

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**

September 2, 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 June 03, 2025, Meeting as Presented

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of a Replat for Property Located at East Mulberry Street and Northeast Second Ave and more particularly described as:

The North 100 feet of the West 5 feet of Lot 4 and the North 100 feet of Lots 5 and 6 in Block69 in the City of Durant, Bryan County, Oklahoma, according to the official plat thereof.

- b. Consideration and Possible Approval of a Final Plat for property located near Lindenwood Drive.

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21; THENCE North 00°19'48" East along the west line of said NW/4 SW/4, a distance of 969.00 feet; THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section 21, a distance of 485.55 feet to the most westerly Southwest corner of LINDEN WOOD - PHASE 5, recorded in Book 1639 Page 545 at the Office of the Bryan County Clerk; THENCE North 00°19'48" East along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD - PHASE 5, a distance of 60.00 feet to the Northwest corner of said LINDEN WOOD - PHASE 5, for the POINT OF BEGINNING; THENCE continuing North 00°19'48" East parallel with the west line of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section, a distance of 11.18 feet; THENCE North 89°50'02" East, a distance of 157.13 feet; THENCE North 00°19'48" East, parallel with the west line of the NW/4 SW/4 of said Section, a distance of 277.23 feet to the north line of the Southwest Quarter (SW/4) of said Section; THENCE North 89°49'49" East along said north line of the Southwest Quarter (SW/4) a distance of 557.12 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD - PHASE 5, being a northerly corner of said LINDEN WOOD - PHASE 5; THENCE South 00°19'48" West along the west line of said Lot 1, Block 1, being in the West line of said LINDEN WOOD - PHASE 5, a distance 288.43 feet to the north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way) for the southwest corner of said Lot 1, Block 1, and a northerly ell corner of said LINDEN WOOD - PHASE 5; THENCE South 89°49'57" West along said north right-of-way line of said LINDENWOODS DRIVE (a 60' right-of-way), being in the north line of said LINDEN WOOD - PHASE 5, a distance of 714.25 feet to the POINT OF BEGINNING.

- c. Consideration and Possible Approval of a Rezone for property located near Southeast First Avenue and East Main Street and more particularly described as:

All that part of Lot 4 lying East of the Railroad and West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

- d. Consideration and Possible Approval of a Rezone/Replat for property located near South Third Avenue and West Georgia Street and more particularly described as:

Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma according to the recorded plat thereof.

- e. Consideration and Possible Approval of a Replat for Property Located near Washington Ave and Fishermans Lane and More Particularly Described as:

Being in Block 1, part of Lot 3 of Indian Acres Addition, located in Section 18, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 1033, Page 1051, and part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 957, Page 667, and being described by metes and bounds as follows: Commencing at a found ½" steel rod to the Southwest corner of said Lot 3, and on the northerly right-of-way line of Fishermans Lane; Thence North 89 degrees 04 minutes 38 seconds East, with the Southerly line of said Lot 3, and with the Northerly right-of-way line of said Fishermans Lane, a distance of 244.55 feet to a set ½" steel rod for the True Point-of-Beginning, and the southwest corner of the herein described tract of land; Thence North 00 degrees 50 minutes 00 seconds West, crossing said Lot 3, a distance of 142.14 feet to a set ½" steel rod; Thence North 46 degrees 23 minutes 25 seconds West, continuing across said Lot 3, a distance of 94.77 feet to a set ½" steel rod for the northwest corner of the herein described tract of land and on the northerly line of said Lot 3, and on the Southerly line of Lot 2 in aforesaid Block 1, and from which a found ½" steel rod for the northwest corner of said Lot 3 bears South 89 degrees 04 minutes 38 seconds West, a distance of 176.90 feet; Thence North 89 degrees 04 minutes 38 seconds East, with the Northerly line of said Lot 3, and with the Southerly line of said Lot 2, a distance of 99.81 feet to a set ½" steel rod for the Northeast corner of the herein described tract of land; Thence South 46 degrees 23 minutes 25 seconds East, crossing said Lot 3, a distance of 53.01 feet to a set ½" steel rod; Thence South 00 degrees 50 minutes 00 seconds East, continuing across said Lot 3, a distance of 171.43 feet to a set ½" steel rod for the Southeast corner of the herein described tract of land and on the southerly line of said Lot 3, and on the northerly line of aforesaid Fishermans Lane; Thence South 89 degrees 04 minutes 38 seconds West, with the Southerly line of said Lot 3, and with the Northerly line of said Fishermans Lane, a distance of 70.00 feet to the Point of Beginning.

- f. Consideration and Possible Approval of Rezone/Replat request for property located near Country Club Road and Southeast Third Ave and more particularly described as:

Parcel A:

Tract 1: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet and S00°25'26"W 460.06 feet on West Highway Right-of-Way from the Northeast corner of said Section 8; Thence N89°57'34"W 197.16 feet; Thence S02°18'33"W 181.67 feet; Thence S88°29'01"E 203.17 feet to the Highway Right-of-Way; Thence N00°25'26"E along Highway Right-of-Way 186.76 feet to the Point of Beginning. AND Tract 2: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point N89°43'16"W 106 feet on West Highway Right-of-Way from the Northeast Corner of said Section 8; Thence N89°43'16"W 397 feet; Thence S00°34'55"W 1091.41 feet; Thence S89°43'16"E 400.02 feet to Highway Right-of-Way; Thence N00°25'26"E 444.78 feet along Highway Right-of-Way; Thence N88°29'01"W 203.17 feet; Thence N02°18'33"E 181.67 feet; Thence S89°57'34"E 197.16 feet to Highway Right-of-Way; Thence N00°25'26"E 460.06 feet along Highway Right-of-Way to the Point of Beginning. AND

Parcel B:

Commencing at the NW/C of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Meridian In Bryan County, Oklahoma; Thence N89°30'16"E, along the North Line of said NE/4, a distance of 1032.89 feet to the Point of Beginning; Thence N89°30'16"E, continuing along said North Line, a distance of 1124.67 feet; Thence S00°11'33"E a distance of 791.25 feet to a point on the State of Oklahoma R/W; Thence along said R/W for the following 4 courses: S70°48'20"W a distance of 221.86 feet; Thence S75°56'SS"W a distance of 531.56 feet; Thence S80°51'37"W a distance of 338.84 feet; Thence N74°07'07"W a distance of 70.25 feet; Thence N00°00'00"W a distance of 1018.11 feet back to the Point of Beginning.

- g. Consideration and Possible Approval of Rezone/Replat for property located near West Main and Gates Ave and more particularly described as:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof. AND Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, according to the official plat Thereof AND A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, and Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof. AND All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

4. New Business

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 29th day of August, 2025

Brandy Stachowski

Brandy Stachowski, City of Durant

The Agenda was posted at 300 W. Evergreen Street at 5:00 p.m. on the 30th day of May, 2025.

Brandy Stachowski

Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
June 3, 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 5:35 p.m.

INVOCATION/FLAG SALUTE

Commissioner Horner provided the invocation. Vice Chairman 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

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 May 06, 2025, Meeting as Presented.

A Motion was made by Vice Chairman Knight and seconded by Commissioner Kerr to approve the Minutes of the May 06, 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 Plat for property located at East Georgia Street and Southeast 3rd Ave in Durant and more particularly described as:

A tract of land in Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of Section 4 and the intersection with the East Right-of-Way line of U.S. Highway 78; Thence East along said North line a distance of 806 feet; Thence South and parallel with the West Section line a distance of 323.40 feet; Thence West and parallel with the North Section line a distance of 862 feet to a point on the East Right-of-Way line of said Highway; Thence Northerly along the Easterly Right-of-Way of said Highway to the Point of Beginning.

Motion was made by Commissioner Horner and seconded by Commissioner Kerr to approve the Final Plat.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

4. New Business

Chairman Jackson opened up the floor for general discussion of the Platting Process and updating City Ordinances.

ADJOURNMENT

Motion was made by Commissioner Honer and seconded by Commissioner Knight 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: 8-14-25
To: Planning Commission
Case: PC-2025-06
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property owner to replat the property located at the SE corner of E Mulberry St & NE 2nd Ave.

Current Zoning: R-3

Future Land Use: Residential – Low Density

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Single Family
West	R-3	Single Family
South	R-3	Single Family
East	R-3	Single Family

Applicant: Dorado Investment Group LLC

Consideration: Applicant approached staff with the desire to replat the current property to construct duplexes on each lot.

Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations and remain available to support the Applicant throughout this process. Notifications have been made to the surrounding property owners and at the time of this report staff have not received phone calls or letters of support or protest regarding this rezone request.

Analysis: Lots will be approximately 8850 Sq. Feet each with 88.50 Feet of frontage each. Current zoning requires 8000 Sq. Feet lots and 70 feet of frontage for duplex. Front, side and rear setbacks all meet requirements.







Staff Recommendation: Staff recommend approval of the replat. All zoning requirements are met. We have seen a jump in land usage in the area for duplexes.

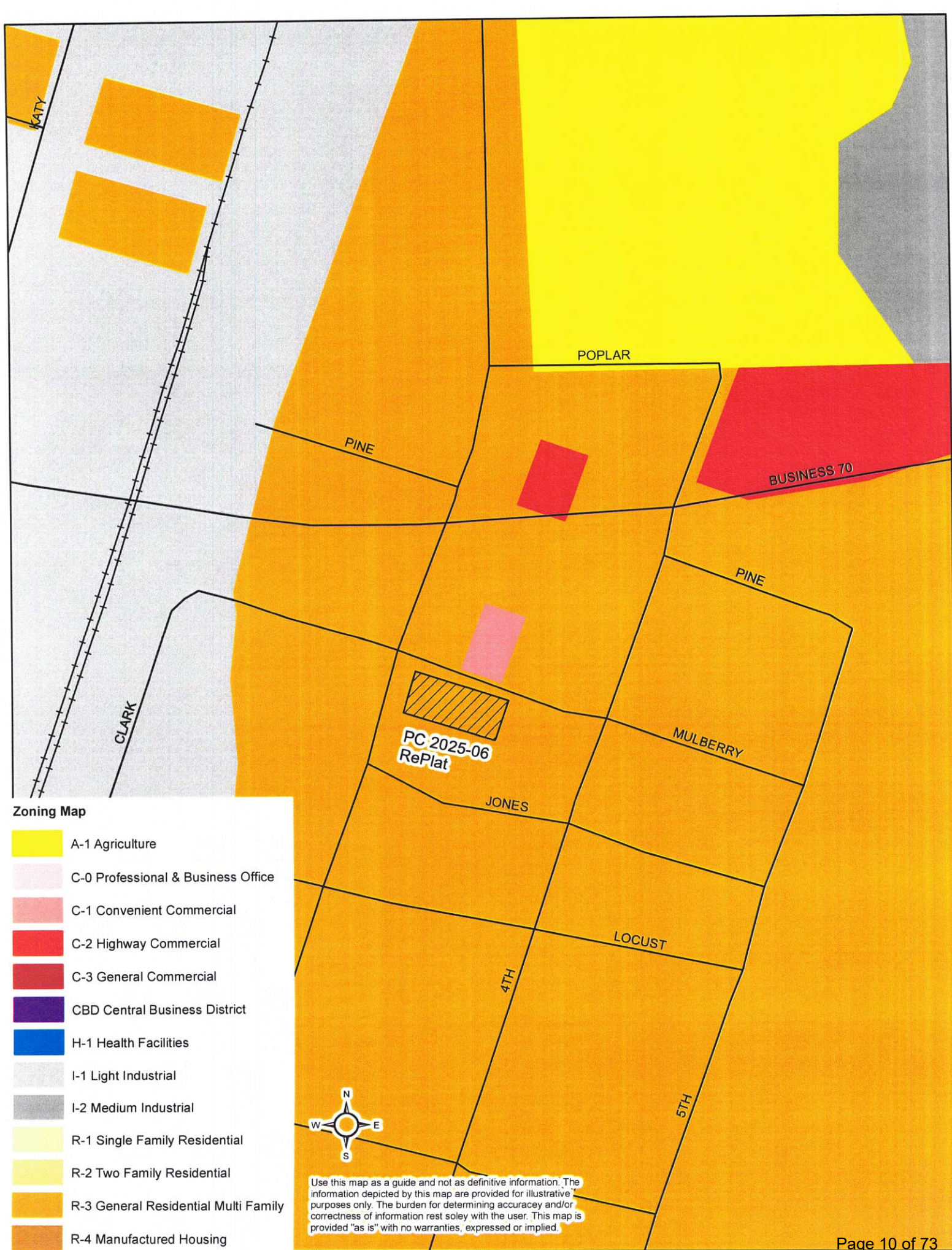
Required Action: Hold a public hearing and recommend approval or denial of the replat request for property located at the SE corner of E Mulberry St. & NE 2nd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: REPLAT
Case Number: PC2025-06

Applicant: DORADO INVESTMENT GROUP

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	No Comment
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis		8/5	No Comment
Fire Marshall Collin Gordon		05 Aug 25	No Comment
Address and Mapping Aaron Walkup		8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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 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.



KATY

POPLAR

PINE

BUSINESS 70

PINE

CLARK

PC 2025-06
RePlat

MULBERRY

JONES

LOCUST

2ND

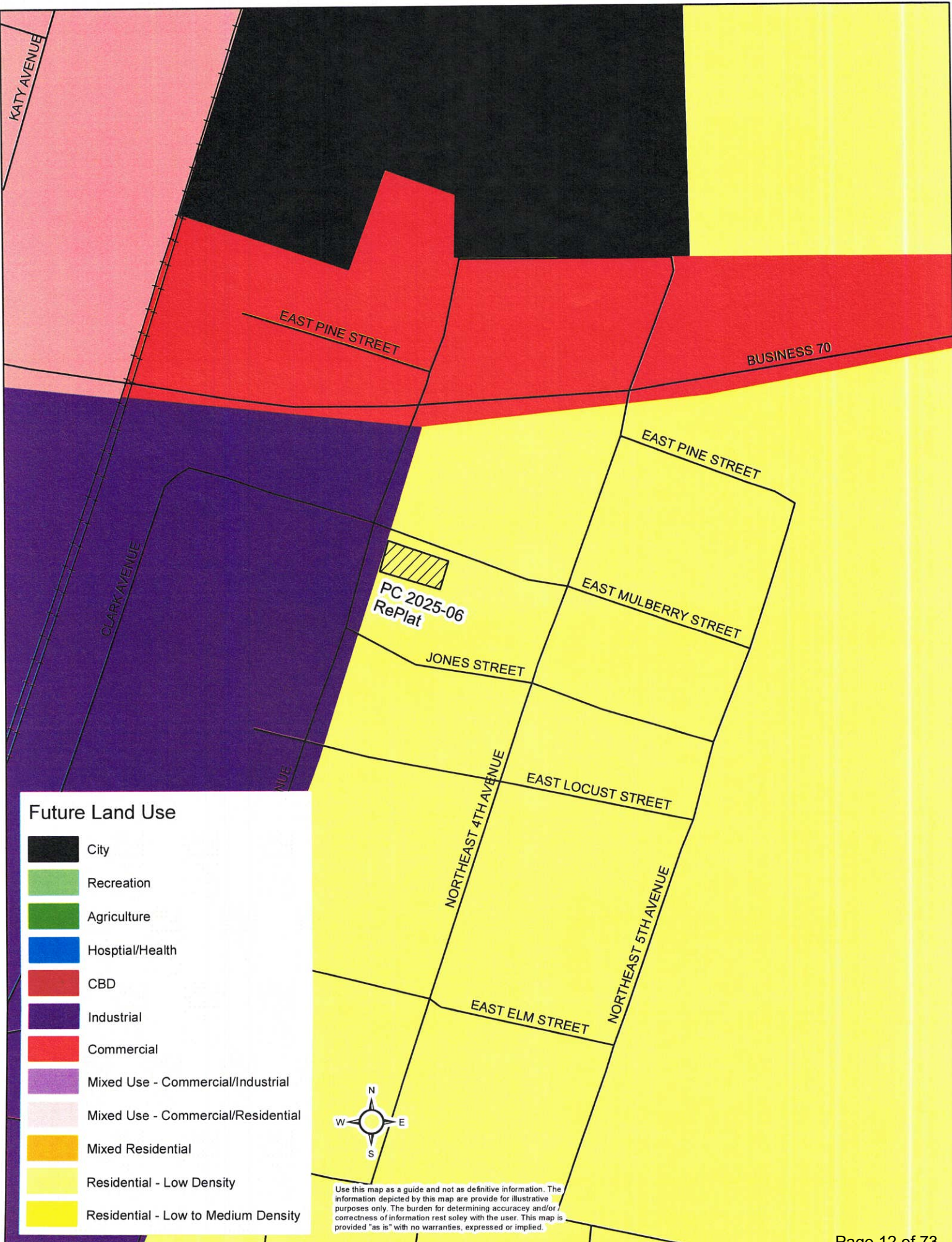
4TH

5TH

ELM



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Future Land Use

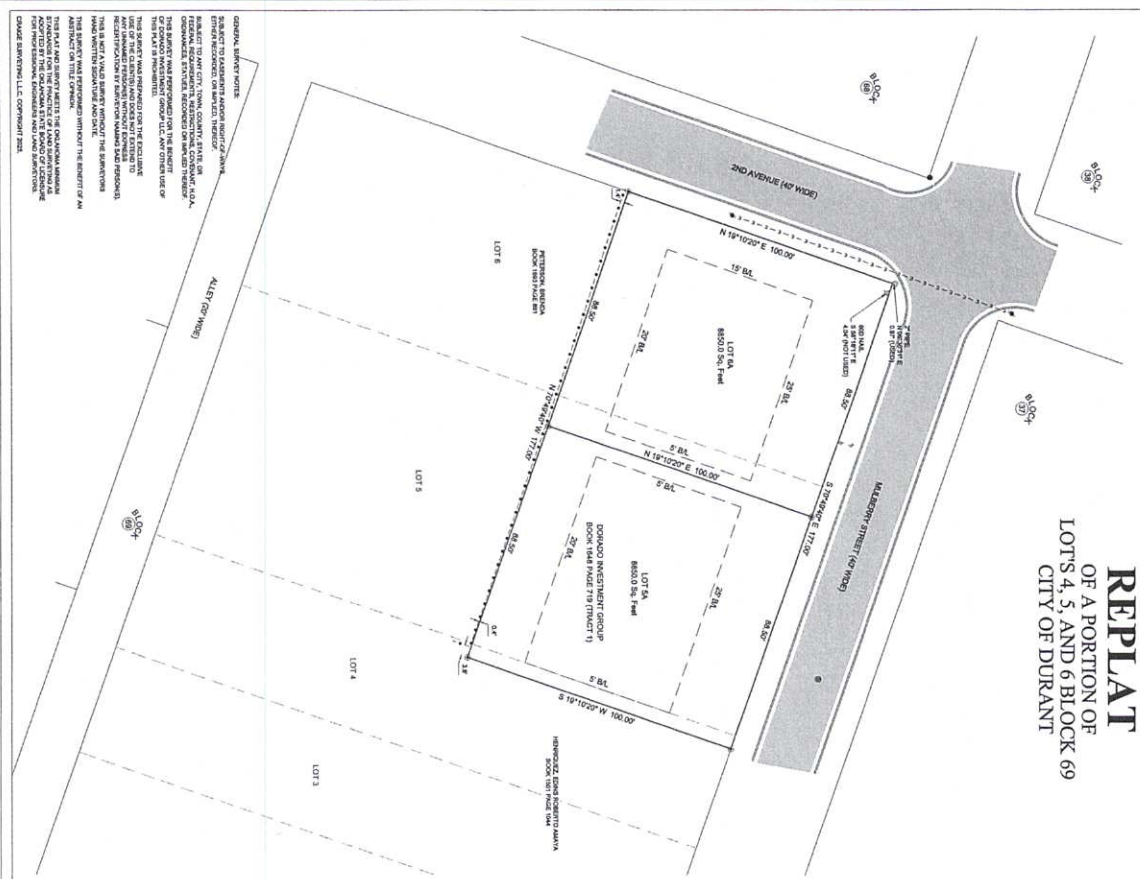
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



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REPLAT

OF A PORTION OF LOTS 4, 5 AND 6 BLOCK 69 CITY OF DURANT



Durant Planning Commission Approval and Authorization

On this day of October, 2011, the City of Durant Planning Commission by the City of Durant Planning Commission, County of Nowata, Oklahoma, has approved the replat of the portion of Lots 4, 5 and 6, Block 69, City of Durant, Oklahoma, as shown on the replat map attached hereto, and has authorized the City of Durant Planning Commission to execute the replat map and to file the same with the County Clerk of Nowata County, Oklahoma, for recording.

BRITAIN COUNTY CLERK'S CERTIFICATE

I, the undersigned, County Clerk of Nowata County, Oklahoma, do hereby certify that the replat map attached hereto is a true and correct copy of the replat map as approved by the City of Durant Planning Commission, County of Nowata, Oklahoma, and that the same has been recorded in Book Number _____ and Page Number _____ of the County Records.

BRITAIN COUNTY TREASURER'S CERTIFICATE

I, the undersigned, County Treasurer of Nowata County, Oklahoma, do hereby certify that the replat map attached hereto is a true and correct copy of the replat map as approved by the City of Durant Planning Commission, County of Nowata, Oklahoma, and that the same has been recorded in Book Number _____ and Page Number _____ of the County Records.

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

I, the undersigned, Director of the Department of Environmental Quality, Oklahoma, do hereby certify that the replat map attached hereto is a true and correct copy of the replat map as approved by the City of Durant Planning Commission, County of Nowata, Oklahoma, and that the same has been recorded in Book Number _____ and Page Number _____ of the County Records.

LEGISLATION'S SUPERVISING JURY

I, the undersigned, Supervisor of the Legislation's Supervising Jury, Oklahoma, do hereby certify that the replat map attached hereto is a true and correct copy of the replat map as approved by the City of Durant Planning Commission, County of Nowata, Oklahoma, and that the same has been recorded in Book Number _____ and Page Number _____ of the County Records.

LEGEND

These standard symbols and lines should be found in the drawings:

- 3/4" REBAR FOUND
- 2" PIPE FOUND
- 600 GAL FOUND
- WOOD FOUND (S.S. 178)
- WOOD POWER POLE
- SEWER MANHOLE
- CHALKING FENCE
- BUILDING SET-BACK LINES
- BOUNDARY LINE

LICENSED LAND SURVEYOR'S CERTIFICATE

I, the undersigned, Licensed Land Surveyor, do hereby certify that the replat map attached hereto is a true and correct copy of the replat map as approved by the City of Durant Planning Commission, County of Nowata, Oklahoma, and that the same has been recorded in Book Number _____ and Page Number _____ of the County Records.

OWNER:

CRIDGE SURVIVOR, L.L.C.
1111 1/2 WEST 10TH STREET
DURANT, OK 73435

OWNER'S CERTIFICATE & DECLARATION

I, the undersigned, Owner of the property described herein, do hereby certify that the replat map attached hereto is a true and correct copy of the replat map as approved by the City of Durant Planning Commission, County of Nowata, Oklahoma, and that the same has been recorded in Book Number _____ and Page Number _____ of the County Records.

CRIDGE SURVIVOR, L.L.C.

1111 1/2 WEST 10TH STREET
DURANT, OK 73435

CRIDGE SURVIVOR, L.L.C.

1111 1/2 WEST 10TH STREET
DURANT, OK 73435

CRIDGE SURVIVOR, L.L.C.

1111 1/2 WEST 10TH STREET
DURANT, OK 73435

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)

) ss.

COUNTY OF Bryan)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Colt Black Ellis (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of Dorado Investment Group LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. A§ 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the

1-2023-760191 Book 1648 Pg 720
12/08/2023 3:04pm Pg 0719-0721
Fee: \$22.00 Doc: \$130.50
Tammy Reynolds - Bryan County Clerk
State of OK

OAG 2023-2 -NON-EXEMPT BUSINESS/TRUST

Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

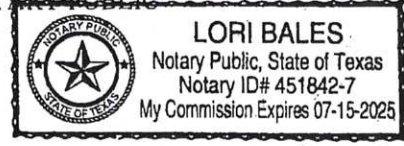
[Signature]
AFFIANT, individually and as
Authorized agent of the Entity

12/1/23
Date

The foregoing instrument was acknowledged before me this 1st day of December, 2023, by Colt Black Ellis, Manager of Dorado Investment Group, LLC.

[Signature]
NOTARY PUBLIC

My Commission Expires: 07/15/2025
My Commission Number: 451842-7



1-2023-760191 Book 1648 Pg 721
12/08/2023 3:04pm Pg 0719-0721
Fee: \$22.00 Doc: \$130.50
Tammy Reynolds - Bryan County Clerk
State of OK



THE CITY OF DURANT

Office of Community Development

Date: 8-14-25
To: Planning Commission
Case: PC-2025-07
From: Paul Cottrell, Community Development.
Re: Final Plat

Request: Consider a request from the property owner to Final Plat the property located off Lindenwood’s Drive known as Phase 7.

Current Zoning: R-3

Future Land Use: Mixed Use – Commercial/Residential.

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Storage Units
West	R-1/C-2	Single Family
South	R-3	Single Family
East	R-3	Multi-Family

Applicant: HPH Investments LP

Consideration: Applicant approached staff with the desire to move to Final Plat for Phase 7.

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

Analysis: The lot to the east of Phase 7 will be included in the final plating process. This lot was originally going to be phase 8 and contain a multi-family structure, but applicant has since spoken of possible green space due to the lack of water availability at the location.





Staff Recommendation: Staff recommend approval of the final plat.

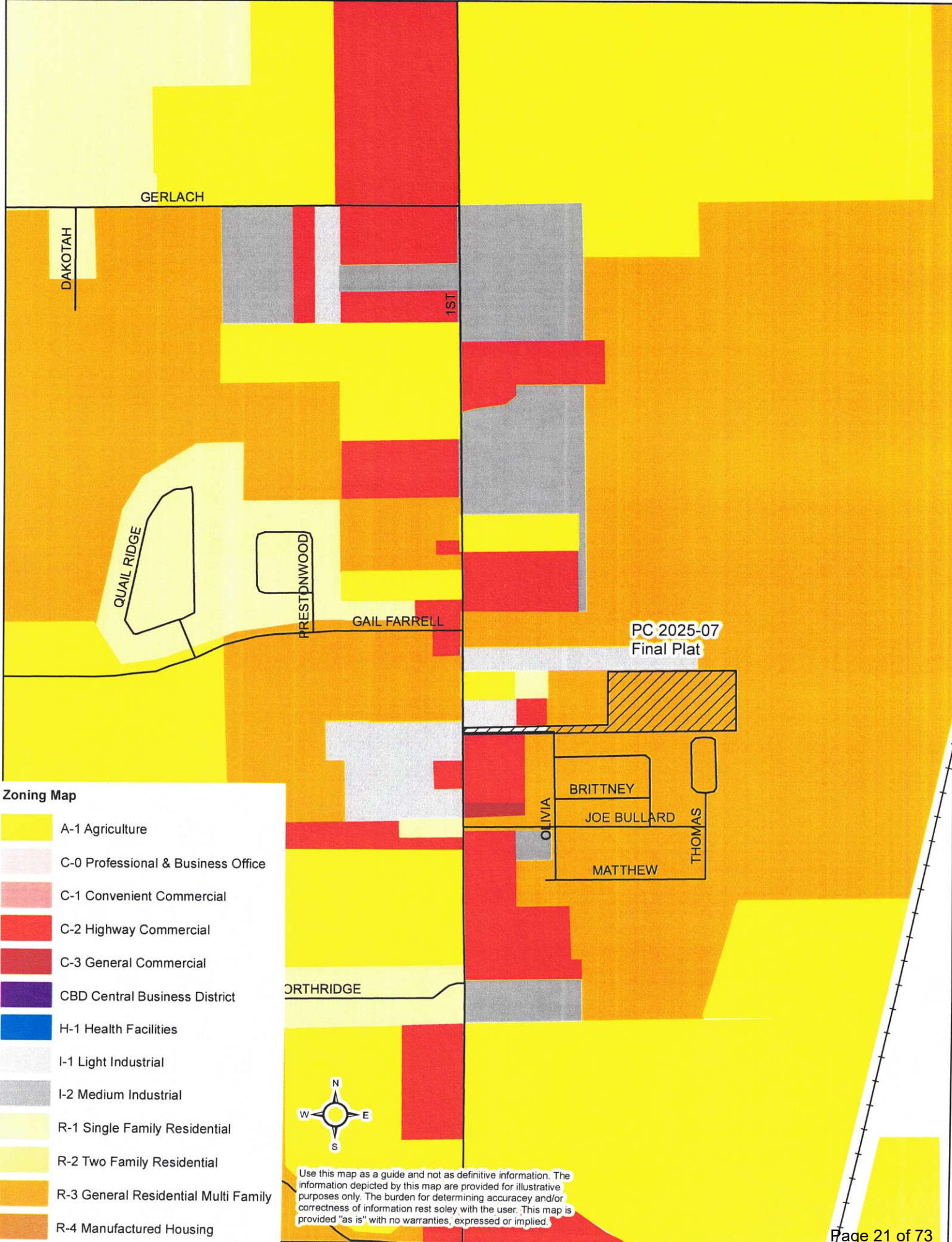
Required Action: Hold a public hearing and recommend approval or denial of the final plat request for property located on Lindenwood's Drive known as Phase 7. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Final Plat
Case Number: PC2025-07

Applicant: Linden Wood Phase 7

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	Water & Sewer Already installed
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		5 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



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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GERLACH



DAKOTAH

1ST

QUAIL RIDGE

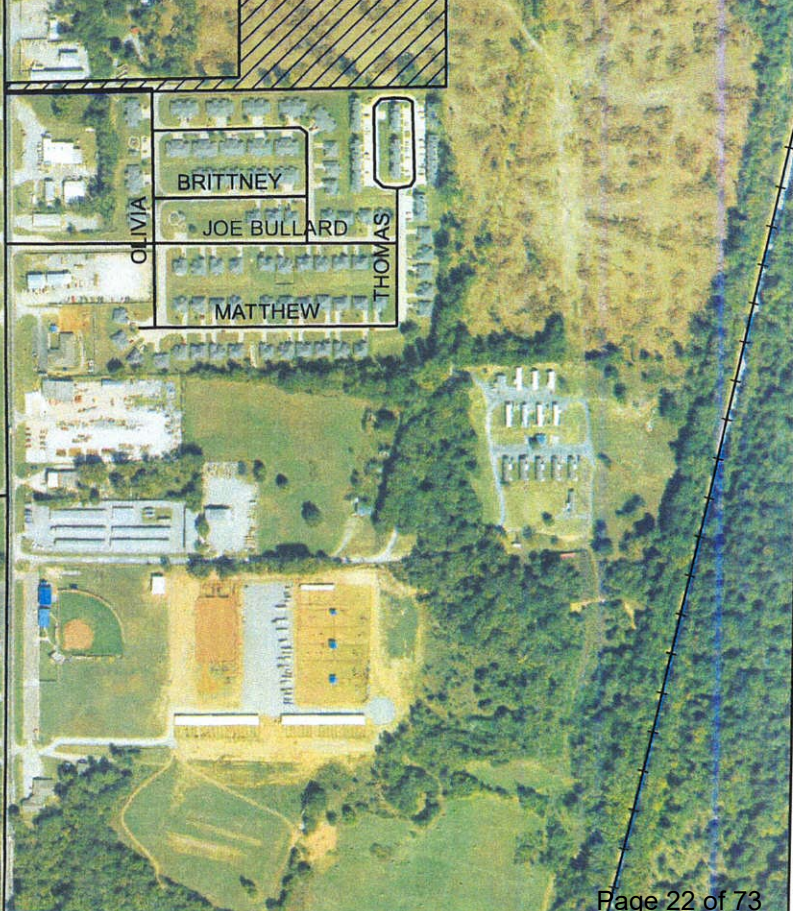
PRESTONWOOD

GAIL FARRELL

PC 2025-07
Final Plat



NORTH RIDGE



OLIVIA

BRITTNEY

JOE BULLARD

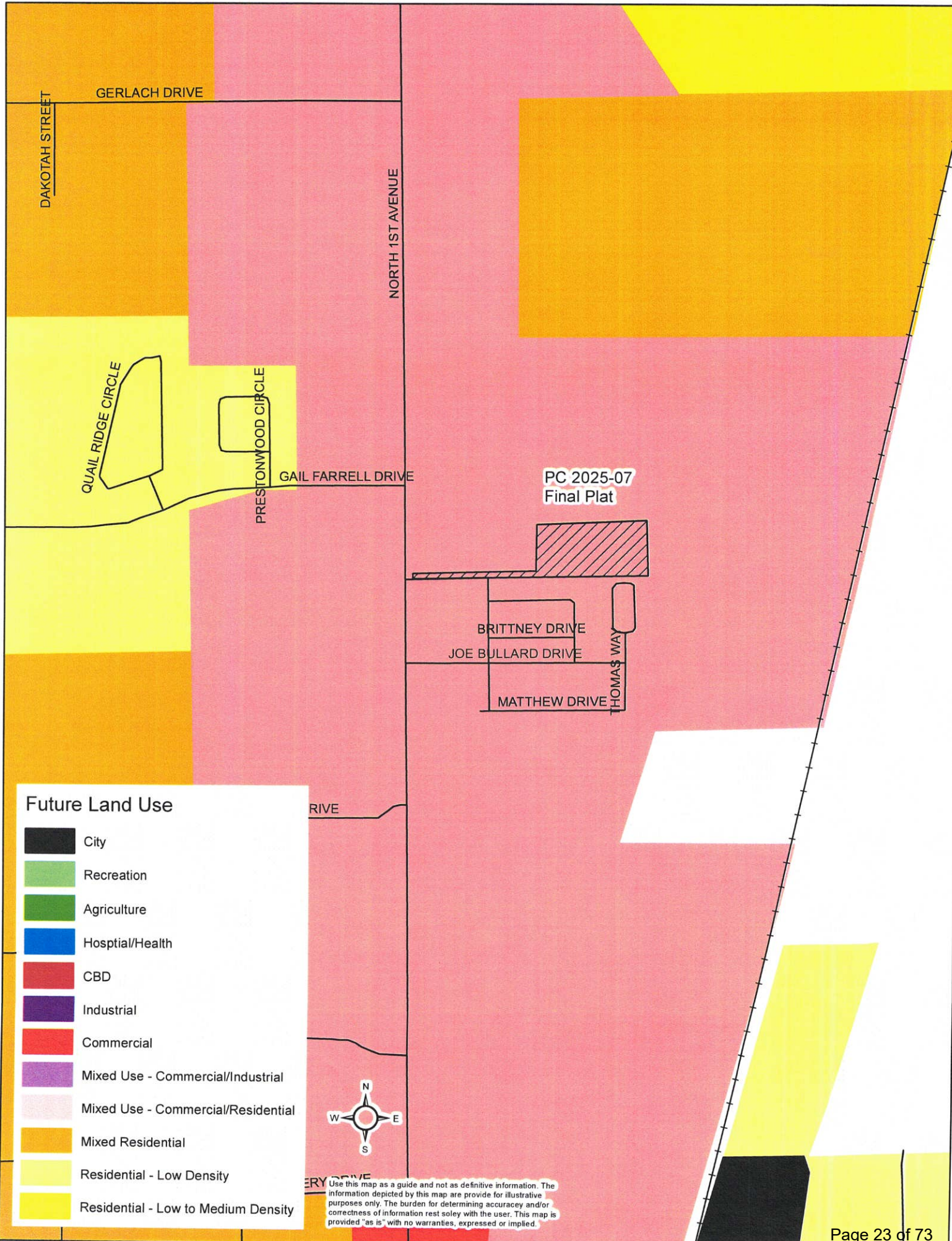
MATTHEW

THOMAS



WILSON

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.



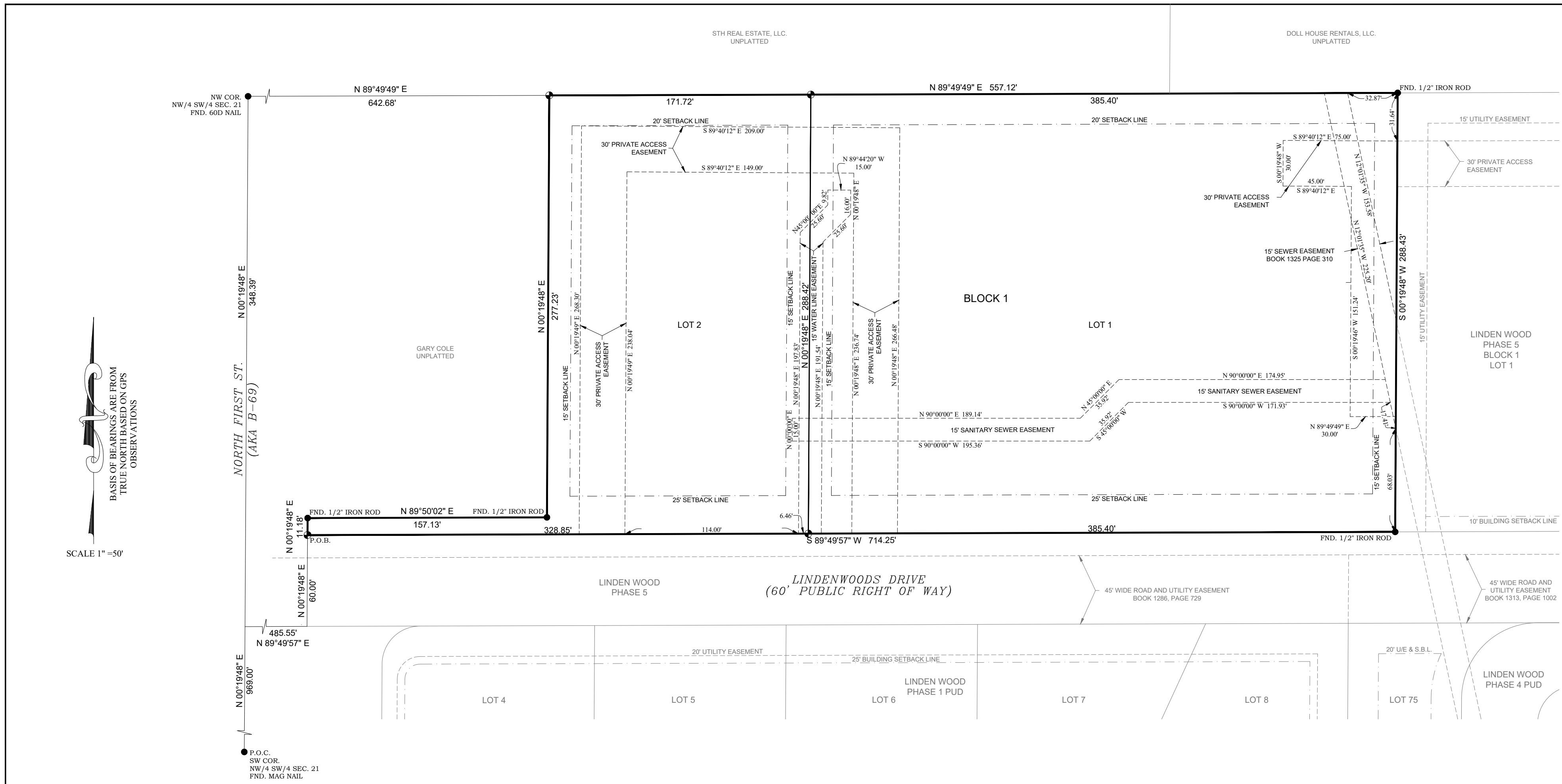
Future Land Use

- 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

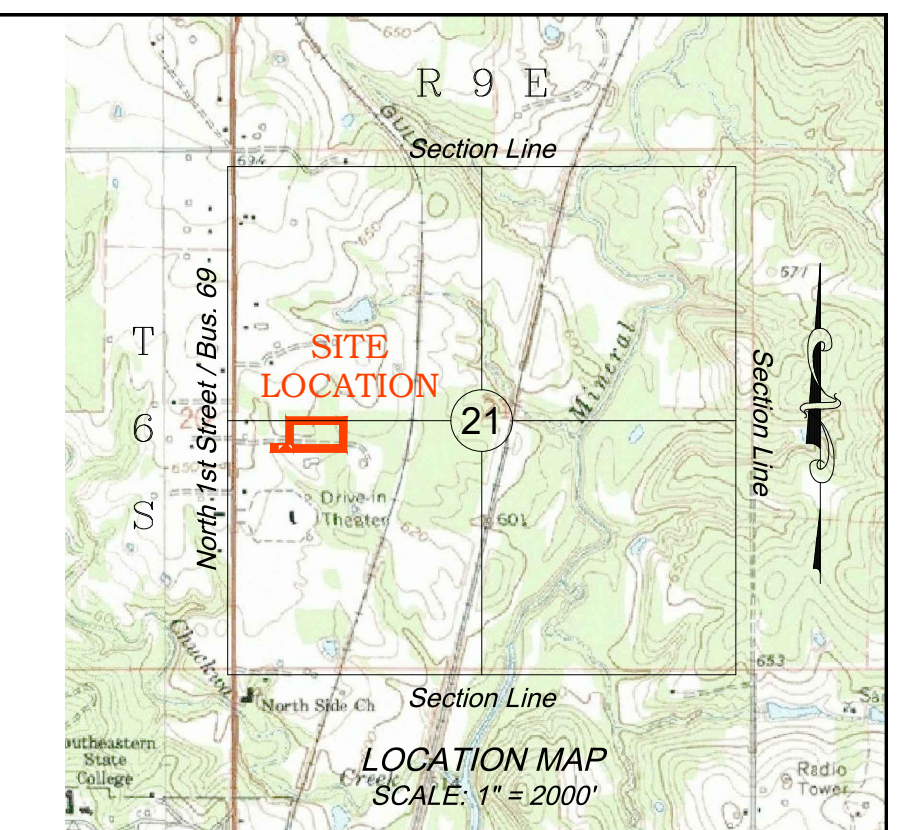


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**PC 2025-07
Final Plat**



LINDEN WOOD PHASE 7
PART OF SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
OF THE INDIAN MERIDIAN,
DURANT, BRYAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION:
 A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East, of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southwest Corner of the Southwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21;
THENCE N 00°19'48" East, along the West line of said NW/4 SW/4, a distance of 969.00 feet;
THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section 21, a distance of 485.55 feet to the most westerly corner of LINDEN WOOD - PHASE 5, recorded in Book 1638 Page 545 at the office of the Bryan County Clerk;
THENCE North 00°19'48" East, along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD - PHASE 5, a distance of 60.00 feet to the Northwest corner of said LINDEN WOOD - PHASE 5, said point being the TRUE POINT OF BEGINNING;
THENCE continuing North 00°19'48" East, parallel with the west line of said NW/4 SW/4, a distance of 11.18 feet;
THENCE North 00°19'48" East, a distance of 157.13 feet;
THENCE North 00°19'48" East, parallel with the west line of said NW/4 SW/4, a distance of 277.23 feet to a point in the north line of the Southwest Quarter (SW/4) of said Section 21;
THENCE North 89°49'49" East, along said north line, a distance of 557.12 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD - PHASE 5;
THENCE South 00°19'48" West, along the west line of said Lot 1, Block 1, a distance 288.43 feet to the southwest corner of said Lot 1, Block 1, said point being in the north right-of-way line of said LINDENWOODS DRIVE;
THENCE South 89°49'57" West, along said north right-of-way line of LINDENWOODS DRIVE, a distance of 714.25 feet to the POINT OF BEGINNING.

OWNERS CERTIFICATE & DEDICATION:
 THE UNDERSIGNED HEREBY DEDICATE FOR THE PUBLIC USE OF ALL THE STREETS SHOWN HEREON AND DEDICATE FOR USE BY PUBLIC OR QUASI-PUBLIC ENTITIES PROVIDING ELECTRIC, TELEPHONE, GAS OR WATER UTILITY SERVICES, OR SEWER SERVICES, THOSE EASEMENTS LABELED DRAINAGE EASEMENT, UTILITY EASEMENT, OR BOTH, SHOWN HEREON, ALL IN THE WIDTH, LENGTH, AND LOCATION DESIGNATED ON THE PLAT, AND SUCH EASEMENTS SHALL NOT BE USED FOR INGRESS AND EGRESS BY THE PUBLIC NOR BY ANY OTHER UTILITY SERVICE COMPANY OR PERSONS WHOMSOEVER EXCEPT AS INCIDENTAL TO AND REQUIRED IN CONNECTION WITH THE USE OF THE EASEMENTS FOR THEIR SPECIFIC PURPOSE AS SHOWN ON THE ANNEXED PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA. THE TRANSACTION OF THIS IRREVOCABLE OFFER OF DEDICATION SHALL BE CONSUMMATED UPON THE EXECUTION OF THE ACCEPTANCE OF DEDICATION BY CITY COUNCIL AS SET FORTH HEREON, FOR THE THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

LINDENWOODS VII, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
 BY: LINDENWOODS VII GP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
 BY: DESERT RIDGE INVESTMENTS, INC.; ITS MANAGER

BY: RYAN W. HACKETT, PRESIDENT

HPH INVESTORS, LP, AN OKLAHOMA LIMITED PARTNERSHIP
 BY: EXPRESS DEVELOPMENT, INC.; ITS GENERAL PARTNER

BY: KRISTINE M. TIBBETTS, PRESIDENT

COUNTY OF SALT LAKE
STATE OF UTAH

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED RYAN W. HACKETT, PRESIDENT OF DESERT RIDGE INVESTMENTS, INC., THE MANAGER OF LINDENWOODS VII, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED KRISTINE M. TIBBETTS, PRESIDENT OF EXPRESS DEVELOPMENT INC., THE GENERAL PARTNER OF HPH INVESTORS, LP, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

THIS INSTRUMENT WAS FILED ON THE _____ DAY OF _____, 2025 A.D. AT _____ AND DULY RECORDED IN BOOK _____, PAGE _____.

COUNTY CLERK

COUNTY TREASURER'S 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 20____ ON THE HERON DESCRIBED PROPERTY KNOWN AS LINDEN WOOD PHASE 7, BEING A PART OF THE SW/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST, 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 A.D.

 COUNTY TREASURER

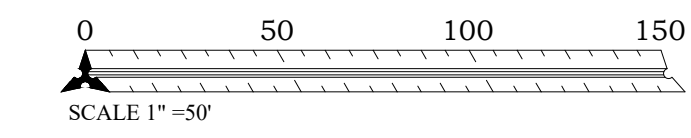
COUNTY OF BRYAN
STATE OF OKLAHOMA
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

LICENSED LAND SURVEYOR'S CERTIFICATE
 I, ROBBY L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT
 Robby L. Johnson, R.P.L.S. No. 1539
 Bennett - Morris & Associates, Land Surveying, P.C.
 C.A. No. 5975 (LS)
 P.O. Box 2618, Ada, Oklahoma 74821
 PH. 580-279-1795 Fax 888-662-7778

COUNTY OF PONTOTOC
STATE OF OKLAHOMA
 SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS _____ DAY OF _____, 2025.

 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC NO

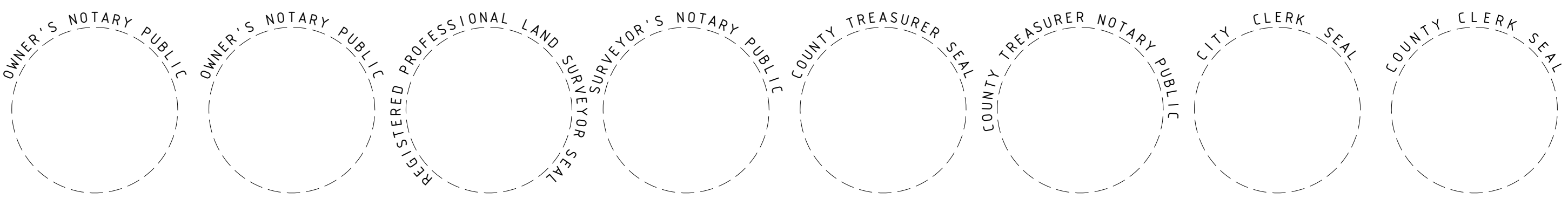
FLOOD ZONE
 SUBJECT PROPERTY DOES LIE WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY: F.E.M.A. MAP NO. 40013C0190E MAP REVISED JUNE 2, 2011. LOW LYING AND CREEK AREAS MAY BE SUBJECT TO FLOODING.



DURANT CITY PLANNING COMMISSION APPROVAL
 I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2025.
 _____ CHAIRMAN
 _____ SECRETARY

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
 LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, THAT THE STREETS, AVENUES, AND EASEMENTS FOR PUBLIC USE ON THIS PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ARE HEREBY ACCEPTED, ADOPTED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, THIS _____ DAY OF _____, 2025.
 _____ SIGNED: _____ MAYOR
 _____ SIGNED: _____ CITY CLERK

CERTIFICATE FOR CITY OF DURANT ACCEPTANCE COUNTY OF BRYAN
 I, _____, CITY CLERK OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, DO HEREBY VERIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL PAYMENTS OF UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT OF LINDEN WOOD PHASE 7 TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2025.
 _____ SIGNED: _____ CITY CLERK



BRYAN COUNTY, OKLAHOMA		© COPYRIGHT 2025 Bennett-Morris And Associates Land Surveying, P.C., C.A. No. 5975 (LS)	
SCALE: 1in = 50ft	DATE: 05/19/2025	PROJECT NUMBER: 2025-001	FIELD BOOK: 1 OF 1
		FINAL PLAT OF LINDEN WOOD PHASE 7 DURANT, OKLAHOMA SURVEYING AND MAPPING BY Bennett-Morris And Associates Land Surveying, P.C. ADA, OKLAHOMA	

I-2021-735968 Book 1568 Pg: 761
07/30/2021 8:08 am Pg 0761-0762
Fee: \$ 20.00 Doc: \$ 586.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

MODERN

abstract and title



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Dana Haggard and William M Elliott, husband and wife**, 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 **HPH Investors, LP, a Limited Liability Partnership**, 11837 Kingsville Dr. Frisco TX 75035, 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.

GRANTOR RESERVES all, if any, which grantor owns interest, in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

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: \$586.50

SIGNED AND SEALED this the 29th day of July, 2021.



Dana Haggard


William M Elliott

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 586.50

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 Dana Haggard and William M Elliott, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of July, 2021.



Notary Public

My Commission Expires: May 24, 2022

(SEAL)

File No.: 201108556



Fidelity National Title
12404 Park Central, Suite 200S
Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363
www.ModAbstractTitle.com

EXHIBIT "A"

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.

I-2021-735968 Book 1568 Pg: 762
07/30/2021 8:08 am Pg 0761-0762
Fee: \$ 20.00 Doc: \$ 586.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



I-2024-770087 Book 1683 Pg 929
12/06/2024 10:02am Pg 0929-0931
Fee: \$22.00 Doc: \$150.00
Tammy Reynolds - Bryan County Clerk
State of OK

WARRANTY DEED (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That, **HPH INVESTORS, LP**, an Oklahoma limited partnership, party of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **LINDENWOODS VII, LLC**, an Oklahoma limited liability company, 11837 Kingsville Drive, Frisco, TX 75035, party of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

Tract 1: A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of said Section 21;

THENCE North 00°19'48" East along the west line of said NW/4 SW/4, a distance of 969.00 feet; THENCE North 89°49'57" East, parallel with the south line of the North Half of the Southwest Quarter (N/2 SW/4) of said Section 21, a distance of 485.55 feet to the most westerly Southwest corner of LINDEN WOOD - PHASE 5, recorded in Book 1639 Page 545 at the Office of the Bryan County Clerk;

THENCE North 00°19'48" East along the west line of said LINDEN WOOD - PHASE 5, over and across LINDENWOODS DRIVE, a 60 foot right-of-way, dedicated in part by said LINDEN WOOD - PHASE 5, a distance of 60.00 feet to the most westerly Northwest corner of said LINDEN WOOD - PHASE 5;

THENCE North 89°49'57" East along the north right-of-way line of said LINDENWOODS DRIVE, a distance of 328.85 feet to the TRUE POINT OF BEGINNING;

THENCE North 00°19'48" East, parallel with the west line of said NW/4 SW/4, a distance of 288.42 feet to a point in the north line of the Southwest Quarter (SW/4) of said Section 21;

THENCE North 89°49'49" East along said north line, a distance of 385.40 feet to the northwest corner of Lot 1, Block 1, of said LINDEN WOOD - PHASE 5;

THENCE South 00°19'48" West along the west line of said Lot 1, Block 1, a distance 288.43 feet to the southwest corner of said Lot 1, Block 1, said point being in the north right-of-way line of said LINDENWOODS DRIVE;

THENCE South 89°49'57" West along said north right-of-way line of LINDENWOODS DRIVE, a distance of 385.40 feet to the POINT OF BEGINNING.

Revenue Stamps: \$150.00

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 150.00

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned RYAN W. HACKETT (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an President (role, such as titled officer or trustee) of Desert Ridge Investments, Inc, the Manager of Lindenwoods VII GP, LLC, the Managing Member of Lindenwoods VII, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121; which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

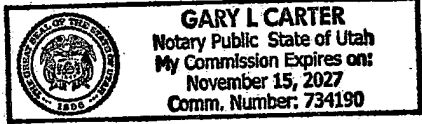
11/26/2024
Date

The foregoing instrument was acknowledged before me this 26th day of NOVEMBER, 2024, by Ryan W. Hackett.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/15/2027
My Commission Number: 734190

I-2024-770087 Book 1683 Pg 931
12/06/2024 10:02am Pg 0929-0931
Fee: \$22.00 Doc: \$150.00
Tammy Reynolds - Bryan County Clerk
State of OK





THE CITY OF DURANT

Office of Community Development

Date: 8-14-25
To: Planning Commission
Case: PC-2025-08
From: Paul Cottrell, Community Development.
Re: Rezone to R-3

Request: Consider a request from the property owner to rezone (R-3) the property located at 101 E Main St.

Current Zoning: I-2

Future Land Use: Commercial.

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Cement Plant
West	I-2	Railroad Property (Empty Lot)
South	I-2	Vacant Lot
East	I-2	Vacant Lot

Applicant: Jordy Maltos

Consideration: Applicant approached staff with the desire to rezone the current property to better utilize the current structure. Applicant has mentioned a possible eatery.

Staff has met with the Applicant to provide guidance regarding applicable ordinances and regulations and remain available to support the Applicant throughout this process. Notifications have been made to the surrounding property owners and at the time of this report staff have not received phone calls or letters of support or protest regarding this rezone request.

Analysis: Lot is approximately 10,822 Sq Feet with 66.195 Feet of frontage each. The requested zoning requires 8000 Sq. Feet lots and 80 feet of frontage.





Staff Recommendation: Staff recommend approval of the replat contingent on approved variance for frontage from the Board of Adjustments. Staff thinks a commercial zoning does allow for better usage of the structure.

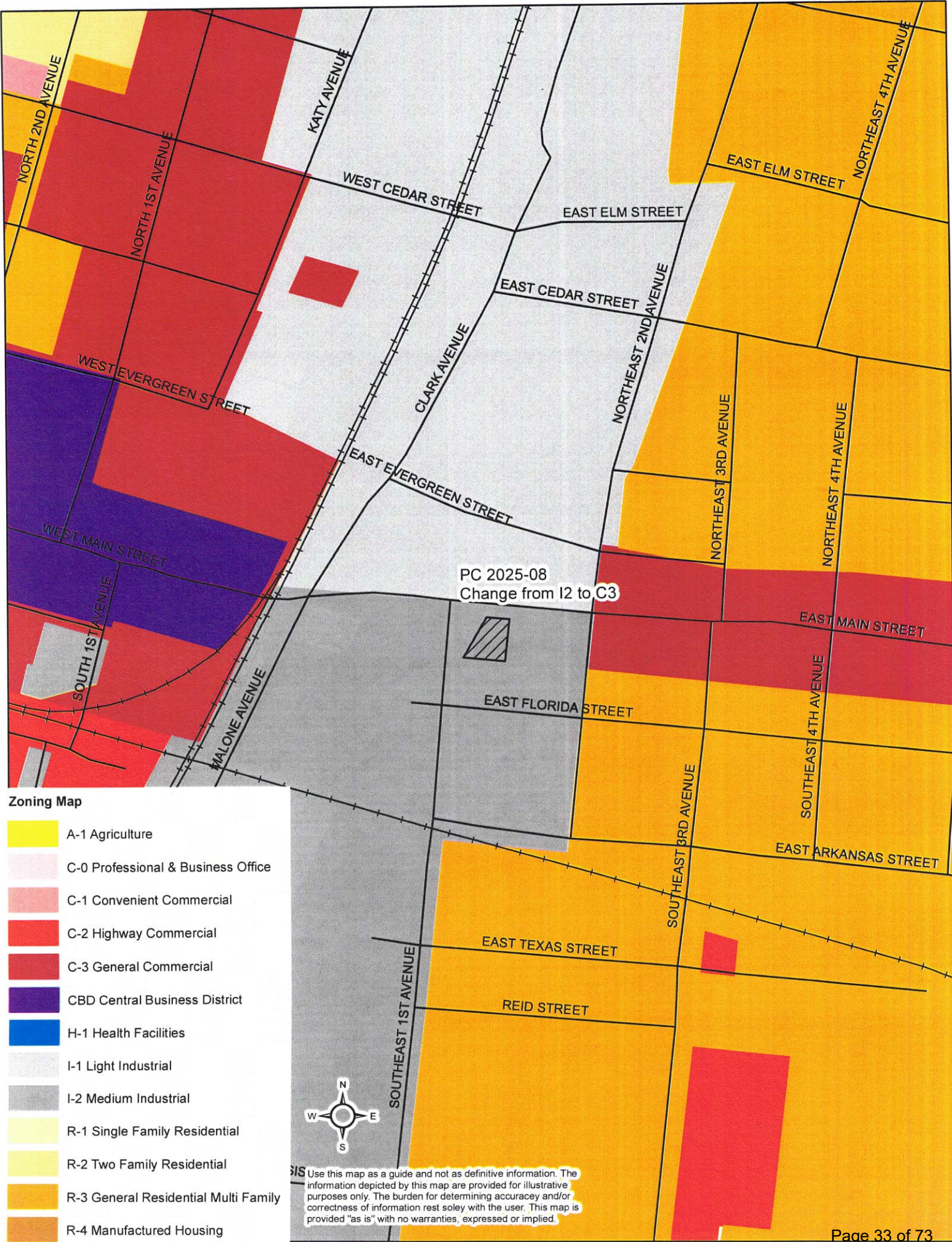
Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located at 101 E MainSt. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Rezone
Case Number: PC2025-08

Applicant: Jordy Meltos

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	Already has wastes in sewer to property
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	sealed surface parking
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



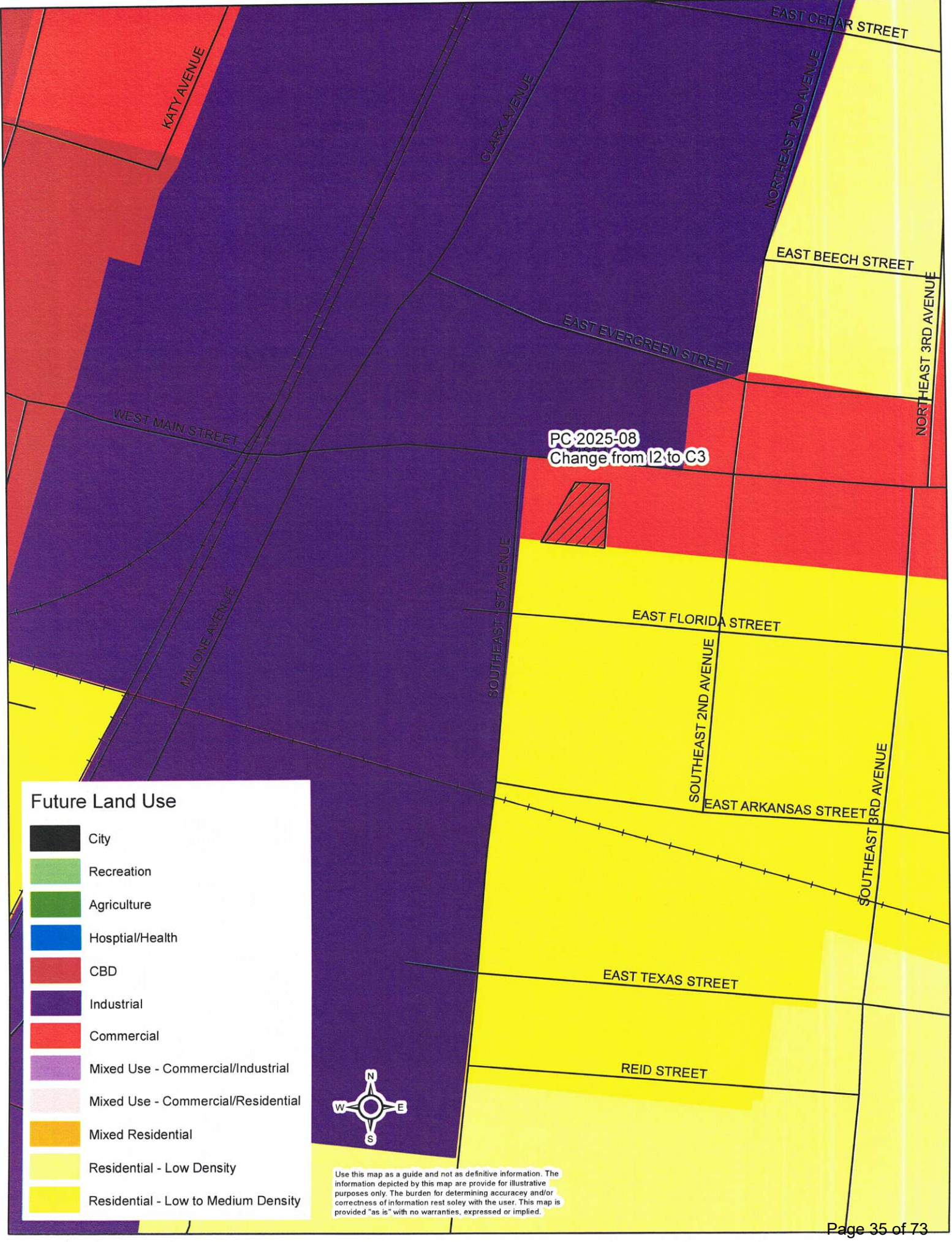
PC 2025-08
Change from I2 to C3

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 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.



PC-2025-08
Change from I2 to C3

- 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.



MODERN

abstract and title

1-2023-753387 Book 1626 Pg. 763
03/28/2023 2:20 pm Pg 0763-0763
Fee: \$ 18.00 Doc: \$ 82.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **James Hall McBrayer and Cindy Lynn Searcy, husband and wife** 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 **Jordy Maltos, a single person, 101 E Main St, 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:

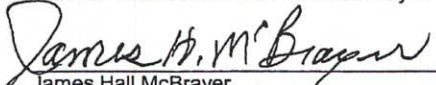
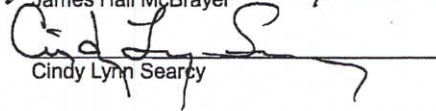
All that part of Lot 4 lying East of the Railroad and the West 20 feet of Lot 3, all in Block 193, City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

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 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: \$82.50

SIGNED AND SEALED this the 28th day of March, 2023.


James Hall McBrayer

Cindy Lynn Searcy

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 82.50

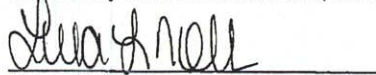
NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Lara Tolbert, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that James Hall McBrayer and Cindy Lynn Searcy, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

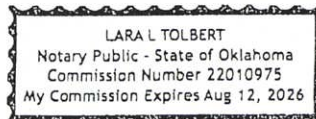
Witness my hand and official seal, this the 28th of March, 2023.


Notary Public

My Commission Expires: August 12, 2026

(SEAL)

File No.: BRY-230211984



Old Republic Title
4040 North Tulsa Avenue
Oklahoma City, OK 73112



THE CITY OF DURANT

Office of Community Development

Date: 8-14-25
To: Planning Commission
Case: PC-2025-09
From: Paul Cottrell, Community Development.
Re: Rezone/Replat

Request: Consider a request from the property owner to rezone (R-3) and replat the property located at 714 S 3rd Ave. Applicant would like to split the lot to build 2 single family homes.

Current Zoning: R-2

Future Land Use: Residential Low to Medium Density.

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Single Family
West	R-2	Single Family
South	R-3	Single Family
East	R-2	Single Family

Applicant: Storehouse Properties

Consideration: Applicant approached staff with the desire to split the current lot for duplexes due to lot size if split applicant chose to seek a replat rezone for single family homes on each lot if approved.

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

Analysis: Current zoning and lot size would allow for a single-family home or a duplex. Applicants would be roughly 5 feet short of the required frontage for single family homes and 25 feet short for duplexes if lot is split but remains R-2.





Staff Recommendation: Staff recommends approval of a replat/rezone. Once split lots would conform with the surrounding lot and single-family homes would conform with surrounding structures.

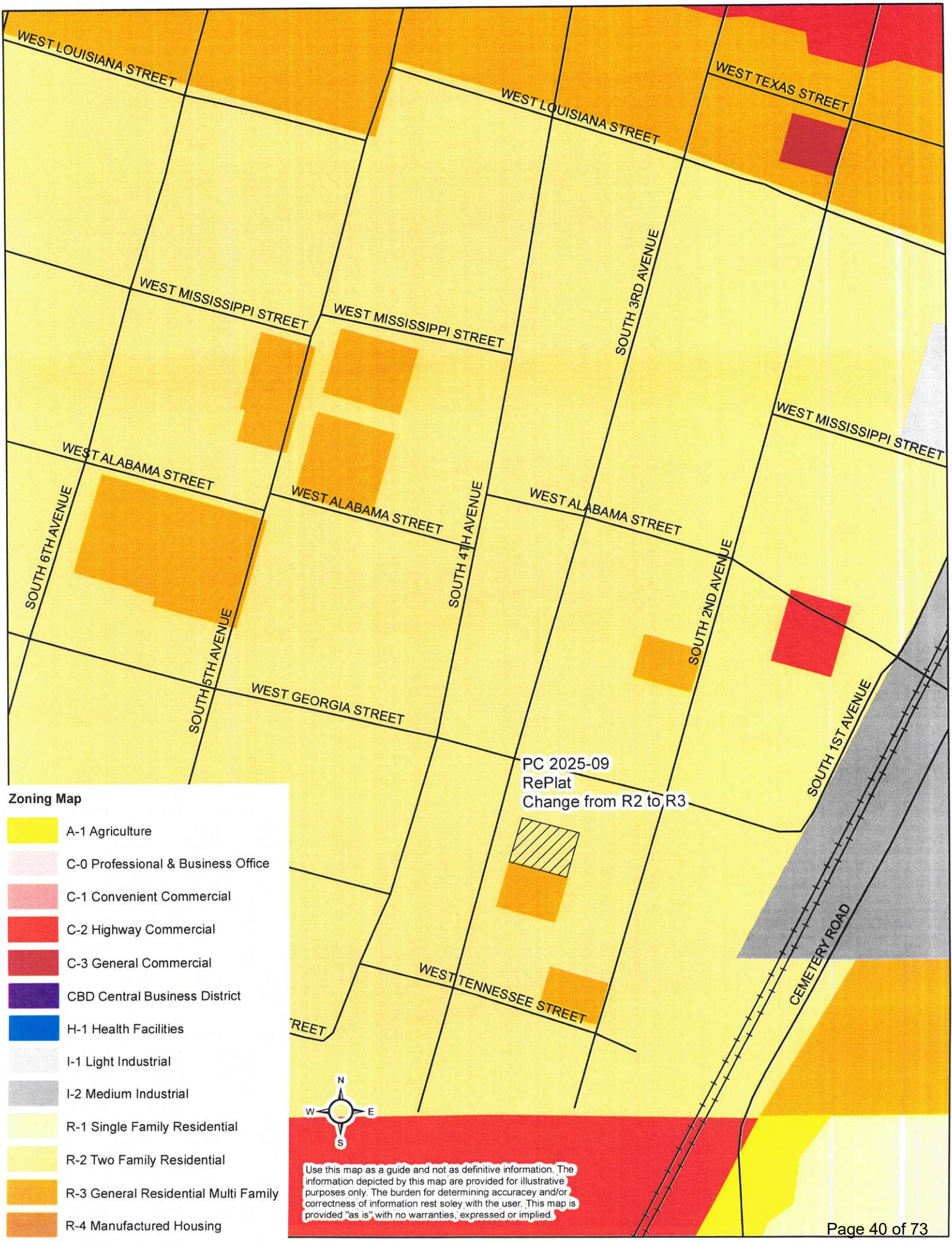
Required Action: Hold a public hearing and recommend approval or denial of the replat/rezone of the property located at 714 S 3rd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Rezone/Replat
Case Number: PC2025-09

Applicant: Storehouse Properties

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	Water & Sewer in 2nd
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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

PC 2025-09
 RePlat
 Change from R2 to R3



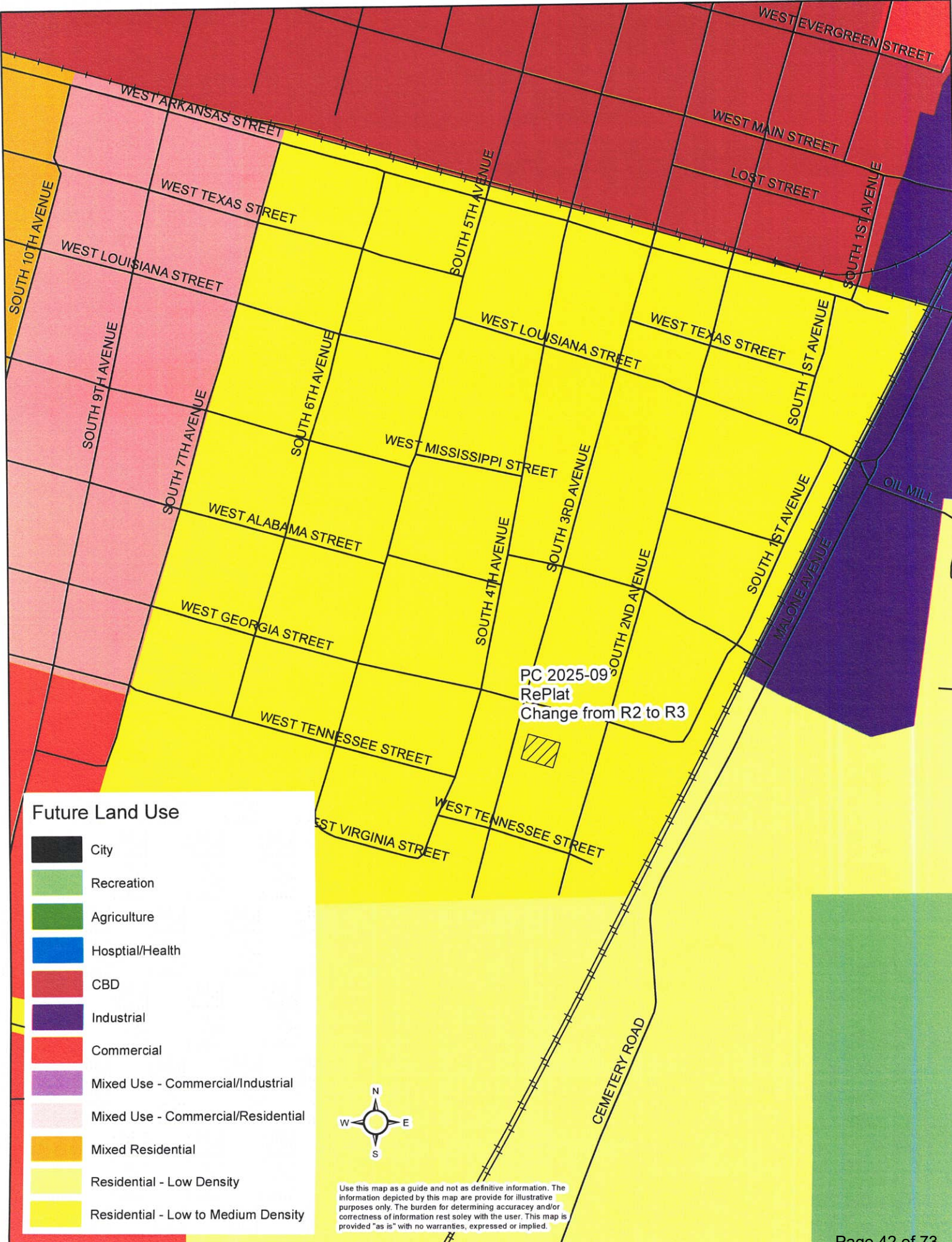
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PC 2025-09
RePlat
Change from R2 to R3



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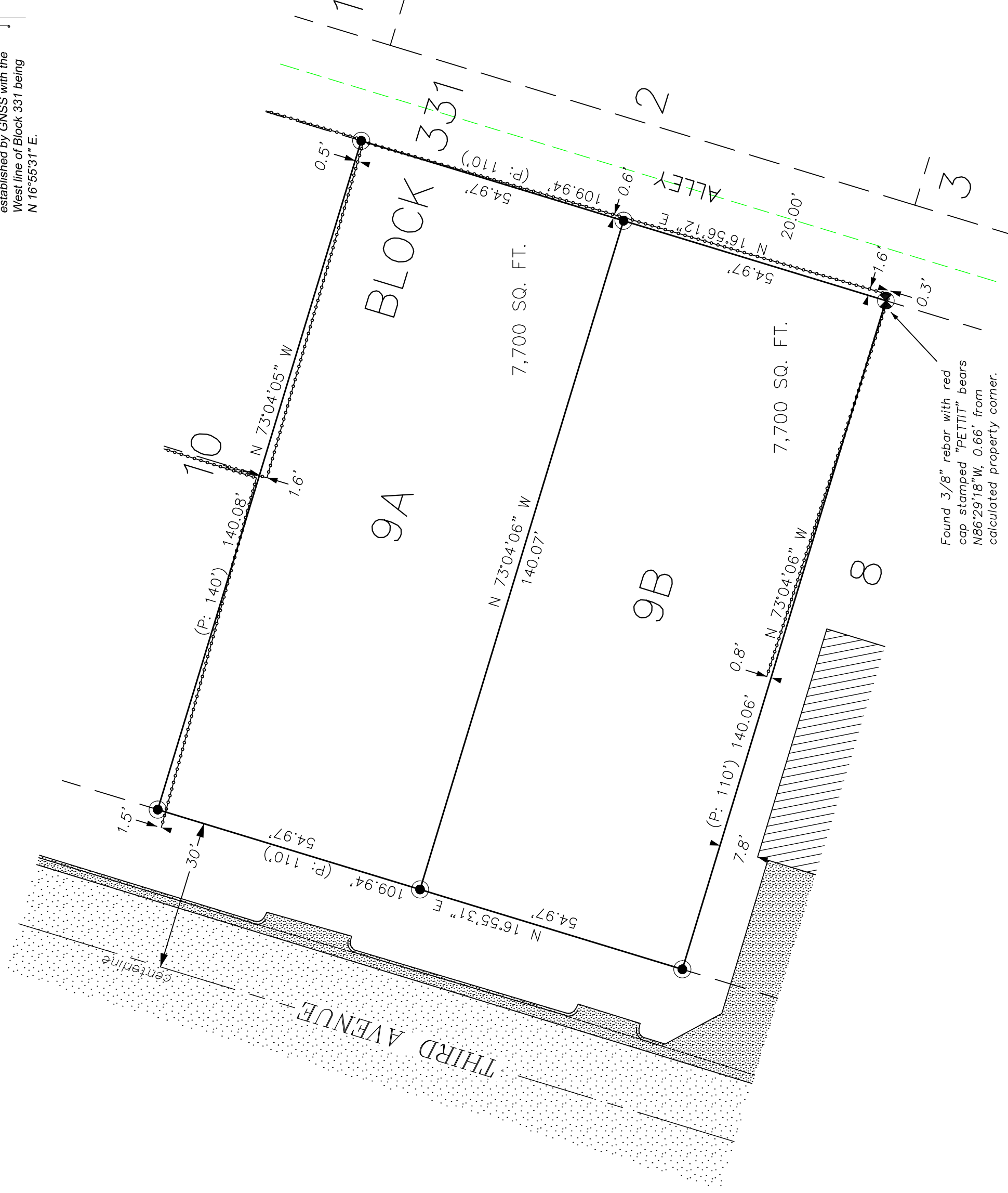
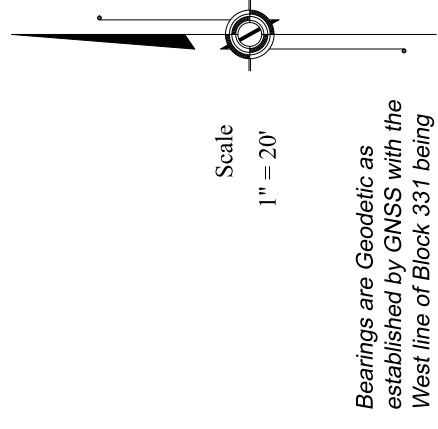
- Future Land Use**
- City
 - Recreation
 - Agriculture
 - Hospital/Health
 - CBD
 - Industrial
 - Commercial
 - Mixed Use - Commercial/Industrial
 - Mixed Use - Commercial/Residential
 - Mixed Residential
 - Residential - Low Density
 - Residential - Low to Medium Density

PC 2025-09
 RePlat
 Change from R2 to R3

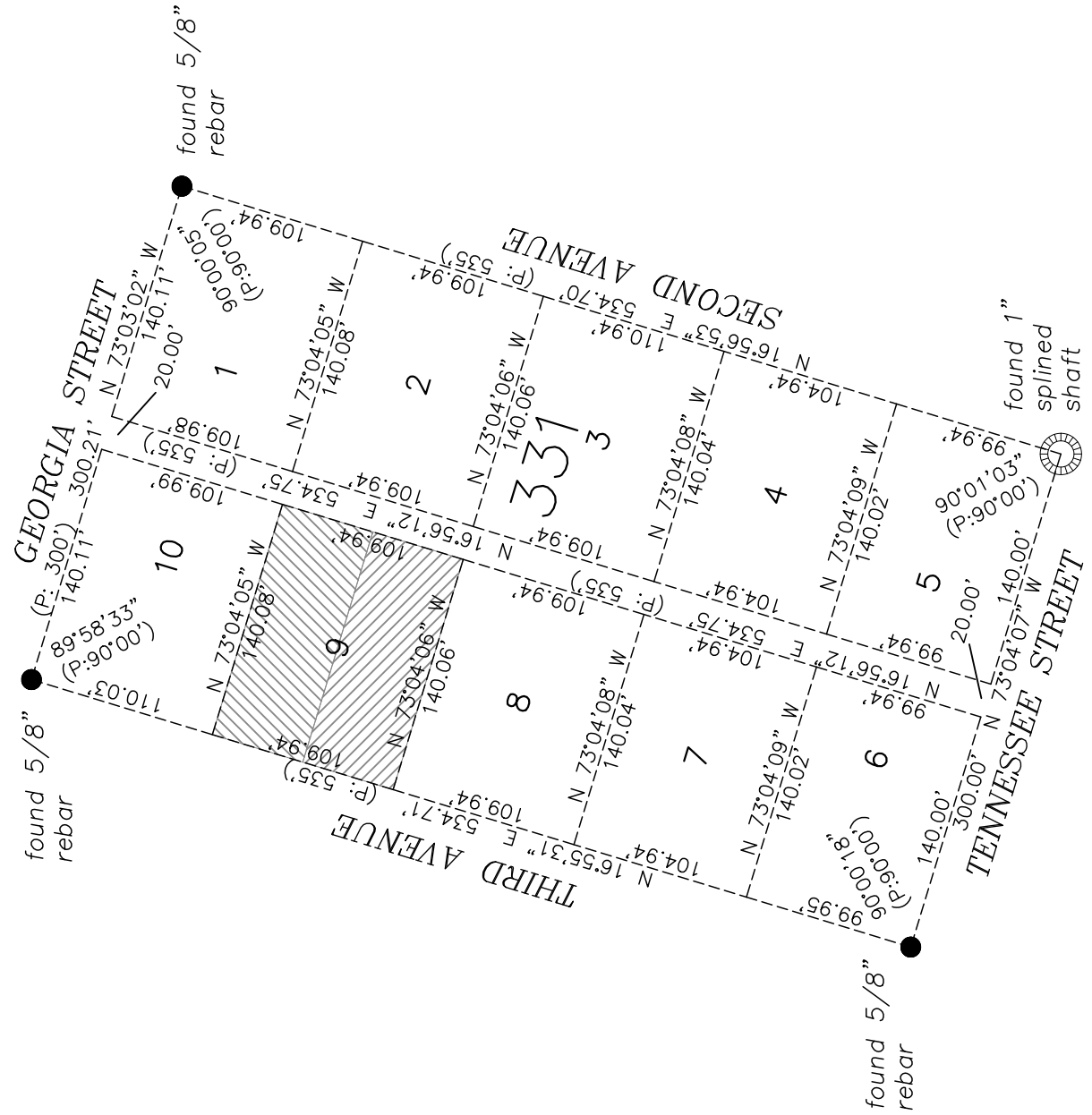


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REPLAT OF LOT 9 BLOCK 331 CITY OF DURANT



**CONTROL USED THIS SURVEY
PROPERTY IN RELATION TO BLOCK 331**



DURANT PLANNING COMMISSION APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that this replat was approved by the commission duly approved on this _____ day of _____, 2025.

Chairman
Secretary

DURANT CITY COUNCIL APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the replat of Lot 9, Block 331 in the City of Durant, Bryan County, Oklahoma, and are hereby accepted. Adopted by the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2025.

Mayor
City Clerk

BRYAN COUNTY CLERK CERTIFICATE

State of Oklahoma, County of Bryan
This instrument was filed on the _____ day of _____, 2025 at _____ Page _____ and duly recorded in Book Number _____

Bryan County Clerk

BRYAN COUNTY TREASURER'S CERTIFICATE

I, Prudy Sullivan-Holt, do hereby certify that I am the duly qualified and acting County Treasurer of Bryan County, Oklahoma. That the tax records of said county show all taxes for the year 2025, including the taxes on this replat, have been paid in full to the County Treasurer of Bryan County, Oklahoma; and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the 2025 taxes.

Bryan County Treasurer _____ Date _____

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

Environmental Specialist _____

LICENSED LAND SURVEYORS CERTIFICATE

I, Michael T. Reynolds, a licensed land surveyor in the State of Oklahoma, do hereby certify that this replat was prepared by me or under my direct supervision and meets the Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. Subject to easements and/or right-of-ways recorded or implied thereof.

Michael T. Reynolds, P.L.S. #1851

STATE OF OKLAHOMA COUNTY OF MARSHALL

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2025, personally appeared Michael T. Reynolds to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein said instrument. Given under my hand and seal of office the day and year last above written.

By: _____ Notary

OWNER

Storhouse Properties, LLC
1022 E. Rosewood
Durant, OK 74702-1453

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Storhouse Properties, LLC, being the sole owner in fee simple of the following described real property: Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma, according to the replat of said lot as shown on the replat of Block 331 in the City of Durant, Bryan County, Oklahoma, (As recorded in Book 1511, Page 1000 in the Office of the Bryan County Clerk.)

do hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities, and easements as shown on the Replat of Lot 9, Block 331 in the City of Durant, Bryan County, 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 Lot 9, Block 331 in the City of Durant, Bryan County, Oklahoma.

By: _____ Jason Mackey (owner)

STATE OF OKLAHOMA COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2025, personally appeared Jason Mackey to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

By: _____ Notary

LEGEND

- found 1" spliced shaft
- found 1" iron pin
- found 5/8" rebar
- found 3/8" rebar with red cap stamped "PETITT"
- set 5/8" x 24" rebar with 1.5" aluminum cap stamped "W651"
- sanitary sewer line
- wire fence



GENERAL NOTES

- Survey conducted December 2, 2013 through February 03, 2014 and July 23, 2025.
- Reference is made to the replat of Block 331 in the City of Durant, Bryan County, Oklahoma.
- The monument shown on this plat serves as a future reference.
- Distances, bearings and angles shown are as measured.
- (P) represents platted distance, bearings and angles.
- Subject to easements and/or right-of-ways, duly recorded or implied. If any, these subject to easements and/or right-of-ways, duly recorded or implied.
- Underground utilities, marked by locate service. This surveyor takes no responsibility in the actual location of any said utility.

MODERN

abstract and title

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Jeremy Wayne Fisher a/k/a Jeremie Wayne Fisher and Carli Marie Fisher, husband and wife, 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 Storehouse Properties LLC, a Limited Liability Company, 1022 Radio Rd, 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:

Lot 9 in Block 331 in the City of Durant, Bryan County, Oklahoma, according to the recorded plat 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 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: \$9.75

SIGNED AND SEALED this the 6th day of November, 2019.



Jeremy Wayne Fisher a/k/a Jeremie Wayne Fisher



Carli Marie Fisher

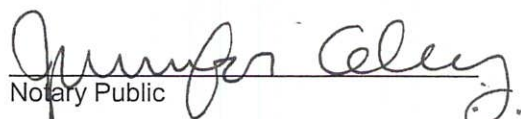
NOTARY AND ACKNOWLEDGMENT

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 Jeremy Wayne Fisher a/k/a Jeremie Wayne Fisher and Carli Marie Fisher, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of November, 2019.



Notary Public

My Commission Expires: May 24, 2022

(SEAL)





THE CITY OF DURANT

Office of Community Development

Date: 8-14-25
To: Planning Commission
Case: PC-2025-10
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property owner to replat the property located at 1802 Fisherman Lane. Applicants would like to replat so that every lot meets city requirements.

Current Zoning: R-1

Future Land Use: Residential Low Density.

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family
West	R-1	Single Family
South	R-1	Single Family
East	A-1	Single Family

Applicant: Jerry & Quinna Lewis

Consideration: Applicant approached staff with the desire to split the property so that each structure meets all zoning requirements.

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

Analysis: The replat will see each property still meets lot size requirements and frontage. When the applicant first approached staff the structure addresses as 1802 did not have any legal road frontage. The deed shows that they have been awarded the land to allow them to meet the 70-foot road frontage requirement.






Staff Recommendation: Staff recommends approval of a replat.

Required Action: Hold a public hearing and recommend approval or denial of the replat of the property located at 1802 Fisherman Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Replat
Case Number: PC2025-10

Applicant: Lewis

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	RW D#2 / No city streets
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05/Aug 25	No comment
Address and Mapping Aaron Walkup		8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			

FOLSOM ROAD

SAN ANGELO LANE

PARCO DRIVE

ST IVES LANE

CASTELLO DRIVE

FELICE LANE

BELLA DRIVE

REDBUD LANE

PC 2025-10
RePlat

FISHERMANS LANE

OSPREY AVENUE


COMMERCIAL LANE

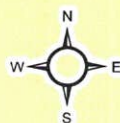
MOCKINGBIRD LANE

WASHINGTON AVENUE

UNITED STATES HIGHWAY 69-75
CARL ALBERT DRIVE

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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FOLSOM ROAD

SAN ANGELO LANE

PARCO DRIVE

ST IVES LANE

CASTELLO DRIVE

FELICE LANE

BELLA DRIVE

REDBUD LANE

PC 2025-10
RePlat

FISHERMANS LANE

OSPREY AVENUE

COMMERCIAL LANE

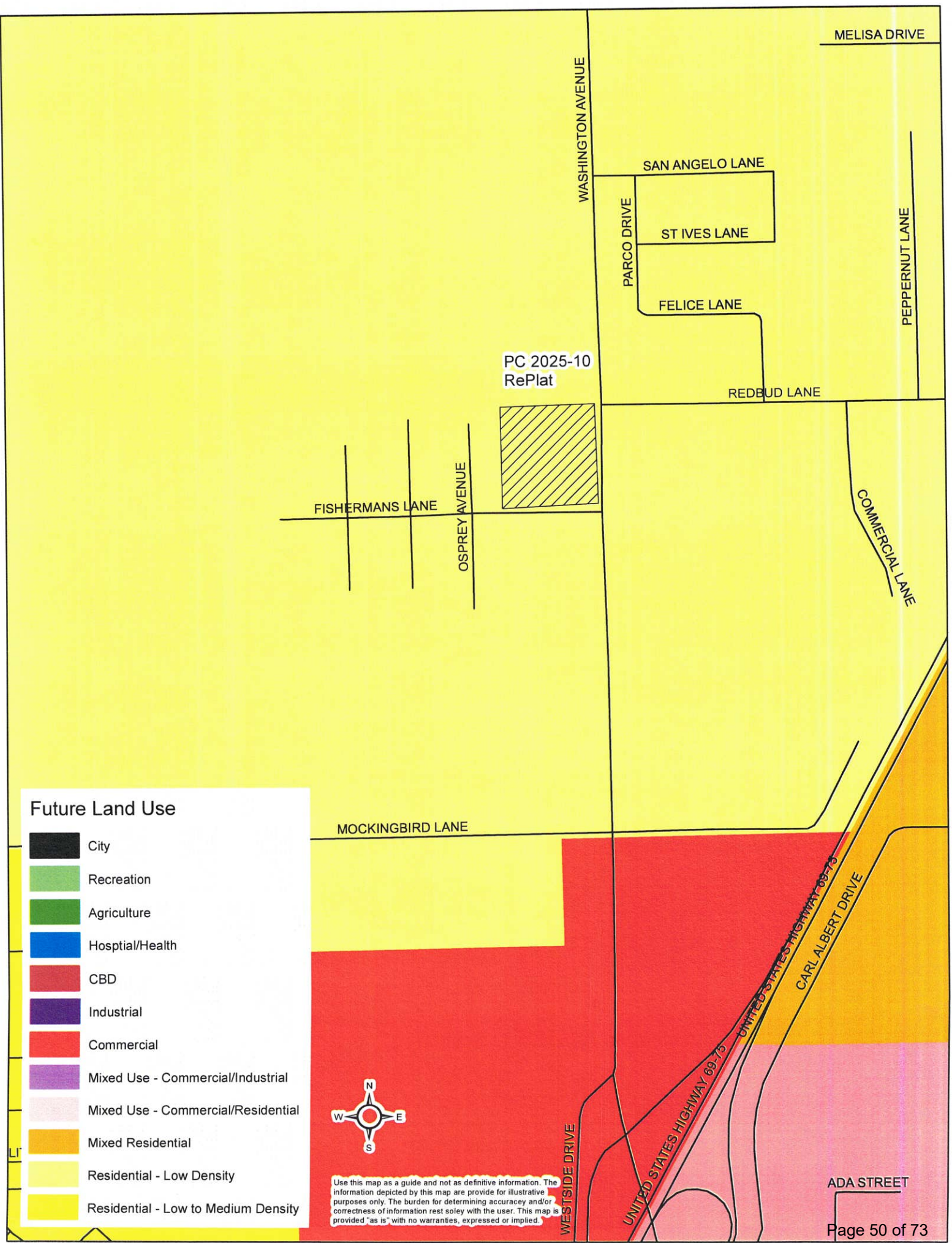
MOCKINGBIRD LANE

WASHINGTON AVENUE

UNITED STATES HIGHWAY 69-75
CARL ALBERT DRIVE



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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

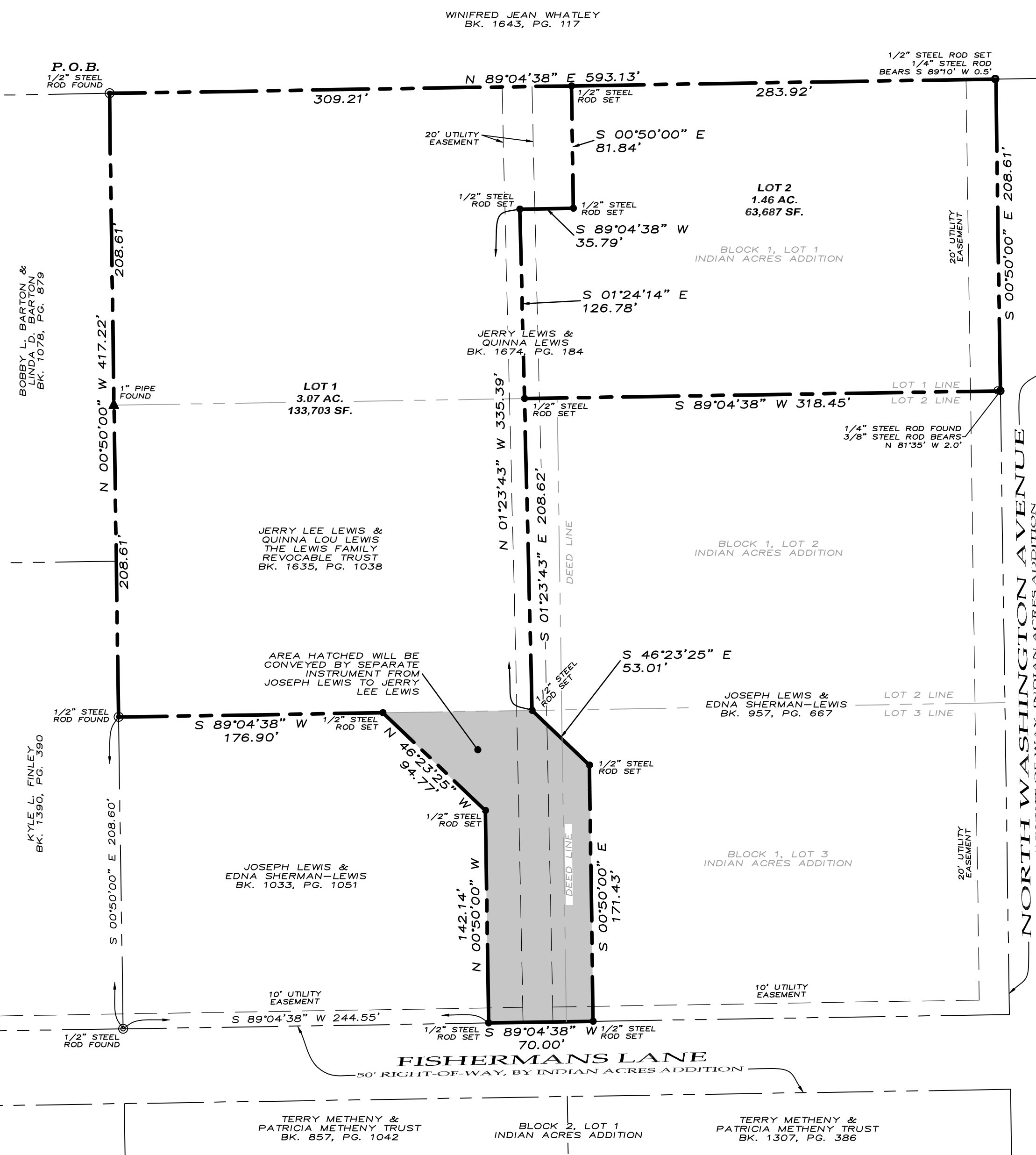


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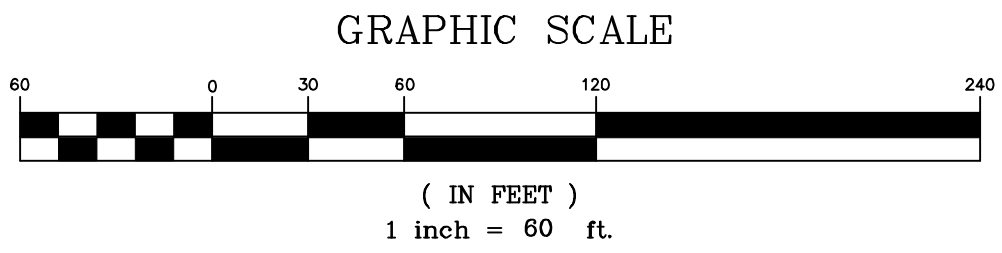
ADA STREET

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 0170 E, DATED JUNE 2, 2011.



LEGAL DESCRIPTION: Being in Block 1, all of Lot 1, and part of Lots 2 and 3 of Indian Acres Addition, located in Section 18, Township 8 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being described in the deed to Jerry Lee Lewis and Quinna Lou Lewis (The Lewis Family Trust), recorded in Book 1635, Page 1038, and being described in the deed to Jerry Lee Lewis and Quinna Lou Lewis, Book 1674, Page 184, and being described in the deed to Jerry Lee Lewis and Quinna Lou Lewis, recorded in Book XX, Page XX (to be recorded), and being described by metes and bound as follows: Beginning at a found 1/2" steel rod for the northwest corner of said Lot 1; Thence North 89°04'38" East, with the northerly line of said Lot 1, a distance of 593.13 feet to a set 1/2" steel rod for the northeast corner of said Lot 1, and from which a 1/4" steel rod bears South 89°10' West, 0.5 feet, and on the westerly right-of-way line of North Washington Avenue;



OWNERS/DEVELOPER: JERRY LEE LEWIS & QUINNA LOU LEWIS THE LEWIS FAMILY REVOCABLE TRUST 1802 FISHERMAN LANE DURANT, OK 74701

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

REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3 INDIAN ACRES ADDITION

ADDITION HAS 2 LOTS AND CONTAINS 4.53 ACRE, MORE OR LESS

CASE NO. 2025-10

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, JERRY LEE LEWIS & QUINNA LOU LEWIS (THE LEWIS FAMILY REVOCABLE TRUST), being the only owner of record of the following described real property to wit:

SEE LEGAL DESCRIPTION LOCATED AT THE SOUTHWEST CORNER OF THIS PLAT

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 REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION, 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 REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of 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.

JERRY LEE LEWIS THE LEWIS FAMILY REVOCABLE TRUST

QUINNA LOU LEWIS THE LEWIS FAMILY REVOCABLE TRUST

JERRY LEE LEWIS DATE

QUINNA LOU LEWIS 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 JERRY LEE LEWIS, 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

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 QUINNA LOU LEWIS, 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, 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 were 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



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

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

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 REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION 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 REPLAT OF BLOCK 1, ALL OF LOT 1, & PART OF LOTS 2 & 3, INDIAN ACRES ADDITION, a plat in Section 18, Township 8 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 ___ and duly recorded in Book Number ___, Page Number ___.

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 ___, 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 REPLAT OF BLOCK 1, PART OF LOTS 1-3, INDIAN ACRES 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

D.S. \$337.50



JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Laura Voorhies, Trustee of the Laura Voorhies Revocable Trust**, party of the first part, in consideration of the sum of TEN AND NO/100-----DOLLARS and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto **Jerry Lewis and Quinna Lewis, 1802 Fisherman Lane, Durant, Ok 74701**, as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either parties of the second part, the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

Lot 1 of Block 1 of Indian Acres Subdivision, Bryan County

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, as joint tenants, and to the heirs and assigns of the survivor, 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 22 day of August, 2024.

Laura Voorhies Revocable Trust


By: **Laura Voorhies, Trustee**

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 337.50

JOINT TENANCY
WARRANTY DEED



I-2025-775378 Book 1703 Pg 895
06/25/2025 1:49pm Pg 0895-0898
Fee: \$24.00 Doc: \$0.00
Lacy Allred - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

THAT **Joseph Lewis and Edna Sherman-Lewis as Co-Trustees of the Lewis Family Revocable Trust, dated June 15, 2006**, party of the first part, in consideration of the sum of ONE DOLLARS AND NO/100-----DOLLARS and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto **Jerry Lee Lewis and Quinna Lou Lewis, husband and wife, 1802 Fishermans Lane, Durant 74701**, as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either parties of the second part, the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

Being in Block 1, part of Lot 3 of Indian Acres Addition, located in Section 18, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Book 1033, Page 1051, and part of the tract of land described in the deed to Joseph Lewis and Edna Sherman-Lewis, recorded in Volume 957, Page 667, and being described by metes and bound as follows:

Commencing at a found 1/2" steel rod for the southwest corner of said Lot 3, and on the northerly right-of-way line of Fishermans Lane;

Thence North 89°04'38" East, with the southerly line of said Lot 3, and with the northerly right-of-way line of said Fishermans Lane, a distance of 244.55 feet to a set 1/2" steel rod for the True Point-of-Beginning, and the southwest corner of the herein described tract of land;

Thence North 00°50'00" West, crossing said Lot 3, a distance of 142.14 feet to a set 1/2" steel rod;

Thence North 46°23'25" West, continuing across said Lot 3, a distance of 94.77 feet to a set 1/2" steel rod for the northwest corner of the herein described tract of land and on the northerly line of said Lot 3, and on the southerly line of Lot 2 in aforesaid Block 1, and from which a found 1/2" steel rod for the northwest corner of said Lot 3 bears South 89°04'38" West, a distance of 176.90 feet;

Thence North 89°04'38" East, with the northerly line of said Lot 3, and with the southerly line of said Lot 2, a distance of 99.81 feet to a set 1/2" steel rod for the northeast corner of the herein described tract of land;

Thence South 46°23'25" East, crossing said Lot 3, a distance of 53.01 feet to a set 1/2" steel rod;

Thence South 00°50'00" East, continuing across said Lot 3, a distance of 171.43 feet to a set 1/2" steel rod for the southeast corner of the herein described tract of land and on the southerly line of said Lot 3, and on the northerly line of aforesaid Fishermans Lane;

Thence South 89°04'38" West, with the southerly line of said Lot 3, and with the northerly line of said Fishermans Lane, a distance of 70.00 feet to the Point of Beginning and containing 0.37 acres of land, more or less.

Exempt Documentary Stamp Tax pursuant to 68 O.S. §3202, Paragraph C-4

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

Exempt Documentary Stamp Tax OS
Title 68, Article 32 Section 3201 or
3202, Paragraph 4.



THE CITY OF DURANT

Office of Community Development

Date: 8-14-25
To: Planning Commission
Case: PC-2025-11
From: Paul Cottrell, Community Development.
Re: Replat/Rezone R-1

Request: Consider a request from the property owner to replat and rezone the property located at 2525 SE 3rd to R-1 Single Family Residential.

Current Zoning: A-1

Future Land Use: Industrial.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Old Golf Course
West	A-1	Empty Lots
South	A-1	Hwy 70 Bypass
East	I-1/A-1	Empty Field

Applicant: Monny & Stephanie Mullins

Consideration: Applicant approached staff with the desire to split the property into 3 lots and rezone to R-1.

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

Analysis: The rezone to R-1 would conform with part of the current surrounding land use with it being near 4 single family homes. Each lot if approved will meet lot size and frontage requirements.





Staff Recommendation: Staff recommends approval of a replat. Staff believes a R-1 Single Family best fits this area.

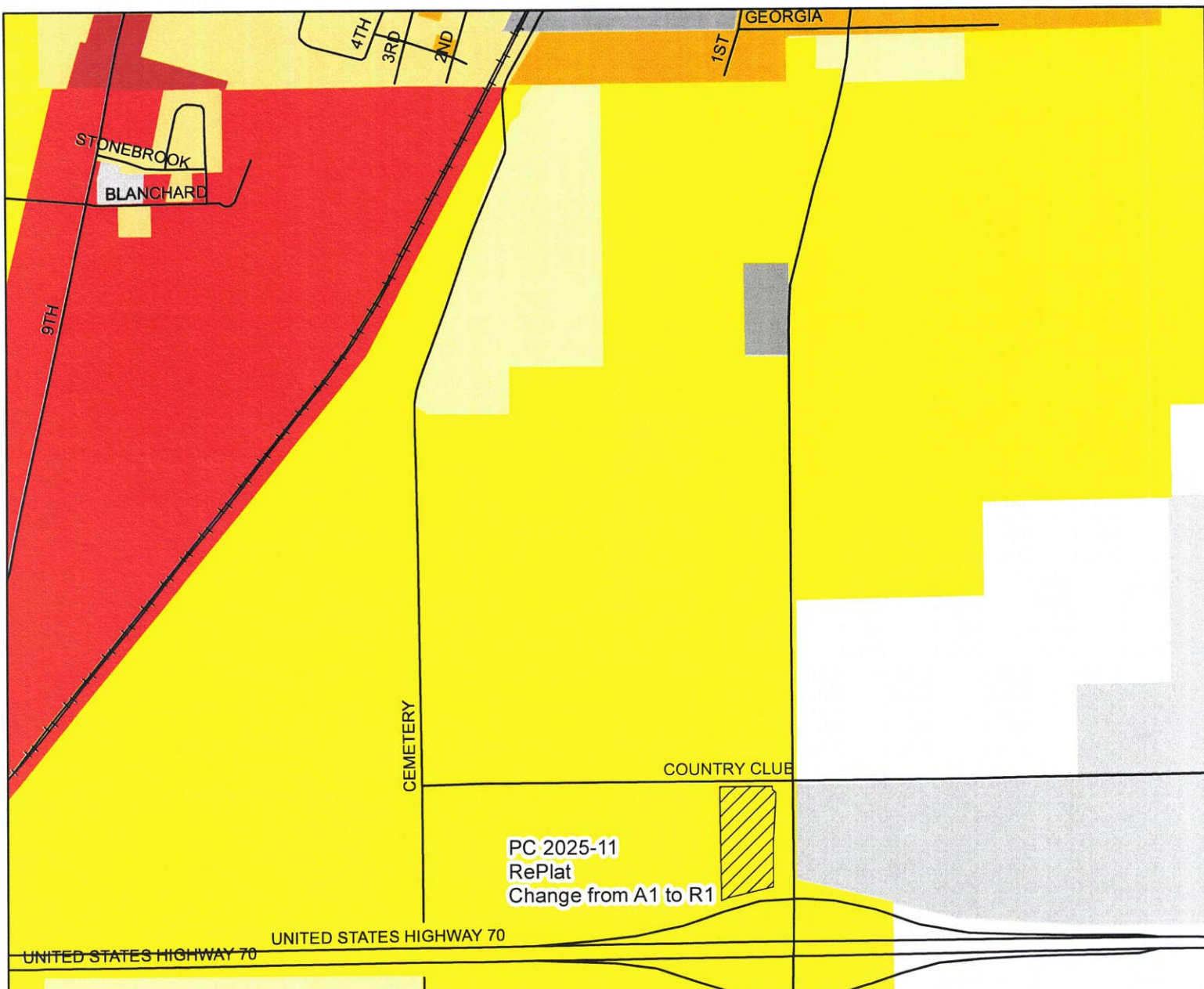
Required Action: Hold a public hearing and recommend approval or denial of the rezone/replat of the property located at 2525 SE 3rd Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: Rezone/Replat
Case Number: PC2025-11

Applicant: Mullins

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell			
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/ 25	No Search Potential RWD#5
Streets Director: Aaron Saldivar		8/5/ 25	No Comment
Building Inspector Raven Bates		8/5	No Comment
Building Inspector Taylor Davis			
Fire Marshall Collin Gordon		05 Aug 25	No comment
Address and Mapping Aaron Walkup	AW	8/5	No Comment
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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 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.

RODEO

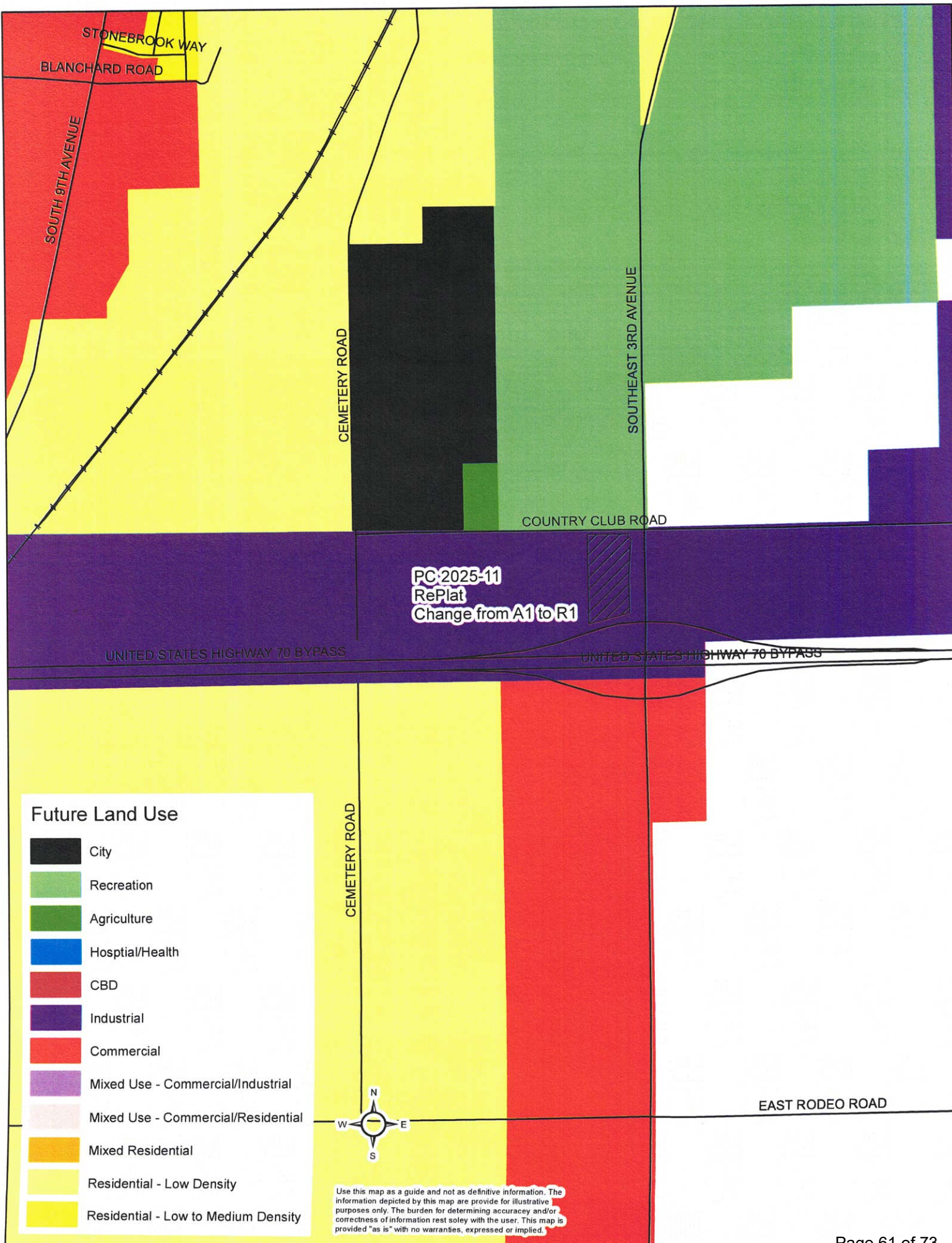


PC 2025-11
RePlat
Change from A1 to R1

UNITED STATES HIGHWAY 70

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PC-2025-11
 RePlat
 Change from A1 to R1

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



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FINAL PLAT MULLINS ESTATES

ADDITION HAS 3 LOTS AND CONTAINS
6.884 ACRE, MORE OR LESS

CASE NO. 2025-XX

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That We, MONNY L. MULLINS & STEPHANIE MULLINS, being the only owner of record of the following described real property to wit:

SEE LEGAL DESCRIPTION LOCATED AT THE SOUTHWEST CORNER OF THIS PLAT

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 MULLINS ESTATES, 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 MULLINS ESTATES. 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.

STEPHANIE ANN MULLINS
POWER OF ATTORNEY FOR MONNY L. MULLINS

STEPHANIE MULLINS

STEPHANIE ANN MULLINS DATE
POWER OF ATTORNEY FOR MONNY L. MULLINS

STEPHANIE MULLINS 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 STEPHANIE ANN MULLINS, 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

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 STEPHANIE ANN MULLINS, 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, 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 were properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

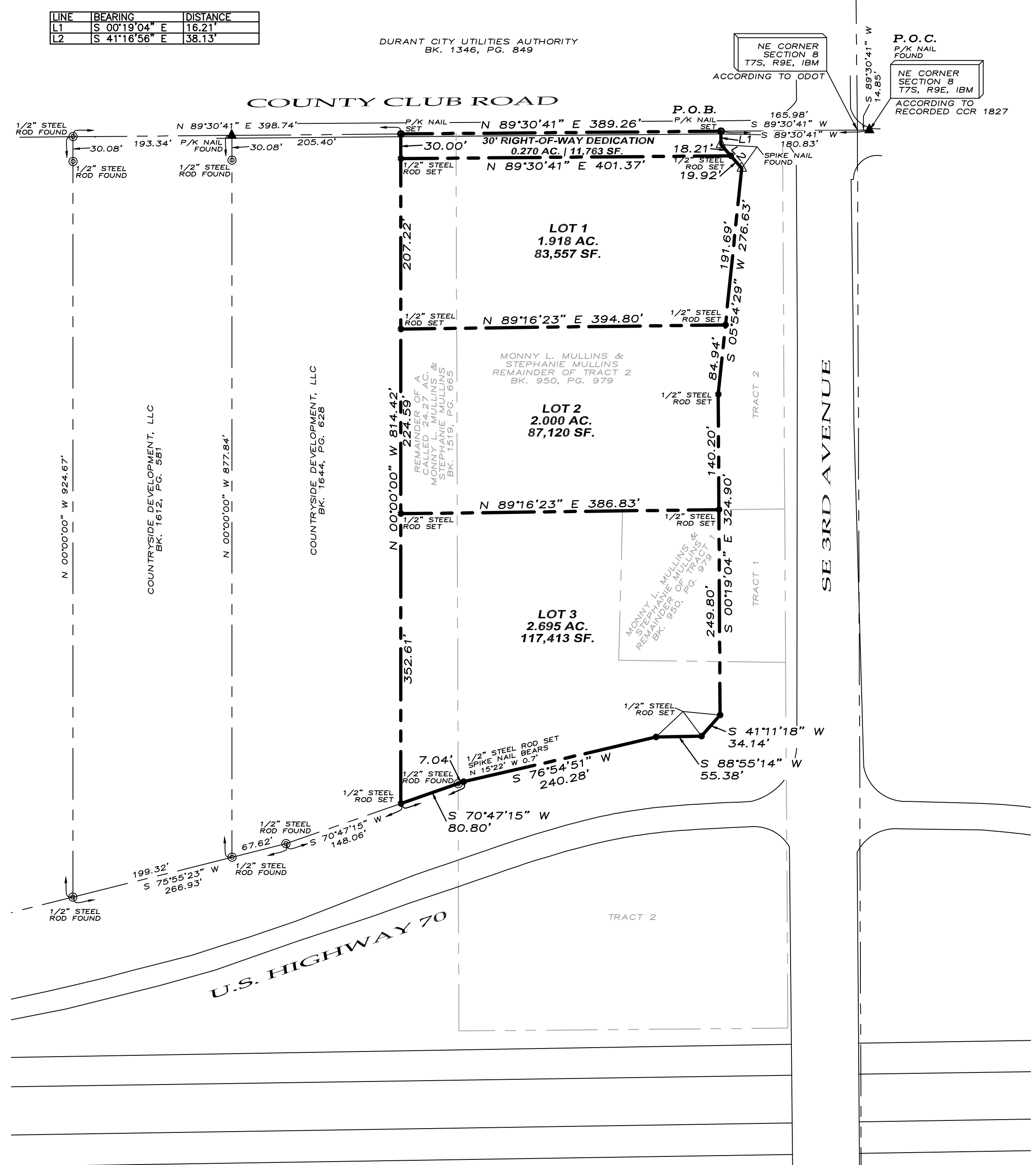
Douglas W. Underwood DATE
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315

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



LEGAL DESCRIPTION:
Being a part of NE/4 NE/4 Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof, and being the remainder of Tracts 1 and 2 described in the deed to Monny L. Mullins and Stephanie Mullins, recorded in Book 950, Page 979, and the remainder of a called 24.27 acre tract of land described in the deed to Monny L. Mullins and Stephanie Mullins, recorded in Book 1519, Page 665, and being described by metes and bounds as follows:
Commencing at a found P/K nail for the northeast corner of Section 8 (according to recorded CCR 1827);
Thence South 89°30'41" West, passing en route at a distance of 14.85 feet the northeast corner of Section 8 (according to ODOT) and continuing on said course a total distance of 180.83 feet to a P/K nail set for the True Point-of-Beginning, and at the intersection of County Club Road and the westerly right-of-way line of SE 3rd Avenue;
Thence with the easterly line of the herein described tract of land, with the westerly right-of-way line of said SE 3rd Avenue, the following 5 courses:
1. South 00°19'04" East, a distance of 16.21 feet to a found spike nail;
2. South 41°16'56" East, a distance of 38.13 feet to a found spike nail;
3. South 05°54'29" West, a distance of 276.63 feet to a set 1/2" steel rod;
4. South 00°19'04" East, a distance of 390.00 feet to a set 1/2" steel rod;
5. South 41°11'18" West, a distance of 34.14 feet to a set 1/2" steel rod, and at the intersection of the westerly right-of-way line of said SE 3rd Avenue and the northerly right-of-way line of U.S. Highway No. 70;
Thence with the southerly line of the herein described tract of land, with the northerly right-of-way line of said U.S. Highway No. 70, the following 3 courses:
1. South 88°55'14" West, a distance of 55.38 feet to a set 1/2" steel rod;
2. South 76°54'51" West, a distance of 240.28 feet to a set 1/2" steel rod, from which a found spike nail bears North 15°22' West, a distance of 0.7 feet;
3. South 70°47'15" West, passing en route at a distance of 7.04 feet a found 1/2" steel rod, and continuing on said course, a total distance of 80.80 feet to a set 1/2" steel rod;
Thence North 00°00'00" West, a distance of 814.42 feet to a set P/K nail, and in aforesaid County Club Road;
Thence North 89°30'41" East, in said County Club Road, a distance of 389.26 feet to the Point of Beginning and containing 6.88 acres 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.

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 0330 E AND 40013C 0310 E, DATED JUNE 2, 2011.

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

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 MULLINS ESTATES 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 MULLINS ESTATES, a plat in Section 8, Township 7 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 _____ and duly recorded in Book Number _____, Page Number _____.

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 MULLINS ESTATES, this _____ day of _____, 2025.

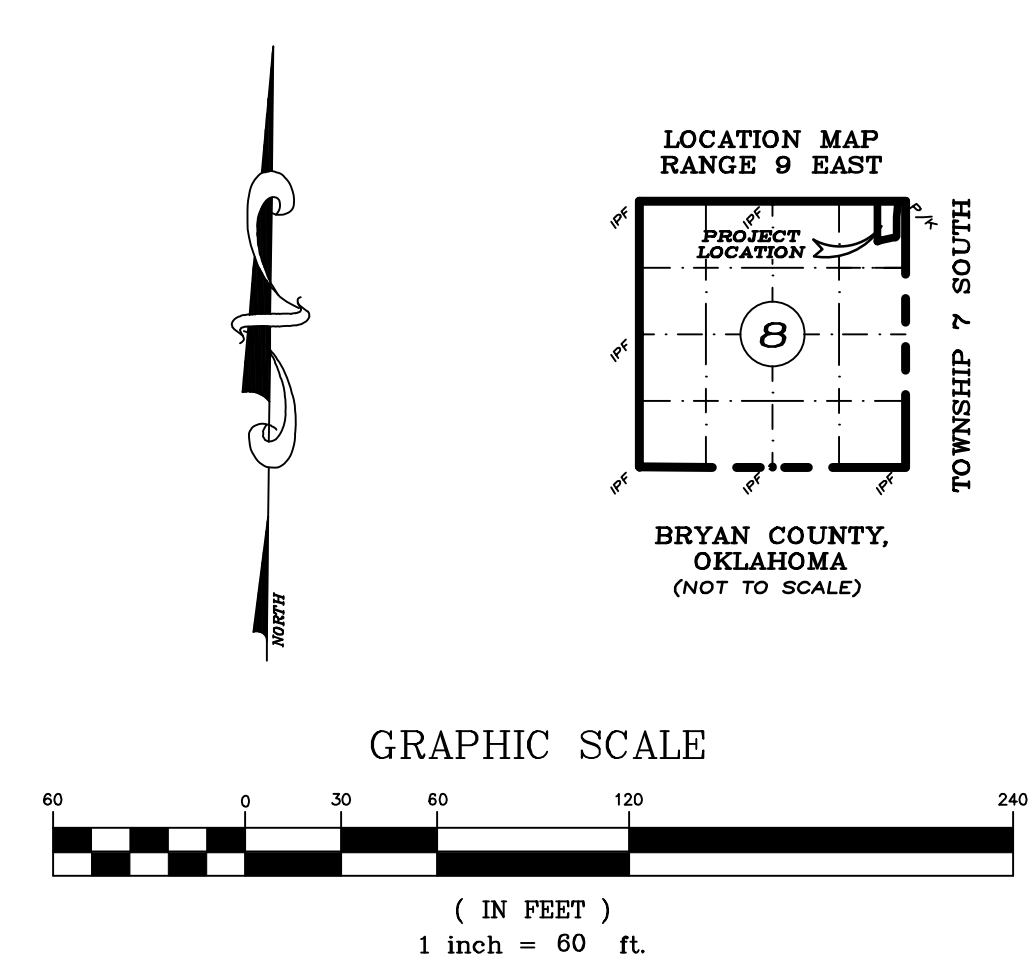
CHAIRMAN

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



OWNERS/DEVELOPER
MONNY L. MULLINS &
STEPHANIE MULLINS
2525 SE 3RD AVE.
DURANT, OK 74701

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

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 fines and withholdings of utilities and any limitations of the easements.

STATE OF OKLAHOMA
Bryan County
Documentary Stamp \$ 42.75

INDEXED
WARRANTY DEED
(JOINT TENANCY)

516051
State of Oklahoma
County of Bryan
Filed 12-30-99
Book 950 Page 979 of 214
Glenda Sue Williams 980
County Clerk JH Deputy

KNOW ALL MEN BY THESE PRESENTS:

That, **HELEN JOY MULLINS**, a single person, 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 **MONNY L. MULLINS and STEPHANIE MULLINS**, husband and wife, 2525 SE 3rd Durant, OK 74701, 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:

Tract 1: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point North 89 degrees 43 minutes 16 seconds West 106 feet and South 00 degrees 25 minutes 26 seconds West 460.06 feet on West Highway Right-of-Way from the Northeast corner of said Section 8; Thence North 89 degrees 57 minutes 34 seconds West 197.16 feet; Thence South 02 degrees 18 minutes 33 seconds West 181.67 feet; Thence South 88 degrees 29 minutes 01 seconds East 203.17 feet to the Highway Right-of-Way; Thence North 00 degrees 25 minutes 26 seconds East along Highway Right-of-Way 186.76 feet to the Point of Beginning.

Tract 2: A part of the NE/4 NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point North 89 degrees 43 minutes 16 seconds West 106 feet on West Highway Right-of-Way from the Northeast Corner of said Section 8; Thence North 89 degrees 43 minutes 16 seconds West 397 feet; Thence South 00 degrees 34 minutes 55 seconds West 1091.41 feet; Thence South 89 degrees 43 minutes 16 seconds East 400.02 feet to Highway Right-of-Way; Thence North 00 degrees 25 minutes 26 seconds East 444.78 feet along Highway Right-of-Way; Thence North 88 degrees 29 minutes 01 seconds West 203.17 feet; Thence North 02 degrees 18 minutes 33 seconds East 181.67 feet; Thence South 89 degrees 57 minutes 34 seconds East 197.16 feet to Highway Right-of-Way; Thence North 00 degrees 25 minutes 26 seconds East 460.06 feet along Highway Right-of-Way to the Point of Beginning.

R.S. \$42.75
together with all the improvements thereon and the appurtenances thereunto belonging,
and warrant the title to the same.

OKCOUNTYRECORDS.COM
00979



THE CITY OF DURANT

Office of Community Development

Date: 8-14-25
To: Planning Commission
Case: PC-2025-12
From: Paul Cottrell, Community Development.
Re: Replat/Rezone C-2

Request: Consider a request from the property owner to replat and rezone (C-2) the property located at 4216.

Current Zoning: C-2/C-0.

Future Land Use: Mixed Use – Commercial/Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Field
West	C-2/A-1	Commercial (Vacant)/ Field
South	C-0/R-1	Commercial/ Single Family
East	C-0	Single Family

Applicant: Jim Sargent/ Locke Supply Co.

Consideration: Applicant approached staff with the desire to replat to construct a new building for Locke Supply Co.

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

Analysis: Per the applicant the entire property facing W Main St will be for the new location for Locke Supply. The northern parcel which will face Lou Ann Drive will be for future use or lease. Will be on county water.



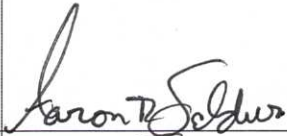



Staff Recommendation: Staff recommends approval of a replat/rezone

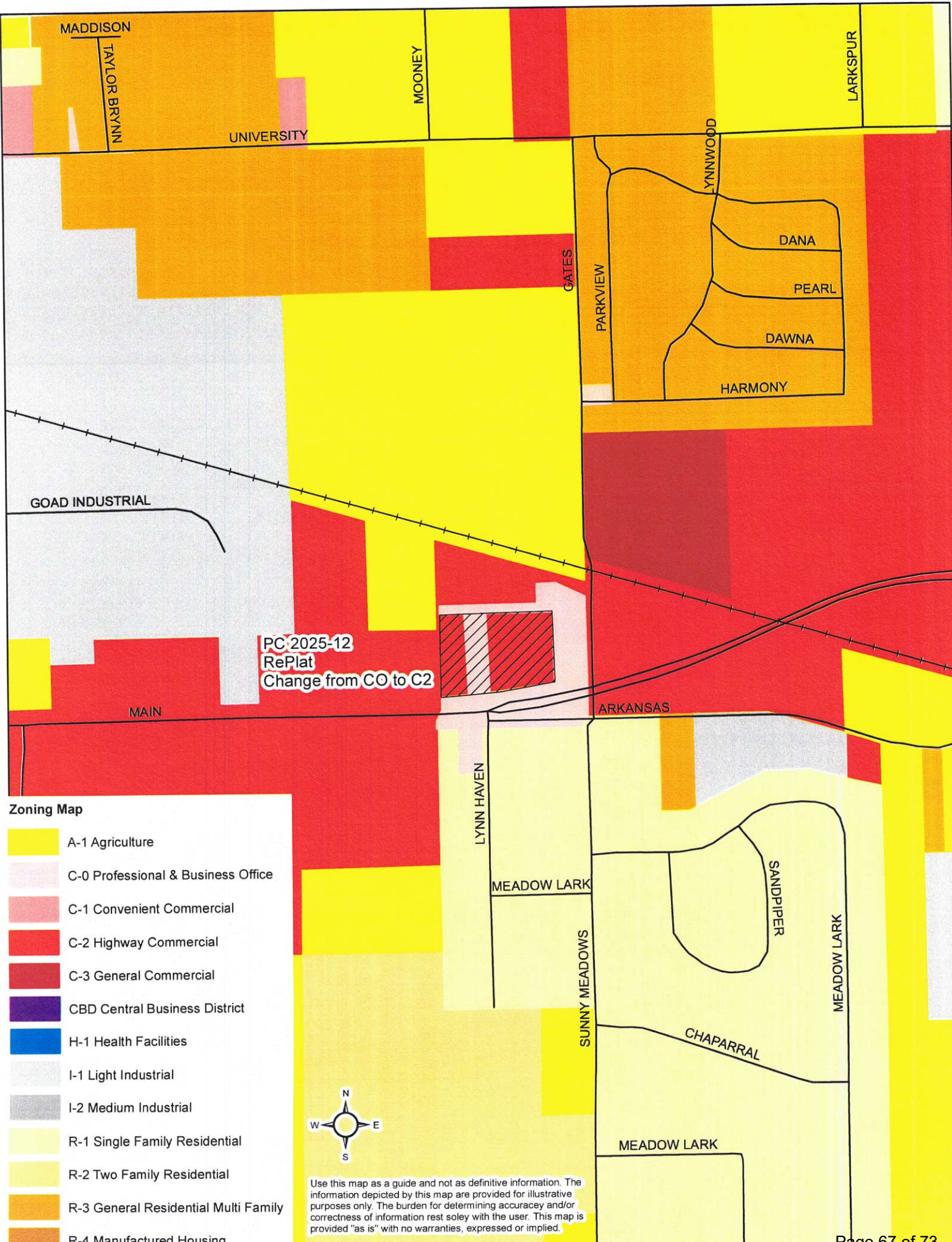
Required Action: Hold a public hearing and recommend approval or denial of the rezone/replat of the property located at 4216 W Main St. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – Sign Off Sheet

Request Type: REZONE/REPLAT
Case Number: PC2025-12

Applicant: JAMES SEARGENT/LOCKE SUPPLY

Department	Signature	Date	Comments
Community Development Director: Paul Cottrell		8-5-25	meets Lot Size Requirements
Public Works Director: Phillip High Tower			
Solid Waste Director: Jared Dillingham			
M & O Supervisor Randy Cantrell		8/5/25	RWD # 2 If utilities needed to North side of property need to verify availability
Streets Director: Aaron Saldivar		8/5/25	No Comment
Building Inspector Raven Bates		8/5/25	No Comment
Building Inspector Taylor Davis		8/5/25	
Fire Marshall Collin Gordon		8/5/25	Hydrant Placement in accordance with IFC 2018, IBC 2018, and all applicable City ordinances
Address and Mapping Aaron Walkup		8/5/25	MA
OGE: Jeremy Mullins			
ONG Kyle Chilton			



- 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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MADDISON

TAYLOR BRYNN

MOONEY

UNIVERSITY

LARKSPUR

LYNNWOOD

GATES

PARKVIEW

DANA

PEARL

DAWNA

HARMONY

GOAD INDUSTRIAL

PC 2025-12
RePlat
Change from CO to C2

MAIN

ARKANSAS

LYNN HAVEN

MEADOW LARK

SANDPIPER

SUNNY MEADOWS

MEADOW LARK

CHAPARRAL

MEADOW LARK



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KIMBERLY ROAD

TAYLOR BRYNN LANE

MOONEY DRIVE

LARKSPUR LANE

UNIVERSITY BOULEVARD

DOOMWOOD LYNWOOD

DANA

PEARL

DAWNA DRIVE

HARMONY DRIVE

GATES AVENUE

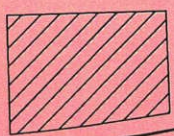
PARKVIEW DRIVE

NORTH 49TH AVENUE

UNIVERSITY PLACE

GOAD INDUSTRIAL BOULEVARD

PC 2025-12
RePlat
Change from C0 to C2



WEST MAIN STREET

WEST ARKANSAS STREET

RADIO ROAD

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



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LYNN HAVEN DRIVE

SUNNY MEADOWS DRIVE

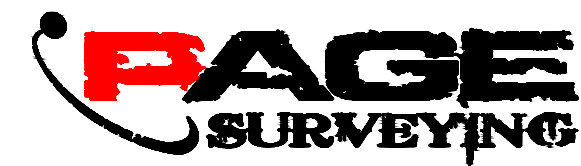
SANDPIPER CIRCLE

CHAPARRAL DRIVE

MEADOW LARK LANE

MEADOW LARK LANE

FINAL PLAT - LOCKE SUPPLY CO CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA



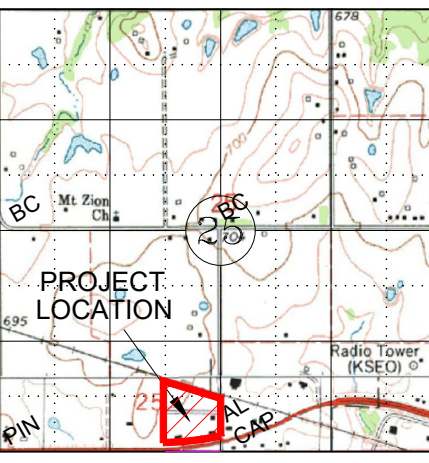
319 N. 3RD AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 239-0176

DAVID L. PAGE JR. © 2025
PROFESSIONAL LAND SURVEYOR #1566
C.A. # 1991, EXPIRES 6-30-2027

FINAL PLAT OF LOCKE SUPPLY CO.

A REPLAT OF LOTS 2-11 AND TRACT 1 IN
BLOCK 1 OF JENNINGS HEIGHTS,
AND A PART OF LOT 1, BLOCK 1 OF
ALBINS ACRES
CITY OF DURANT, BRYAN COUNTY,
STATE OF OKLAHOMA

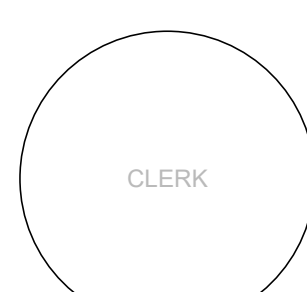
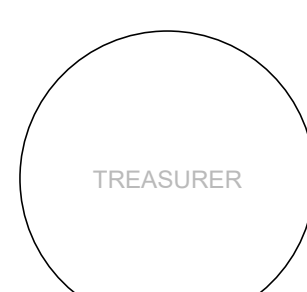
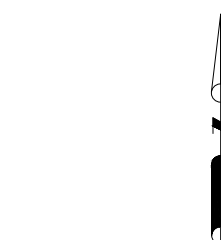
RANGE 8 EAST



LOCATION MAP

SECTION 25
TOWNSHIP 6 SOUTH, RANGE 8 EAST
BRYAN COUNTY

0' 60' 120'



-BASIS OF BEARINGS-
BASED ON THE OKLAHOMA STATE PLANE
COORDINATES SYSTEM (NAD 83) AND THE DURANT
CONTROL NETWORK BY PAGE SURVEYING AND
ASSOCIATES.
CONTROLLING CORNERS ARE EXISTING SECTION
CORNERS AND 1/4 CORNERS FOUND IN SECTION 25,
TOWNSHIP 6 SOUTH RANGE 8 EAST OF THE INDIAN
MERIDIAN AND BASE LINE.

GENERAL NOTES
SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY, EITHER
RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE
SHOWN ON THE ABOVE PLAT
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE
LOCATION MAP
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS ORIGINAL
SIGNATURE AND ORIGINAL SEAL
PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC
COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS
MEANING
THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED
BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION 9-23-24 TO
FIELD WORK PERFORMED: 10-2-24
DATE OF LAST SITE VISIT: 10-2-24
FINAL PLAT COMPLETED: 7-24-25

Project Name and Address
LOCKE SUPPLY CO.
SECTION 25, TOWNSHIP 6 SOUTH, RANGE 8 EAST
DURANT, OKLAHOMA
BRYAN COUNTY

DATE: 7-24-25
SCALE: 1" = 60'

SHEET NO. 1 OF 1

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That Locke Supply Co, a corporation, being the sole owner of the parent tract in fee simple of the following described property respectively, to wit:

ORIGINAL PARENT TRACT:
DEED FILED IN BOOK 1686, PAGE 398 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.

I DAVID L. PAGE JR. HEREBY CERTIFY THAT THIS REPLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE
FOLLOWING TRACT OF LAND TO WIT:

EXISTING LEGAL DESCRIPTION:

BOOK 1686, PAGE 398:

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof.

AND

Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof.

AND

A part of Lot 1 in Block 4 of ALBINS ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4, Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof; and

Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof.

AND

All of Lot 8 and W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

We hereby offer for dedication to the public, the use of public facilities and easements, except for private streets and other amenities specified and shown on this Final Plat - Locke Supply Co to Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commission Approval and Acceptance, but subject to the restrictive covenants referenced below. For the purpose of providing an orderly development of the Final Plat - Locke Supply Co to Durant, Oklahoma, do hereby provide restrictive covenants filed in Book _____, Page _____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

OWNER, MEMBER/MANAGER _____ OWNER, MEMBER/MANAGER _____

DATE SIGNED _____ DATE SIGNED _____

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared to me _____, known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public _____ Commission Expiration _____

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared to me _____, known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public _____ Commission Expiration _____

LICENSED PROFESSIONAL SURVEYORS CERTIFICATE

I, David Lee Page, Jr., a Licensed Professional Surveyor in the State of Oklahoma, do hereby state that this Final Plat - Locke Supply Co, is based on an actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 1/2" steel pins set with PLS 1566 ID cap unless otherwise shown on plat. This replat is subject to easements and/or rights-of-way, covenants, and other restrictions, either recorded, or implied, thereof.

David L. Page, Jr. P.L.S. #1566
Date: 7-24-25

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared David L. Page, Jr., to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public _____ MY COMMISSION EXPIRES 5-22-2027
Commission Expiration _____

COUNTY TREASURERS 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 20____ on the described real property known as Final Plat - Locke Supply Co, 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 _____, 20____.

County Treasurer _____

COUNTY CLERK CERTIFICATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, _____, was filed on this _____ day of _____, 2025, at _____, and duly recorded in Book _____, Page _____.

County Clerk _____

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the Final Plat - Locke Supply Co, on this _____ day of _____, 2025.

Chairman _____

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this Final Plat - Locke Supply Co, to the City of Durant, Bryan County, Oklahoma, are and hereby accepted.
Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2025.

Signed _____ Signed _____
Mayor City Clerk

LEGEND

These standard symbols may be found in the drawing.

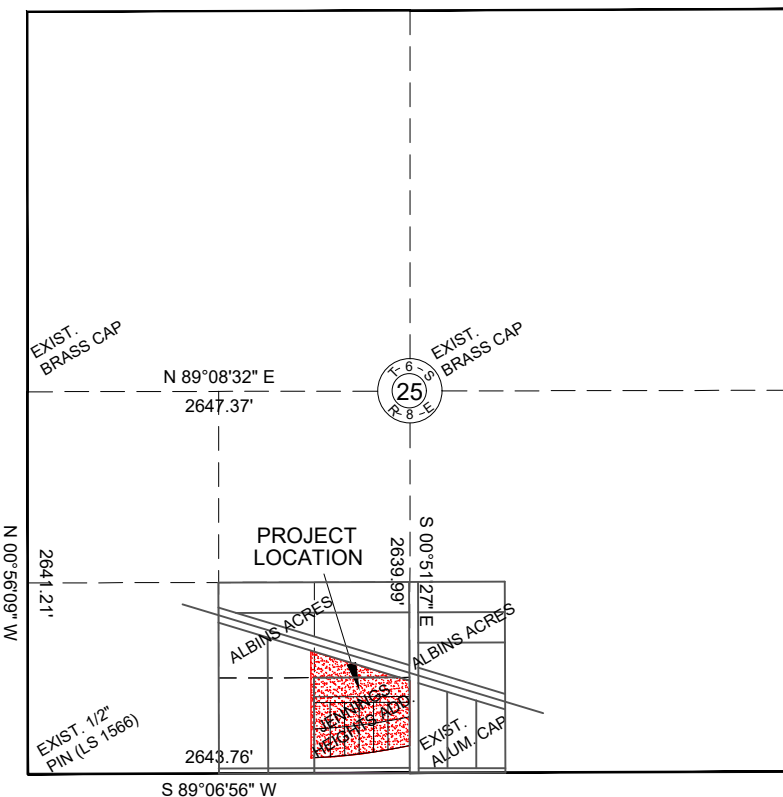
- CONFLICTING MONUMENT NOTES
- SET 1/2" STEEL PIN WITH CAP (PLS 1566)
- EXISTING 1/2" STEEL PIN WITH CAP (PLS 1566)
- EXISTING 000T BRASS CAP
- EXISTING 1/2" STEEL PIN WITH CAP (PLS 1651)
- SET "MAC" NAIL WITH WASHER (LS 1960)
- EXISTING 1/2" STEEL PIN WITH CAP (LS 1482)
- EXISTING 1/2" STEEL PIN
- EXISTING ALUM CAP
- EXISTING 40# NAIL
- EXISTING 3/8" STEEL PIN
- EXISTING CUT "X"
- CALCULATED CORNER (NOT SET)
- MEASURED FIELD DATA
- RECORDED DEED DATA
- LIGHT POLE
- POWER POLE
- CUT ANCHOR
- STORM MANHOLE
- GAS METER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SIGN
- GROUND LIGHT
- STORM GRATE
- ROOF DRAIN
- PIPE BOLLARD
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- GAS LINE ACCESS POINT
- GATE OPENER
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- METAL MAIL BOX
- COMMUNICATION CAMERA
- FLAG POLE
- BOUNDARY LINE
- CONTROL LINE
- SANITARY SEWER LINE
- TREE LINE
- UNDERGROUND WATERLINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PANEL FENCE
- PIPE FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- LINE NOT TO SCALE
- 16.5' STATUTORY RW

- GRAVEL
- ASPHALT SURFACE
- CONCRETE SURFACE

G.P.S. BASE POINT INFORMATION: ACQUIRED FROM PAGE CONTROL NETWORK

NAD 83 COORDINATE
NORTHING: 245569.9917
EASTING: 244615.9444
ELEV: 704.914'

WGS 84 DATA
LAT: 33°59'52.42412" N
LONG: 98°25'32.99052" W
HT: 618.004'



FLOOD STATEMENT

SUBJECT PROPERTY LIES WITHIN ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS DEFINED BY F.E.M.A. MAP# 40013C0310E. DATED: JUNE 2, 2011.
OKIE NOTE:

PAGE SURVEYING TAKES NO RESPONSIBILITY FOR MIS-LOCATION OF UNDERGROUND UTILITY LINES OR THE LACK OF MARKING THEREOF. THE UTILITY LINES SHOWN ON PLAT WERE LOCATED BY ONE OF THE PARTICIPATING UTILITY COMPANIES AND PAGE SURVEYING, INC. CANNOT VERIFY THE ACCURACY OF SUCH LOCATIONS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES FOR EXISTING MONUMENTS FOUND ON THIS SURVEY:

1. FOUND EXISTING 1/2" STEEL PIN WITH CAP STAMPED HALL, PLS 1084, S 57°02'39" E, A DISTANCE OF 0.86 FEET FROM THE CALCULATED POSITION FOR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, DID NOT ACCEPT. SET A 1/2" STEEL PIN WITH I.D. CAP STAMPED D. PAGE JR., PLS 1566 AT CALCULATED POSITION FOR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

- WARRANTY DEED RECORDED IN BOOK 1686, PAGE 398 FROM CDGS PARTNERSHIP TO LOCKE SUPPLY CO, FILED DECEMBER 31, 2024.
- WARRANTY DEED IN BOOK 999, PAGE 388-389, PEARL ELIZABETH SPRADLING AND LE ROY SPRADLING TO CDGS PARTNERSHIP, PERSONAL REPRESENTATIVES, DEED IN BOOK 1007, PAGE 124-125, ERMA SHERRER TO CDGS PARTNERSHIP, DEED IN BOOK 1247, PAGE 760, MARSHA SCOTT TO CDGS PARTNERSHIP, AND WARRANTY DEED IN BOOK 1580, PAGE 165, MARY WADE AND HAROLD W. WADE AND STACY WADE TO CDGS PARTNERSHIP.
- CERTIFIED CORNER RECORDS FROM THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR SECTION 25, TOWNSHIP 6 SOUTH, RANGE 8 EAST, INDIAN MERIDIAN AND BASE LINE.
- ORIGINAL C.L.O. PLAT WITH FIELD NOTES.
- OTHER VARIOUS ADJOINING WARRANTY DEEDS AND EASEMENTS AS SHOWN ON SURVEY PLAT.
- RECORDED PLAT OF JENNINGS HEIGHTS ADDITION
- RECORDED PLAT OF ALBINS ACRES ADDITION
- HIGHWAY PLANS FOR U.S. HIGHWAY NO. 70, CIP PROJECT NO. CIP-107N(000)JP

SURVEYOR'S NOTES:

- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION, NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
- ALL MEASUREMENTS AS SHOWN ARE IN OKLAHOMA STATE PLANE (NAD 83) BEARINGS AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON OPUS OBSERVATIONS AND OKLAHOMA STATE PLANE (NAD 83) BEARINGS.
- THIS FIRM WAS NOT CONTACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT BE REFLECTED BY THIS PLAT.
- SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
- SURVEY PERFORMED USING RTK GPS. COORDINATE SYSTEM IS WGS 84. ALL BEARING ARE REFERENCED TO OKLAHOMA STATE PLANE (NAD 83) BEARINGS.
- ALL ADJOINING LAND OWNER INFORMATION HAS BEEN DERIVED FROM WWW.OKMAPS.ORG OR WWW.ACTDATASOUC.COM.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS



MODERN

abstract and title

WARRANTY DEED

I-2024-770826 Book 1686 Pg 398
12/31/2024 3:05pm Pg 0398-0400
Fee: \$22.00 Doc: \$2,655.00
Tammy Reynolds - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

That **CDGS Partnership, a partnership**, 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 **Locke Supply Co, a corporation**, P.O. Box 26228 Oklahoma City, OK 73126 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: \$2,655.00

SIGNED AND SEALED this the 27th day of December, 2024.

CDGS Partnership

BY: [Signature]
Vann Dixon
Managing Partner

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 2655.00

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 Vann Dixon, Managing Partner on behalf of CDGS Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of December, 2024.

[Signature]
Notary Public

My Commission Expires: May 24, 2026

(SEAL)



EXHIBIT "A"

E/2 of Lot 9 and all of Lots 10 and 11 in Block 1, Jennings Heights Subdivision of Bryan County, Oklahoma, according to the official plat and survey thereof.

AND

Lot 5, Block 1, Jennings Heights Addition, Bryan County, Oklahoma, State of Oklahoma, according to the official plat thereof.

AND

A part of Lot 1 in Block 4 of ALBIN'S ACRES ADDITION to the City of Durant, Bryan County, Oklahoma, described as BEGINNING at a point 22 feet West of the Southeast Corner of said Lot 1 in Block 4; Thence North parallel to and 22 feet West of the East line of Lot 1 a distance of 812.18 feet to the South boundary line of the right of way of the St. Louis and San Francisco Railroad, Thence deflecting to the right at an angle of 107 degrees 02 minutes Eastwardly along the South line of said right of way line of said Railroad a distance of 623.08 feet; Thence deflecting to the right 162 degrees 58 minutes West along the North line of the SE/4 SE/4 SW/4 of Section 25, Township 6 South, Range 8 East a distance of 594.3 feet to the Northwest Corner of said 10 acre tract; Thence South along the West line of the SE/4 SE/4 SW/4 a distance of 625 feet to the Southeast Corner of said Lot 1 in said Block 4, Albin's Acres Addition; Thence West 22 feet to the point of beginning, according to the recorded plat thereof, and

Lots 2,3,4,6 and 7 in Block 1 of JENNINGS HEIGHTS ADDITION, and Tract 1, LESS AND EXCEPT the East 132.50 feet thereof and LESS AND EXCEPT the West 87.50 feet of the East 220.00 feet thereof, of JENNINGS HEIGHTS ADDITION, to Bryan County, Oklahoma, according to the recorded plat thereof.

AND

All of Lot 8 and the W/2 of Lot 9, of Block 1, in Jennings Heights Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
) SS.
COUNTY OF _____)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned John Orman III
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an President / CEO (role, such as titled officer or trustee) of Locke Supply Co (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

12/30/2024
Date

The foregoing instrument was subscribed and sworn to before me this 30th day of December 2024 by John Orman III

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/28/2027

My Commission Number: 23016545

MEGAN BRYANT
Notary Public, State of Oklahoma
Commission # 23016565
My Commission Expires 12-28-2027