

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

May 6, 2025

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 Approval of Minutes of the March 04, 2025, meeting.

2. Consider Items Removed from Consent

3. Public Hearings

a. Consideration and Possible Approval of a Preliminary Plat request for property located near S. 22nd Ave and W Mississippi in Durant and more particularly 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, 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 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) 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:

A) 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;

A) 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.

B) 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

4. New Business

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 5:00 p.m. on the 2nd day of May, 2025.

Brandy Stachowski

Brandy Stachowski, City of Durant



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 5/6/2025
To: Mayor and City Council
From:
Re: Consideration and Approval of Minutes of the March 04, 2025, meeting.

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 030425 BCS

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 28th day of February, 2025.

Brandy Stachowski

Brandy Stachowski, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
March 4, 2025 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 5:37 p.m.

INVOCATION/FLAG SALUTE

Commissioner Horner provided the invocation. Commissioner Knight led the flag salute.

ROLL CALL

Present:

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

Absent:

Planning Commissioner Thomas Newsom

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 Minutes of the February 04, 2025, meeting.

A Motion was made by Commission Member Knight and seconded by Commission Member Horner to approve the Minutes of the February 04, 2025 meeting as presented.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of a Final Re-plat for property located between Larkspur Lane and Little John Drive in Durant and more particularly described as:

A tract of land located in the SE/4 NE/4 of Section 24, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of Lot 22, Heritage North - Phase I, an addition to the City of Durant, as recorded in the Bryan County Clerk's Office, and noting that all subsequent calls to Lots - Outlots as shown in this legal refer to Lots and Outlots in said Heritage North - Phase I; thence S89°02'34"W along the South line of said Lot 22, a distance of 180.00 feet to the Southwest corner of said Lot 22; thence continuing S89°02'34"W, a distance of 60.00 feet; thence N01°01'16"W, a distance of 16.82 feet to the Southeast Corner of Lot 23; thence S89°02'34"W along the South line of said Lot 23, a distance of 120.00 feet to the Southwest corner of Lot 23; thence N01°01'16"W along the West line of Lot 23 and Lot 24, a distance of 90.71 feet to the Southeast corner of Lot 26; thence S89°02'34"W along the South line of Lots 26 through 36, a distance of 725.68 feet to the Southwest corner of Lot 36; thence S43°27'22"W, a distance of 60.00 feet; thence N46°32'38"W, a distance of 28.84 feet to the Northeast corner of Lot 37; thence S43°27'22"W along the East line of Lot 37, a distance of 120.00 feet to the Southeast corner of Lot 37; thence S46°32'38"E along the North line of Outlot B, a distance of 893.24 feet to the Northwest corner of Lot 49; thence N89°00'36"E, a distance of 242.97 feet along the North line of Lot 49 to the Northeast corner of Lot 49 and a point on the West line of a tract of land described in Warranty Deed (Wagnitz to Cummins), filed 06/25/2020, recorded in Book 1530, Pages 796-797 in the Bryan County Clerk's Office thence N01°01'16"W along the West line of said Cummins Tract, a distance of 120.00 feet to the Northwest corner of said Cummins Tract; thence 89°00'36"W along the North line of said Cummins Tract, a distance of 292.04 feet, said point being on the East line of said SE/4 NE/4, same being the West line of Madison Ridge - Phase I, an addition to the City of Durant, as recorded in the Bryan County Clerk's Office; thence N01°01'16"W along the West line of Madison Ridge - Phase I, a distance of 505.67 feet to the Point of Beginning.

A Motion was made by Commission Member Horner and seconded by Commission Member Knight to Approve Motion with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

4. New Business

ADJOURNMENT

A motion was made by Commissioner Knight and seconded by Commissioner Horner to adjourn. Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 04/1/2025
To: Planning Commission
Case: PC-2025-04
From: Paul Cottrell, Community Development.
Re: Preliminary Replat Phase 1.

Request: Consider a request from the Young Properties Group LLC for a 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: R-3 Residential High Density.

Future Land Use: R-1 Residential Low Density.

Surrounding Properties:

Direction	Zoning	Use
North	I-2	Durant School Bus Barn
West	C-2	Highway 69/75
South	A-1	Cow Pasture
East	R-3	Single Family Home

Applicant: Young Properties Group LLC.

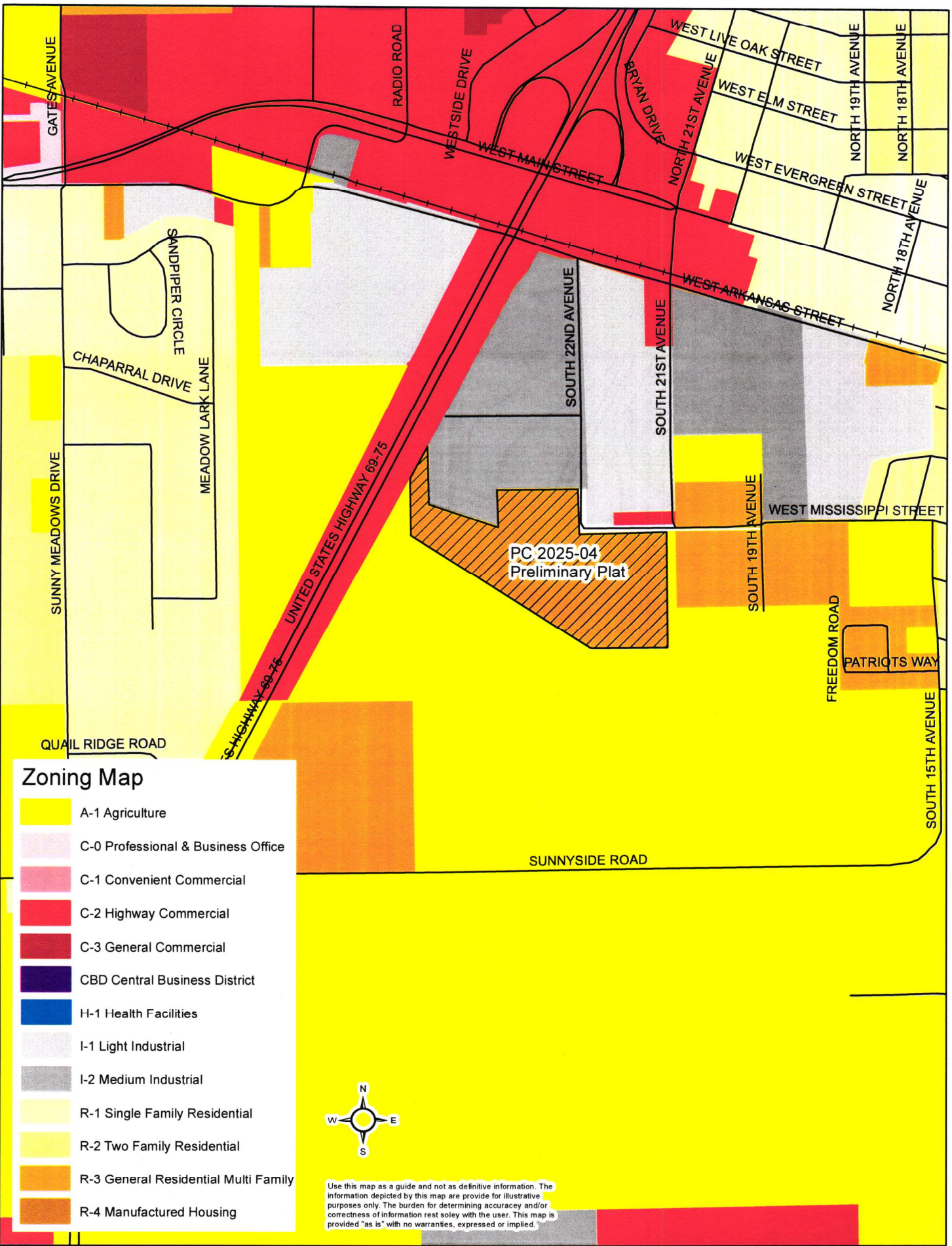
Background: Applicant approached staff with the desire to replat current property in 3 phases in order to build a single family subdivision with the possibility of constructing multi-family structures in the future.

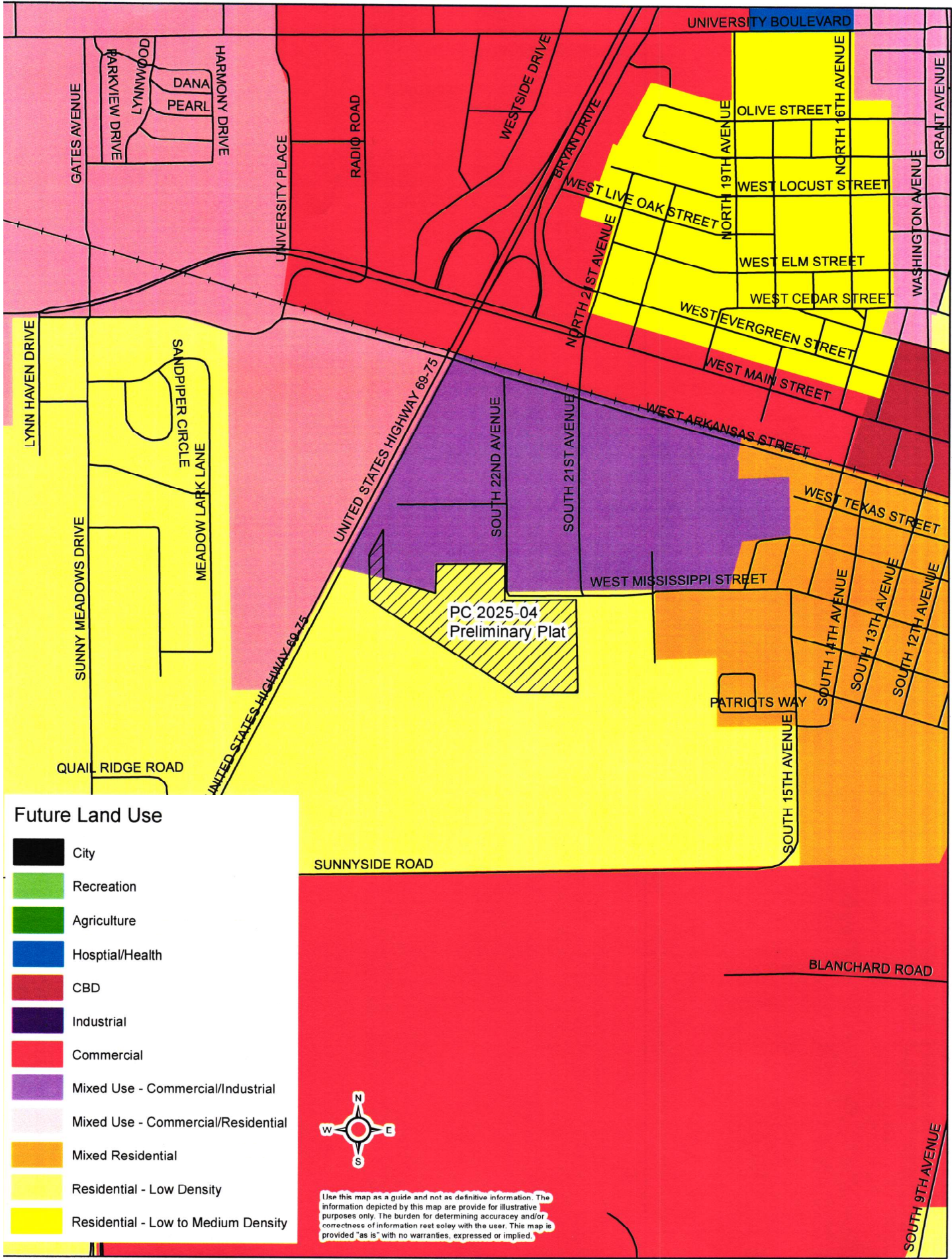
Notifications have been made to the surrounding property owners and at the time of this report staff has not received phone calls or letters of support or protest regarding this rezone request.

Analysis: All utilities have confirmed they will be able to provide services. There is a natural gas right of way running parallel to the south of the property. Applicant will not be encroaching on the right of way.

Staff Recommendation: Staff recommends approval of replat.

Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located at S/SW of 22nd & W Mississippi. Any specific conditions imposed by the Commission should be read into any approval motion.





Future Land Use

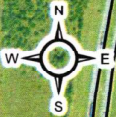
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



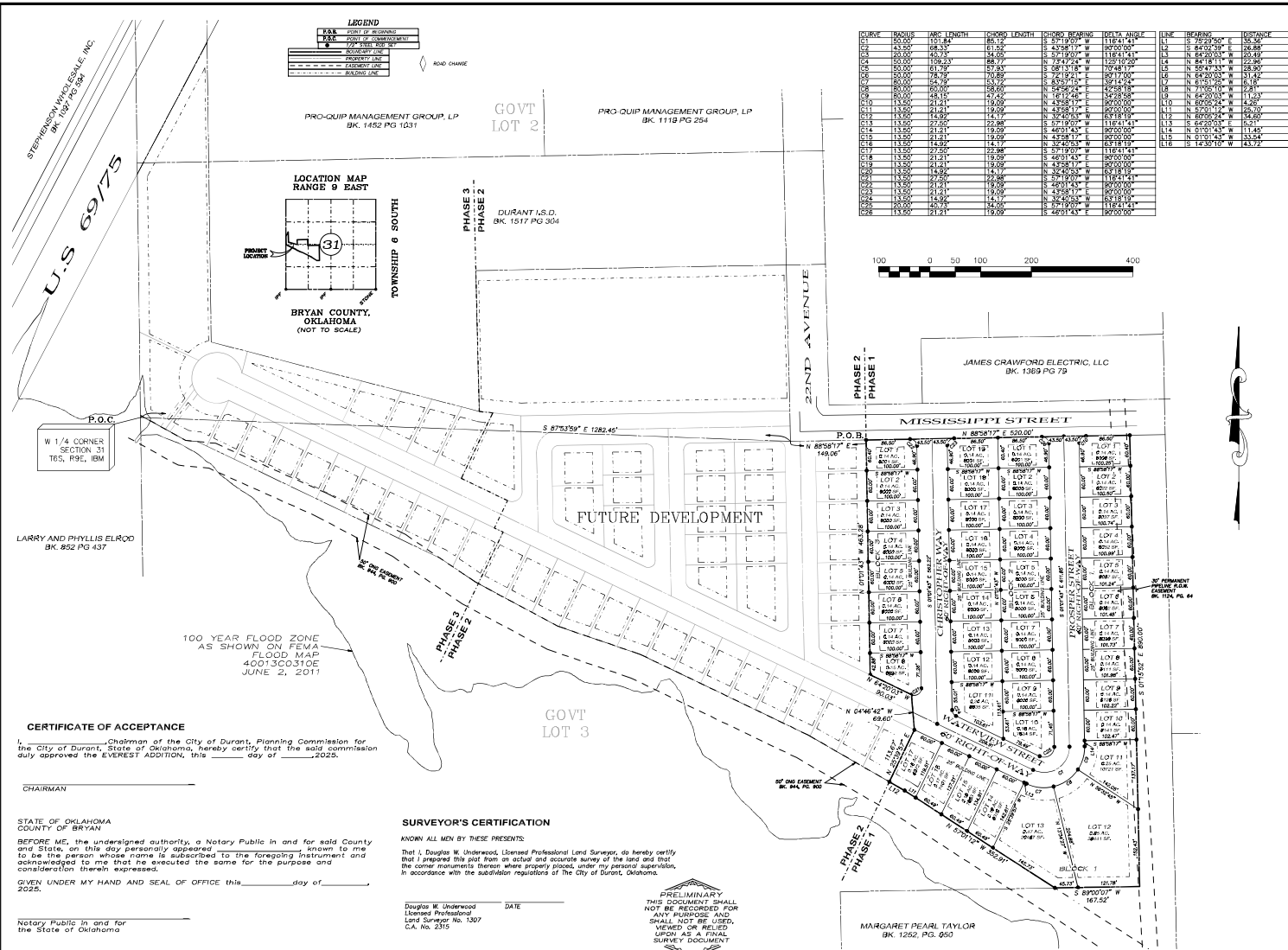
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC 2025-04
Preliminary Plat



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.



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, EVEREST DEVELOPMENT, LLC, being the only owner of record of the following described real property to wit:

LEGAL DESCRIPTION:

Being a part of Government Lot 3 of 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 bounds as follows:

Commencing at the W/4 corner of said Section 31;

Thence South 87°33'59" East, a distance of 1282.45 feet to the intersection of the westerly right-of-way line of 22nd Avenue and the southerly right-of-way line of Mississippi Street;

Thence North 88°58'17" East, with the southerly right-of-way line of said Mississippi Street, a distance of 149.06 feet to a 1/2" steel rod set for the True Point-of-Beginning;

Thence North 88°58'17" East, continuing with the southerly right-of-way line of said Mississippi Street, a distance of 830.00 feet to a 1/2" steel rod set;

Thence South 01°05'00" East, a distance of 890.00 feet to a 1/2" steel rod set;

Thence South 89°00'00" West, a distance of 167.52 feet to a 1/2" steel rod set;

Thence North 37°01'24" West, a distance of 552.81 feet to a 1/2" steel rod set;

Thence North 60°02'24" West, a distance of 34.60 feet to a 1/2" steel rod set;

Thence North 22°33'57" East, a distance of 113.67 feet to a 1/2" steel rod set;

Thence North 04°46'42" West, a distance of 88.60 feet to a 1/2" steel rod set;

Thence North 64°20'00" West, a distance of 90.03 feet to a 1/2" steel rod set;

Thence North 01°01'47" West, a distance of 463.28 feet to the Point of Beginning, and containing 9.382 acres (408,685 square feet) of land, more or less.

All bearings contained within are grid bearings of the Oklahoma State Plane Coordinate System, South Zone, NAD83 based on GPS Observations.

We hereby certify that we have caused this property to be surveyed this date 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 hereinafter known as EVEREST ADDITION, PHASE I, 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 EVEREST ADDITION, PHASE I, 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.

YOUNG KM DATE
EVEREST DEVELOPMENT, LLC

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 YOUNG KM, 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 _____, 2025.

Notary Public in and for the State of Oklahoma

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a water disposal system and a _____ meter system this _____ day of _____, 2025.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURER CERTIFICATE

I, _____, the duly elected 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 EVEREST ADDITION, PHASE I 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 _____, 2025.

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 _____, 2025.

Notary Public in and for the State of Oklahoma

COUNTY CLERKS CERTIFICATE

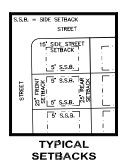
That I, the undersigned, do hereby certify that the EVEREST ADDITION, PHASE I, a replat in Section 25, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this _____ day of _____, 2025 at _____, Oklahoma, and duly recorded in Book Number _____.

TAMMY REYNOLDS DATE
COUNTY CLERK

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 _____, 2025. All of the conditions or approvals 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 ACCEPTANCE

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 EVEREST ADDITION, this _____ day of _____, 2025.

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 _____, 2025.

Notary Public in and for the State of Oklahoma

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Licensed 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 DATE
Licensed Professional Land Surveyor No. 1307
C.A. No. 2315

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 _____, 2025.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
EVEREST ADDITION, PHASE 1
Being a part of Government Lot 3, Sec. 31,
T-6-S-R-9-E of the I.B.M.
A subdivision plat to the City of Durant, Oklahoma.
BEING 9.382 ACRES
02-27-2025

OWNERS/DRAWN BY
EVEREST DEVELOPMENT, LLC
2408 REMUDA DR.
SHERMAN TEXAS 75092
903-744-4300

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
580-931-3045



WARRANTY DEED

I-2022-743683 Book 1594 Pg: 984
04/13/2022 1:39 pm Pg 0984-0985
Fee: \$ 20.00 Doc: \$ 165.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That JASON E. KELLY and LYNN W. KELLY, Co-Trustees of the KELLY OKLAHOMA PROPERTY TRUST, dated December 11, 2019, parties of the first part, in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto EVEREST DEVELOPMENT, of 2408 Remuda Dr., Sherman, TX 75092, 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 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, described as follows: The North 300 feet of the West 590 feet thereof said SW/4 NE/4 SW/4

Less and Except all oil, gas and other minerals outstanding of record and reserving unto Grantor any oil, gas and other minerals Grantor may own.

DOCUMENTARY STAMPS: \$

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 party of the second part, its 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 8th day of April, 2022.

KELLY OKLAHOMA PROPERTY TRUST,
dated December 11, 2019

Jason E. Kelly
JASON E. KELLY, Co-Trustee

Lynn W. Kelly
LYNN W. KELLY, Co-Trustee

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 165.00

ACKNOWLEDGMENT

STATE OF TEXAS)
) ss.
COUNTY OF Tarrant

Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of April, 2022, personally appeared JASON E. KELLY, Co-Trustee of the KELLY OKLAHOMA PROPERTY TRUST, dated December 11, 2019, to me known to be the identical person who executed the above and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

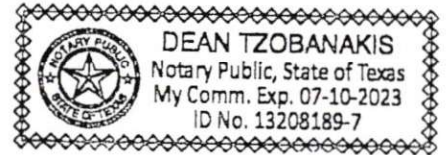
Witness my hand and Seal the day and year last above written.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/10/23
Commission No. 13208189-7

ACKNOWLEDGMENT

STATE OF TEXAS)
) ss.
COUNTY OF Tarrant



Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of April, 2022, personally appeared LYNN W. KELLY, Co-Trustee of the KELLY OKLAHOMA PROPERTY TRUST, dated December 11, 2019, 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.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/10/23
Commission No. 13208189-7

1-2022-743683 Book 1594 Pg: 985
04/13/2022 1:39 pm Pg 0984-0985
Fee: \$ 20.00 Doc: \$ 165.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

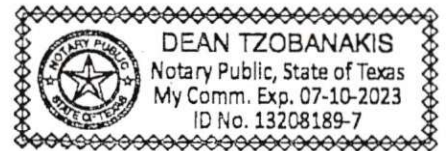


Exhibit "A"

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 NW/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 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) 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;



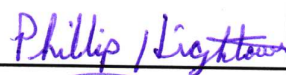



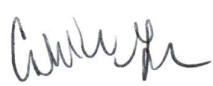
C) A strip, piece or parcel of land lying in part of the W/2 NW/4 of Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point on the West line of said W/2 NW/4 a distance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

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Preliminary Plat -Y. Kim -Everest Addition

PC 2025-04

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell		4-1	No Comment
M & O: Randy Cantrell		4-1-25	No Comment
Public Works Director: Phillip Hightower		4-1-25	No Comment
Solid Waste: Jared Dillingham			
Streets Director: Tony Baeza		4/1/2025	No comment
OGE: Jeremy Mullins			
ONG: Kyle Chilton			
Building Inspector: Raven Bates		4/1/25	No Comment
Fire Marshall: Collin Gordan		4/1/25	
Address and Mapping Aaron Walkup			