

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**

**November 4, 2025**

### AGENDA

#### CALL TO ORDER

#### INVOCATION/FLAG SALUTE

#### ROLL CALL

#### ORDER OF BUSINESS

##### 1. **Consent Items**

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

- a. Consideration and Approval of Minutes of the October 7, 2025 Meeting as Presented
- b. Consideration and Approval of 2026 Meeting Schedule

##### 2. **Consider Items Removed from Consent**

##### 3. **Public Hearings**

- a. Possible Consideration and Approval of a Rezone Application Request for Property Located on Sunnyside Road and More Particularly Described as:

*A part of Lot 2 of Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as follows: Beginning at a point 50 feet South and 175.00 feet East of the Northwest corner of Lot 2 of said Section 1 on Highway right-of-way; Thence East 395.10 feet along Highway right-of-way; Thence Southwesterly on a curve to the left having a radius of 5879.60 feet a distance of 1340.50 feet along fence to a fence corner; Thence West 64.00 feet along fence to a fence corner; Thence North 990.50 feet along West Lot line of Lot 2; Thence East 175.00 feet; Thence North 250.00 feet to the Point of Beginning.*

- b. Possible Consideration and Approval of a Replat Application Request for Property Located at West Poplar Street and North 4th Avenue and more particularly described as:

*The West 75 feet of Lots 4 and 5, and all of Lots 6 in Block 24, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.*

- c. Possible Consideration and Approval for a Replat Request for property located on East Florida Street and more particularly described as:

*Lot 1, Less the West 70 feet thereof, and all of Lots 2, 3 and 4, and the East 23 feet of Lot 5, In Block 2, Hillcrest Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.*

- d. 1) Possible Consideration and Recommendation of a Approval for Petition of Annexation into Corporate Limits of the City of Durant for property located on Bryan Road and More Particularly Described As:

*Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.*

2) Possible Consideration and Approval of a Preliminary Plat Application Request for Phase 1 for Property Located On Bryan Road and More Particularly Described As:

*Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.*

**4. New Business**

**ADJOURNMENT**

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 31st day of October, 2025

*Brandy Stachowski*

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Brandy Stachowski, City of Durant



# The City of Durant

## Memorandum

**Date:** 11/4/2025  
**To:**  
**From:**  
**Re:** Consideration and Approval of Minutes of the October 7, 2025 Meeting as Presented

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### Council Information / Action Requested

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

### ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 10072025 BCS

CERTIFICATE The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 3rd day of October, 2025

*Brandy Stachowski*

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Brandy Stachowski , City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION  
October 7, 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 5:31 p.m.

**INVOCATION/FLAG SALUTE**

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

**ROLL CALL**

Present:

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

Absent:

Planning Commissioner Clent Horner

**ORDER OF BUSINESS**

**1. Consent Items**

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

- a. Consideration and Approval of Minutes of September 02, 2025, Meeting as Presented

A Motion was made by Commissioner Kerr and seconded by Commissioner Knight to approve the Minutes of the September 02, 2025, minutes as presented.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

**2. Consider Items Removed from Consent**

**3. Public Hearings**

- a. Consideration and Possible Approval 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.*

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

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Possible Approval of a Conditional Use Permit for property located at Lost Street and South 1st Ave. and more particularly described as:  
*Lots 1 and 2 and the East 40 feet of Lot 3 and Lot 11 less the West 3 feet thereof, in Block 196B, City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof*

A Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to approve Conditional Use Permit.

Motion Passed with the following vote:

Ayes: Kerr, Jackson

Nays: None

Abstain: Knight

- c. Consideration and Possible Approval of a Rezone for property near Sunnyside Road and more particularly described as:  
*A part of Lot 2 of Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as follows: Beginning at a point 50 feet South and 175.00 feet East of the Northwest corner of Lot 2 of said Section 1 on Highway right-of-way; Thence East 395.10 feet along Highway right-of-way; Thence Southwesterly on a curve to the left having a radius of 5879.60 feet a distance of 1340.50 feet along fence to a fence corner; Thence West 64.00 feet along fence to a fence corner; Thence North 990.50 feet along West Lot line of Lot 2; Thence East 175.00 feet; Thence North 250.00 feet to the Point of Beginning.*

Motion was made by Commissioner Kerr and seconded by Commissioner Knight to Table discussion until the next meeting.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

- d. Consideration and Possible Approval of a Conditional Use Permit CUP for property located near Shady Creek Road and more particularly described as:  
*All that part of the W/2 NW/4 lying West of right-of-way of the K. O. & G. Railway in Section 16, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, State of Oklahoma, according to the official plat and survey thereof*

Motion was made by Commissioner Knight and seconded by Commissioner Kerr to approve Conditional Use Permit.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

#### **4. New Business**

##### **ADJOURNMENT**

A Motion was made to adjourn by Commissioner Knight and seconded by Commissioner Kerr.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None



# The City of Durant

## Memorandum

**Date:** 11/4/2025  
**To:**  
**From:**  
**Re:** Consideration and Approval of 2026 Meeting Schedule

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### **Council Information / Action Requested**

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

### **ATTACHMENTS:**

1. Schedule of Regular Meetings for PC 2026

Schedule of Regular Meetings for  
**Planning Commission**  
Calendar Year 2026

Date	Time	Location
January 06, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
February 03, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
March 03, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
April 07, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
May 05, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
June 02, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
July 07, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
August 04, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
September 01, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
October 06, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
November 03, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers
December 01, 2026	5:30 P.M.	Roscoe J. Hatfield Council Chambers

Filed By:

Brandy Stachowski, City of Durant

Durant City Hall  
PO Box 578  
Durant, OK 74702

Filed in the office of the Durant City Clerk

on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Cynthia Price, City Clerk



# The City of Durant

## Memorandum

Possible Consideration and Approval of a Rezone Application Request for Property Located on Sunnyside Road and More Particularly Described as:

*A part of Lot 2 of Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as follows: Beginning at a point 50 feet South and 175.00 feet East of the Northwest corner of Lot 2 of said Section 1 on Highway right-of-way; Thence East 395.10 feet along Highway right-of-way; Thence Southwesterly on a curve to the left having a radius of 5879.60 feet a distance of 1340.50 feet along fence to a fence corner; Thence West 64.00 feet along fence to a fence corner; Thence North 990.50 feet along West Lot line of Lot 2; Thence East 175.00 feet; Thence North 250.00 feet to the Point of Beginning.*

### ATTACHMENTS:

1. PC- Staff Report Brown 2025
2. PC2025-15 TAC Sheet
3. PC2025-15 MAPS
4. PC2025-15 DEED



# THE CITY OF DURANT

## Office of Community Development

**Date:** 10-2-2025  
**To:** Planning Commission  
**Case:** PC-2025-15  
**From:** Paul Cottrell, Community Development.  
**Re:** Rezone

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**Request:** Consider a request from the property owner for a rezone at the property located near Sunnyside Rd & N HWY 69.

**Current Zoning:** A-1 Agriculture  
**Future Land Use:** Residential Low Density

**Surrounding Properties:**

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

**Applicant:** Brown

**Consideration:** Applicant approached staff with the desire to request a rezone from AG to Residential.

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:** Future land use and surrounding properties heavily support R1 single family residential zoning.




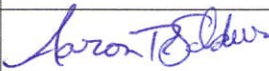

**Staff Recommendation:** Staff recommended approval of the rezone.

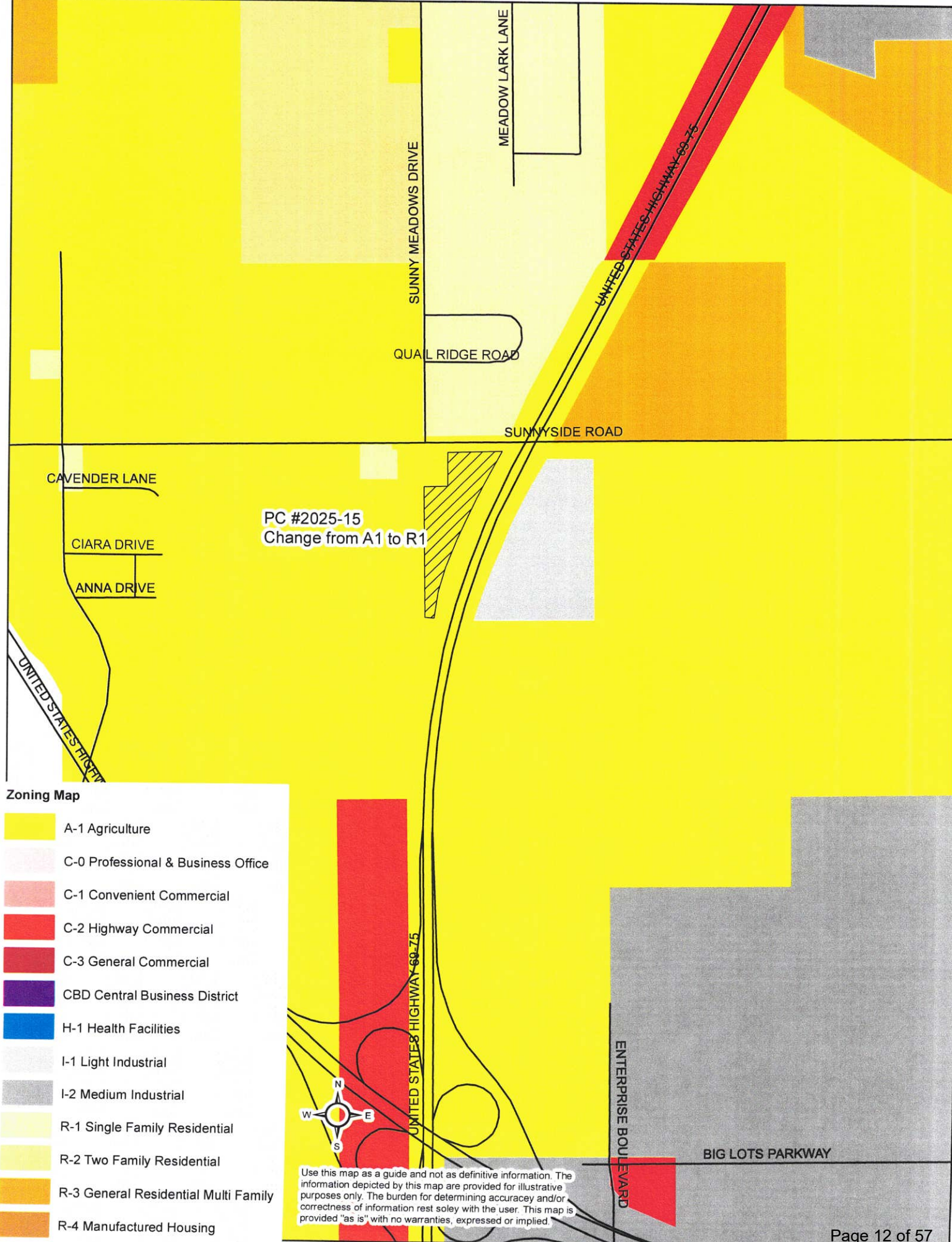
**Required Action:** Hold a public hearing and recommend approval or denial of the rezone request for property located near Sunnyside Rd & N HWY 69. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: REZONE  
Case Number: PC2025-15

Applicant: Brown

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Community Development Director: Paul Cottrell		meets Ordinance Future land use	9/28/25
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		Meets Lot size Req.	
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower		Rural #2 WATER, Pretty sure no sewer	9-28-25
M & O Supervisor Randy Cantrell			
Streets Director: Aaron Saldivar		NO comment	
Solid Waste Director: Jared Dillingham			
<b>Fire Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Fire Marshall Collin Gordon		No comment	08 sep 25
<b>Outside Resources:</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			



PC #2025-15  
Change from A1 to R1

**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

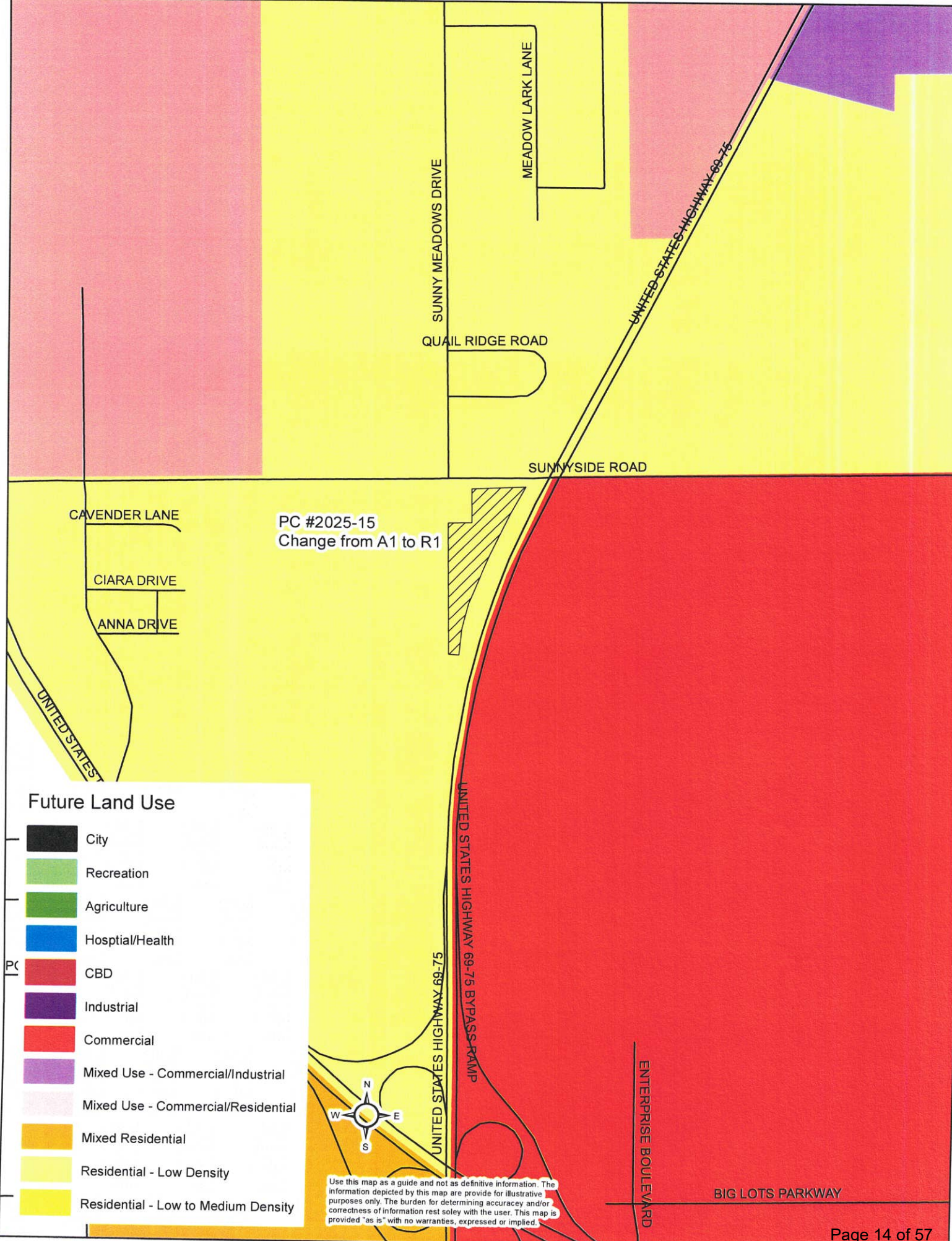


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PC #2025-15  
Change from A1 to R1

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PC #2025-15  
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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**Memorandum**

Possible Consideration and Approval of a Replat Application Request for Property Located at West Poplar Street and North 4th Avenue and more particularly described as:

*The West 75 feet of Lots 4 and 5, and all of Lots 6 in Block 24, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.*

**ATTACHMENTS:**

1. PC2025-18- Staff Report
2. PC2025-18 TAC SHEET
3. PC2025-18 MAPS
4. PC2025-18 - DEED STERLING



# THE CITY OF DURANT

## Office of Community Development

**Date:** 10-17-25  
**To:** Planning Commission  
**Case:** PC-2025-18  
**From:** Paul Cottrell, Community Development.  
**Re:** Replat

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**Request:** Consider a request from the property owner to replat lot 4-6 block 24 of N4th & W Pine St.

**Current Zoning:** R-3 General Residential

**Future Land Use:** Mixed Residential

**Surrounding Properties:**

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

**Applicant:** David Sterling

**Consideration:** Applicant approached staff with the desire to replat the current property into 3 lots.

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 current lots contain 3 addresses with now 2 single family structures. Applicant reached out regarding the area that one structure used to sit. It was discovered that the structure shared a lot with another structure. Applicant then requested to replat to divide it into 3 lots.







**Staff Recommendation:** Staff recommendation for replat.

**Required Action:** Hold a public hearing and recommend approval or denial of the plat request for property located at lot lots 4-6 block 24 of N4th & W Pine St. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: Preliminary Plat  
Case Number: PC2025-18

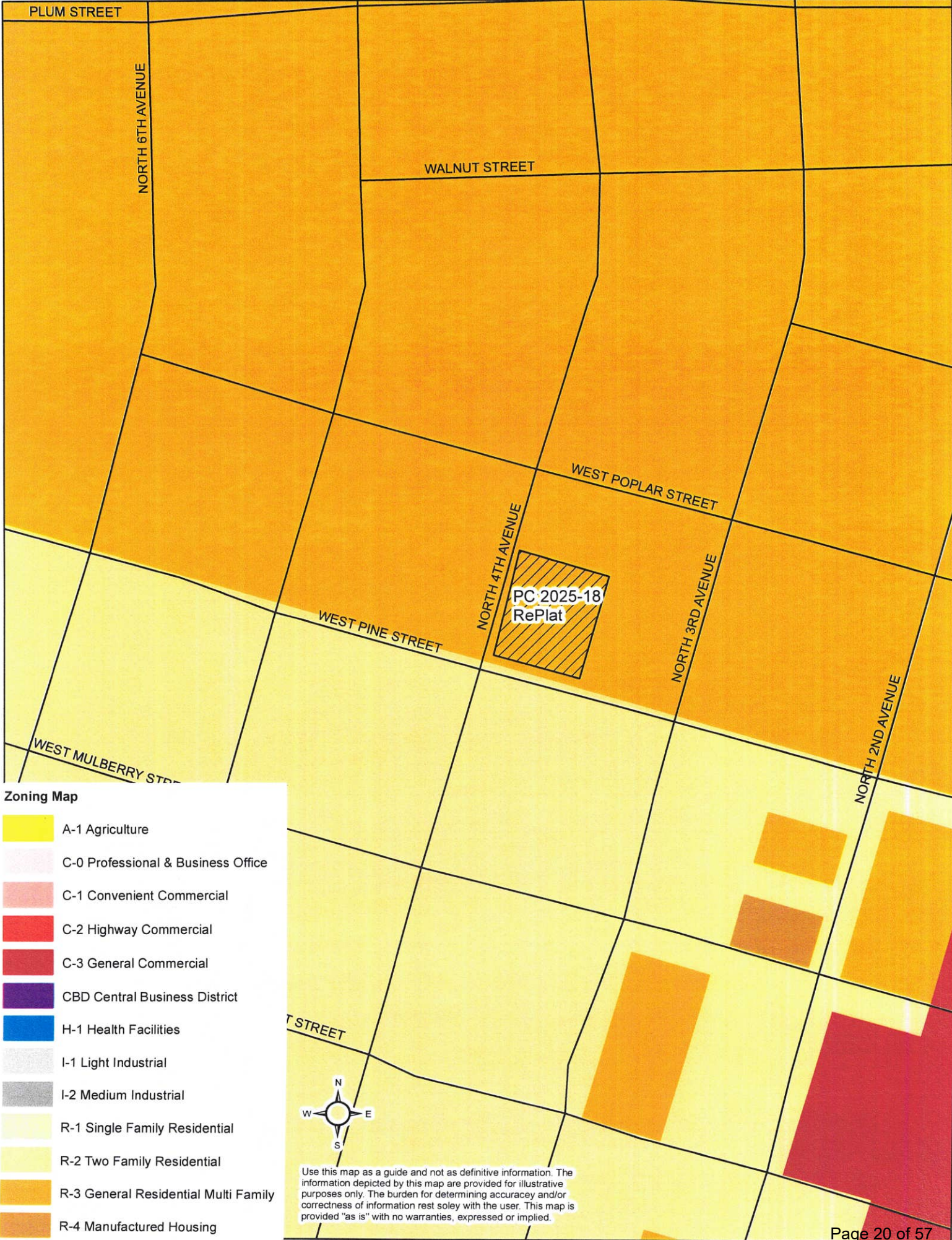
Applicant: Sterling

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Community Development Director: Paul Cottrell			
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		No comment	10/7/25
Facilities Supervisor: Mark Pierce		No Comments	10/7/25
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower			
M & O Supervisor Randy Cantrell	 	Utilities Already at Location	10-7-25 10/7/25
Streets Director: Aaron Saldivar		Driveway Approach (concrete)	10/7/25
Solid Waste Director: Jared Dillingham			
<b>Fire Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Fire Marshall Collin Gordon		No comment	07 Oct 25

Outside Resources:	Signature	Comments	Date
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			

**Additional Comments**

Name Department Title	Signature	Additional Comments	Date



- 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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PLUM STREET

NORTH 6TH AVENUE

WALNUT STREET

WEST POPLAR STREET

PC 2025-18  
RePlat

NORTH 4TH AVENUE

WEST PINE STREET

NORTH 3RD AVENUE

WEST MULBERRY STREET

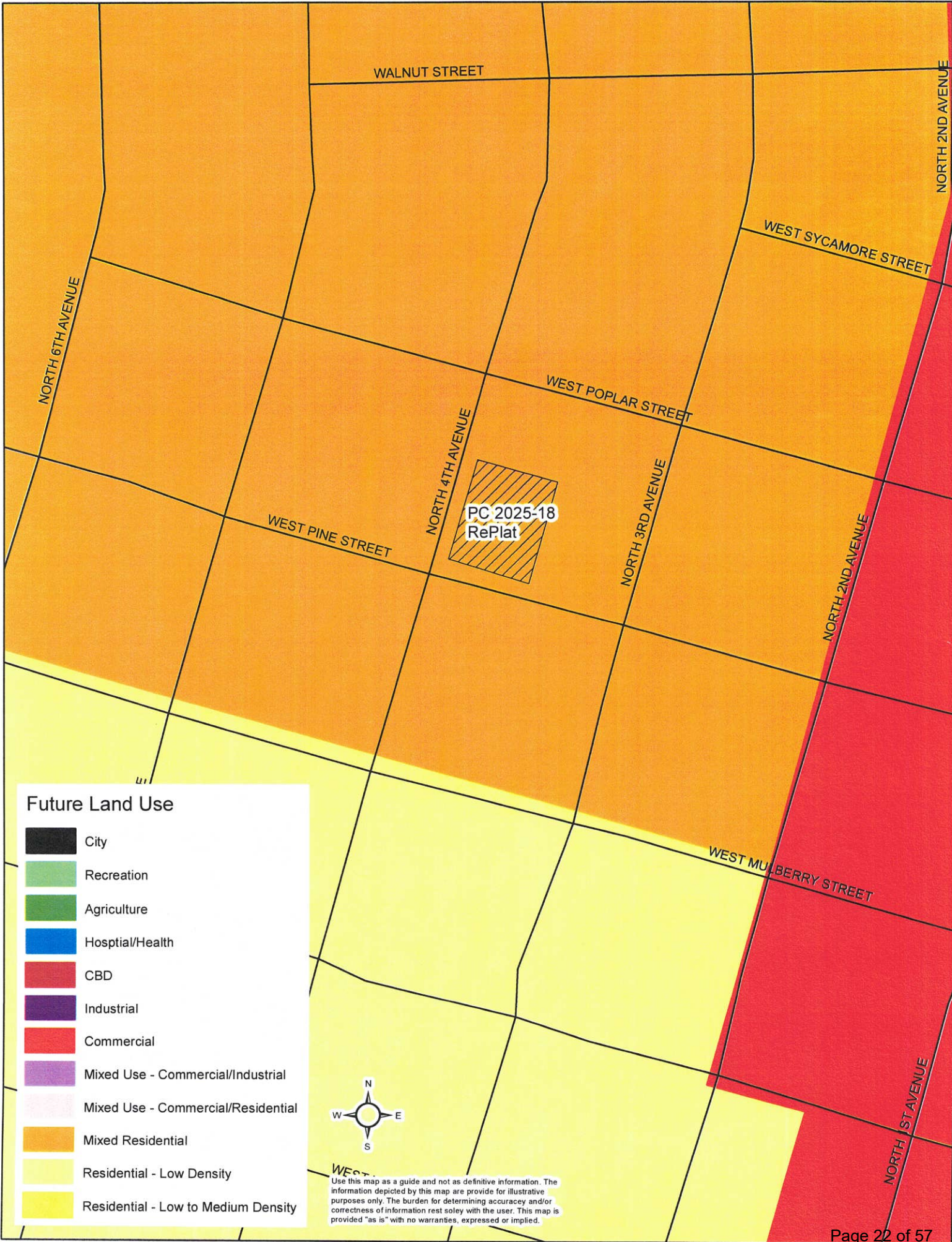
NORTH 2ND AVENUE

NORTH 5TH AVENUE

WEST LOCUST STREET



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WALNUT STREET

NORTH 2ND AVENUE

WEST SYCAMORE STREET

NORTH 6TH AVENUE

WEST POPLAR STREET

NORTH 4TH AVENUE

PC 2025-18  
RePlat

WEST PINE STREET

NORTH 3RD AVENUE

NORTH 2ND AVENUE

**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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PRELIMINARY- REPLAT OF LOTS 4, 5, & 6 IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA



**SURVEYOR'S NOTES:**

1. 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.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83, SOUTH ZONE) BEARINGS AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. 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.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES AND GRID (SPC NAD 83, SOUTH ZONE) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED 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.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. SURVEY PERFORMED USING RTK GPS. COORDINATE SYSTEM IS WGS 84. ALL BEARINGS ARE REFERENCED TO GRID (SPC NAD 83, SOUTH ZONE) BEARINGS.
8. ALL ADJOINING LAND OWNER INFORMATION HAS BEEN DERIVED FROM WWW.OKMAPS.ORG OR WWW.ACTDATASCOUT.COM.
9. **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.

**DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:**

1. WARRANTY DEED FROM PATRICIA STERLING TO THE STERLING FAMILY TRUST, FILED ON MARCH 30, 2009 IN BOOK 1223, PAGE 1106 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. VARIOUS ADJOINING DEEDS AS SHOWN ON SURVEY PLAT.
3. SUBDIVISION PLAT OF ORIGINAL TOWNSITE OF DURANT, OKLAHOMA AS FILED IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.

**FLOOD STATEMENT**

SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEFINED BY F.E.M.A. MAP# 4013C0170E. DATED, JUNE 2, 2011.

**NOTES FOR EXISTING MONUMENTS FOUND ON THIS SURVEY:**

1. FOUND EXISTING 1 1/2" STEEL PIN, S 73°27'29" E, A DISTANCE OF 0.66 FEET FROM THE CALCULATED POSITION FOR NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT. THE TRUE CORNER FALLS IN A 12" HACKBERRY TREE. THE EXISTING 1 1/2" STEEL PIN APPEARS TO BE A WITNESS CORNER TO THE TRUE CORNER FOR THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT, OKLAHOMA.

**G.P.S. BASE POINT INFORMATION:**

NAD 83 COORDINATE  
NORTHING: 243874.247  
EASTING: 245173.048  
ELEV: 656.301  
WGS 84 DATA  
LAT: 33°53'31.71022" N  
LONG: 96°51'34.22017" W  
HT: 571.193

**LEGEND**

- These standard symbols may be found in the drawing
- EXISTING 1 1/2" STEEL PIN WITH CAP (P.L.S. 1566)
  - EXISTING CITY OF DURANT ALUM. CAP
  - SET 1 1/2" STEEL PIN WITH CAP (P.L.S. 1566)
  - EXISTING 3/8" STEEL PIN
  - EXISTING PIPE
  - EXISTING 1 1/2" STEEL PIN
  - EXISTING RAILROAD SPIKE
  - EXISTING 2" PIPE
  - EXISTING WRENCH
  - CUT 70" IN CONCRETE
  - CALCULATED CORNER (NOT SET)
  - MONUMENT NOTES
  - WATER METER
  - SEWER CLEANOUT
  - SANITARY MANHOLE
  - POWER POLE
  - TELEPHONE PEDESTAL
  - MEASURED FIELD DATA
  - (M) RECORD PLAT DATA
  - (P) RECORD DEED DATA
  - (R) POWER POLE
  - (A) GUY ANCHOR
  - TELEPHONE PEDESTAL COMMUNICATIONS CABLE
  - BOUNDARY LINE
  - UNDERGROUND FIBER OPTIC LINE
  - UNDERGROUND TELEPHONE LINE
  - OVERHEAD ELECTRIC LINE
  - EXISTING CHAIN LINK FENCE
  - EXISTING SHEET METAL FENCE
  - EXISTING PRIVACY FENCE
  - EXISTING WIRE FENCE
  - EXISTING PRIVACY FENCE
  - EXISTING SANITARY SEWER
  - LINE NOT TO SCALE
  - 16.5' STATUTORY RW
  - ASPHALT SURFACE
  - GRAVEL

**OWNERS CERTIFICATE & DEDICATION**

KNOW ALL MEN BY THESE PRESENTS That Sterling Family Trust, 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 1223, PAGE 1106 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 1223, PAGE 1106:

Tract 12  
The East 65 feet of Lots 4 and 5 in Block 24, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.

Tract 13  
The West 75 feet of Lot 4, 5, and Lots 6 and 7, in Block 24, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**BASIS OF BEARINGS:** BASED ON THE OKLAHOMA STATE PLANE COORDINATES SYSTEM (NAD 83 SOUTH ZONE) AND THE DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES. CONTROLLING CORNERS ARE EXISTING CORNERS FOUND AT VARIOUS LOT CORNERS IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT, BRYAN COUNTY, OKLAHOMA.

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 **Replat of Lots 4, 5, & 6, Block 24 of the Original Town of Durant** 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 **Replat of Lots 4, 5, & 6, Block 24 of the Original Town of Durant** 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 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.

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 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.

Notary Public \_\_\_\_\_ Commission Expiration \_\_\_\_\_

**LICENSED LAND SURVEYORS CERTIFICATE**

I, David Lee Page, Jr., a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this **Replat of Lots 4, 5, & 6, Block 24 of the Original Town of Durant**, 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 \_\_\_\_\_

STATE OF OKLAHOMA  
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of April, 2025, 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 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.

Notary Public \_\_\_\_\_ 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 **Lots 4A, 5A, & 6A of the Replat of Lots 4, 5, & 6, Block 24 of the Original Town of Durant**, being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 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**

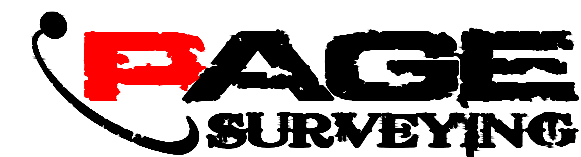
I, \_\_\_\_\_, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the **Replat of Lots 4, 5, & 6, Block 24 of the Original Town of Durant**, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed \_\_\_\_\_ Mayor Signed \_\_\_\_\_ City Clerk

**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 **Replat of Lots 4, 5, & 6, Block 24 of the Original Town of Durant**, to the City of Durant, Bryan County, Oklahoma and 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



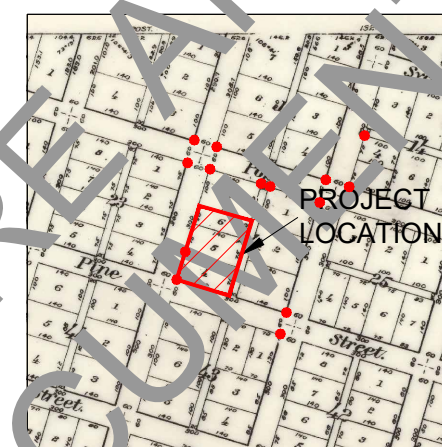
319 N. 3RD AVENUE  
DURANT, OKLAHOMA 74701  
(580) 920-9101 OR (580) 239-0176

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

PRELIMINARY PLAT OF LOTS 4A, 5A, & 6A, BLOCK 24 ORIGINAL TOWN OF DURANT

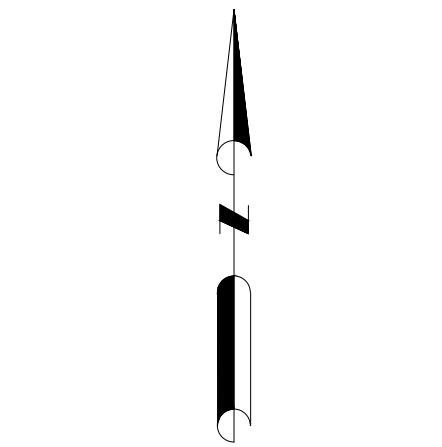
A REPLAT OF LOTS 4, 5, & 6 IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA

ORIGINAL TOWN OF DURANT



INDICATES CONTROLLING MONUMENT  
LOCATION MAP

LOCATION LOTS 4, 5, & 6 IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA



**-BASIS OF BEARINGS-**  
BASED ON THE OKLAHOMA STATE PLANE COORDINATES SYSTEM (NAD 83 SOUTH ZONE) AND THE DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES. CONTROLLING CORNERS ARE EXISTING CORNERS FOUND AT THE LOT CORNERS IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT, BRYAN COUNTY, OKLAHOMA.

**GENERAL NOTES**

- SUBJECT TO EASEMENTS AND/OR 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**

FIELD WORK PERFORMED: 2-25-25 to 3-28-25  
DATE OF LAST SITE VISIT: 3-28-25  
PRELIMINARY PLAT COMPLETED: 4-14-25

Project Name and Address  
STERLING FAMILY TRUST  
LOTS 4, 5, & 6 IN BLOCK 24  
OF THE ORIGINAL TOWN OF DURANT  
CITY OF DURANT, BRYAN COUNTY,  
STATE OF OKLAHOMA

DATE: 4-14-25

SCALE: 1" = 40'

SHEET NO. 1 OF 1

13

QUIT CLAIM DEED

1-2009-619464 Book 1223 Pg: 1,106  
03/30/2009 10:34 am Pg 1106-1109  
Fee: \$ 19.00 Doc: \$ 0.00  
Patricia L. Brady - Bryan County Clerk  
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **PATRICIA STERLING**, former spouse of **KEITH STERLING**, a single person party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey unto **STERLING FAMILY TRUST, 1002 N. 7<sup>th</sup> Durant, OK 74701**, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

**Tract 1:**

610 W. Cedar  
Lot 6 in Block 115, Durant, Indian Territory, now Oklahoma

**Tract 2:**

1015 W. Beech  
The North 70 ft of Lot 3 and North 70 feet of the East 23 feet of Lot 4 in Block 158 in the City of Durant, County of Bryan, State of Oklahoma, according to the official plan and survey thereof.

**Tract 3:**

6th and Liveoak  
The North 25 ft. Lot 2 and all of Lot 1 in Block 100 in the City of Durant, Oklahoma, according to the US Survey thereof.

**Tract 4:**

1306 N. 6<sup>th</sup>  
Lots thirty-seven (37) and thirty-eight (38) in Block Two (2) in Normal Heights. First Addition to the City of Durant, Oklahoma according to the official plant and survey thereof. (Situated in the part of said addition embraced in NE/4 of NW/4 of SE/4 of Section 29, Township 6. South, Range 9 East.)

**Tract 5:**

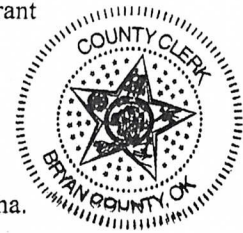
223 N. Washington St.  
Lots 1 and 2 less the South 55 feet in Block 162 in the City of Durant according to the official plat thereof.

**Tract 6:**

801 N. 11th  
Lot two (2) in Block Fifty-one (51) in the City of Durant, Oklahoma.

**Tract 7:**

1316 N.7th  
Lot 31 and Lot 32 in Block 3, Normal Heights. First addition to the City of Durant, Bryan County, Oklahoma according to the Recorded Plat thereof. (Said lots in Normal Heights. First addition, having been platted out of the NW/4 NW/4 SE/4 of Section 29 Township 6 South, Range 9 East of the Indian Base and Meridian Bryan County, Oklahoma.)



**Tract 8:**

323 W. Locust  
W2 of the North 70 feet of the Lot 6 in Block 84 in the City of Durant, Bryan County,  
Oklahoma

**Tract 9:**

The South 65.5 feet of the North 89.3 feet of Lot 6 Block 15 in the City of Durant,  
Bryan County, Oklahoma.

**Tract 10:**

The S/2 of Lot 3 and the North 25 feet of Lot 4 in Block 21, in the City of Durant,  
Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 11:**

The North 20 feet of Lot 6 and the South 38 feet of Lot 7 in Block 21, in the City of  
Durant, Bryan County, Oklahoma.

**Tract 12:**

The East 65 feet of Lots 4 and 5 in Block 24, in the City of Durant, Bryan County,  
Oklahoma, according to the Official Plat thereof.

**Tract 13:**

The West 75 feet of Lot 4 , 5 , and Lots 6 and 7, in Block 24, in the City of Durant,  
Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 14:**

W/2 of Lot 4, in Block 41, in the City of Durant, Bryan County, Oklahoma,  
according to the Official Plat and Survey thereof, for a Point of Beginning Begin 760  
feet West of the Northeast Corner of the NE/4 of the SE/4 of Section 9, Township 6  
South, Range 9 East of the Indian Base and Meridian; Thence South for a distance  
of 450 feet; Thence East for a distance of 100 feet; Thence North for a distance of  
450 feet; Thence West for a distance of 100 feet to the point of beginning, all in  
Section 9, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan  
County, Oklahoma.

**Tract 15:**

The East 70 feet of Lot 5 in Block 97, in the City of Durant, Bryan County,  
Oklahoma, according to the official Plat and Survey thereof.

**Tract 16:**

Lot 9 in Block 1, in HILLSDALE ADDITION, to the City of Durant, Bryan County,  
Oklahoma, according to the Official Plat and Survey thereof.

**Tract 17:**

Lots 7 and 8 in Block 1, in MOORE'S FIRST ADDITION to The City of Durant,  
Bryan County, Oklahoma, according to the recorded Plat thereof. (the said Lots being  
a part of the E/2 of W/2 of SW/4 of NE/4 of SE/4 of Section 29, Township 6 South,

Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma.

**Tract 18:**

Lots 23 and 24 in Block 2 in NORMAL HEIGHTS FIRST ADDITION, to the City of Durant, Bryan County, Oklahoma, according to the Plat and Survey thereof.

**Tract 19:**

Lots 25 and 26 in Block 2 in NORMAL HEIGHTS FIRST ADDITION, to the City of Durant, Bryan County, Oklahoma, according to the Plat and Survey thereof.

**Tract 20:**

Lots 32, 33, and 34 in Block 15 in NORMAL HEIGHTS ADDITION, to the City of Durant, Bryan County Oklahoma, according to the Plat and Survey thereof.

**Tract 21:**

The S/2 of Lot 2 in Block 49, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 22:**

Lot 4 in Block 88, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

**Tract 23:**

The North 62 feet of Lot 7, and all of Lot 8 in Block 21, in the City of Durant, Bryan County, Oklahoma, according to the official plat and survey thereof.

**Tract 24:**

All that portion of the N/2 N/2 SE/4 of Section 9, Township 6 South, Range 9 East, lying West of Old U.S. 69 & 75 Highway Right-of-Way, and LESS AND EXCEPT the Now U.S. Highway 69 & 75, Right-of-Way, containing 7.8 acres, recorded in Book 493 at Page 593 in the County Clerk's Office of Bryan County, Oklahoma, LESS AND EXCEPT a tract of land in the N/2 N/2 NE/4 SE/4 of said Section 9, more particularly described as follows: BEGINNING at the NE/Corner of the NE/4 SE/4; Thence West a distance of 760 feet; Thence South a distance of 450 feet; Thence East 100 feet; Thence South 210 feet, to a point on the South line of the N/2 N/2 SE/4; Thence East 230 feet to the North Right-of-Way of Old U.S. Highways 69 & 75; Thence North 42 degrees 20 minutes East 644.5 feet to a point 197.5 feet South of the NE/4 SE/4 of Section 9 Township 6 South, Range 9 East; Thence North 197 feet to the point of beginning.

EQUITABLE CONVEYANCE - NO REVENUE REQUIRED

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

1-2009-619464 Book 1223 Pg: 1,108  
03/30/2009 10:34 am Pg 1106-1109  
Fee: \$ 19.00 Doc: \$ 0.00  
Patricia L. Brady - Bryan County Clerk  
State of Oklahoma





**Memorandum**

Possible Consideration and Approval of a Replat Application Request for Property Located at West Poplar Street and North 4th Avenue and more particularly described as:

*The West 75 feet of Lots 4 and 5, and all of Lots 6 in Block 24, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.*

**ATTACHMENTS:**

1. PC2025-19- Staff Report
2. PC2025-19 Tac Sheet
3. PC2025-19 MAPS
4. PC2025-19 Warranty Deed



# THE CITY OF DURANT

## Office of Community Development

**Date:** 10-17-25  
**To:** Planning Commission  
**Case:** PC-2025-19  
**From:** Paul Cottrell, Community Development.  
**Re:** Replat

---

**Request:** Consider a request from the property owner to replat lot 2-4 block 2 of E Florida St.

**Current Zoning:** R-3 General Residential

**Future Land Use:** Low Density Residential

**Surrounding Properties:**

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

**Applicant:** Seth Brasile

**Consideration:** Applicant approached staff with the desire to replat the current property in order to meet city standards.

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 current lots contain duplex and 2 triplex structures. The current lot lines from our maps show nonconforming lot lines. Owner is looking to clean the lots up and have them meet current city code.



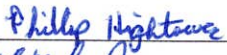

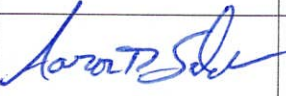

**Staff Recommendation:** Staff recommends approval for replat.

**Required Action:** Hold a public hearing and recommend approval or denial of the plat request for property located at lot 2-4 block 2 of E Florida St. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: Preliminary Plat  
Case Number: PC2025-19

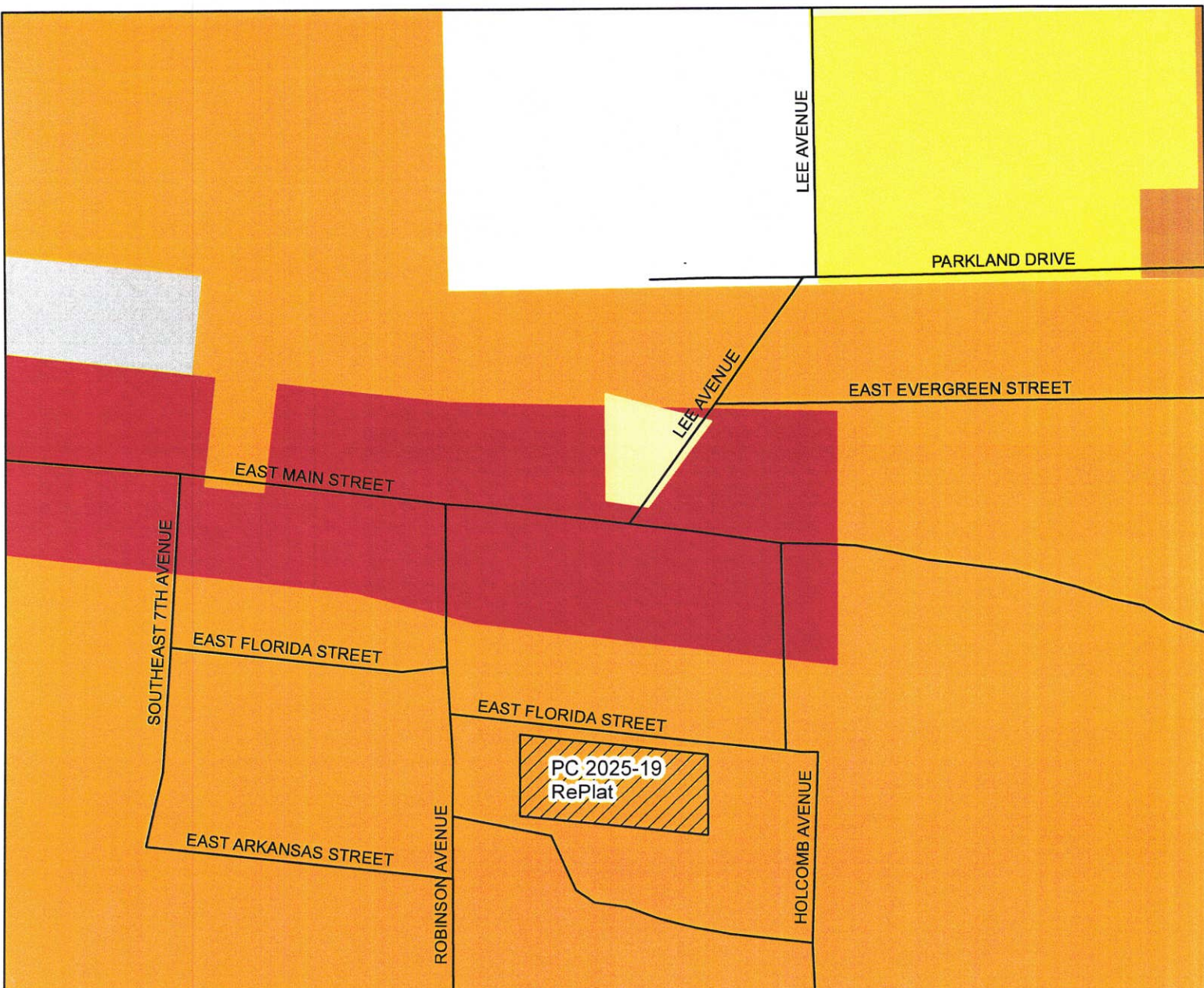
Applicant: Brasile

<b>Building Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Community Development Director: Paul Cottrell			
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		No Comment	10/7/25
Facilities Supervisor: Mark Pierce		No Comments	10/7/25
<b>Public Works</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Public Works Director: Phillip High Tower			
M & O Supervisor Randy Cantrell	 	No Comment EXISTING WATER - EXISTING SEWER IS PRIVATE LINES	10-7-25 10/7/25
Streets Director: Aaron Saldivar		No Comment	10/7/25
Solid Waste Director: Jared Dillingham			
<b>Fire Department</b>	<b>Signature</b>	<b>Comments</b>	<b>Date</b>
Fire Marshall Collin Gordon		No comment	07OCT25

Outside Resources:	Signature	Comments	Date
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			

**Additional Comments**

Name Department Title	Signature	Additional Comments	Date



PC 2025-19  
RePlat

- 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.



PARKLAND DRIVE

EAST EVERGREEN STREET

EAST MAIN STREET

SOUTHEAST 7TH AVENUE

EAST FLORIDA STREET

EAST FLORIDA STREET

EAST ARKANSAS STREET

ROBINSON AVENUE

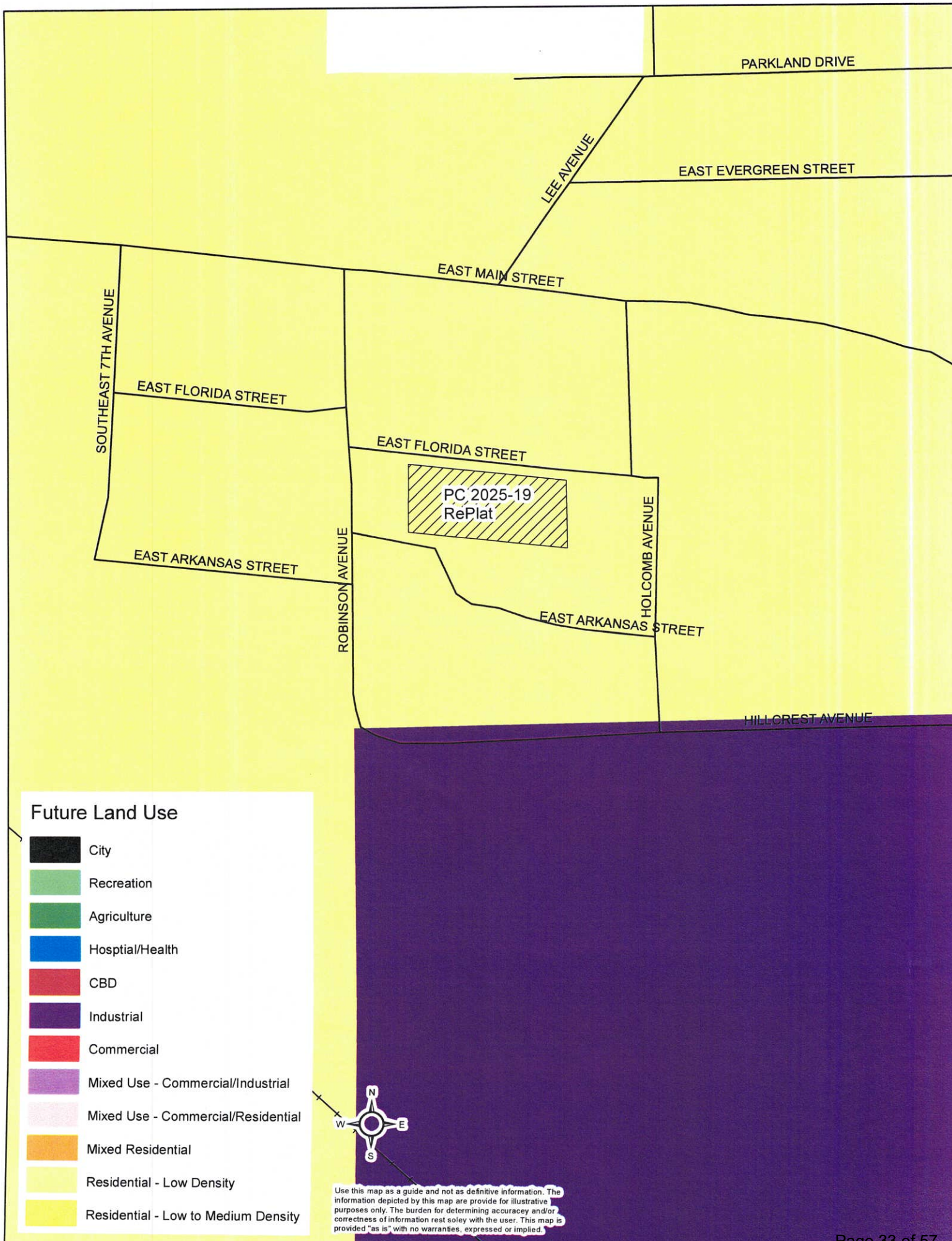
HOLCOMB AVENUE

HILLCREST AVENUE

PC 2025-19  
RePlat



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PARKLAND DRIVE

EAST EVERGREEN STREET

LEE AVENUE

EAST MAIN STREET

SOUTHEAST 7TH AVENUE

EAST FLORIDA STREET

EAST FLORIDA STREET

PC, 2025-19  
RePlat

EAST ARKANSAS STREET

ROBINSON AVENUE

HOLCOMB AVENUE

EAST ARKANSAS STREET

HILLCREST AVENUE

**Future Land Use**

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

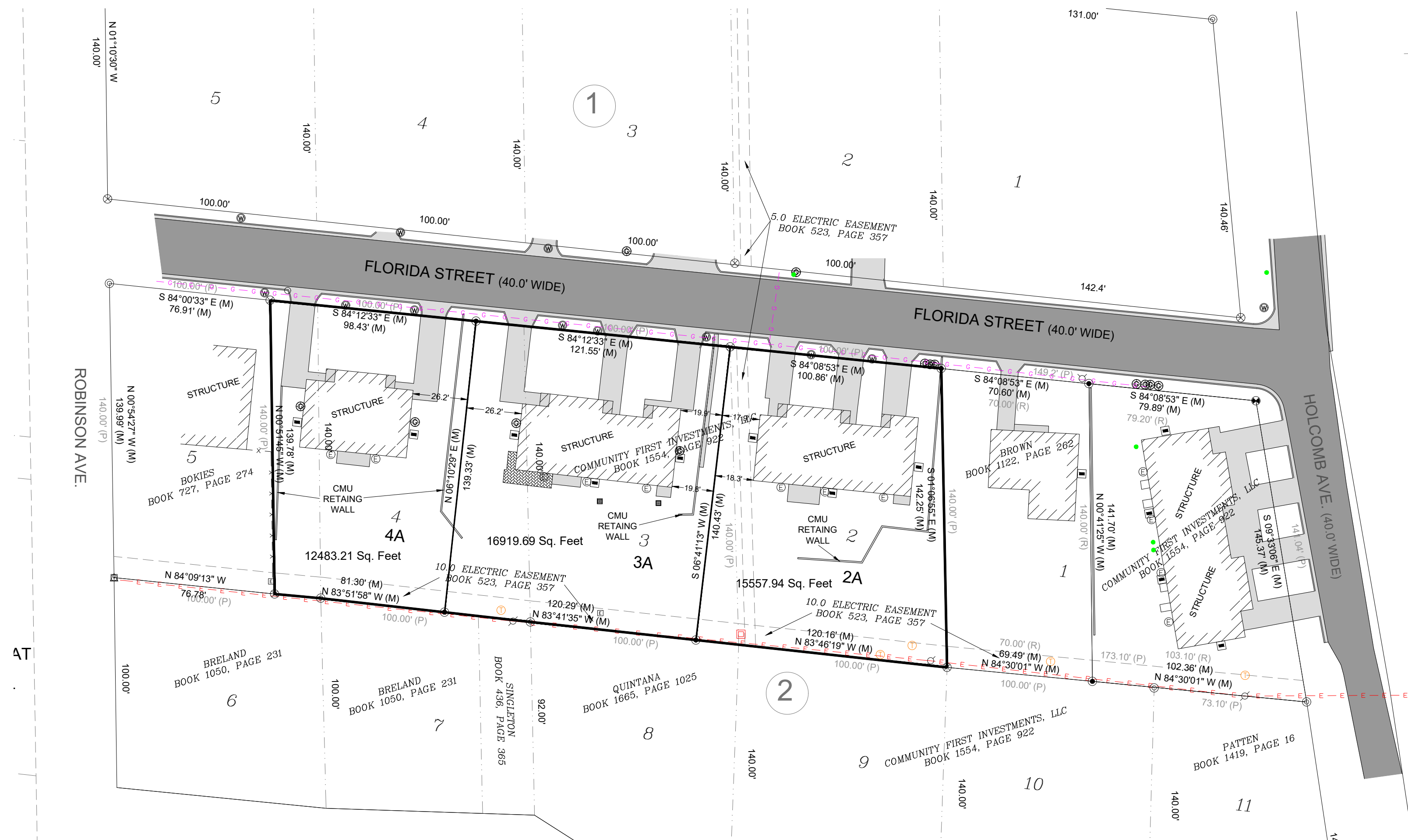


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FINAL PLAT OF LOTS 2A, 3A, & 4A, BLOCK 2 HILLCREST ADDITION TO CITY OF DURANT

A REPLAT OF LOTS 2, 3, 4 & PART OF LOT 5 IN BLOCK 2 OF HILLCREST ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA

**THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT**



**THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT**

**SURVEYOR'S NOTES:**

1. 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.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83, SOUTH ZONE) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. 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.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES AND GRID (SPC NAD 83, SOUTH ZONE) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED 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.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. SURVEY PERFORMED USING RTK GPS, COORDINATE SYSTEM IS WGS 84. ALL BEARING ARE REFERENCED TO GRID (SPC NAD 83, SOUTH ZONE) BEARINGS.
8. ALL ADJOINING LAND OWNER INFORMATION HAS BEEN DERIVED FROM WWW.OKMAPS.ORG OR WWW.ACTDATASCOOT.COM.
9. **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

**DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:**

1. WARRANTY DEED FROM LONNIE MURPHEE AND SHERRY MURPHEE TO THE COMMUNITY FIRST INVESTMENTS, LLC, FILED ON MARCH 32, 2021 IN BOOK 1554, PAGE 922 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. VARIOUS ADJOINING DEEDS AS SHOWN ON SURVEY PLAT.
3. SUBDIVISION PLAT OF HILLCREST ADDITION TO THE CITY OF DURANT, OKLAHOMA AS FILED IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.

**FLOOD STATEMENT**

SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEFINED BY F.E.M.A. MAP# 40013C0330E. DATED: JUNE 2, 2011.

**LEGEND**

These standard symbols may be found in the drawing.

- SET 1/2" STEEL PIN WITH CAP (PLS 1566)
- ⊕ EXISTING 5/8" STEEL PIN
- ⊕ EXISTING RAILROAD SPIKE
- ⊕ EXISTING 1/2" STEEL PIN
- ⊕ EXISTING 3/8" STEEL PIN
- ⊕ ELECTRIC METERS
- ⊕ AC UNITS
- ⊕ ELECTRIC TRANSFORMER
- ⊕ CALCULATED CORNER (NOT SET)
- ⊕ WATER METER
- ⊕ SEWER CLEANOUT
- ⊕ SANITARY MANHOLE
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ MEASURED FIELD DATA
- ⊕ RECORD PLAT DATA
- ⊕ RECORD DEED DATA
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ AREA DRAIN
- BOUNDARY LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- ELECTRIC EASEMENT
- EXISTING GAS LINE
- EXISTING CHAINLINK FENCE
- EXISTING PRIVACY FENCE
- EXISTING SANITARY SEWER
- LINE NOT TO SCALE
- 16.5' STATUTORY RW
- ASPHALT SURFACE
- GRAVEL

**OWNERS CERTIFICATE & DEDICATION**

KNOW ALL MEN BY THESE PRESENTS That Community First Investments, L.L.C., 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 1554, PAGE 922 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.

I DAVID L. PAGE JR. A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THIS REPLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS A PART OF THE FOLLOWING TRACT OF LAND TO WIT:

EXISTING LEGAL DESCRIPTION:

BOOK 1554, PAGE 922:

Tract 1: Lot 1, Less the West 70 feet thereof, and all of Lots 2, 3, and 4, and the East 23 feet of Lot 5 in Block 2, Hillcrest Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

AND

Tract 2: Lots 9 and 10, in Block 2, Hillcrest Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

**BASIS OF BEARINGS:** BASED ON THE OKLAHOMA STATE PLANE COORDINATES SYSTEM (NAD 83 SOUTH ZONE) AND THE DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES. CONTROLLING CORNERS ARE EXISTING CORNERS FOUND AT VARIOUS LOT CORNERS IN BLOCK 2 IN BLOCK 2, HILLCREST 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 of Lots 2A, 3A, & 4A, Block 2 Hillcrest Addition to the City of Durant, a Replat of Lots 2, 3, 4, & Part of Lot 5, Block 2, Hillcrest Addition to the City of Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commission's Approval and Acceptance, but subject to the restrictive covenants referenced below. For the purpose of providing an orderly development of the Final Plat of Lots 2A, 3A, & 4A, Block 2 Hillcrest Addition to the City of Durant a Replat of Lots 2, 3, 4, & Part of Lot 5, Block 2, Hillcrest Addition to the City of Durant, Durant, Oklahoma, do hereby provide restrictive covenants 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 LAND SURVEYORS CERTIFICATE**

I, David Lee Page, Jr., a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this Final Plat of Lots 2A, 3A, & 4A, Block 2 Hillcrest Addition to the City of Durant a Replat of Lots 2, 3, 4, & Part of Lot 5, Block 2, Hillcrest Addition to the City of Durant, 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 \_\_\_\_\_

STATE OF OKLAHOMA  
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of April, 2025, 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 \_\_\_\_\_ 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 of Lots 2A, 3A, & 4A, Block 2 Hillcrest Addition to the City of Durant a Replat of Lots 2, 3, 4, & Part of Lot 5, Block 2, Hillcrest Addition to the City of Durant, being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Treasurer \_\_\_\_\_

**COUNTY CLERK CERTIFICATE**

STATE OF OKLAHOMA  
COUNTY OF BRYAN

This instrument, \_\_\_\_\_, was filed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 of Lots 2A, 3A, & 4A, Block 2 Hillcrest Addition to the City of Durant a Replat of Lots 2, 3, 4, & Part of Lot 5, Block 2, Hillcrest Addition to the City of Durant, 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 streets, avenues, and easements for public use on this Final Plat of Lots 2A, 3A, & 4A, Block 2 Hillcrest Addition to the City of Durant a Replat of Lots 2, 3, 4, & Part of Lot 5, Block 2, Hillcrest Addition to the City of Durant, to the City of Durant, Bryan County, Oklahoma and 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

OWNER

NOTARY

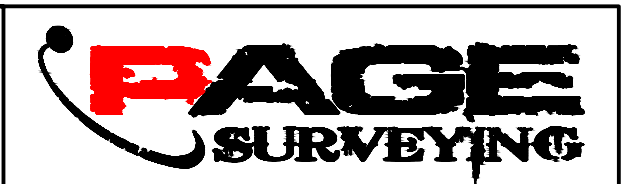
NOTARY

SURVEYOR

NOTARY

TREASURER

CLERK



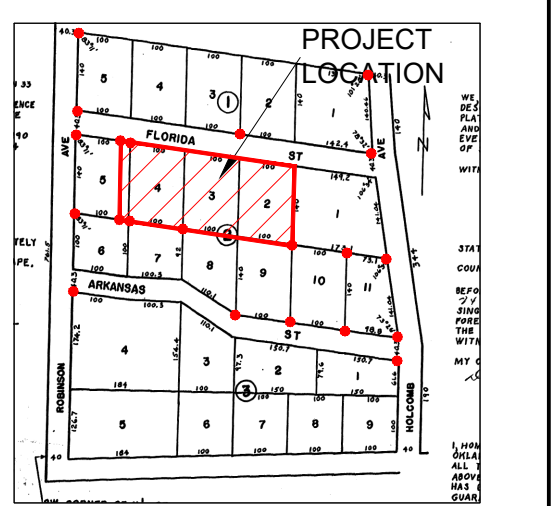
319 N. 3RD AVENUE  
DURANT, OKLAHOMA 74701  
(580) 920-9101 OR (580) 239-0176

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

FINAL PLAT OF  
LOTS 2A, 3A, & 4A, BLOCK 2  
HILLCREST ADDITION  
CITY OF DURANT

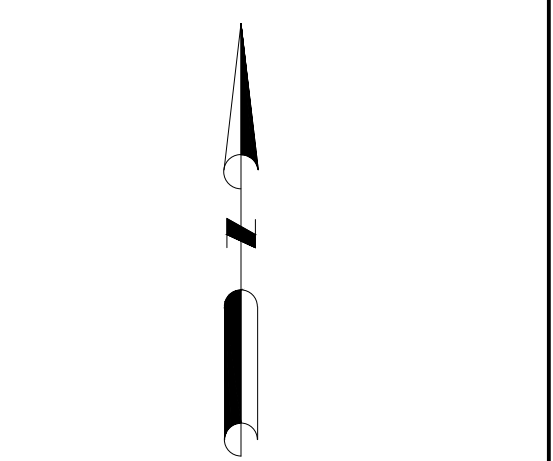
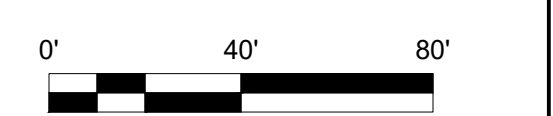
A REPLAT OF LOTS 2, 3, 4 & PART OF LOT 5 IN BLOCK 2 OF HILLCREST ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA

HILLCREST ADDITION TO THE CITY OF DURANT, OKLAHOMA



● INDICATES CONTROLLING MONUMENT  
LOCATION MAP

LOCATION  
LOTS 2, 3, 4, & PART OF LOT 5 IN BLOCK 2 OF HILLCREST ADDITION TO THE CITY OF DURANT, CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA



—BASIS OF BEARINGS—  
BASED ON THE OKLAHOMA STATE PLANE COORDINATES SYSTEM (NAD 83 SOUTH ZONE), AND THE DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES. CONTROLLING CORNERS ARE EXISTING CORNERS FOUND AT THE LOT CORNERS IN BLOCK 1 AND 3 OF HILLCREST ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

**GENERAL NOTES**

- SUBJECT TO EASEMENTS AND/OR 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  
FIELD WORK PERFORMED: 9-9-25 to 9-15-25  
DATE OF LAST SITE VISIT: 9-15-25  
PRELIMINARY PLAT COMPLETED: 9-15-25

Project Name and Address  
COMMUNITY FIRST INVESTMENTS, LLC  
LOTS 2, 3, 4, & PART OF LOT 5 IN BLOCK 2  
HILLCREST ADDITION TO THE CITY OF DURANT  
CITY OF DURANT, BRYAN COUNTY,  
STATE OF OKLAHOMA

DATE: 9-15-25

SCALE: 1" = 40'

SHEET NO. 1 OF 1

G.P.S. BASE POINT INFORMATION:  
NAD 83 COORDINATE  
NORTHING: 239476.537  
EASTING: 2497274.505  
ELEV: 667.347  
WGS 84 DATA  
LAT: 33°58'48.73676" N  
LONG: 96°21'16.96139" W  
HT: 580.086

# MODERN

abstract and title

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That **Lonnie Murphee a/k/a Lonnie Murphree and Sherry Murphree, 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 **Community First Investments, LLC, a Limited Liability Company, 3508 Austin St, Gainesville, TX 76240**, 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:

**Tract 1: Lot 1, Less the West 70 feet thereof, and all of Lots 2, 3 and 4, and the East 23 feet of Lot 5, in Block 2, Hillcrest Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.**

**AND**

**Tract 2: Lots 9 and 10, in Block 2, Hillcrest Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.**

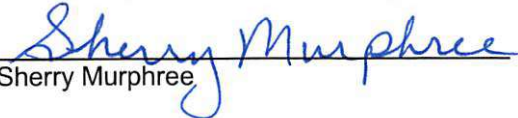
together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

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: \$603.75**

SIGNED AND SEALED this the 19th day of March, 2021.

  
\_\_\_\_\_  
Lonnie Murphee a/k/a Lonnie Murphree

  
\_\_\_\_\_  
Sherry Murphree

### 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 Lonnie Murphee a/k/a Lonnie Murphree and Sherry Murphree, 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 19th of March, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/24/22

(SEAL)

File No.: 210108832



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



# The City of Durant

## Memorandum

1) Possible Consideration and Recommendation of a Approval for Petition of Annexation into Corporate Limits of the City of Durant for property located on Bryan Road and More Particularly Described As:

*Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.*

2) Possible Consideration and Approval of a Preliminary Plat Application Request for Phase 1 for Property Located On Bryan Road and More Particularly Described As:

*Lots 1-69, all inclusive, In Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.*

## ATTACHMENTS:

1. PC- Staff Report Buddy Holder Annexation
2. Petition for Annexation
3. PC2025-17- Staff Report
4. PC2025-17 - TAC Sheet
5. PC2025-17 Maps
6. PC2025-17 Preliminary Plat - Wildflower Meadows
7. PC2025-17 - Warranty Deed



# THE CITY OF DURANT

## Office of Community Development

**Date:** 10/30/2025  
**To:** Planning Commission  
**Case:** PC-2025-17.2  
**From:** Paul Cottrell, Community Development.  
**Re:** Annexation of 111.43 Acres

**Request:** Consider a request from the property owner to annex into the city the property located off of Bryan Rd between Folsom Rd & Mockingbird Ln.

**Current Zoning:** Will be R-1 if Annexed

**Future Land Use:** None

**Surrounding Properties:**

Direction	Zoning	Use
North	None	Single Family Home
West	None	Pasture
South	None	Pasture
East	A-1	Single Family Home

**Applicant:** Buddy Holder

**Consideration:** Applicant approached staff with the desire to annex into the city the current property in order to build a subdivision.

Notifications have been made to the surrounding property owners and at the time of this report staff have received phone calls or letters of support or protest regarding this annex request.

**Analysis:** Property is approximately 111.43 acres and will contain 300 plus single family homes when all phases are completed. Sewer will be city provided and water will be rural water provided.

**Staff Recommendation:** Staff recommendation was to approve the annexation.

**Required Action:** Hold a public hearing and recommend approval or denial of the annexation request for property located off of Bryan Rd between Folsom Rd & Mockingbird Ln. Any specific conditions imposed by the Commission should be read into any approval motion.

Elberg H. Holder III  
Bryan Rd. Development, LLC  
4709 W University Blvd  
Durant, OK 74701  
September 8, 2025

Durant City Council  
300 W Evergreen  
Durant, OK 74701

To the Honorable City Council of Durant,

RE: Petition for Annexation of Property

We, Bryan Road Development, LLC, being the owners of the property described below, do hereby respectfully petition the City Council of the City of Durant to annex our property into Durant city limits.

The property is as follows: Lot 1-69, all inclusive, in Tract 1; Hidden Oaks Creek, an Addition to Durant, Bryan County, Oklahoma, according to the recorded final plat thereof.

The property is located off Bryan Rd. in Bryan County, OK, and is currently undeveloped.

Bryan Rd. Development, LLC plans to embark on a \$90 million project to develop a 360 lot subdivision. Annexing this subdivision to the city of Durant would allow for city growth and increased housing availability for the residents of Durant, OK.

Deeds, proposed plats, and other necessary documents have been provided to the City Planning office and are available for the City Council to view in order to see the vision we have for this project.

Please reach out to us with any questions or concerns, and we look forward to annexing this property into the city of Durant.

Best,



Elberg H. Holder III

Member of Bryan Rd. Development, LLC/ Property Owner



# THE CITY OF DURANT

## Office of Community Development

**Date:** 10/30/2025  
**To:** Planning Commission  
**Case:** PC-2025-17  
**From:** Paul Cottrell, Community Development.  
**Re:** Preliminary Plat Phase 1 of 5

---

**Request:** Consider a request from the property owner to preliminary plat the property located off of Bryan Rd between Folsom Rd & Mockingbird Ln.

**Current Zoning:** Will be R-1 if Annexed

**Future Land Use:** None

**Surrounding Properties:**

Direction	Zoning	Use
North	None	Single Family Home
West	None	Pasture
South	None	Pasture
East	A-1	Single Family Home

**Applicant:** Buddy Holder

**Consideration:** Applicant approached staff with the desire to preliminary plat the current property in order to build a subdivision.

Notifications have been made to the surrounding property owners and at the time of this report staff have received phone calls or letters of support or protest regarding this prelim plat request.

**Analysis:** Property is approximately 111.43 acres and will contain 300 plus single family homes when all phases are completed. Sewer will be city provided and water will be rural water provided.



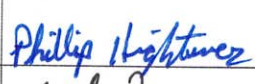
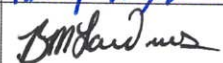


**Staff Recommendation:** Staff recommendation was to approve the preliminary plat of phase one.

**Required Action:** Hold a public hearing and recommend approval or denial of the preliminary plat request for property located off of Bryan Rd between Folsom Rd & Mockingbird Ln. Any specific conditions imposed by the Commission should be read into any approval motion.

**Community Development – TAC Meeting**

Request Type: Preliminary Plat  
Case Number: PC2025-17

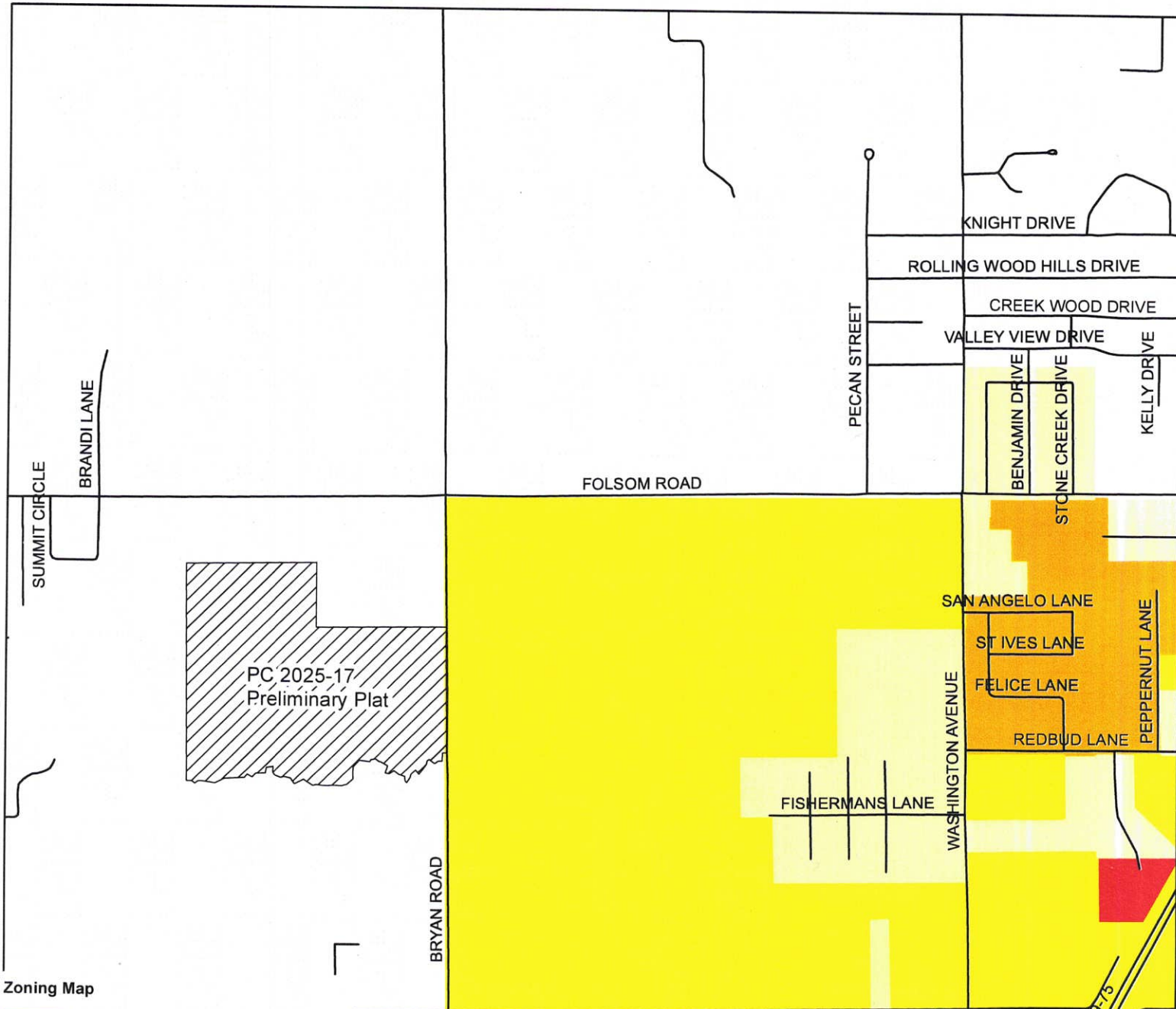
Applicant: Holder

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell			
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis			10/7/25
Facilities Supervisor: Mark Pierce		No comments	10/7/25
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower			
M & O Supervisor Randy Cantrell	 	Concur with Streets and ITC HYDROLOGY REPORT - RW # 2 PRIVATE SEWER LINES & LIFT STATION	10-7-25 10/7/25
Streets Director: Aaron Saldivar		Drainage, Traffic count	10/7/25
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		6" barrel Hydrants with 4" 5" or 2" in accordance with IBC 2018 & IFC 2018 Appendix B, C & D Need 3 divided entrance with turn lane onto San flower lane Also, need 3 <sup>rd</sup> entrance onto Bryan Rd from Primrose lane	07 Oct 25

Outside Resources:	Signature	Comments	Date
<b>OGE:</b> Jeremy Mullins			
<b>ONG</b> Kyle Chilton			

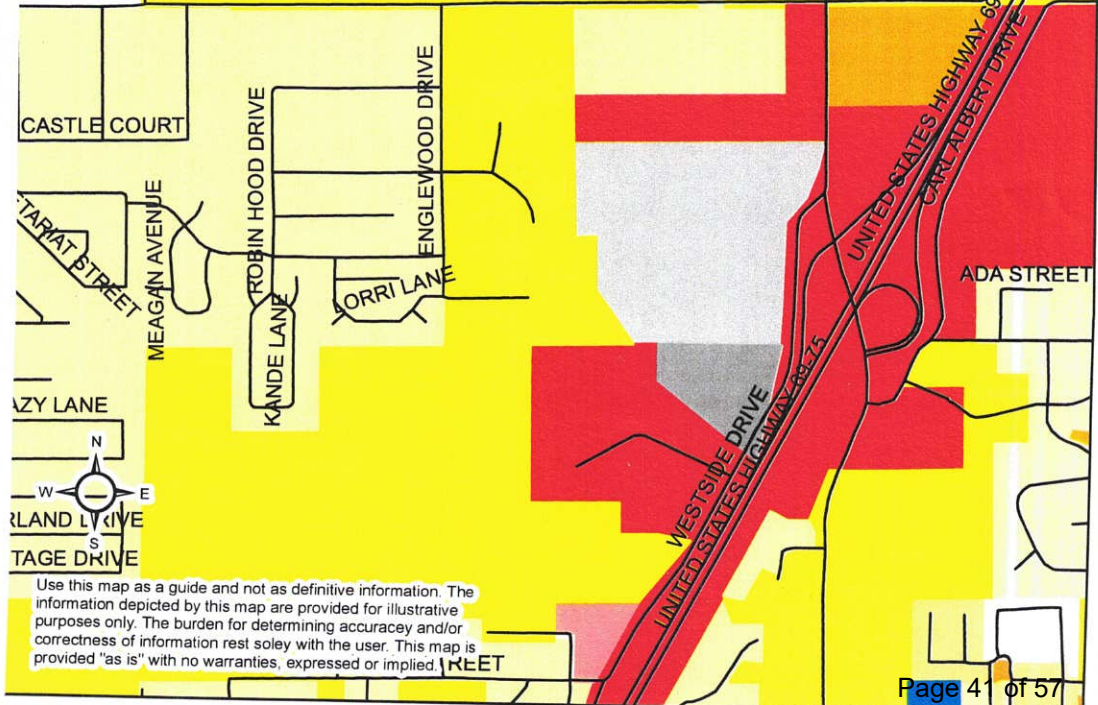
**Additional Comments**

Name Department Title	Signature	Additional Comments	Date

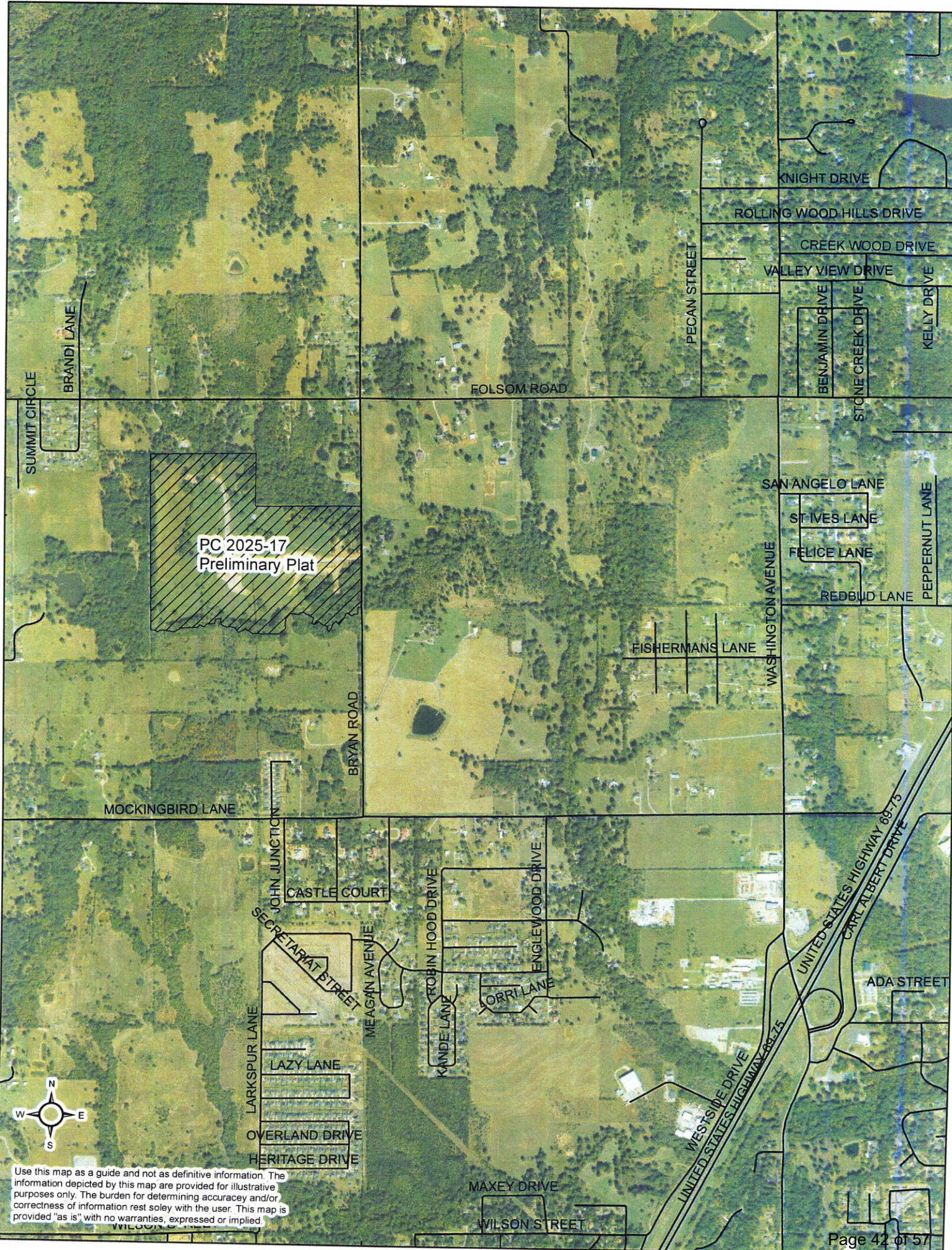


**Zoning Map**

- 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

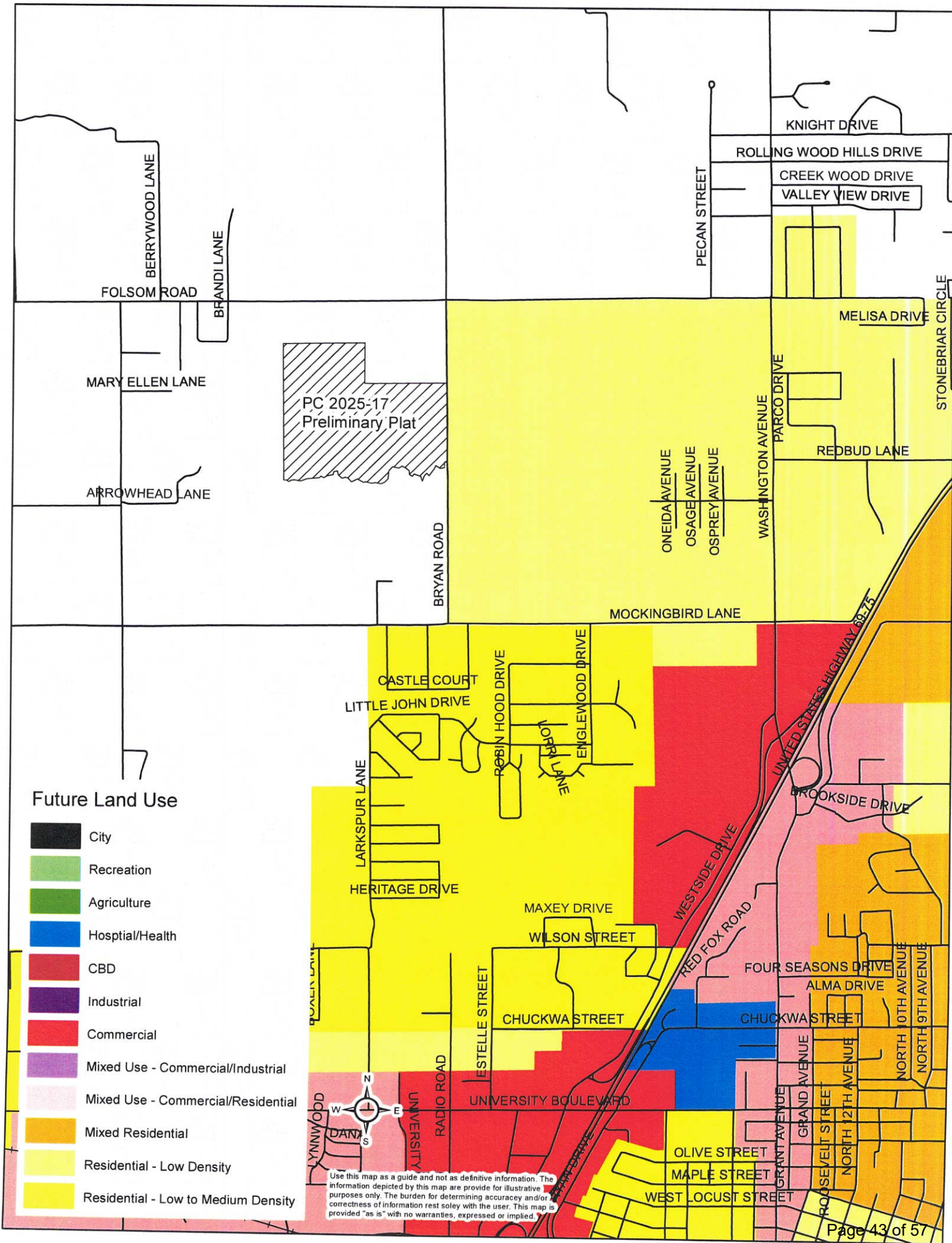


Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC 2025-17  
Preliminary Plat

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 2025-17  
Preliminary Plat

**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.

PRELIMINARY PLAT

WILDFLOWER MEADOWS
AN ADDITION TO THE CITY OF DURANT,
BRYAN COUNTY, OKLAHOMA

THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL,
SIGNED AND SEALED DOCUMENT.

OWNER

Elberg Holder, Jay Mauck,
Preston Holder, Dustin Wolf
721 Highway 70 E,
Kingston, OK 73439

ENGINEER

Ashley Bice, PE
P.O. Box 26634
Little Rock, AR 72221
Ph: 501-593-1298

SURVEYOR

Michael T. Reynolds, PLS
621 North Elks Road
Tishomingo, OK 73460
Ph: 580-371-9410

LEGAL DESCRIPTION

Being all of the S/2 NE/4 and the S/2 NW/4 NE/4 and that part of the
S/2 NE/4 SE/4 North of the said creek, Section 13, Township 6 South,
Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma and
being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found with a cap marked LPLS 1324 at the
East Quarter Corner of said Section 13;

Thence South 89° 04' 03" West, along the North line of the N/2 N/2 SE/4,
a distance of 34.86 feet to a point in the center of a creek;

Thence along the center line of said creek the following calls and distances:

South 00° 35' 32" West, a distance of 81.15 feet to a point;
South 84° 59' 19" West, a distance of 29.80 feet to a point;
South 72° 28' 21" West, a distance of 15.09 feet to a point;
South 57° 15' 45" West, a distance of 40.96 feet to a point;
North 47° 38' 41" West, a distance of 68.12 feet to a point;
South 74° 49' 51" West, a distance of 24.97 feet to a point;
South 17° 09' 04" West, a distance of 45.05 feet to a point;
South 31° 44' 18" West, a distance of 124.06 feet to a point;
North 76° 45' 40" West, a distance of 12.53 feet to a point;
North 42° 10' 24" West, a distance of 56.25 feet to a point;
South 40° 16' 41" West, a distance of 61.20 feet to a point;
South 19° 13' 32" West, a distance of 40.24 feet to a point;
South 30° 01' 16" West, a distance of 54.30 feet to a point;
North 42° 21' 39" West, a distance of 23.42 feet to a point;
North 07° 57' 01" West, a distance of 48.31 feet to a point;
North 74° 17' 26" West, a distance of 62.59 feet to a point;
North 50° 11' 46" West, a distance of 64.63 feet to a point;
South 61° 15' 18" West, a distance of 30.62 feet to a point;
South 47° 24' 41" West, a distance of 32.44 feet to a point;
North 59° 43' 51" West, a distance of 42.29 feet to a point;
North 12° 01' 21" East, a distance of 57.63 feet to a point;
North 45° 10' 37" East, a distance of 10.30 feet to a point;
North 47° 40' 10" West, a distance of 72.61 feet to a point;
South 78° 46' 49" West, a distance of 26.99 feet to a point;
North 48° 14' 06" West, a distance of 52.26 feet to a point;
South 69° 37' 31" West, a distance of 54.47 feet to a point;
South 39° 14' 22" West, a distance of 12.97 feet to a point;
North 87° 04' 30" West, a distance of 24.08 feet to a point;
North 79° 43' 02" West, a distance of 83.57 feet to a point;
South 48° 20' 30" West, a distance of 73.39 feet to a point;
South 25° 11' 11" West, a distance of 22.54 feet to a point;
South 00° 25' 17" East, a distance of 31.06 feet to a point;
South 02° 16' 14" East, a distance of 51.88 feet to a point;
South 09° 12' 09" West, a distance of 41.41 feet to a point;
South 40° 40' 45" West, a distance of 3643 feet to a point;
South 47° 26' 26" West, a distance of 49.29 feet to a point;
South 73° 09' 12" West, a distance of 55.15 feet to a point;
North 79° 15' 22" West, a distance of 59.24 feet to a point;
South 88° 21' 33" West, a distance of 126.42 feet to a point;
North 79° 05' 38" West, a distance of 57.36 feet to a point;
South 89° 46' 00" West, a distance of 27.01 feet to a point;
South 75° 04' 35" West, a distance of 23.41 feet to a point;
North 64° 16' 52" West, a distance of 70.86 feet to a point;
North 45° 05' 01" West, a distance of 41.18 feet to a point;
South 62° 34' 56" West, a distance of 105.37 feet to a point;
North 41° 18' 52" West, a distance of 77.96 feet to a point;
North 72° 13' 09" West, a distance of 64.97 feet to a point;
South 64° 20' 40" West, a distance of 28.96 feet to a point;
North 65° 38' 11" West, a distance of 69.19 feet to a point;
North 32° 48' 22" West, a distance of 34.03 feet to a point;
North 00° 17' 51" East, a distance of 60.10 feet to a point;
South 82° 42' 18" West, a distance of 60.81 feet to a point;
South 18° 36' 46" West, a distance of 60.66 feet to a point;
South 85° 16' 09" West, a distance of 94.36 feet to a point;
South 47° 10' 50" West, a distance of 54.73 feet to a point;
North 60° 52' 12" West, a distance of 57.43 feet to a point;
South 51° 08' 04" West, a distance of 47.11 feet to a point;
South 85° 23' 53" West, a distance of 189.49 feet to a point;
South 67° 20' 43" West, a distance of 122.30 feet to a point;
North 77° 14' 08" West, a distance of 119.74 feet to a point;
South 83° 55' 51" West, a distance of 43.45 feet to a point;
South 57° 46' 16" West, a distance of 38.66 feet to a point;
North 48° 13' 30" West, a distance of 34.83 feet to a point;
North 88° 34' 17" West, a distance of 52.34 feet to a point in the west
line of the S/2 S/2 SE/4 of said Section 13;

Thence North 00° 41' 27" West, along the West line of the E/2 of said
Section 13, a distance of 2,220.48 feet to a 1/2" steel rod found with a
cap marked LPLS 1780;

Thence North 89° 05' 35" East, a distance of 1,319.11 feet to a 1/2" steel
rod set with an aluminum cap marked COPLEY LPLS 1992;

Thence South 00° 41' 19" East, a distance of 660.37 feet to a 1/2" steel
rod set with an aluminum cap marked COPLEY LPLS 1992;

Thence North 89° 05' 05" East, a distance of 1,319.09 feet to a 1/2" steel
rod set with an aluminum cap marked COPLEY LPLS 1992 at the Northeast
corner of the S/2 NE/4 of said Section 13;

Thence South 00° 41' 11" East, along the east line of the S/2 NE/4 of
said Section 13, a distance of 1,320.34 to the Point-Of-Beginning and
containing 112.183 acres of land. The Basis of Bearings are Oklahoma State
Plane Coordinate System, Oklahoma South (3502) (NAD 83), (Grid North).
This property description was prepared on (4/22/2022) by John C. Copley,
Licensed Professional Land Surveyor No. 1992.

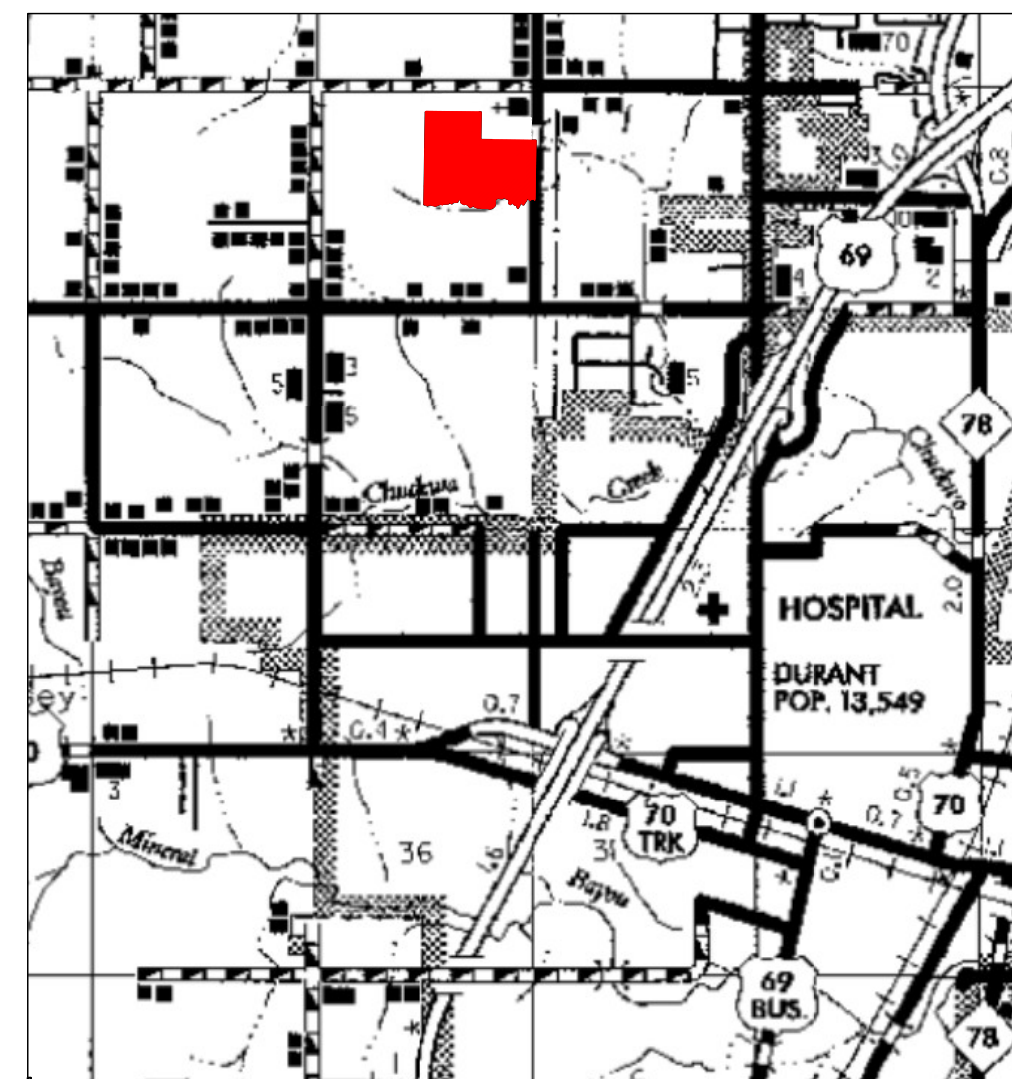
AREA OF ADDITION

4,893,073 square feet
112.329 acres

FLOOD HAZARD INFORMATION

Subject property is not in Zone X (Areas
determined to be outside the 0.2% annual
chance flood.) according to Flood Insurance
Rate Map, Map Number 40013C0170E,
effective date June 2, 2011.

VICINITY MAP



Map provided by ODOT.

CERTIFICATE OF DURANT CITY PLANNING COMMISSION APPROVAL

I, \_\_\_\_\_, Chairman of the Durant Planning Commission for the City of Durant,
Oklahoma, hereby certify that the said commission duly approved the Final Plat of Wildflower Meadows, an
addition to the City of Durant, Bryan County, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025
and voluntary act and deed and as the free and voluntary act and deed of said such corporation for the uses
and purposes.

Chairman

CERTIFICATE OF ACCEPTANCE

Pursuant to Durant subdivision regulations, this document was given approval by the Durant City Council at a
meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025. All of the conditions for approval having
been completed, this document is hereby accepted and this certificate executed under authority of such
regulations.

Date of execution

Attest, City Clerk

Mayor

OWNER'S CERTIFICATE AND DEDICATION

That the undersigned, hereby certify that it is the owner of, and the only person, firm or corporation having
any right, title, or interest in and to the land shown on the Final Plat of Wildflower Meadows, an addition to
the City of Durant, Oklahoma. That it has caused the same to be platted into lots, blocks, streets and
easements as shown on said Final Plat, which said Final Plat represents a careful survey of all property
included therein under the Final Plat of Wildflower Meadows, an addition to the City of Durant, Bryan County,
Oklahoma.

That the undersigned, further certifies that they are the owner of and the only person, firm, or corporation who
have any right, title or interest to the land included in the above mentioned Final Plat, and it does hereby
dedicate public streets and all easements, as shown on said Final Plat, to the use of the public, for public
highways, streets, fire protection, utility and drainage easements for their heirs, executors, administrators,
successors and assigns forever and have caused the same to be released from all encumbrances to be
executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Elberg Holder

Jay Mauck

Preston Holder

Dustin Wolf

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on the \_\_\_\_\_ day of
\_\_\_\_\_, 2025, personally appeared Elberg Holder, Jason Mauck, Preston Holder and Dustin Wolf,
to me known to be the identical persons who the name of the maker thereof to the foregoing instrument, and
duly acknowledged to me that they executed the same as their free and voluntary act and deed of such
partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last
written above.

Notary Public

CERTIFICATE OF SURVEY

I, Michael T. Reynolds, a Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made
a careful survey of the foregoing described property designated as the Final Plat of Wildflower Meadows, an
addition to the City of Durant, Bryan County, Oklahoma, and that the foregoing plat represents said survey and
that steel rods, as described on this plat, have been located or placed at all lot corners unless noted. This
plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the
Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witnessed my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Michael T. Reynolds, PLS No. 1651
License Expires 11/30/2026

STATE OF OKLAHOMA
COUNTY OF JOHNSTON

Before me, the undersigned, a notary public in and for said county and state on the \_\_\_\_\_ day of
\_\_\_\_\_, 2025, personally appeared Michael T. Reynolds to me known to be the identical person
who the name of the maker thereof to the foregoing instrument as its president, and duly acknowledged to me
that he executed the same as his free and voluntary act and deed of such partnership for the uses and
purposes therein set forth. Given under my hand and seal the day and year last written above.

Notary Public

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

Environmental Specialist
Department of Environmental Quality

CERTIFICATE OF COUNTY TREASURER

I, Prudy Sullivan-Holt, do hereby certify that I am duly elected, qualified, and acting County Treasurer of Bryan
County, State of Oklahoma, that the tax records of said county, show all taxes are paid for the year \_\_\_\_\_,
and prior years on the land shown as the Final Plat of Heritage North - Phase II, an addition to the City of
Durant, Bryan County, Oklahoma, that the required statutory security has been deposited in the Office of the
County Treasurer guaranteeing payment of the taxes for the current year.

In witness whereof, said County Treasurer has caused the instrument to be executed at Durant, Oklahoma, this
\_\_\_\_\_ day of \_\_\_\_\_, 2025.

County Treasurer

CERTIFICATE OF RECORDING

This document, number \_\_\_\_\_, filed for record \_\_\_\_\_ day of
\_\_\_\_\_, 2025,
at \_\_\_\_\_ in Plat Book \_\_\_\_\_.

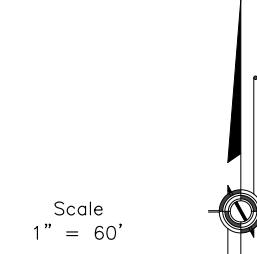
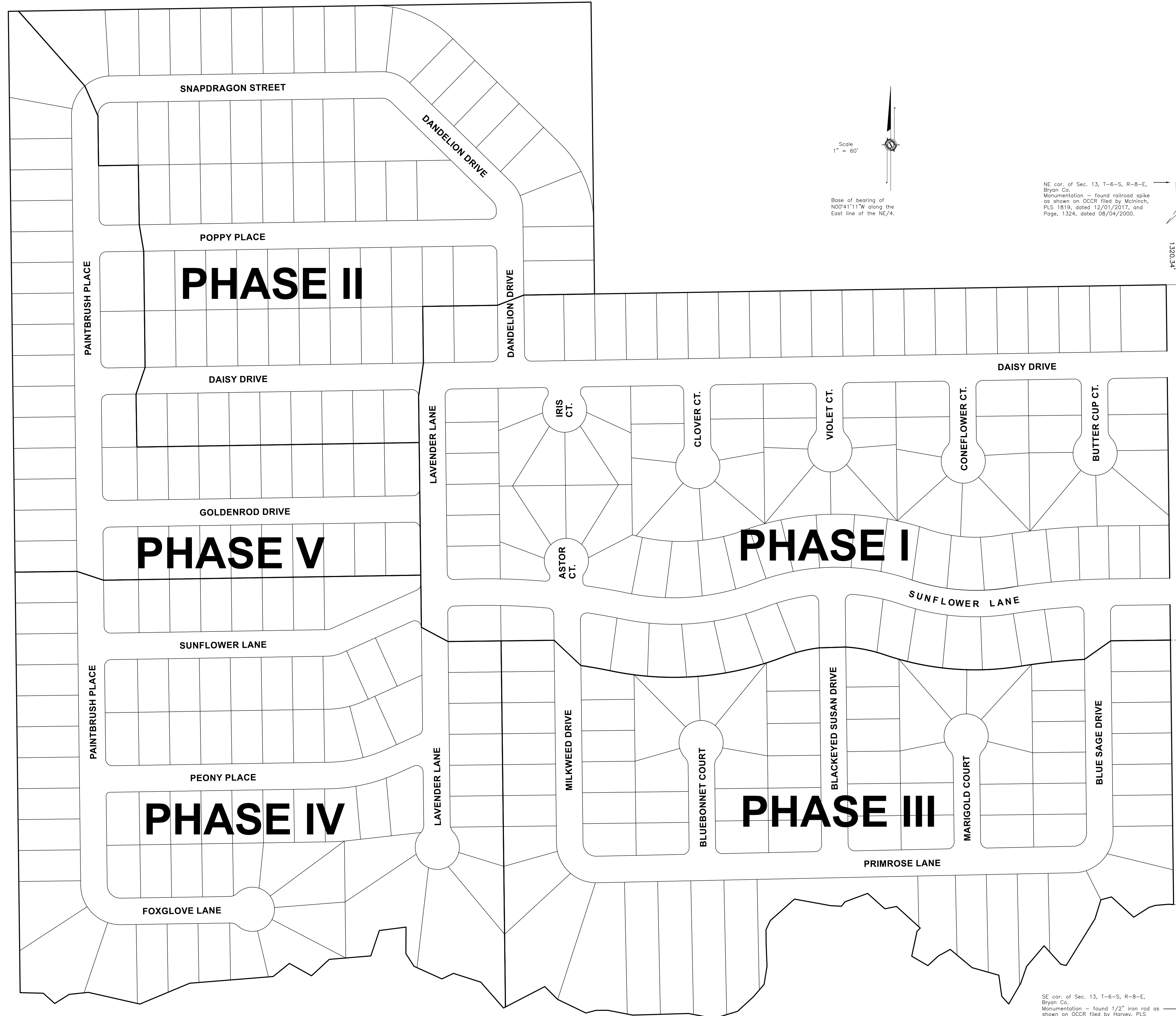
County Clerk

PRELIMINARY PLAT

# WILDFLOWER MEADOWS

AN ADDITION TO THE CITY OF DURANT,  
BRYAN COUNTY, OKLAHOMA

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Base of bearing of  
N00°41'11"W along the  
East line of the NE/4.

NE cor. of Sec. 13, T-6-S, R-8-E,  
Bryan Co.  
Monumentation - found railroad spike  
as shown on OCCR filed by McIninch,  
PLS 1819, dated 12/01/2017, and  
Page, 1324, dated 08/04/2000.

N 00°41'11" W 1,114.00 N

N 00°41'11" W 1,320.34

N00°41'57"W N 00°41'47"W  
835.82' 2557.03'

E/4 cor. of Sec. 13, T-6-S, R-8-E,  
Bryan Co.  
Monumentation - found 1/2" iron rod  
as shown on OCCR filed by Page, PLS  
1566, dated 02/02/2021, Brooks, PLS  
1593, dated 08/24/2005 and Page,  
1324, dated 08/04/2000.

SE cor. of Sec. 13, T-6-S, R-8-E,  
Bryan Co.  
Monumentation - found 1/2" iron rod as  
shown on OCCR filed by Horsey, PLS  
1888, dated 09/04/2024, Carroll, PLS  
1522, dated 06/14/2016, Page, PLS  
1566, dated 05/11/2004 and Page,  
1324, dated 08/04/2000.

PRELIMINARY PLAT

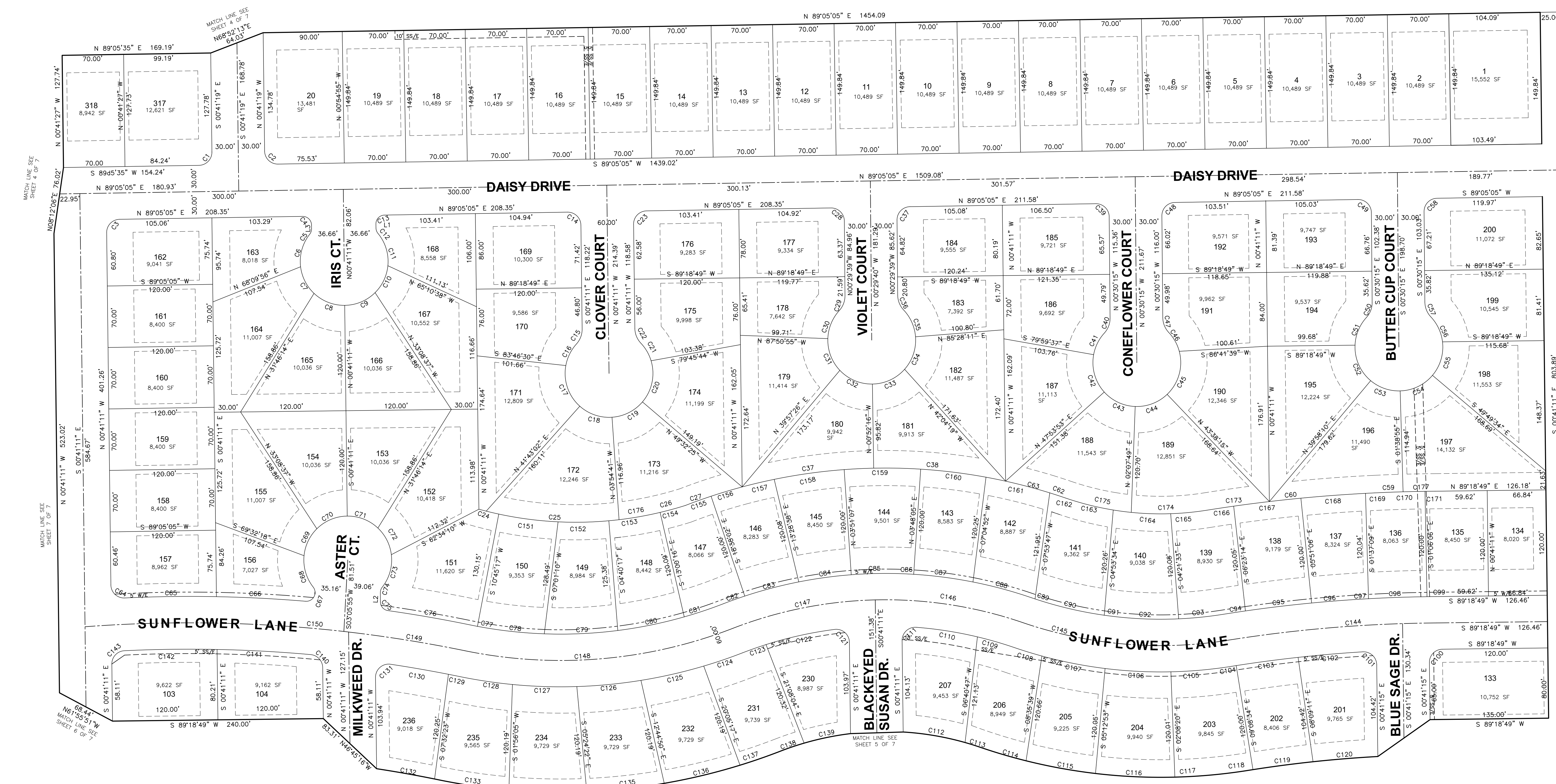
WILDFLOWER MEADOWS

AN ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

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LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L1 through L3.

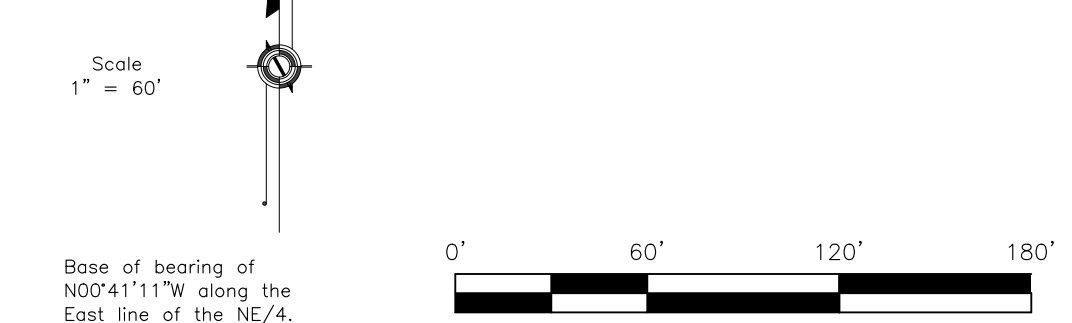
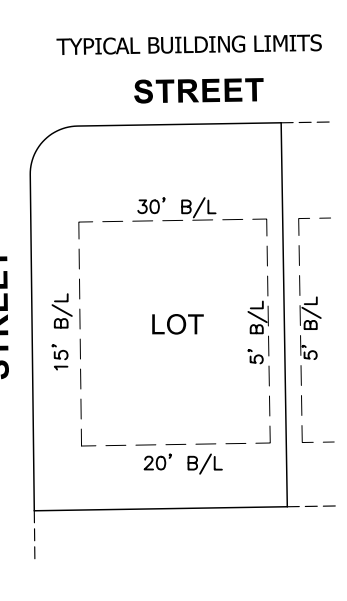
CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C177.



CURVE TABLE (left) with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves C100 through C125.

CURVE TABLE (middle) with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves C126 through C151.

CURVE TABLE (right) with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves C152 through C177.



PRELIMINARY PLAT

**WILDFLOWER MEADOWS**  
AN ADDITION TO THE CITY OF DURANT,  
BRYAN COUNTY, OKLAHOMA

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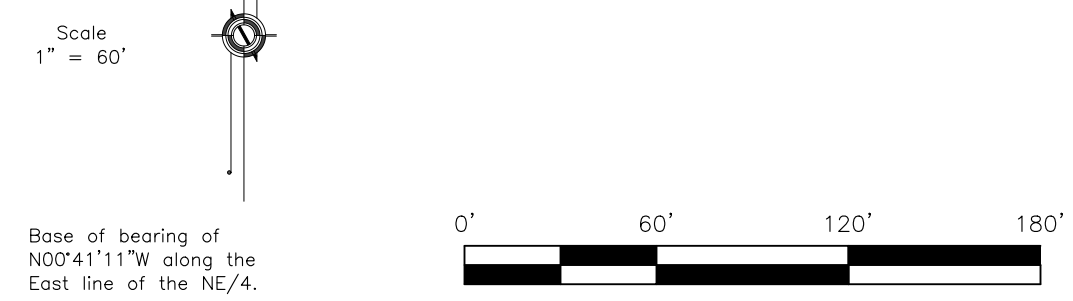
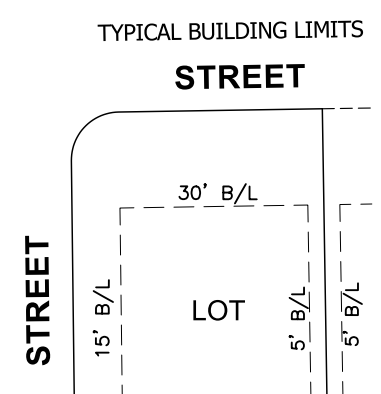
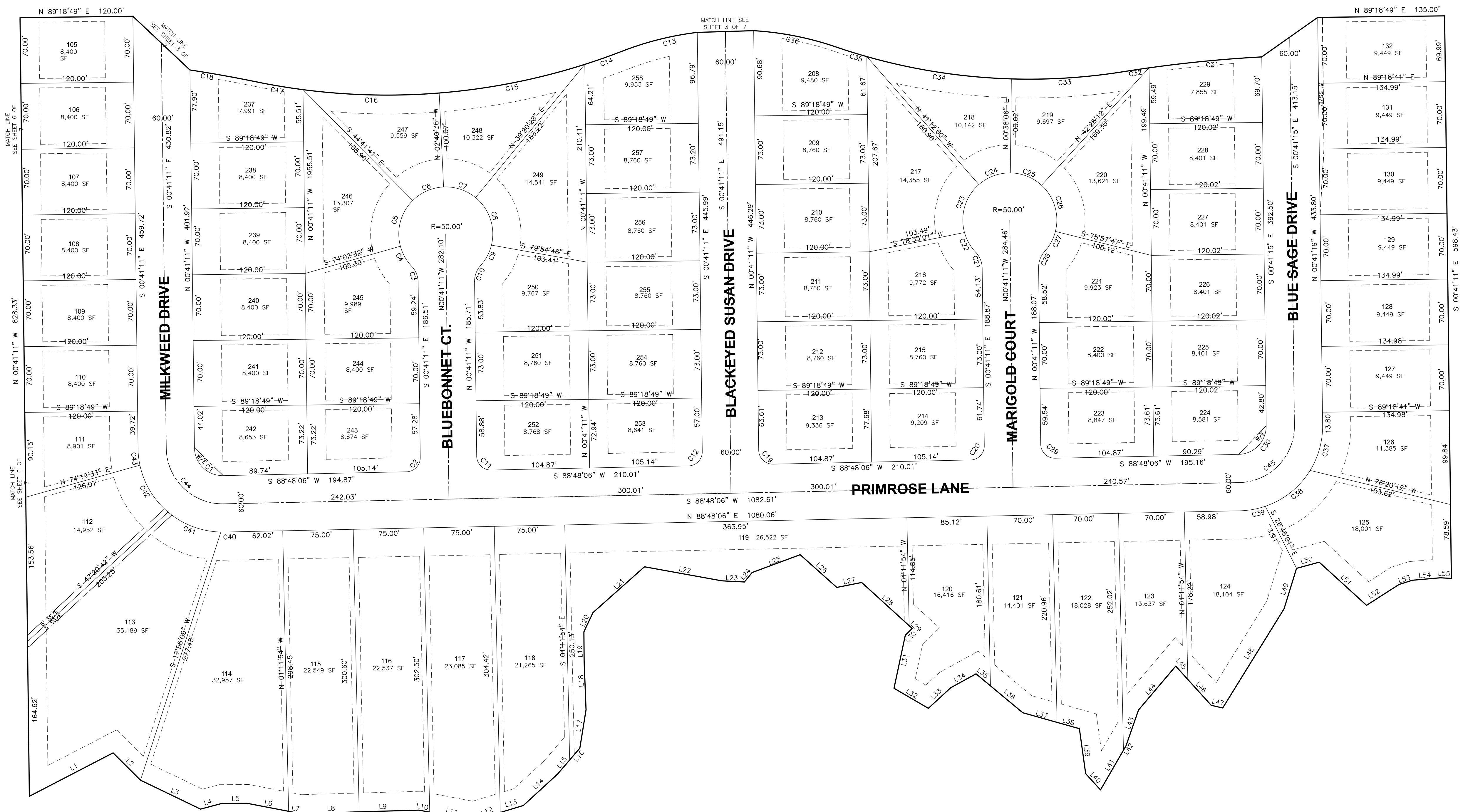
PRELIMINARY PLAT

WILDFLOWER MEADOWS  
AN ADDITION TO THE CITY OF DURANT,  
BRYAN COUNTY, OKLAHOMA

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LINE	BEARING	DISTANCE
L1	N 62°34'56" E	100.32'
L2	S 45°05'01" E	41.18'
L3	N 64°16'52" W	70.86'
L4	S 75°04'35" W	23.41'
L5	S 89°46'00" W	27.01'
L6	N 79°05'38" W	44.81'
L7	N 79°05'38" W	12.55'
L8	S 88°21'33" W	62.73'
L9	S 88°21'33" W	63.69'
L10	N 79°15'22" W	11.56'
L11	N 79°15'22" W	47.67'
L12	S 73°09'12" W	29.45'
L13	S 73°09'12" W	25.70'
L14	S 47°26'26" W	49.29'
L15	S 40°40'45" W	19.85'
L16	S 40°40'45" W	16.58'
L17	S 09°12'09" W	41.41'
L18	S 02°16'14" E	51.88'
L19	S 00°25'17" E	31.06'
L20	S 25°11'11" W	22.54'
L21	S 48°20'30" W	73.39'
L22	N 79°43'02" W	83.57'
L23	N 87°04'30" W	24.08'
L24	S 39°14'22" W	12.97'
L25	S 69°37'31" W	54.47'
L26	N 48°14'06" W	52.26'
L27	S 78°46'49" W	26.99'
L28	N 47°40'10" W	68.26'
L29	N 47°40'10" W	4.36'
L30	N 45°10'37" E	10.30'
L31	N 12°01'21" E	57.63'
L32	N 59°43'51" W	42.29'
L33	S 47°24'41" W	32.44'
L34	S 61°15'18" W	30.62'
L35	N 50°11'46" W	19.94'
L36	N 50°11'46" W	44.69'
L37	N 74°17'26" W	37.91'
L38	N 74°17'26" W	24.88'
L39	N 07°57'01" W	48.31'
L40	N 42°21'39" W	23.42'
L41	S 30°01'16" W	48.79'
L42	S 30°01'16" W	5.51'
L43	S 19°13'32" W	40.24'
L44	S 40°16'41" W	61.20'
L45	N 42°10'24" W	19.17'
L46	N 42°10'24" W	37.09'
L47	N 76°45'40" W	12.53'
L48	S 31°44'18" W	124.06'
L49	S 17°09'04" W	45.05'
L50	N 74°49'51" E	24.97'
L51	S 47°38'41" E	68.12'
L52	S 47°38'41" E	40.96'
L53	N 72°28'21" E	15.99'
L54	N 84°59'19" E	29.80'
L55	S 86°43'29" E	11.69'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47.39'	30.00'	N 45°56'33" W	42.62'
C2	23.43'	15.00'	S 44°03'27" W	21.12'
C3	18.69'	25.00'	S 22°06'11" E	18.26'
C4	24.76'	50.00'	N 29°20'09" W	24.50'
C5	52.76'	50.00'	N 15°04'36" E	50.35'
C6	36.67'	50.00'	N 66°18'51" E	35.85'
C7	36.67'	50.00'	S 71°40'04" E	35.85'
C8	56.23'	50.00'	S 18°26'23" E	53.32'
C9	24.76'	50.00'	S 27°57'47" W	24.50'
C10	18.69'	25.00'	N 20°43'49" E	18.26'
C11	23.70'	15.00'	N 45°56'33" W	21.31'
C12	23.43'	15.00'	S 44°03'27" W	21.12'
C13	82.37'	331.49'	N 75°56'50" E	82.15'
C14	42.32'	692.79'	S 70°34'45" W	42.31'
C15	158.17'	692.79'	S 78°52'11" W	157.83'
C16	145.15'	692.79'	N 88°35'15" W	144.89'
C17	50.62'	692.79'	N 80°29'31" W	50.61'
C18	71.47'	1407.66'	S 79°51'12" E	71.46'
C19	23.70'	15.00'	N 45°56'33" W	21.31'
C20	23.43'	15.00'	S 44°03'27" W	21.12'
C21	18.69'	25.00'	S 22°06'11" E	18.26'
C22	24.44'	50.00'	N 29°31'04" W	24.20'
C23	56.13'	50.00'	N 16°38'32" E	53.23'
C24	36.51'	50.00'	N 69°43'03" E	35.70'
C25	36.51'	50.00'	S 68°26'51" E	35.70'
C26	53.82'	50.00'	S 64°11'37" E	51.26'
C27	24.44'	50.00'	S 28°08'42" W	24.20'
C28	18.69'	25.00'	N 20°43'49" E	18.26'
C29	23.70'	15.00'	N 45°56'33" W	21.31'
C30	46.86'	30.00'	S 44°03'25" W	42.24'
C31	120.48'	1426.96'	N 84°26'59" E	120.45'
C32	27.63'	1426.96'	N 81°28'34" E	27.63'
C33	119.51'	633.95'	S 86°19'19" W	119.33'
C34	155.97'	633.95'	N 81°13'46" W	155.57'
C35	34.36'	633.95'	N 72°37'43" W	34.36'
C36	80.52'	331.49'	S 78°48'33" E	80.24'
C37	50.59'	90.00'	S 15°24'52" W	49.52'
C38	62.32'	90.00'	S 51°21'10" W	61.08'
C39	27.67'	90.00'	S 79°59'43" W	27.56'
C40	03.79'	90.00'	N 89°59'36" W	03.79'
C41	61.20'	90.00'	N 69°18'23" W	60.03'
C42	59.24'	90.00'	N 30°58'00" W	58.18'
C43	17.94'	90.00'	N 06°23'52" W	17.91'
C44	92.26'	60.00'	N 44°44'15" W	83.44'
C45	93.71'	60.00'	S 44°03'25" W	84.47'

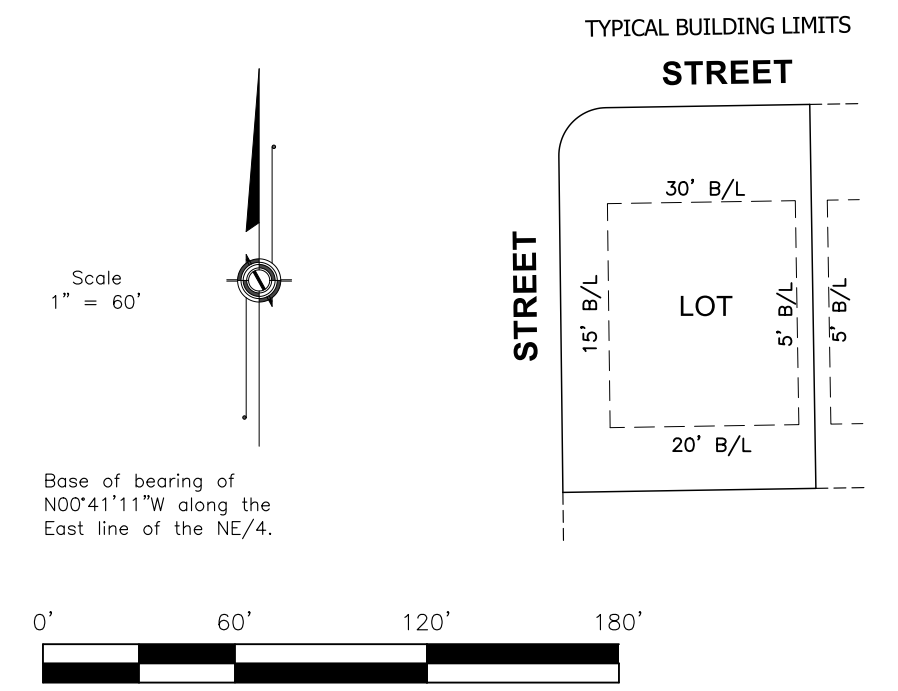
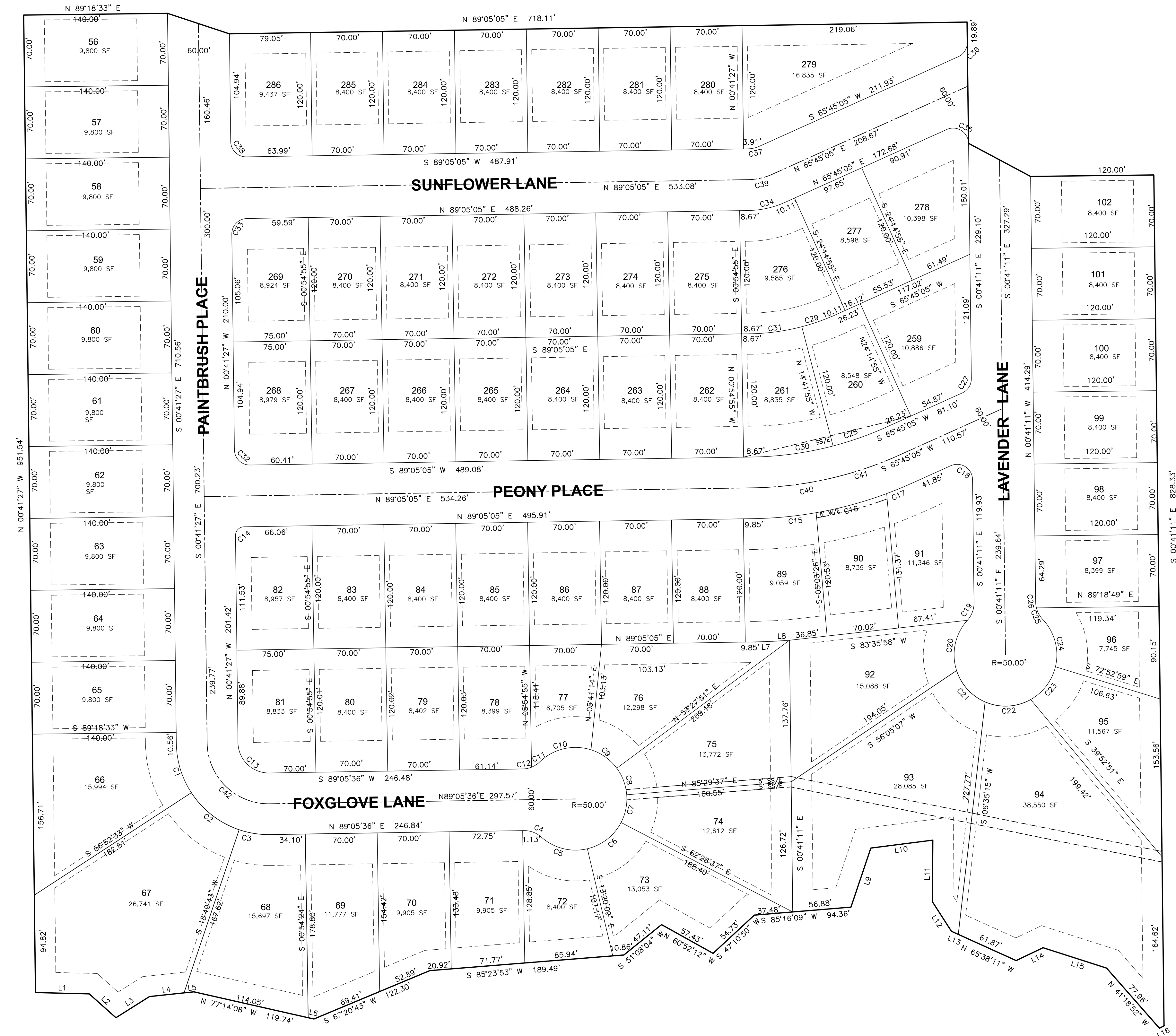


PRELIMINARY PLAT

# WILDFLOWER MEADOWS

AN ADDITION TO THE CITY OF DURANT,  
BRYAN COUNTY, OKLAHOMA

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**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90.00'	50.95'	N 16°54'27" W	50.27'
C2	90.00'	60.00'	N 52°13'22" W	58.90'
C3	90.00'	30.78'	N 81°07'05" W	30.63'
C4	25.00'	18.60'	S 69°35'13" E	18.18'
C5	50.00'	48.06'	N 75°48'06" E	46.23'
C6	50.00'	42.88'	S 52°05'37" W	41.58'
C7	50.00'	27.95'	S 11°30'30" W	27.59'
C8	50.00'	27.95'	S 20°31'16" E	27.58'
C9	50.00'	31.33'	S 54°29'18" E	30.82'
C10	50.00'	53.66'	N 76°48'46" E	51.12'
C11	25.00'	9.70'	S 57°11'06" W	9.64'
C12	25.00'	9.07'	S 78°41'55" W	9.02'
C13	30.00'	47.24'	N 45°48'11" W	42.65'
C14	8.50'	13.32'	N 44°11'49" E	12.00'
C15	390.00'	61.37'	S 84°34'36" W	61.30'
C16	390.00'	71.20'	S 74°50'20" W	71.10'
C17	390.00'	26.25'	S 67°40'48" W	26.25'
C18	15.00'	29.73'	S 57°28'03" E	25.10'
C19	25.00'	18.62'	S 20°43'49" W	18.26'
C20	50.00'	52.39'	N 12°07'39" E	50.03'
C21	50.00'	42.55'	N 42°16'20" W	41.28'
C22	50.00'	45.98'	S 87°00'05" W	44.38'
C23	50.00'	41.14'	S 37°05'02" W	39.98'
C24	50.00'	49.77'	S 15°00'14" E	47.74'
C25	25.00'	12.93'	N 28°42'05" W	12.79'
C26	25.00'	5.76'	N 07°17'05" W	5.75'
C27	15.00'	17.39'	S 32°31'57" W	16.44'
C28	330.00'	55.00'	S 70°31'35" W	54.94'
C29	210.00'	35.00'	S 70°31'35" W	34.96'
C30	530.00'	79.39'	S 82°11'35" W	79.19'
C31	210.00'	50.52'	S 82°11'35" W	50.40'
C32	15.00'	23.62'	N 45°48'11" W	21.25'
C33	15.00'	23.50'	N 44°11'49" E	21.17'
C34	90.00'	36.65'	S 77°25'05" W	36.40'
C35	15.00'	29.73'	S 57°28'03" E	25.10'
C36	15.00'	17.39'	S 32°31'57" W	16.44'
C37	30.00'	12.22'	S 77°25'05" W	12.13'
C38	15.00'	23.62'	N 45°48'11" W	21.25'
C39	60.00'	24.43'	S 77°25'05" W	24.27'
C40	360.00'	66.60'	S 82°11'35" W	66.39'
C41	360.00'	60.00'	S 70°31'35" W	59.93'
C42	60.00'	94.47'	N 45°48'07" W	85.01'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°34'17" E	52.34'
L2	S 48°13'30" E	34.83'
L3	N 57°46'16" E	38.66'
L4	N 83°55'51" E	33.76'
L5	S 83°55'51" W	6.69'
L6	N 77°14'08" W	5.69'
L7	S 88°09'07" W	16.58'
L8	S 86°17'30" W	16.58'
L9	S 18°36'46" W	60.66'
L10	S 82°42'18" W	60.81'
L11	N 00°17'51" E	60.10'
L12	N 32°48'22" W	34.03'
L13	N 65°38'11" W	7.32'
L14	S 64°20'40" W	28.96'
L15	N 72°13'09" W	64.97'
L16	N 01°49'41" W	5.05'

# PRELIMINARY PLAT

## WILDFLOWER MEADOWS

AN ADDITION TO THE CITY OF DURANT,  
BRYAN COUNTY, OKLAHOMA

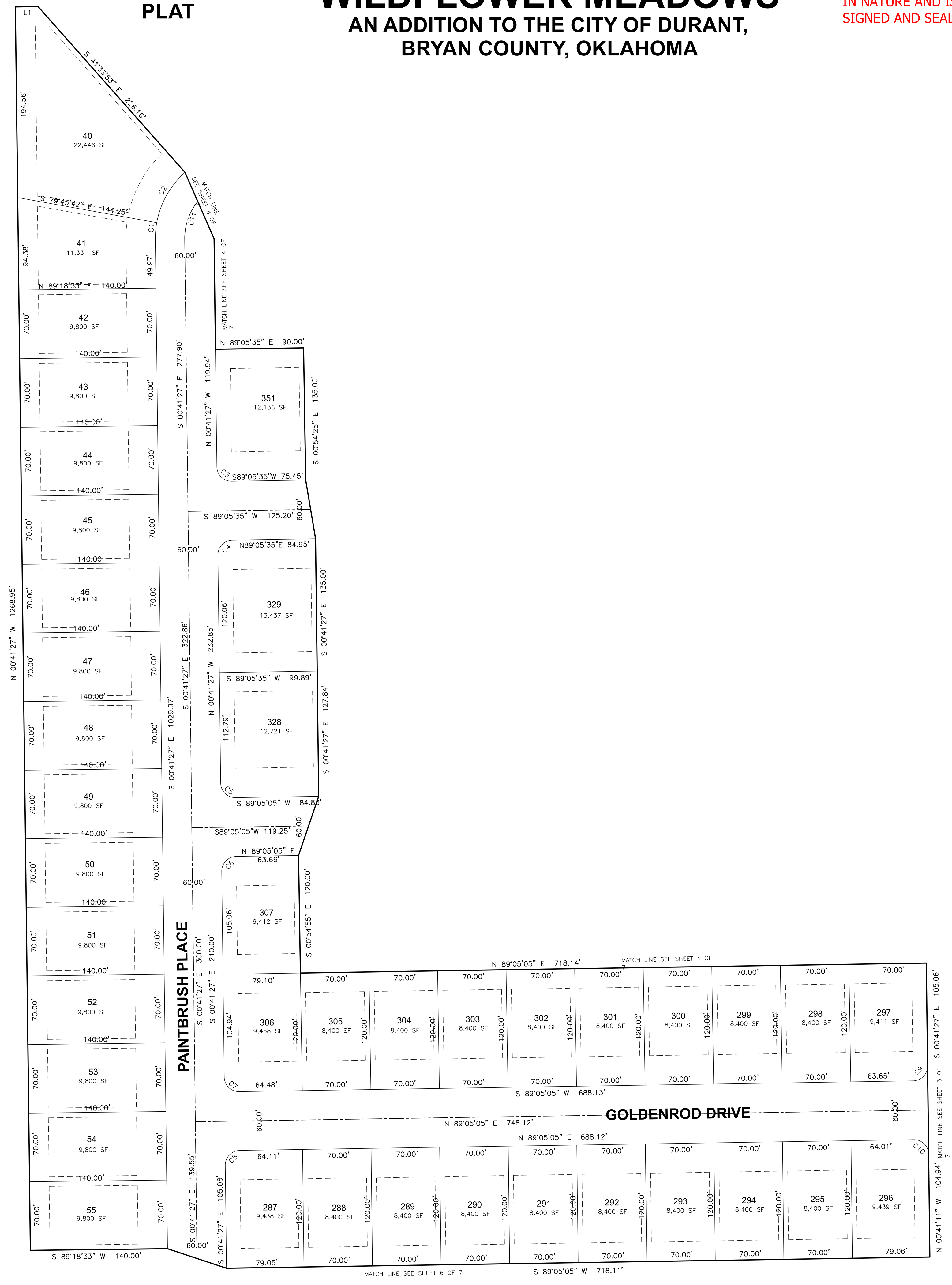
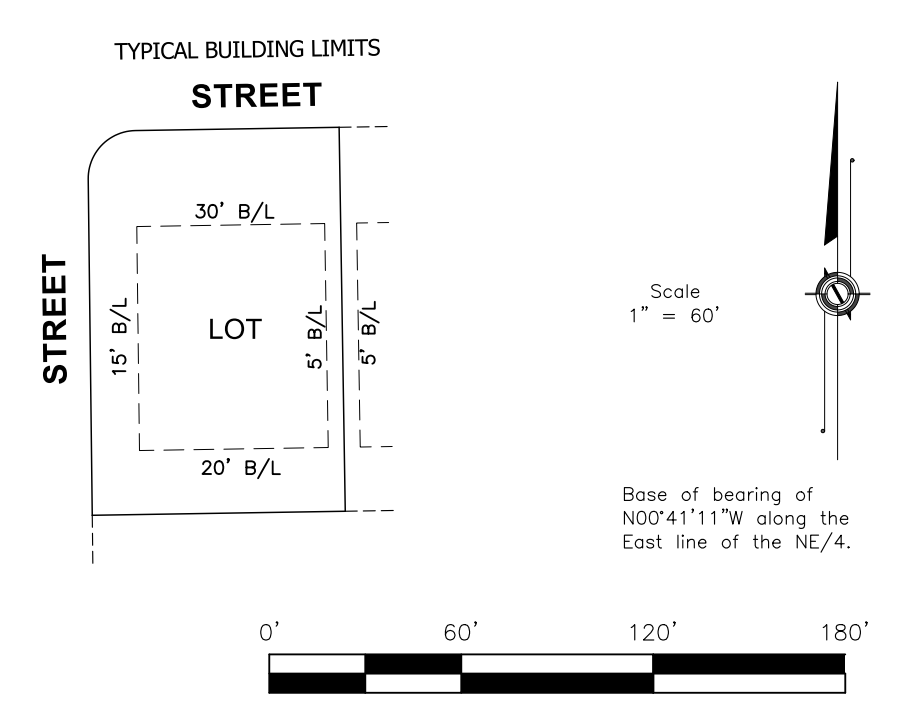
THIS DOCUMENT IS PRELIMINARY  
IN NATURE AND IS NOT A FINAL,  
SIGNED AND SEALED DOCUMENT.

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	17.17'	90.00'	N 04°46'25" E	17.14'
C2	60.00'	90.00'	N 29°20'12" E	58.90'
C3	23.62'	15.00'	N 45°47'56" W	21.25'
C4	23.51'	15.00'	N 44°12'04" E	21.17'
C5	23.62'	15.00'	N 45°48'11" W	21.25'
C6	23.50'	15.00'	N 44°11'49" E	21.17'
C7	23.62'	15.00'	N 45°48'11" W	21.25'
C8	23.50'	15.00'	N 44°11'49" E	21.17'
C9	23.50'	15.00'	S 44°11'57" W	21.17'
C10	23.62'	15.00'	S 45°48'03" E	21.26'
C10	41.46'	60.00'	N 19°06'18" E	40.64'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°05'35" E	23.11'





I-2024-769923 Book 1683 Pg 139  
11/27/2024 8:07am Pg 0139-0145  
Fee: \$30.00 Doc: \$3,450.00  
Tammy Reynolds - Bryan County Clerk  
State of OK

# MODERN

abstract and title

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That **Integrity Hills LLC, a Limited Liability Company**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Bryan Road Development, LLC, a Limited Liability Company**, 4709 W University Durant OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

#### \*\*Deed Restrictions\*\*

1. No Commerical RV Parks are allowed on the property.
2. No mobile homes or manufactured housing to be placed on the property for residential dwellings.

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: \$3,450.00

STATE OF OKLAHOMA  
Bryan County  
Documentary Stamps \$ 3450.00

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

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | [www.ModAbstractTitle.com](http://www.ModAbstractTitle.com)

**WARRANTY DEED**  
(Continued)

SIGNED AND SEALED this the 22 day of November 2024.

Integrity Hills LLC

BY: *F. Schiller*  
Frederick K Schiller, Managing Member

**NOTARY AND ACKNOWLEDGMENT**

STATE OF MN

COUNTY OF Washington

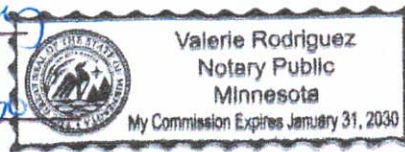
I, Valerie Rodriguez, a Notary Public for the County of Washington and State of Minnesota, do hereby certify that Frederick K Schiller, Managing Member of Integrity Hills LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22 of November, 2024.

*Valerie Rodriguez*  
Notary Public

My Commission Expires: 1/31/30

(SEAL)



I-2024-769923 Book 1683 Pg 140  
11/27/2024 8:07am Pg 0139-0145  
Fee: \$30.00 Doc: \$3,450.00  
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**WARRANTY DEED**  
(Continued)

SIGNED AND SEALED this the 22 day of November 2024.

BY: Phillip D Schiller  
Phillip D Schiller  
Managing Member

**NOTARY AND ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Lee

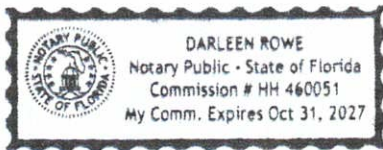
I, Darleen Rowe, a Notary Public for the County of Lee and State of Florida, do hereby certify that Phillip D Schiller, Managing Member of Integrity Hills LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22 of November, 2024.

[Signature]  
Notary Public

My Commission Expires: 10/31/27

(SEAL)



File No.: BRY-240914152

I-2024-769923 Book 1683 Pg 141  
11/27/2024 8:07am Pg 0139-0145  
Fee \$30.00 Doc: \$3,450.00  
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**WARRANTY DEED**  
(Continued)

**EXHIBIT "A"**

Being all of the S/2 NE/4 and the S/2 NW/4 NE/4 and that part of the S/2 NE/4 SE/4 north of the said creek, Section 13, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma and being more particularly described by metes and bounds as follows:  
Beginning at a 1/2" steel rod found with a cap marked LPLS 1324 at the East Quarter Corner of said Section 13; Thence South 89°04'03" West, along the north line of the N/2 N/2 SE/4, a distance of 34.86 feet to a point in the center of a creek;

Thence along the center line of said creek the following calls and distances:

South 00° 35' 32" West, a distance of 81.15 feet to a point;  
South 84° 59' 19" West, a distance of 29.80 feet to a point;  
South 72° 28' 21" West, a distance of 15.09 feet to a point;  
South 57° 15' 45" West, a distance of 40.96 feet to a point;  
North 47° 38' 41" West, a distance of 68.12 feet to a point;  
South 74° 49' 51" West, a distance of 24.97 feet to a point;  
South 17° 09' 04" West, a distance of 45.05 feet to a point;  
South 31° 44' 18" West, a distance of 124.06 feet to a point;  
North 76° 45' 40" West, a distance of 12.53 feet to a point;  
North 42° 10' 24" West, a distance of 56.25 feet to a point;  
South 40° 16' 41" West, a distance of 61.20 feet to a point;  
South 19° 13' 32" West, a distance of 40.24 feet to a point;  
South 30° 01' 16" West, a distance of 54.30 feet to a point;  
North 42° 21' 39" West, a distance of 23.42 feet to a point;  
North 07° 57' 01" West, a distance of 48.31 feet to a point;  
North 74° 17' 26" West, a distance of 62.59 feet to a point;  
North 50° 11' 46" West, a distance of 64.63 feet to a point;  
South 61° 15' 18" West, a distance of 30.62 feet to a point;  
South 47° 24' 41" West, a distance of 32.44 feet to a point;  
North 59° 43' 51" West, a distance of 42.29 feet to a point;  
North 12° 01' 21" East, a distance of 57.63 feet to a point;  
North 45° 10' 37" East, a distance of 10.30 feet to a point;  
North 47° 40' 10" West, a distance of 72.61 feet to a point;  
South 78° 46' 49" West, a distance of 26.99 feet to a point;  
North 48° 14' 06" West, a distance of 52.26 feet to a point;  
South 69° 37' 31" West, a distance of 54.47 feet to a point;  
South 39° 14' 22" West, a distance of 12.97 feet to a point;  
North 87° 04' 30" West, a distance of 24.08 feet to a point;  
North 79° 43' 02" West, a distance of 83.57 feet to a point;  
South 48° 20' 30" West, a distance of 73.39 feet to a point;  
South 25° 11' 11" West, a distance of 22.54 feet to a point;  
South 00° 25' 17" East, a distance of 31.06 feet to a point;  
South 02° 16' 14" East, a distance of 51.88 feet to a point;  
South 09° 12' 09" West, a distance of 41.41 feet to a point;  
South 40° 40' 45" West, a distance of 36.43 feet to a point;  
South 47° 26' 26" West, a distance of 49.29 feet to a point;

I-2024-769923 Book 1683 Pg 142  
11/27/2024 8:07am Pg 0139-0145  
Fee: \$30.00 Doc: \$3,450.00  
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**WARRANTY DEED**  
(Continued)

South 73° 09' 12" West, a distance of 55.15 feet to a point;  
North 79° 15' 22" West, a distance of 59.24 feet to a point;  
South 88° 21' 33" West, a distance of 126.42 feet to a point;  
North 79° 05' 38" West, a distance of 57.36 feet to a point;  
South 89° 46' 00" West, a distance of 27.01 feet to a point;  
South 75° 04' 35" West, a distance of 23.41 feet to a point;  
North 64° 16' 52" West, a distance of 70.86 feet to a point;  
North 45° 05' 01" West, a distance of 41.18 feet to a point;  
South 62° 34' 56" West, a distance of 105.37 feet to a point;  
North 41° 18' 52" West, a distance of 77.96 feet to a point;  
North 72° 13' 09" West, a distance of 64.97 feet to a point;  
South 64° 20' 40" West, a distance of 28.96 feet to a point;  
North 65° 38' 11" West, a distance of 69.19 feet to a point;  
North 32° 48' 22" West, a distance of 34.03 feet to a point;  
North 00° 17' 51" East, a distance of 60.10 feet to a point;  
South 82° 42' 18" West, a distance of 60.81 feet to a point;  
South 18° 36' 46" West, a distance of 60.66 feet to a point;  
South 85° 16' 09" West, a distance of 94.36 feet to a point;  
South 47° 10' 50" West, a distance of 54.73 feet to a point;  
North 60° 52' 12" West, a distance of 57.43 feet to a point;  
South 51° 08' 04" West, a distance of 47.11 feet to a point;  
South 85° 23' 53" West, a distance of 189.49 feet to a point;  
South 67° 20' 43" West, a distance of 122.30 feet to a point;  
North 77° 14' 08" West, a distance of 119.74 feet to a point;  
South 83° 55' 51" West, a distance of 43.45 feet to a point;  
South 57° 46' 16" West, a distance of 38.66 feet to a point;  
North 48° 13' 30" West, a distance of 34.83 feet to a point;  
North 88° 34' 17" West, a distance of 52.34 feet to a point in the west line of the S/2 S/2 SE/4 of said Section 13;

Thence North 00° 41' 27" West, along the west line of the E/2 of said Section 13, a distance of 2,220.48 feet to a ½" steel rod found with a cap marked LPLS 1780; Thence North 89° 05' 35" East, a distance of 1,319.11 feet to a ½" steel rod set with an aluminum cap marked COPLEY LPLS 1992; Thence South 00° 41' 19" East, a distance of 660.37 feet to a ½" steel rod set with an aluminum cap marked COPLEY LPLS 1992; Thence North 89° 05' 05" East, a distance of 1,319.09 feet to a ½" steel rod set with an aluminum cap marked COPLEY LPLS 1992 at the northeast corner of the S/2 NE/4 of said Section 13; Thence South 00° 41' 11" East, along the east line of the S/2 NE/4 of said Section 13, a distance of 1,320.34 to the Point-of-Beginning.

I-2024-769923      Book 1683 Pg 143  
11/27/2024 8:07am      Pg 0139-0145  
Fee: \$30.00      Doc: \$3,450.00  
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State of OK

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1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | [www.ModAbstractTitle.com](http://www.ModAbstractTitle.com)

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF Oklahoma )

COUNTY OF Bryan )

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Elberg Holder 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 Manager (role, such as titled officer or trustee) of Bryan Road Development 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.
- 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.
- 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.
- 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.
- 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 subscribed and sworn to before me this 26 day of November, 2024, by Elberg Holder III.

[Signature]  
NOTARY PUBLIC



My Commission Expires: 5/24/26

My Commission Number: 18005253

I-2024-769923 Book 1683 Pg 144  
11/27/2024 8:07am Pg 0139-0145  
Fee: \$30.00 Doc: \$3,450.00  
Tammy Reynolds - Bryan County Clerk  
State of OK

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF Oklahoma )

) ss.

COUNTY OF Bryan )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Dustin Wolf  
(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 Manager (role, such as titled officer or trustee) of Bryan Road Development 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.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
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- 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.
- 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.
- 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 subscribed and sworn to before me this 26 day of November, 2024, by Dustin Wolf

[Signature]  
NOTARY PUBLIC

My Commission Expires: 5/24/26

My Commission Number: 18005253



1-2024-769923 Book 1683 Pg 145  
11/27/2024 8:07am Pg 0139-0145  
Fee: \$30.00 Doc: \$3,450.00  
Tammy Reynolds - Bryan County Clerk  
State of OK

RE: PC2025-17

October 29, 2025

City of Durant Community Development

To Whom It May Concern:

This communication is regarding the possible annexation of the above referenced property.

We have many concerns about this possible annexation. The main concerns are flooding and adding substantial water runoff to existing FEMA flood zones, general water runoff, property value affects & future property use because of increased flooding, unsustainable traffic patterns, the T intersection at the corner of Bryan Rd. & Mockingbird, and bridge & road infrastructure.

We will address the water runoff and flooding first. The property in question includes two creeks according to FEMA Map #40013C0170E. The north creek is called Chuckwa Creek Tributary 2. The south creek is called Chuckwa Creek Tributary 2 South Branch. These two creeks are part of the headwaters of Chuckwa Creek. The first creek basically runs southeast under Bryan Rd. into our property. The second creek runs basically northeast under Bryan Rd. into our property. Once these creeks cross under Bryan Rd into our property, they are immediately located in a FEMA designated flood zone with an AE designation. That map study is dated 6/2/2011. We have about 40' of Bryan Rd. frontage just south of Creek 2 South Branch. We have about 7 acres that can be directly accessed from Bryan Rd. on the south side of that creek. If this creek was affected by extensive flooding, it could cut our access off from Bryan Rd. We would need to install a culvert and gravel for ingress into the 7 acres from Bryan Rd.. We have never done it because that is in our future plans, not present plans. Also, we have an established building site/building pad just on the north side of Tributary 2 South Branch that has substantial existing value . (Our existing house and barn are north of the building site). Either the 7 acre site or the established building site/house pad could easily be negatively impacted by water runoff from 350 roofs that could add to and raise the elevation of the existing flood zone.

For years the property in question has been used as ag/pasture land. There have not been houses, etc. on that property. The way we understand there may be up to 350 houses. That is a lot of roofs which in turn will produce a great deal of runoff water. This not only can affect our property, but every property and property owner near & downstream from our property that borders these tributaries and then crosses south of Mockingbird. The fear is that due diligence will not be done beforehand and our property will be prone to much more flooding, property devaluation in those areas, and access issues. This would affect our future plans for our property and our property value. Without due diligence, it will open the City of Durant to possible lawsuits as well as the developer(s) in the future.

It is our understanding the developer(s) have proposed resurfacing the road after the addition is complete with houses. There are many questions about this as well. There are bridges across

the two creeks. The north bridge is rated for 20 tons, (40,000 pounds). There is no signage on the south bridge. Does the City know how much it is rated for? A loaded rear discharge concrete mixer weighs between 70,000 & 80,000 pounds loaded. Obviously, we know the north bridge does not appear to conform to the weight requirement. Who knows about the south bridge? This doesn't even consider heavy equipment trucks, lumber trucks, brick trucks, etc. So, just because the developer(s) say they will resurface our road in an indefinite time frame, the infrastructure of bridges must be immediately considered. Currently, when it rains the water runs off substantially from the current entrance of the addition all the way south to Bridge 2. The water runs on the road, not in the ditches. It is quite a mess when the weather is bad and no construction has even started.

Lastly, I want to address the traffic issues. If there are 350 proposed homes, there is a good possibility that equates to 800-900 automobiles, maybe even more. If only half of those vehicles are leaving and coming back every day, it seems that there would be so much traffic that could pose great delays for current residents and also many safety issues. That doesn't count delivery trucks, friends of family of folks in the new addition, maintenance vehicles, etc. At certain times of day, how is that much traffic going to turn at the corner of Bryan Rd. & Mockingbird without multiple accidents? Is the City going to place a traffic light at the corner? It is my understanding the developer(s) would only be providing new road service (in an indefinite time frame) from that intersection to the entrance of the addition and not north of the addition entrance. What happens if half of that traffic chooses to go north to Folsom Rd. because of the delays at the corner of Bryan & Mockingbird? Who is going to install that road?

To sum it up. We don't believe the City of Durant should annex this subdivision because of future flooding issues, future property damage issues, future access issues, future traffic issues, current road & bridges issues, and overall safety issues. There appears to be way more negatives than positives for the general public. It is our understanding the original plat of this property was for about 69 lots. It is our opinion that this is the amount of lots/houses that would be acceptable and fair.

Sincerely,

Craig and Charlene Hibbs  
638 Bryan Road  
Durant, OK 74701

N.BBS Appx 21.98 Acres

Insurance is available in this community, contact your insurance agent for more information. For more information on the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'  
0 1000 2000 FEET  
0 300 600 METERS

**FIRM FLOOD INSURANCE RATE MAP**  
**BRYAN COUNTY, OKLAHOMA**  
**AND INCORPORATED AREAS**

**PANEL 0170E**

**PANEL 170 OF 725**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL SUFFIX
COMMUNITY	400482	0170 E
BRYAN COUNTY	400041	0170 E
CHOCTAW NATION OF OKLAHOMA	400460	0170 E
DURANT CITY OF OKLAHOMA	400460	0170 E

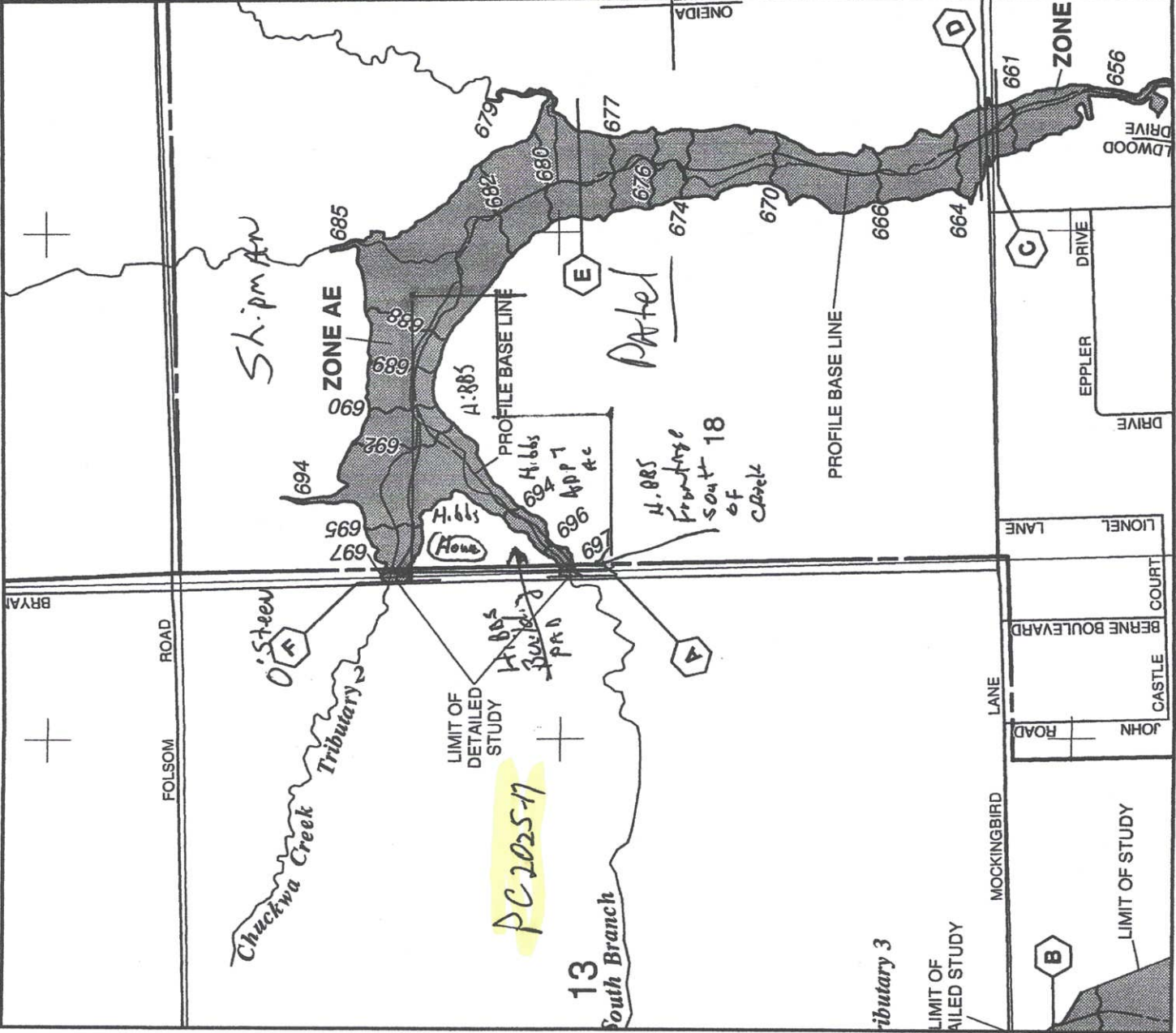
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER 40013C0170E**  
**MAP REVISED JUNE 2, 2011**

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

NATIONAL FLOOD INSURANCE PROGRAM

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



PC 2025-17

13 South Branch

tributary 3





# Concrete Truck Weight Comparison Table

The following table provides a detailed comparison of the weight of various types of concrete trucks, along with their typical prices and other relevant factors:

Truck Type	Curb Weight (lbs)	Curb Weight (kg)	Loaded Weight (lbs)	Loaded Weight (kg)	Typical Price Range (USD)
Front-Discharge Mixer	20,000–30,000 lbs	9,072–13,608 kg	60,000–70,000 lbs	27,216–31,751 kg	\$150,000–\$200,000
Rear-Discharge Mixer	25,000–30,000 lbs	11,340–13,608 kg	70,000–80,000 lbs	31,751–36,288 kg	\$170,000–\$220,000
Volumetric Mixer	30,000–35,000 lbs	13,608–15,876 kg	60,000–75,000 lbs	27,216–34,019 kg	\$200,000–\$250,000
Mini Mixer	20,000–25,000 lbs	9,072–11,340 kg	25,000–35,000 lbs	11,340–15,876 kg	\$90,000–\$120,000
Heavy-Duty Mixer	30,000–35,000 lbs	13,608–15,876 kg	80,000–90,000 lbs	36,288–40,823 kg	\$250,000–\$300,000

## Dimensions of a Concrete Truck

Concrete trucks vary in size, and their dimensions are a critical factor in determining their maneuverability and ability to navigate tight spaces. Here are the typical dimensions:

- **Length:** Concrete trucks generally range in length from 20 to 30 feet (6.1 to 9.1 meters). Larger trucks tend to be on the longer side.
- **Width:** The width of most concrete trucks is around 8 feet (2.4 meters). However, certain models, such as volumetric mixers, may be slightly wider due to additional equipment.
- **Height:** The height of a concrete truck usually ranges from 10 to 12 feet (3.0 to 3.7 meters),

October 27, 2025

City of Durant Community Development:

Good Morning:

We are writing this on behalf of the proposed application PC2025-17 to annex said property in the City of Durant. Our entire Southwest corner of our property is adjacent to the property that will be developed.

We are thrilled that the City of Durant is growing and is thriving unlike other communities in Oklahoma. We do however have some concerns regarding the development in that area. I spoke with Paul Cottrell and he was very helpful in answering my questions and concerns.

That land looks like it is land locked to Bryan Road as you know Bryan Road is in terrible shape and has not been maintained by the City of Durant. I understand Mr. Holder will completely redo Bryan Road - Is that from Folsom to Mockingbird and will he widen the road? Also, there are 2 bridges that look like to us that they are crumbling. Will he be responsible for the structure of those bridges? I would think that all the equipment travelling on Bryan Road would eventually take out those bridges. After Mr. Holder completes Phase I my understanding is Jay Mauck will complete Phase 2 and 3. Long term, who will be responsible for the maintenance of Bryan Road with over 350 homes, that's a lot of vehicles traveling on Bryan, Mockingbird and Folsom. The flow of traffic in the mornings on Mockingbird to enter Washington is already backed up. How are the traffic patterns going to be corrected? Paul shared that it will be classified as Residential 1 which has more restrictions than other classifications. So, there will be no Section 8 or Choctaw Housing built on that property. Which we are thankful for. Unfortunately, there will be no control over the purchase of said homes and could become a rental community.

Will the subdivision have an HOA attached to it?

Water is another concern. Will the City of Durant have the infrastructure to provide water and sewer to over 350 residences? My understanding is Rural Water 2 is already at its maximum and only has 69 meters available for said property and won't have additional meters for another 2 to 3 years (if the property is not annexed into the City). I was also made aware that a new water tower is being constructed on 49th street. Drainage is another concern. Our property slopes to the north; we just want to make sure our property is not adversely affected with additional drainage.

With our property being in Bryan County we do not have the same restrictions as far as codes. We have a shooting range and a drainage creek on the West side of our property in a wooded area. We have some safety concerns. We certainly don't want a

bunch of kids or dogs roaming onto our property and getting into that Creek or messing with our gun range. Will a privacy fence be erected around that North West side of the subdivision to keep the residents of the subdivision off our property?

That property is in the Silo School District; there is no way Silo can take any more students let alone a subdivision of over 350 homes. Will something be done to assist our legislator's redistrict those school districts?

Thank you for taking the time to address these concerns. We greatly appreciate it and look forward to the meeting on November 4th.

Steve and Barbara O'Steen  
791 Bryan Road  
Durant, OK 74701  
580-775-7231