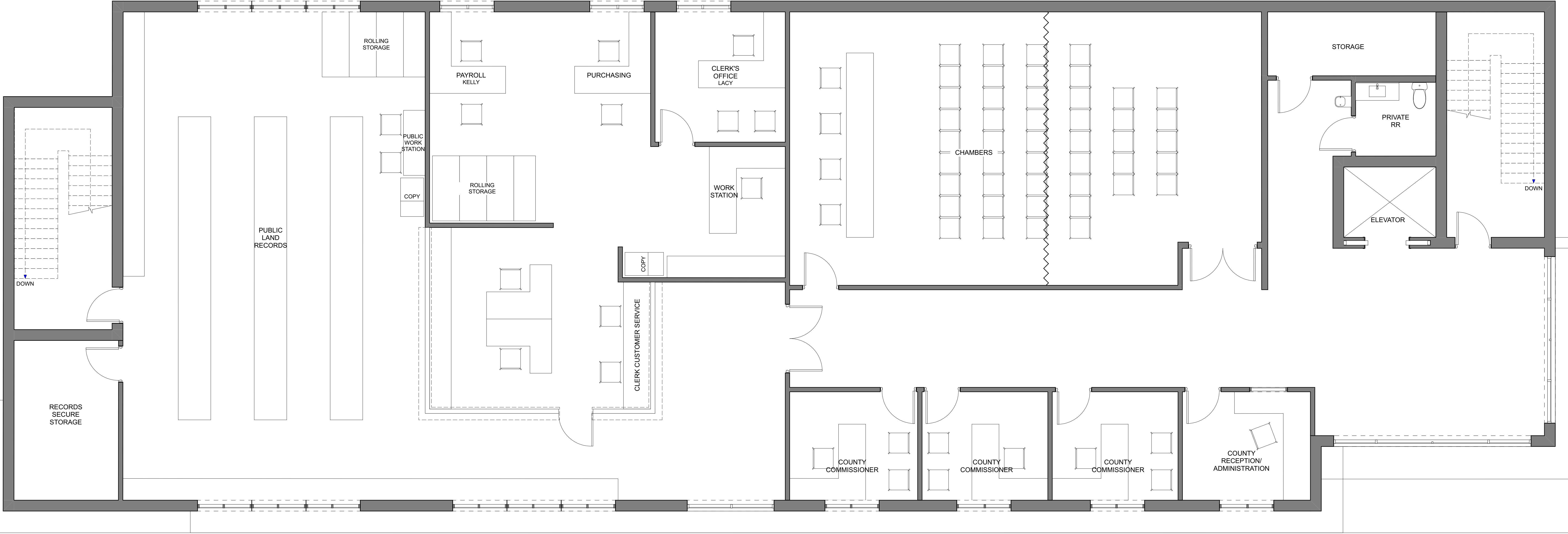
Bryan County Administration Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION

SHEET TITLE
PROPOSED 2ND FLOOR PLAN

A-102



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



This document is preliminary in nature and is not a final signed and sealed document.
Date: 07.18.24 SD SET

CONSULTANT

NOT FOR
CONSTRUCTION

Bryan County
Administration
Building
XXX TBD Avenue
Durant, OK 74701

Owner
Bryan County Commissioners
Durant, Oklahoma

MARK	DATE	DESCRIPTION

PROJECT NO: 23028
DATE: 07.18.24
DRAWN BY: JSK
CHECKED BY: XXX
COPYRIGHT: 2024 Theorem, LLC

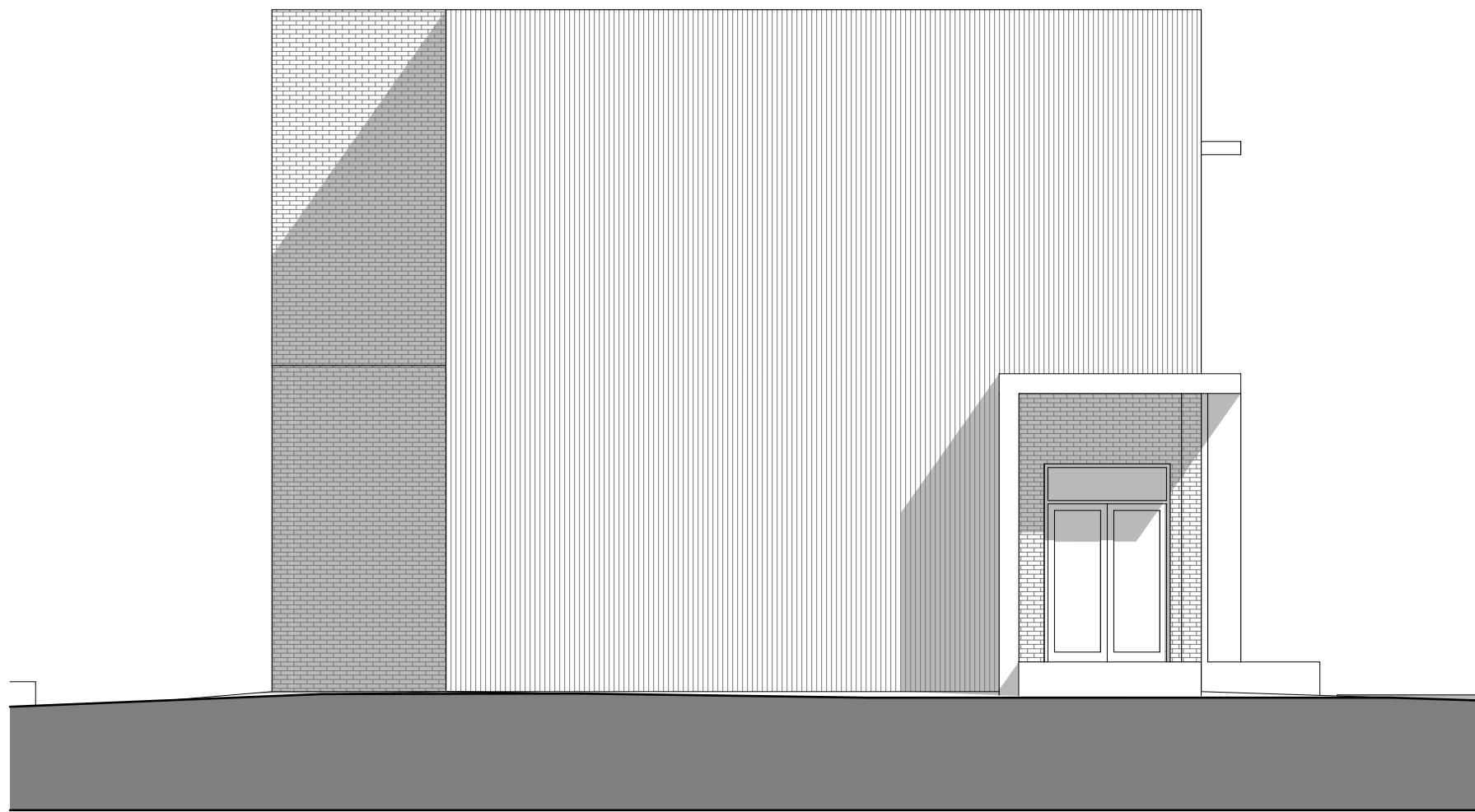
SHEET TITLE

EXTERIOR
ELEVATIONS

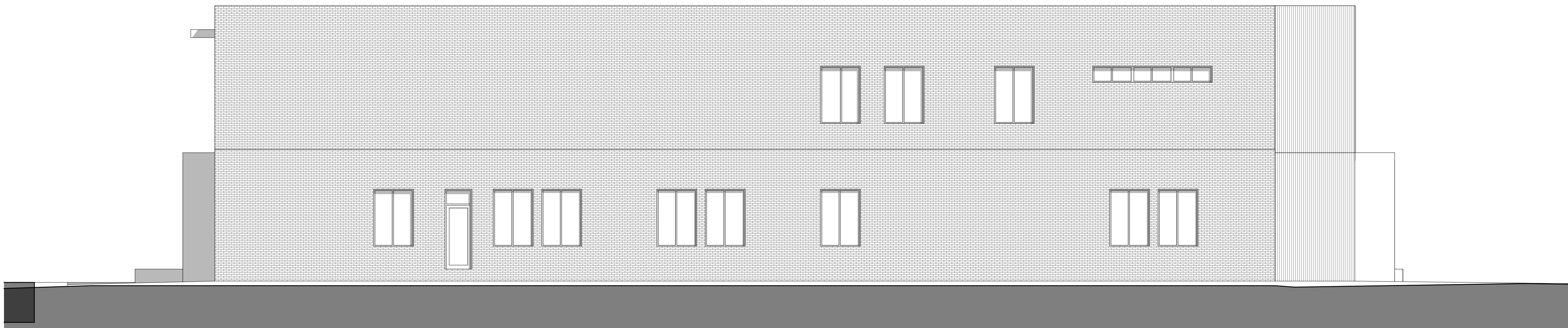
A-200



3 EAST ELEVATION
A-200 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A-200 SCALE: 1/8" = 1'-0"



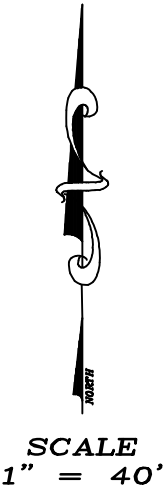
2 NORTH ELEVATION
A-200 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A-200 SCALE: 1/8" = 1'-0"

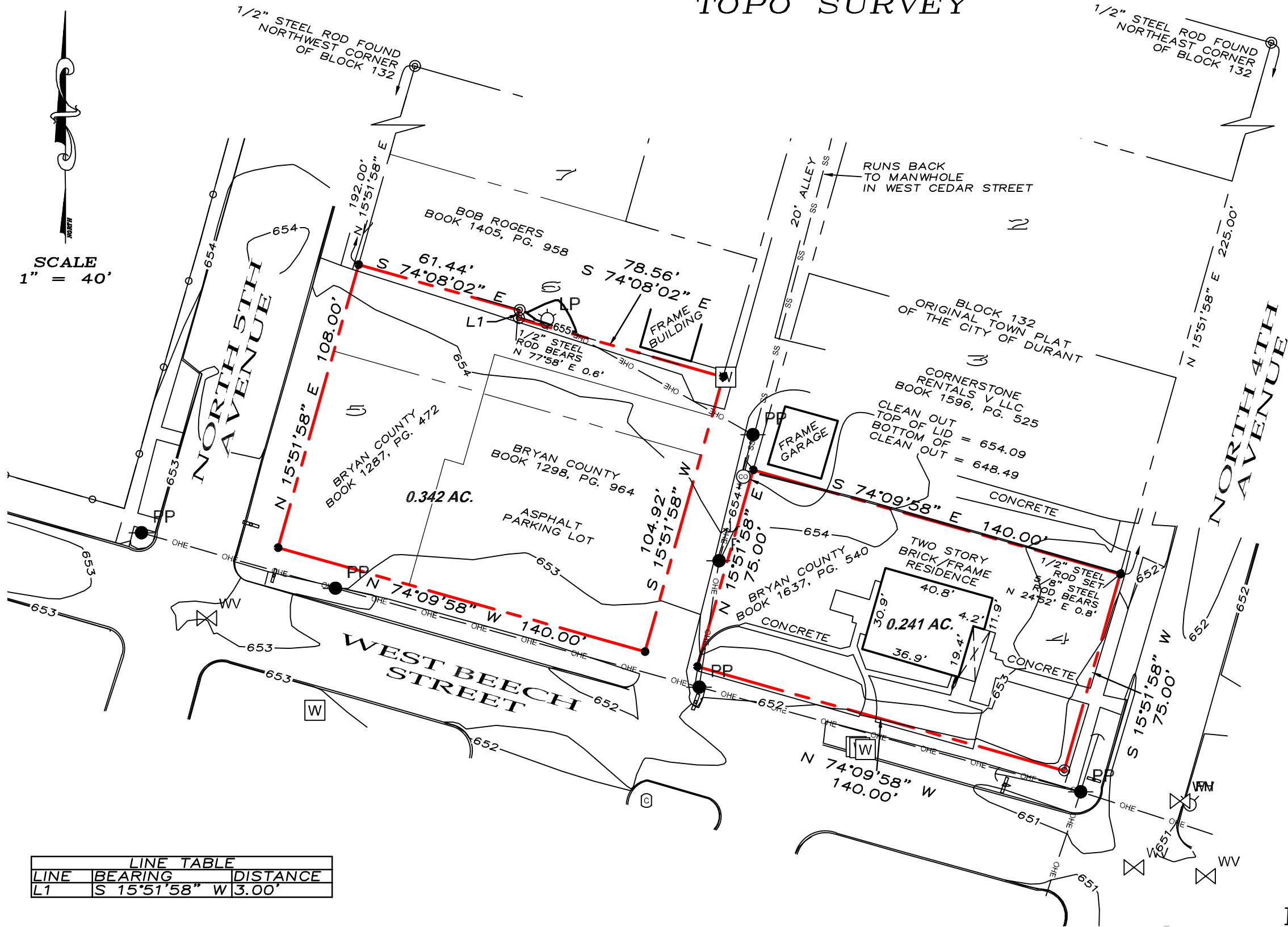
TOPO SURVEY

JOB NO. 24030276 TOPO
FW: ASU - DFT: BH



LEGEND

●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
PP	POWER POLE
LP	LIGHT POLE
⊙	SEWER CLEANOUT
W	WATER METER
WV	WATER VALVE
—	SIGN
C	CABLE MARKER
---	BOUNDARY LINE
---	PROPERTY LINE
○	CHAINLINK FENCE
OHE	OVERHEAD ELEC.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°51'58" W	3.00'

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~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



TOPO SURVEY
PART OF BLOCK 132
ORIGINAL TOWN PLAT
OF THE CITY OF DURANT

DATE OF SURVEY: 03/19/24

LEGEND

●	1/2" STEEL ROD SET	WV	WATER VALVE
⊙	1/2" STEEL ROD FOUND	—	SIGN
PP	POWER POLE	Ⓢ	CABLE MARKER
LP	LIGHT POLE	---	BOUNDARY LINE
⊙	SEWER CLEANOUT	---	PROPERTY LINE
W	WATER METER	—○—	CHAINLINK FENCE
		—	OHE OVERHEAD ELEC.

BOUNDARY SURVEY

JOB NO. 24030276 ALLEY
FW: ASU — DFT: BH

NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EFFECT OF EASEMENTS, RIGHTS-OF-WAY, COVENANTS, APPURTENANCES, OR ENCUMBRANCES EMBRACED BY THE SUBJECT PROPERTY.

ONLY VISIBLE UTILITIES HAVE BEEN SHOWN ON THE ABOVE PLAT, OTHERS MAY EXIST.

NOTE: THIS PLAT AND THE SURVEY MEET THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

LEGAL DESCRIPTION:

Being a part of Section 32, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and part of the alley in Block 132 of the Original Town Plat of the City of Durant, and being described by metes and bound as follows:

Commencing at a 1/2" steel rod found for the southeast corner of said Block 132, and at the intersection of the westerly right-of-way line of North 4th Avenue and the northerly right-of-way line of West Beech Street;

Thence North 74°09'58" West, with the southerly line of said Block 132, and with the northerly right-of-way line of said West Beech Street, a distance of 140.00 feet to a 1/2" steel rod set for the True Point-of-Beginning, and at the intersection of the northerly right-of-way line of said Beech Street and the easterly line of aforesaid alley;

Thence North 74°09'58" West, with the southerly line of said Block 132, and with the northerly right-of-way line of said West Beech Street, a distance of 20.00 feet to a 1/2" steel rod set, and at the intersection of the northerly right-of-way line of said Beech Street and the westerly line of said alley;

Thence North 15°51'58" East, with the westerly line of said alley, a distance of 104.92 feet to a 1/2" steel rod set;

Thence South 74°08'02" East, crossing said alley, a distance of 10.00 feet to a 1/2" steel rod set;

Thence South 15°51'58" West, continuing across said alley, a distance of 29.92 feet to a 1/2" steel rod set;

Thence South 74°09'58" East, continuing across said alley, a distance of 10.00 feet to a 1/2" steel rod set, and on the easterly line of said alley;

Thence South 15°51'58" West, with the easterly line of said alley, a distance of 75.00 feet to the Point of Beginning and containing 0.041 acres of land, more or less.

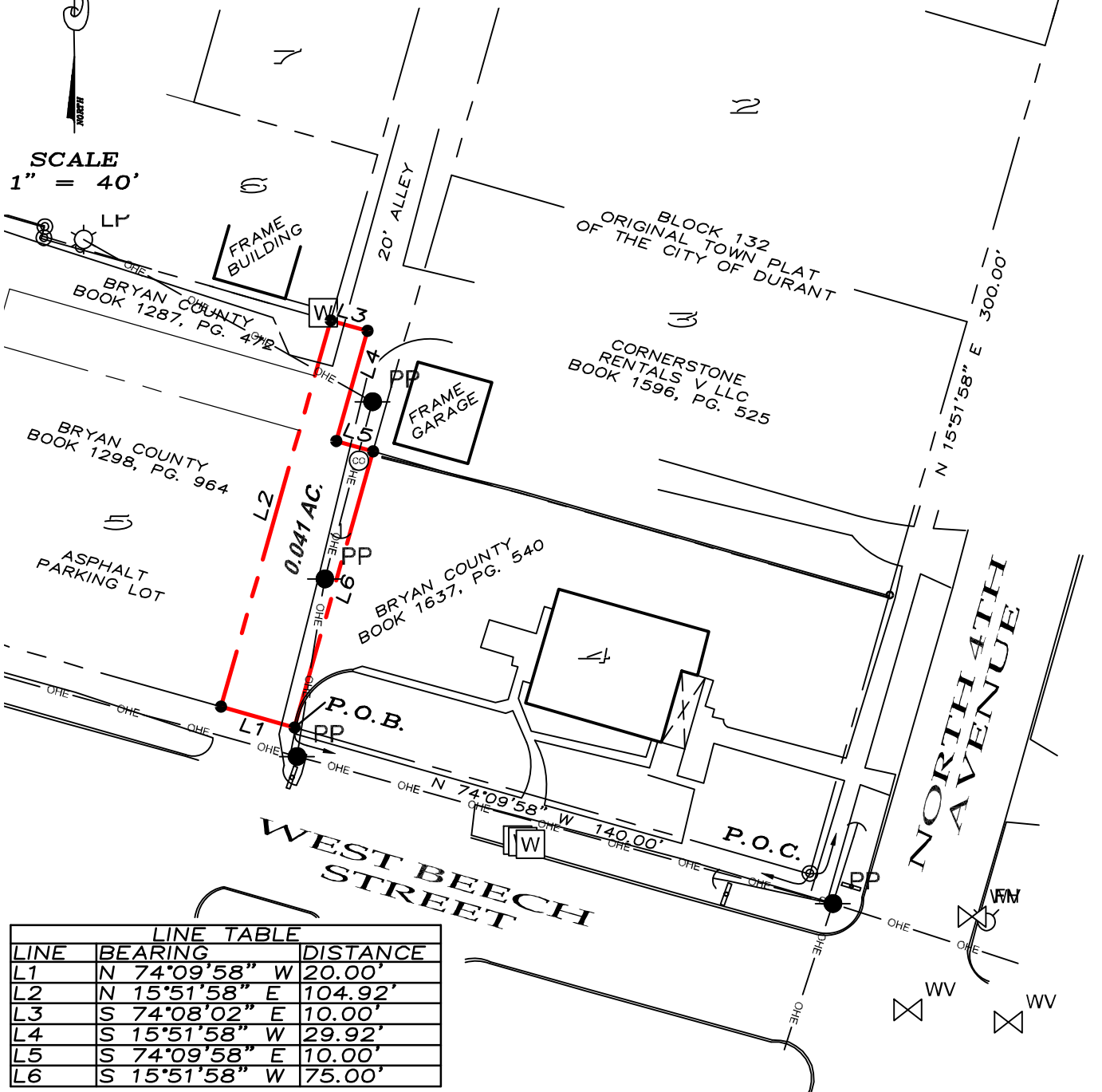
I, Douglas W. Underwood, Professional Land Surveyor, hereby certify that a boundary survey was made on the ground on the property legally described herein, prepared under my direct supervision, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



Douglas W. Underwood
Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315

DATE OF SURVEY: 03/19/24

SCALE
1" = 40'



LINE	BEARING	DISTANCE
L1	N 74°09'58" W	20.00'
L2	N 15°51'58" E	104.92'
L3	S 74°08'02" E	10.00'
L4	S 15°51'58" W	29.92'
L5	S 74°09'58" E	10.00'
L6	S 15°51'58" W	75.00'

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~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.



DRAFTING & SURVEYING

3404 INTERURBAN ROAD

DENISON, TEXAS 75021

(903)465-2151



THE CITY OF DURANT

Office of Community Development

Date: 11/27/2024
To: Planning Commission
Case: PC-2024-35
From: Paul Cottrell
Re: CUP (Conditional Use Permit)

Request: Consider a request for a CUP at 1408 S 9th to expand existing storage facility.

Current Zoning: C-2 (Highway Commercial & Commercial Recreation)

Surrounding Properties:

Direction	Zoning	Use
North	C-2/R-2	Daycare/Vacant House
West	C-2	Commercial Use
South	C-2	Pasture
East	C-2	Pasture

Applicant: Narvaez Construction

Background: Applicants approached for rezone in order to expand the current structure and add additional storage units. It was recommended to apply for a CUP.

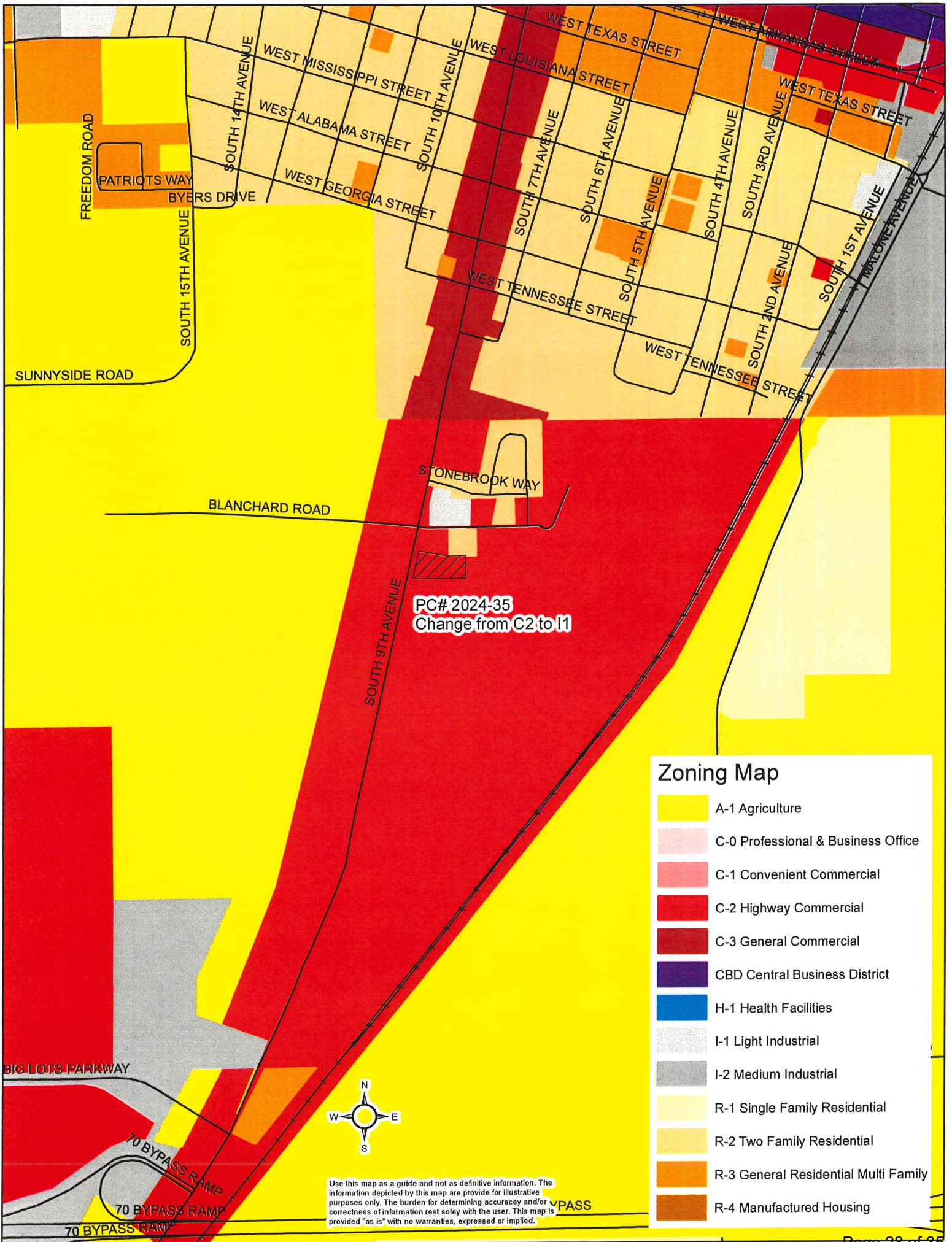
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

Analysis: All current storage facilities are currently zoned as I-1 with this exclusion of this facility. In order to expand the existing facility the owners would need a rezone or a conditional use permit since the structure type is restricted per the current zoning.

The current Future Land Use map shows this area as commercial.

Staff Recommendation: Staff recommends approval of the CUP due to the fact that there is already existing units. We would like it noted that if an expansion is done that all drivable surface be brought up to code and sealed.



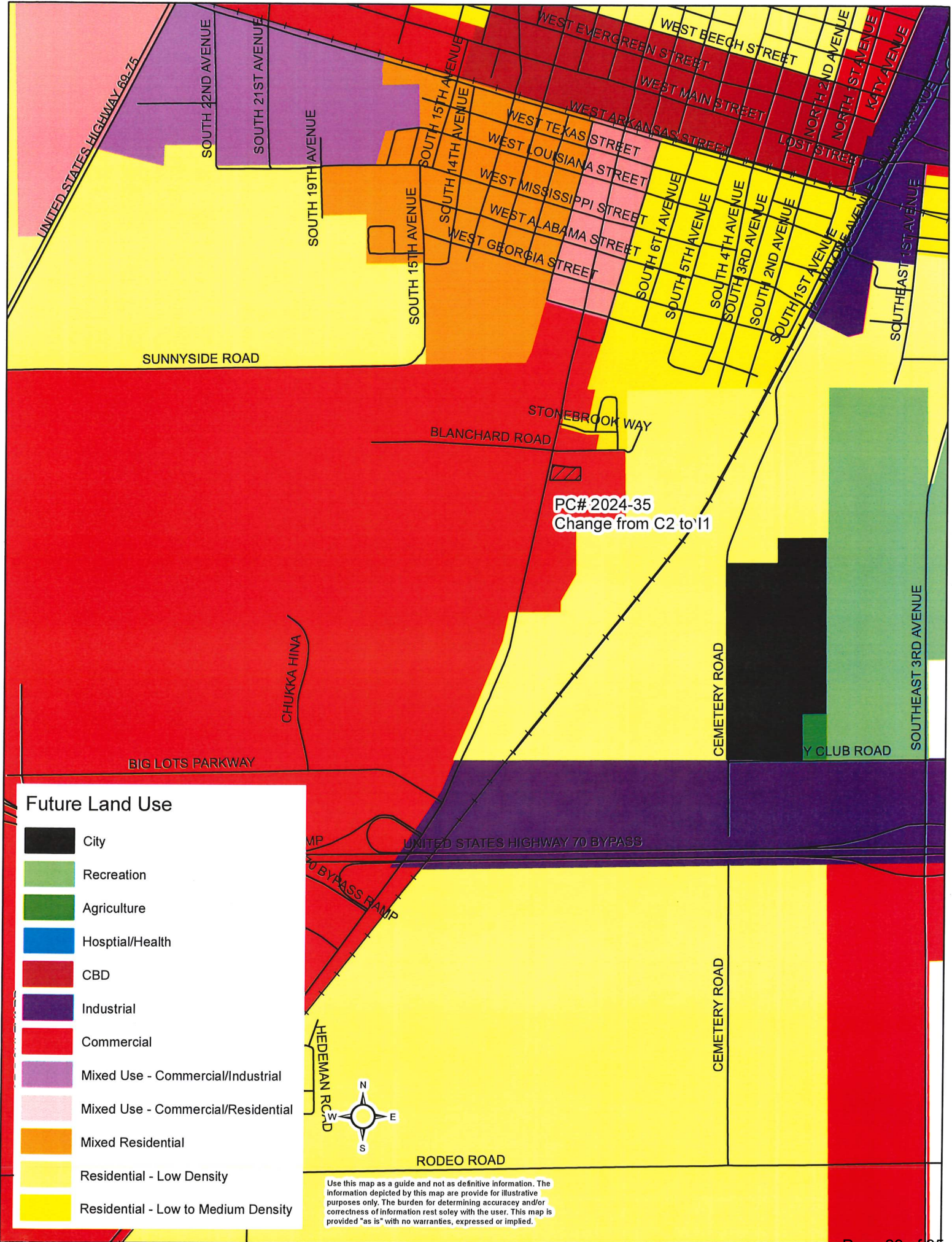


Zoning Map

- 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.





THE CITY OF DURANT

Office of Community Development

Date: 11/25/2024
To: Planning Commission
Case: PC 2024-39
From: Paul Cottrell, Community Development.
Re: Rezone & Replat Request by Young Properties Group LLC

Request: Consider a request from the Young Properties Group LLC for a rezone and replat of the property located south/southwest of S 22nd & W Mississippi. Owner wishes to build a new subdivision with approximately 128 single family homes and possibly multi-family in the future.

Current Zoning: A1- Agricultural, I-2 Small Part of the NW Corner.

Future Land Use: Residential Low Density

Surrounding Properties:

Direction	Zoning	Use
North	I-2	Industrial
East	R-3/A-1	Single Family/ Agricultural
South	A-1/R-3	Agricultural Uses/Single Family
West	Hwy 69/75	Highway

Applicant: Young Properties Group LLC

Background: Applicant approached staff with the desire to replat and rezone current property in order to build a single family subdivision with the possibility of constructing multi-family structures in the future.

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

Analysis: All utilities have confirmed they will be able to provide services. There is a natural gas right of way running through the proposed subdivision that has a 50 foot right of way. Owner has signed approval from ONG and will have a 50 foot median.

City Staff Recommendation: We recommend approval of R-3 or R-1 to conform to the future land use map.

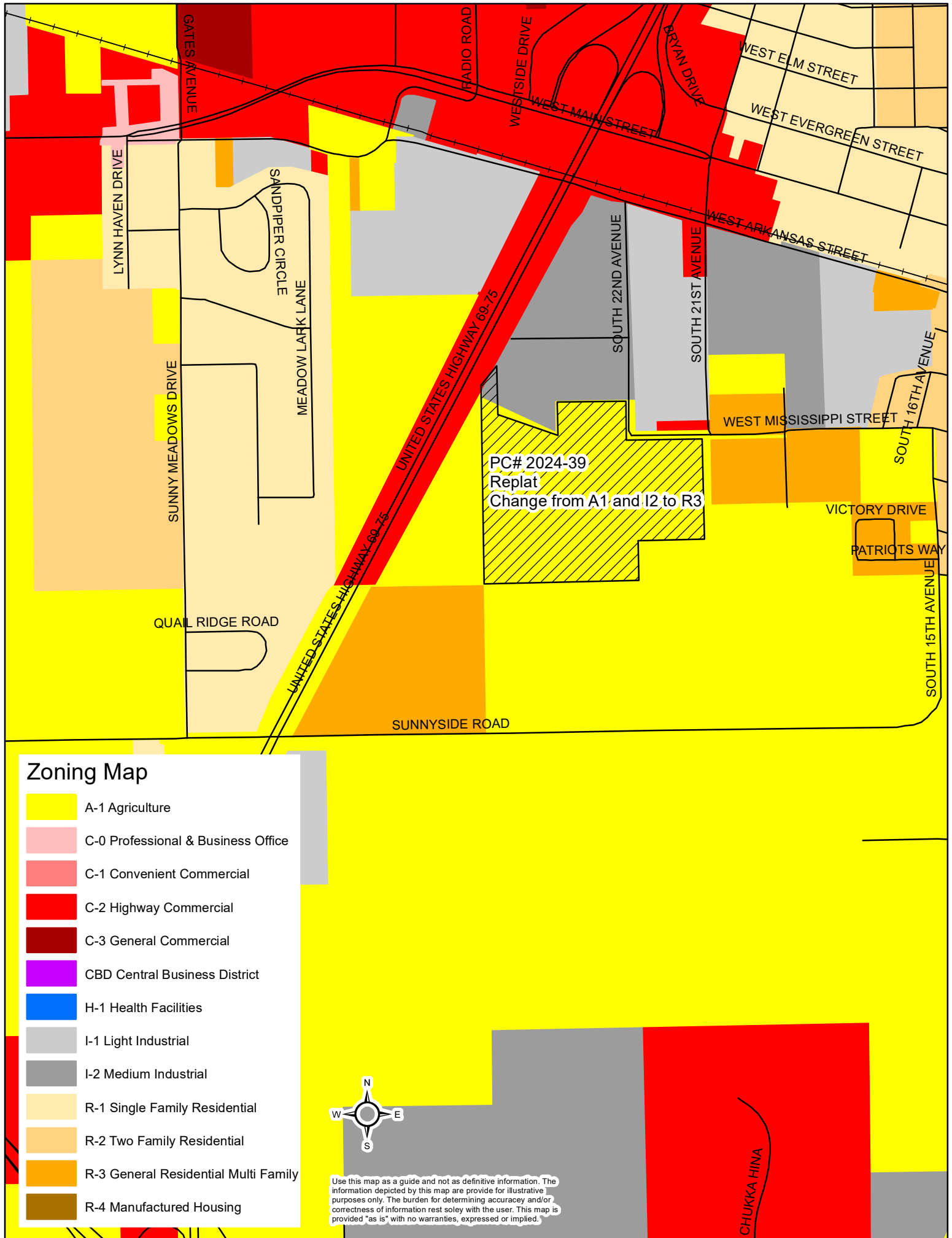
Required Action: Hold a public hearing and recommend approval or denial for the replat/rezone of the above mentioned property. Any specific conditions imposed by the Commission should be read into any approval motion.



PC# 2024-39
Replat
Change from A1 and I2 to R3



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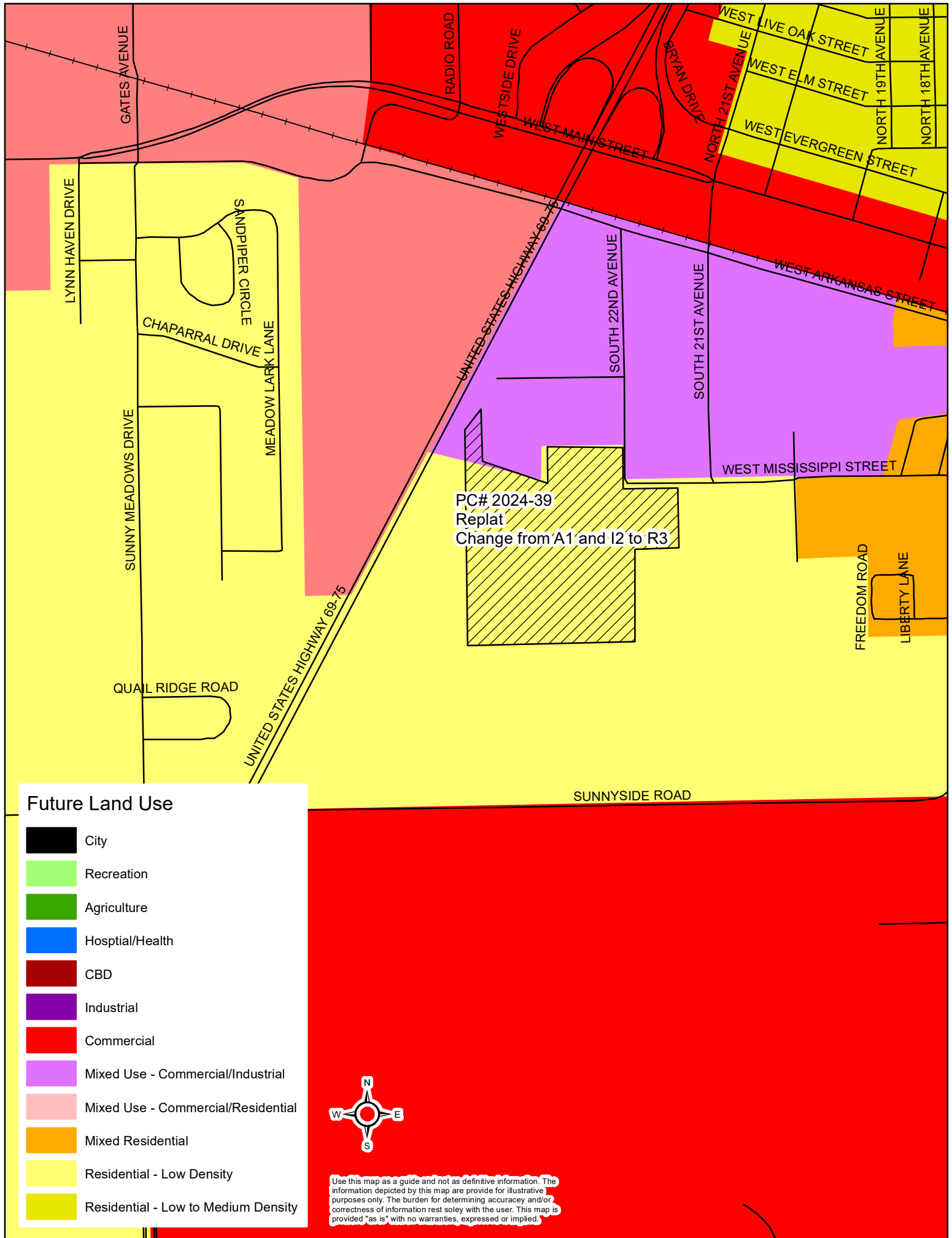


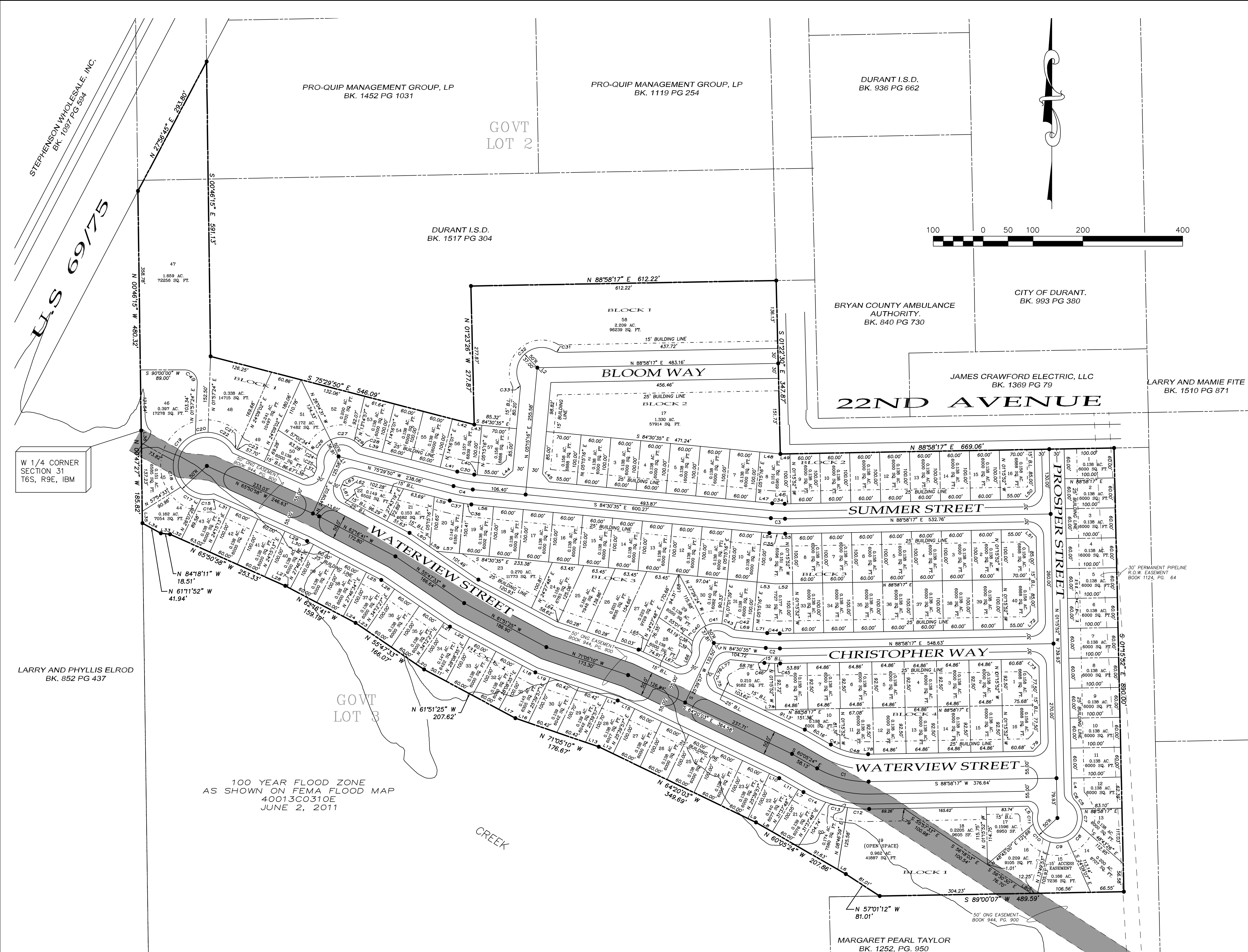
Zoning Map

- 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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LINE TABLE			LINE TABLE			CURVE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	CHORD BEARING
1	S 89°00'00" W	85.00'	1	S 89°00'00" W	85.00'	1	108.00'	S 89°00'00" W
2	S 89°00'00" W	85.00'	2	S 89°00'00" W	85.00'	2	108.00'	S 89°00'00" W
3	S 89°00'00" W	85.00'	3	S 89°00'00" W	85.00'	3	108.00'	S 89°00'00" W
4	S 89°00'00" W	85.00'	4	S 89°00'00" W	85.00'	4	108.00'	S 89°00'00" W
5	S 89°00'00" W	85.00'	5	S 89°00'00" W	85.00'	5	108.00'	S 89°00'00" W
6	S 89°00'00" W	85.00'	6	S 89°00'00" W	85.00'	6	108.00'	S 89°00'00" W
7	S 89°00'00" W	85.00'	7	S 89°00'00" W	85.00'	7	108.00'	S 89°00'00" W
8	S 89°00'00" W	85.00'	8	S 89°00'00" W	85.00'	8	108.00'	S 89°00'00" W
9	S 89°00'00" W	85.00'	9	S 89°00'00" W	85.00'	9	108.00'	S 89°00'00" W
10	S 89°00'00" W	85.00'	10	S 89°00'00" W	85.00'	10	108.00'	S 89°00'00" W
11	S 89°00'00" W	85.00'	11	S 89°00'00" W	85.00'	11	108.00'	S 89°00'00" W
12	S 89°00'00" W	85.00'	12	S 89°00'00" W	85.00'	12	108.00'	S 89°00'00" W
13	S 89°00'00" W	85.00'	13	S 89°00'00" W	85.00'	13	108.00'	S 89°00'00" W
14	S 89°00'00" W	85.00'	14	S 89°00'00" W	85.00'	14	108.00'	S 89°00'00" W
15	S 89°00'00" W	85.00'	15	S 89°00'00" W	85.00'	15	108.00'	S 89°00'00" W
16	S 89°00'00" W	85.00'	16	S 89°00'00" W	85.00'	16	108.00'	S 89°00'00" W
17	S 89°00'00" W	85.00'	17	S 89°00'00" W	85.00'	17	108.00'	S 89°00'00" W
18	S 89°00'00" W	85.00'	18	S 89°00'00" W	85.00'	18	108.00'	S 89°00'00" W
19	S 89°00'00" W	85.00'	19	S 89°00'00" W	85.00'	19	108.00'	S 89°00'00" W
20	S 89°00'00" W	85.00'	20	S 89°00'00" W	85.00'	20	108.00'	S 89°00'00" W
21	S 89°00'00" W	85.00'	21	S 89°00'00" W	85.00'	21	108.00'	S 89°00'00" W
22	S 89°00'00" W	85.00'	22	S 89°00'00" W	85.00'	22	108.00'	S 89°00'00" W
23	S 89°00'00" W	85.00'	23	S 89°00'00" W	85.00'	23	108.00'	S 89°00'00" W
24	S 89°00'00" W	85.00'	24	S 89°00'00" W	85.00'	24	108.00'	S 89°00'00" W
25	S 89°00'00" W	85.00'	25	S 89°00'00" W	85.00'	25	108.00'	S 89°00'00" W
26	S 89°00'00" W	85.00'	26	S 89°00'00" W	85.00'	26	108.00'	S 89°00'00" W
27	S 89°00'00" W	85.00'	27	S 89°00'00" W	85.00'	27	108.00'	S 89°00'00" W
28	S 89°00'00" W	85.00'	28	S 89°00'00" W	85.00'	28	108.00'	S 89°00'00" W
29	S 89°00'00" W	85.00'	29	S 89°00'00" W	85.00'	29	108.00'	S 89°00'00" W
30	S 89°00'00" W	85.00'	30	S 89°00'00" W	85.00'	30	108.00'	S 89°00'00" W
31	S 89°00'00" W	85.00'	31	S 89°00'00" W	85.00'	31	108.00'	S 89°00'00" W
32	S 89°00'00" W	85.00'	32	S 89°00'00" W	85.00'	32	108.00'	S 89°00'00" W
33	S 89°00'00" W	85.00'	33	S 89°00'00" W	85.00'	33	108.00'	S 89°00'00" W
34	S 89°00'00" W	85.00'	34	S 89°00'00" W	85.00'	34	108.00'	S 89°00'00" W
35	S 89°00'00" W	85.00'	35	S 89°00'00" W	85.00'	35	108.00'	S 89°00'00" W
36	S 89°00'00" W	85.00'	36	S 89°00'00" W	85.00'	36	108.00'	S 89°00'00" W
37	S 89°00'00" W	85.00'	37	S 89°00'00" W	85.00'	37	108.00'	S 89°00'00" W
38	S 89°00'00" W	85.00'	38	S 89°00'00" W	85.00'	38	108.00'	S 89°00'00" W
39	S 89°00'00" W	85.00'	39	S 89°00'00" W	85.00'	39	108.00'	S 89°00'00" W
40	S 89°00'00" W	85.00'	40	S 89°00'00" W	85.00'	40	108.00'	S 89°00'00" W

Block	Lot	S.F.	Block	Lot	S.F.	Block	Lot	S.F.	Block	Lot	S.F.	Block	Lot	S.F.
1	1	6,000	1	31	6,042	2	1	6,888	3	12	6,000	4	1	6,888
1	2	6,000	1	32	6,240	2	2	6,000	3	13	6,000	4	2	6,000
1	3	6,000	1	33	6,000	2	3	6,000	3	14	6,000	4	3	6,000
1	4	6,000	1	34	6,000	2	4	6,000	3	15	6,000	4	4	6,000
1	5	6,000	1	35	6,539	2	5	6,000	3	16	6,000	4	5	6,000
1	6	6,000	1	36	6,000	2	6	6,000	3	17	6,000	4	6	6,000
1	7	6,000	1	37	6,000	2	7	6,000	3	18	6,000	4	7	6,000
1	8	6,000	1	38	6,000	2	8	6,595	3	19	6,002	4	8	7,100
1	9	6,000	1	39	6,000	2	9	6,000	3	20	6,235	4	9	7,195
1	10	6,000	1	40	6,000	2	10	6,000	3	21	8,164	4	10	6,770
1	11	6,000	1	41	5,986	2	11	6,000	3	22	8,164	4	11	10,584
1	12	6,000	1	42	6,000	2	12	6,000	3	23	9,335	4	12	5,986
1	13	6,000	1	43	6,000	2	13	6,000	3	24	6,353	4	13	6,000
1	14	8,707	1	44	6,000	2	14	6,000	3	25	7,855	4	14	6,000
1	15	7,236	1	45	7,812	2	15	6,000	3	26	9,061	4	15	6,000
1	16	9,066	1	46	7,415	2	16	6,888	3	27	9,979	4	16	6,000
1	17	8,149	1	47	18,503	2	17	57,914	3	28	10,836	4	17	6,888
1	18	6,007	1	48	72,572	3	29	6,170						
1	19	6,022	1	49	15,864	3	30	6,000						
1	20	42,182	1	50	11,398	3	31	6,208						
1	21	6,770	1	51	6,867	3	32	5,873						
1	22	6,020	1	52	8,141	3	33	7,727						
1	23	6,234	1	53	8,776	3	34	6,000						
1	24	6,000	1	54	5,925	3	35	6,000						
1	25	6,000	1	55	6,000	3	36	6,000						
1	26	6,000	1	56	6,000	3	37	6,000						
1	27	6,000	1	57	6,839	3	38	6,000						
1	28	6,000	1	58	6,888	3	39	6,000						
1	29	6,017	1	59	96,239	3	40	6,000						
1	30	6,042				3	41	6,888						

LEGAL DESCRIPTION:

Being a part of Government Lots 2 and 3 Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows:
Beginning at the West 1/4 corner of said Section 31;
Thence North 00°46'15" West, a distance of 480.32 feet to a point;
Thence North 27°56'45" East, a distance of 293.80 feet to a point;
Thence South 00°46'15" East, a distance of 591.13 feet to a point;
Thence South 75°29'50" East, a distance of 546.09 feet to a point;
Thence North 01°23'26" West, a distance of 277.57 feet to a point;
Thence North 88°58'17" East, a distance of 612.22 feet to a point;
Thence South 01°22'30" East, a distance of 347.87 feet to a point;
Thence North 88°58'17" East, a distance of 669.06 feet to a point;
Thence South 01°15'52" East, a distance of 890.00 feet to a point;
Thence South 89°00'07" West, a distance of 489.59 feet to a point;
Thence North 57°01'12" West, a distance of 81.01 feet to a point;
Thence North 60°05'24" West, a distance of 207.86 feet to a point;
Thence North 64°20'03" West, a distance of 349.69 feet to a point;
Thence North 71°05'10" West, a distance of 176.67 feet to a point;
Thence North 61°51'25" West, a distance of 207.62 feet to a point;
Thence North 55°47'33" West, a distance of 166.07 feet to a point;
Thence North 62°16'41" West, a distance of 159.19 feet to a point;
Thence North 65°50'58" West, a distance of 253.33 feet to a point;
Thence North 84°18'11" West, a distance of 18.51 feet to a point;
Thence North 61°11'52" West, a distance of 41.94 feet to a point;
Thence North 00°47'22" West, a distance of 185.82 feet to the Point-of-Beginning and containing 35.383 acres of land, more or less.

PRELIMINARY PLAT
EVEREST ADDITION
Being a part of Government Lots 2 and 3 Sec. 31,
T - 6 - S, R - 9 - E of the I.B.M.
A subdivision plat to the City of Durant, Oklahoma.
BEING 35.383 ACRES
10-17-2024

OWNERS/DEVELOPER
EVEREST DEVELOPMENT, LLC
2408 REMUDA DR.
SHERMAN TEXAS, 75092
903-744-4500

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151

ENGINEER
BARKER AND ASSOCIATES
3902 UNIVERSITY BLVD
DURANT OK, 74701
580-931-9045

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

