

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 necessary accommodation.

DURANT CITY COUNCIL

6:00 PM

**Roscoe J. Hatfield
Council Chambers
300 West Evergreen
Durant, Oklahoma
AGENDA**

December 9, 2025

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

PRESENTATION

- 1. Present Proclamation Honoring Brady Baskin for Exemplary Volunteer Service and Courage**

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.

- Consider Approval of Regular Meeting Minutes of November 18, 2025
- Consider Approval of Special Called Meeting Minutes of November 24, 2025
- Consider Approval of Budget Supplements BA 26-4

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- Discussion, Consideration and Possible Action to Approve Resolution Number R-2025-20, a Resolution Approving the Entrance into the Interlocal Agreement Establishing the Oklahoma Cooperative Liquid Assets Security System (Oklahoma Class) with Other Governmental Participants for the Purpose of Exercising Investment

Power Jointly to Invest Funds in Concert with Other Participants; Providing for an Effective Date

- b. Consider Approval of a Mutual Aid Agreement with the Durant Independent School District (C-2025-70)
- c. *Consideration and Possible Approval of Preliminary Plat Request (Single Family, Phase II) for Property Located Near Lindenwood's Drive and First Avenue and More Particularly Described as:*

A parcel of land located in the North Half of the Southwest Quarter (N/2 SW /4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being a portion of that parcel of land described in Book 1566, Page 761, filed July 30, 2021, in the office of the Bryan County Clerk, being more particularly described by metes and bounds with a true (Geodetic) bearing being South 00 degrees 15 minutes 29 seconds West, along the East line of the Southwest Quarter (SW/) of said Section 21, being more particularly described as follows; Beginning at the Northeast Corner of said N/2 SW/4, Thence, South 00 degrees 15 minutes 29 seconds West, on the East line of the Southwest quarter of said Section 21, a distance of 423.56 feet to the point of intersection with the west right of way line of the Union Pacific Railroad; Thence, South 13 degrees 42 minutes 22 seconds West, on the west right of way line of the Union Pacific Railroad a distance of 900.14; Thence, South 89 degrees 49 minutes 57 seconds West, a distance of 426.79 feet; Thence, North 02 degrees 38 minutes 24 seconds West, a distance of 100.37 feet; Thence, South 89 degrees 49 minutes 57 seconds West, a distance of 486.61 feet to a point on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County; Thence, North 00 degrees 19 minutes 48 seconds East, on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County, a distance of 60.00 feet to the southeast corner of Lot 67 of Linden Wood Phase 3, Planned Unit Development plat as filed in Book 1357, page 696 in the recorded of Bryan County, Thence, North 89 degrees 49 minutes 57 seconds East, a distance of 646.52 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 87.29 feet; Thence, North 76 degrees 17 minutes 38 seconds West, a distance of 120.00 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 455.92 feet; Thence, North 89 degrees 49 minutes 49 seconds East, a distance of 123.61 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 275.23 feet; Thence, South 76 degrees 17 minutes 38 seconds East, a distance of 180.00 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 367.70 feet to a point on the north line of the southwest quarter of said Section 21; Thence, North 89 degrees 49 minutes 49 seconds East, on the north line of the southwest quarter of said Section 21, a distance of 23.40 feet back to the point of beginning.

- d. Consideration and Possible Approval of a Replat Request for Property Located Near West Pine 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.

- e. Consideration and Possible Approval of a Replat Request for Property Located Near West Mulberry Street and North Eleventh Ave and More Particularly Described as:

All of Lot 2 in Block 51, the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

- f. 1) Consideration and Possible Approval of Ordinance O-2025-21, for a Rezone Request to R-4 Manufactured Housing District for Property Located on Cemetery Road and More Particularly Described as:

Being a part of SW/4 NE/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows: Commencing at a found 1/2" steel rod the northwest corner of Government Lot 2; Thence South 00°41'06" East, with the westerly line of said Government Lot 2, and with the westerly line of said SW/4 NE/4, a distance of 2608.05 feet to a found P/K nail for the southwest corner of said SW/4 NE/4, and in Cemetery Road; Thence North 89°25'07" East, with the southerly line of said SW/4 NE/4, and in said Cemetery Road, a distance of 4.93 feet a set P/K nail for the True Point-of-Beginning; Thence in said Cemetery Road, with a curve to the right having a radius of 614.69 feet, (chord bears North 10°03'56" East, 198.96 feet) an arc length of 199.84 feet to a found P/K nail; Thence North 19°23'26" East, in said Cemetery Road, a distance of 1010.85 feet to a found P/K nail; Thence North 89°25'09" East, passing en route at a distance of 18.45 feet a found 1/2" steel rod, and continuing on said course a total distance of 933.01 feet to a found 1/2" steel rod; Thence South 00°48'42" East, a distance of 815.39 feet to a found 1/2" steel rod; Thence South 89°25'09" West, a distance of 662.01 feet to a found 1/2" steel rod; Thence South 00°45'53" East, a distance of 330.22 feet to a found 1/2" steel rod; Thence South 89°25'07" West, with the southerly line of said SW/4 NE/4, passing en route at a distance of 617.22 feet a found 1/2" steel rod, and continuing on said course a total distance of 657.35 feet to the Point of Beginning.

2) Consider Approval of Ordinance O-2025-20, Section 2 (Emergency Clause) for Property describe in Section 1

- g. Consideration and Possible Approval of a Conditional Use Permit Request for Property Located Near Goad Industrial Boulevard and More Particularly Described as:


Lot 4 of Dale Goad Industrial Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

5. New Business

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 11th day of November 2024 and that an agenda of said meeting was posted at the place of such meeting at 3:55 p.m. on the 4th day of December 2025.



Cynthia J. Price, City of Durant



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Meeting Minutes of November 18, 2025

Council Information / Action Requested

Approval of Regular Meeting Minutes of November 18, 2025

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

ATTACHMENTS:

1. Durant City Council Minutes 11182025 cjp

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 11th day of November 2024 and that an agenda of said meeting was posted at the place of such meeting at 10:35 a.m. on the 14th day of November 2025. An amended agenda was posted at the place of such meeting at 3:30 p.m. on the 14th day of November 2025.



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
November 18, 2025 AT 6:00 PM
Roscoe J. Hatfield Council Chambers
300 West Evergreen
Durant, Oklahoma**

CALL TO ORDER

Vice Mayor Simulescu called the meeting to order at 6:01 p.m.

INVOCATION/FLAG SALUTE

Pastor Josh Needham provided the invocation. Vice Mayor Simulescu led the flag salute.

ROLL CALL

Present:

Council Member Humphrey Miller
Council Member Danny Sherrer
Vice Mayor Mike Simulescu
City Attorney Doug Elliott
City Manager Pam Polk
City Clerk Cynthia J. Price

Absent:

Mayor Martin Tucker

PRESENTATION

- 1. Administer Loyalty Oath to Municipal Attorney Douglas Elliott**

ORDER OF BUSINESS

- 1. Consent Items**

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

- a. Consider Approval of Regular Meeting Minutes of October 14, 2025
- b. Consider Approval of Budget Supplements BA 26-3
- c. Consider Approval of 2026 Meeting Schedule for Council, DCUA, DAA, DDA
- d. Consider Approval of 2026 Holiday Schedule for City Employees
- e. Consider Approval of the Corrective Quit Claim Deed Between the City of Durant and Carolyn J. Martens, Successor Trustee of the Lana K. Lee Living Trust, dated April 16, 2010
- f. Consider Approval of Mayoral Recommendation to Appoint Drew Jackson and Shane Knight to Serve An Additional Three Year Term on the Durant Planning Commission
- g. Consider Approval of Mayoral Recommendation to Appoint Buddy Holder to the Durant Planning Commission to Serve the Remaining Term of Thomas Newsom
- h. Consider Approval of Oklahoma Municipal Assurance Group (OMAG) Invoice for General Liability/Auto Coverage for Calendar Year 2026
- i. Consider Approval of Oklahoma Municipal Assurance Group (OMAG) Invoice for Property Coverage for Calendar Year 2026

Motion To: Approve Consent Items as Presented

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

City Attorney Doug Elliott requested Consent Agenda Item 1(e) be removed for further discussion.

2. Consider Items Removed from Consent

2(e) - formerly Consent Agenda Item 1(e)

Motion To: Approve Corrective Quit Claim Deed Between the City of Durant and Carolyn J. Martens, Successor Trustee of the Lana K. Lee Living Trust, dated April 16, 2010

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

3. Information Items

4. Administration

- a. Consider Approval of Investment Policy for the City of Durant

Motion To: Approve Investment Policy for the City of Durant

Motion By: Danny Sherrer

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

- b. Consider Approval of Resolution No. R-2025-19 Calling for a Non-Partisan Special Election of Council Member for Ward Two in the City of Durant, Oklahoma

Motion To: Approve Resolution No. R-2025-19 Calling for a Non-Partisan Special Election of Council Member for Ward Two in the City of Durant, Oklahoma

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

- c. Consider Award of Bid for Complete Inserta Valve Service Kit with Hydraulic Power Pack, Lubricant, FDA Tape, Valves and Training

Motion To: Approve Award of Bid for Complete Inserta Valve Service Kit with Hydraulic Power Pack, Lubricant, FDA Tape, Valves and Training to Utility Supply Company in the amount of \$87,220.00 as lowest bid

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

d. Consider Award of Bid for Supply and Installation of Two 5-Yard Trash Compactors
Motion To: Approve Award of Bid for Supply and Installation of Two 5-Yard Trash Compactors to Reaction Distributing Inc., specifically Option #2, in the amount of \$325,756.00

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

e. 1) Consideration and Possible Approval of Ordinance O-2025-20, Section 1, for a Rezone to R-1 Single Family Residential District for property located on Sunnyside Road in Durant, 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.

2) Consider Approval of Ordinance O-2025-20, Section 2 (Emergency Clause)

Motion To: Approve Ordinance O-2025-20, Section 1

Motion By: Danny Sherrer

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

Motion To: Approve Ordinance O-2025-20, Section 2 Emergency Clause

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

- f. 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.

Motion To: Approve Replat Request for Property Located on East Florida Street

Motion By: Mike Simulescu

Seconded By: Danny Sherrer

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu

Nays: None

Abstain: None



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Special Called Meeting Minutes of November 24, 2025

Council Information / Action Requested

Approval of Special Called Meeting Minutes of November 24, 2025

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

ATTACHMENTS:

1. Special Called Durant City Council Minutes 11242025 cjp

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 18th day of November 2025 and that an agenda of said meeting was posted at the place of such meeting at 8:00 a.m. on the 21st day of November 2025. An amended agenda was posted at the place of such meeting at 4:30 p.m. on the 21st day of November 2025.



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
November 24, 2025 AT 6:00 PM
Roscoe J. Hatfield Council Chambers
300 West Evergreen
Durant, Oklahoma**

CALL TO ORDER

Mayor Tucker called the meeting to order at 6:00 p.m.

INVOCATION/FLAG SALUTE

Mayor Tucker provided the invocation and led the flag salute.

ROLL CALL

Present:
Council Member Humphrey Miller
Council Member Danny Sherrer
Vice Mayor Mike Simulescu
Mayor Martin Tucker
City Attorney Doug Elliott
City Manager Pam Polk
City Clerk Cynthia J. Price

Absent:
None

ORDER OF BUSINESS

1. Administration

- a. Discussion and Possible Vote to Approve Economic Development Agreement Between the City of Durant and IE Durant, LLC (C-2025-76)

Motion To: Approve Economic Development Agreement Between the City of Durant and IE Durant, LLC (C-2025-76)

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- b. Consider Approval of Amendment to the City of Durant Employee Handbook Section 2.01 Equal Employment Opportunity and 2.02 Non-Discrimination

Motion To: Approve Amendment to the City of Durant Employee Handbook Section 2.01 Equal Employment Opportunity and 2.02 Non-Discrimination

Motion By: Martin Tucker

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

ADJOURNMENT

Motion To: Adjourn Meeting

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Supplements BA 26-4

- #456 Appropriate funds for General Fund — OMAG-Parks Equipment, Council Election & Operating Expenditure Adjustment
- #457 Appropriate funds for CI- Animal Shelter Facility donation & Main St. Drainage Engineering
- #458 Appropriate funds for DWRF Pendleton Trust Monthly Income
- #459 Appropriate funds for DCUA - OMAG Landfill repair and Operating Expenses Adjustment.
- #460 Appropriate funds for DMSC Operating Expenses Adjustment
- #461 Appropriate funds for Cemetery Operation Misc. Repair & Maintenance

Council Information / Action Requested

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

ATTACHMENTS:

1. BA 26-4 Budget Adjustment Register



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT12762 - BA 26-4 28-33

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000456	FY 25/26 ORIGINAL BUDGET	BA 26-4 28 GF OMAG-ST, MAINT CONTRACT, ELECTION	12/9/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-000-301-1000	BEGINNING UNENCUMBERED	BA 26-4 28 GF OHS GRANT REIMB	-3,400,712.00	7,648.00	-3,393,064.00
December:	7,648.00				
001-000-361-1000	INTEREST EARNED	BA 26-4 28 GFGENERATORS MAINT CONTRACT,..	-284,152.00	-24,500.00	-308,652.00
December:	-24,500.00				
001-000-361-1000	INTEREST EARNED	BA 26-4 28 GFTRSF 610 FOR SOFTWARE	-284,152.00	-12,250.00	-296,402.00
December:	-12,250.00				
001-000-361-4000	MISC. REVENUE	BA 26-4 28 GF OMAG-ST	-54,133.00	-59,215.00	-113,348.00
December:	-59,215.00				
001-000-362-3100	OHS TRAFFIC ENF. GRANT REV	BA 26-4 28 GF OMAG-ST, MAINT CONTRACT, E...	0.00	-7,648.00	-7,648.00
December:	-7,648.00				
001-005-530-3078	LABOR UNION CONTRACT LEG...	BA 26-4 28 GF PD VEHCLRE REPAIRED	35,000.00	-10,000.00	25,000.00
December:	-10,000.00				
001-005-550-5656	RANGE MAINT, WEAPONS, A...	BA 26-4 28 GF PD VEHCLRE REPAIRED	47,000.00	-9,000.00	38,000.00
December:	-9,000.00				
001-005-550-5663	VEHICLE MAINTENANCE	BA 26-4 28 GF PD VEHCLRE REPAIRED	149,849.00	19,000.00	168,849.00
December:	19,000.00				
001-009-550-5674	PLAYGROUND EQUIP & MAINT	BA 26-4 28 GF OMAG-ST, MAINT CONTRACT, E...	30,000.00	59,215.00	89,215.00
December:	59,215.00				
001-019-550-5058	BUILDING MAINT. & SUPPLIES	BA 26-4 28 GF GENERATORS MAINT CONTRACT,	20,000.00	17,000.00	37,000.00
December:	17,000.00				
001-019-570-7031	MUNICIPAL ELECTION EXP.	BA 26-4 28 GF COUNCIL ELECTION	0.00	7,500.00	7,500.00
December:	7,500.00				
001-019-599-6100	TRSF TO CEMETERY OPERATIO...	BA 26-4 28 GF TRSF FOR SOFTWARE	50,000.00	12,250.00	62,250.00
December:	12,250.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000457	FY 25/26 ORIGINAL BUDGET	BA 26-4 29 CI DONATE ANML SLT, MAIN ST DRAIN	12/9/2025

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-000-361-1000	INTEREST EARNED	BA 26-4 29 CI EM DRONE	-155,000.00	-13,000.00	-168,000.00
December:	-13,000.00				
015-000-361-4000	MISC. REVENUE	BA 26-4 29 CI PD VENDOR REFUND	-79,812.00	-1,230.00	-81,042.00
December:	-1,230.00				
015-000-361-9900	PRIVATE DONATION	BA 26-4 29 CI DONATE ANML EGGLETON	-311.00	-100.00	-411.00
December:	-100.00				
015-005-560-6324	POLICE VEHICLES W/EQUIP	BA 26-4 29 CI PD VENDOR REFUND	528,264.00	1,230.00	529,494.00
December:	1,230.00				
015-006-530-3406	ANIMAL CONTROL FACILITY	BA 26-4 29 CI DONATE ANML EGGLETON	1,157,319.00	100.00	1,157,419.00
December:	100.00				
015-018-560-5663	MISC. EQUIPMENT	BA 26-4 29 CI DRONE	12,000.00	13,000.00	25,000.00
December:	13,000.00				
015-049-560-6324	VEHICLES & EQUIPMENT	BA 26-4 29 CI TRANSFER STATION COMPACTOR..	39,800.00	900,000.00	939,800.00
December:	900,000.00				

Budget Adjustment Register

Packet: GLPKT12762 - BA 26-4 28-33

015-049-599-9919	TRSF. STATION COMPACTORS	BA 26-4 29 CI LF TRANSFER STATION COMPAC...	900,000.00	-900,000.00	0.00
December:	-900,000.00				
015-805-520-2104	MAIN ST DRAINAGE PROFESSI...	BA 26-4 29 CI MAIN STREET DRAIN ENGINEER	0.00	970,730.00	970,730.00
December:	970,730.00				
015-805-560-6200	2020 STREETS PROJECT	BA 26-4 29 CI MAIN ST DRAIN	3,656,892.00	-970,730.00	2,686,162.00
December:	-970,730.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000458	FY 25/26 ORIGINAL BUDGET	BA 26-4 30 PENDLTON TRUST 84 ENERGY	12/9/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
350-000-363-1000	PENDLETON TRUST	BA 26-4 30 PENDLTON TRUST 84 ENERGY	-8,205.00	-1,945.00	-10,150.00
December:	-1,945.00				
350-000-363-1000	PENDLETON TRUST	BA 26-4 30 PENDLTON TRUST CITATION	-8,205.00	-351.00	-8,556.00
December:	-351.00				
350-015-550-5605	PENDLETON TRUST MAINT/PR...	BA 26-4 30 PENDLTON TRUST 84 ENERGY	358,205.00	2,296.00	360,501.00
December:	2,296.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000459	FY 25/26 ORIGINAL BUDGET	BA 26-4 31 DCUA OMAG-LF	12/9/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-000-361-1000	INTEREST EARNED	BA 26-4 31 DCUA OWRB LOAN APPLIATION & ...	-160,000.00	-10,000.00	-170,000.00
December:	-10,000.00				
405-000-361-4000	MISC. REVENUE	BA 26-4 31 DCUA OMAG-LF	-4,570.00	-12,200.00	-16,770.00
December:	-12,200.00				
405-024-530-3051	CONTRACT LABOR	BA 26-4 31 DCUA Mastertask CONTRACT	7,000.00	-1,000.00	6,000.00
December:	-1,000.00				
405-024-550-5049	COMP. SOFTWARE, SUPPLIES, ...	BA 26-4 31 DCUA Mastertask CONTRACT	1,500.00	1,000.00	2,500.00
December:	1,000.00				
405-030-570-7010	A & G MISCELLANEOUS	BA 26-4 31 DCUA OWRB LOAN APPLICATION &...	145,305.35	10,000.00	155,305.35
December:	10,000.00				
405-049-550-5658	BUILDING AND MAINTENANCE	BA 26-4 31 DCUA OMAG-LF	8,000.00	12,200.00	20,200.00
December:	12,200.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000460	FY 25/26 ORIGINAL BUDGET	BA 26-4 32 DMSC OPERATION ADJUST	12/9/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
500-011-550-5672	TRACTOR/MOWER MAINT	BA 26-4 32 DMSC OPERATION ADJUST	3,000.00	1,000.00	4,000.00
December:	1,000.00				
500-011-550-5865	CONCRETE & AGGREGATE	BA 26-4 32 DMSC OPERATION ADJUST	2,000.00	-1,000.00	1,000.00
December:	-1,000.00				

Adjustment Number	Budget Code	Description	Adjustment Date		
BA0000461	FY 25/26 ORIGINAL BUDGET	BA 26-4 33 CEMETERY MISC EXP ADJUST	12/9/2025		

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
610-000-361-1000	INTEREST EARNED	BA 26-4 33 CEMETERY MISC EXP ADJUST VASE	-620.08	-2,100.00	-2,720.08
December:	-2,100.00				

Budget Adjustment Register

Packet: GLPKT12762 - BA 26-4 28-33

[610-000-364-0010](#)

December: -12,250.00

TRSF FROM GENERAL FUND BA 26-4 33 CEMETERY FOR NEW SOFTWARE

-50,000.00 -12,250.00 -62,250.00

[610-050-550-5051](#)

December: 12,250.00

OFFICE SUPPLIES BA 26-4 33 CEMETERY NEW SOFTWARE

100.00 12,250.00 12,350.00

[610-050-570-7010](#)

December: 2,100.00

MISC. EXPENDITURES BA 26-4 33 CEMETERY MISC EXP ADJUST VASE

2,600.00 2,100.00 4,700.00

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
26	FY 25/26 ORIGINAL BUDGET	001-000-301-1000	BEGINNING UNENCUMBERED	-3,400,712.00	7,648.00	-3,393,064.00
		001-000-361-1000	INTEREST EARNED	-284,152.00	-36,750.00	-320,902.00
		001-000-361-4000	MISC. REVENUE	-54,133.00	-59,215.00	-113,348.00
		001-000-362-3100	OHS TRAFFIC ENF. GRANT REV	0.00	-7,648.00	-7,648.00
		001-005-530-3078	LABOR UNION CONTRACT LEGAL E...	35,000.00	-10,000.00	25,000.00
		001-005-550-5656	RANGE MAINT, WEAPONS, AMMO	47,000.00	-9,000.00	38,000.00
		001-005-550-5663	VEHICLE MAINTENANCE	149,849.00	19,000.00	168,849.00
		001-009-550-5674	PLAYGROUND EQUIP & MAINT	30,000.00	59,215.00	89,215.00
		001-019-550-5058	BUILDING MAINT. & SUPPLIES	20,000.00	17,000.00	37,000.00
		001-019-570-7031	MUNICIPAL ELECTION EXP.	0.00	7,500.00	7,500.00
		001-019-599-6100	TRSF TO CEMETERY OPERATIONS	50,000.00	12,250.00	62,250.00
		015-000-361-1000	INTEREST EARNED	-155,000.00	-13,000.00	-168,000.00
		015-000-361-4000	MISC. REVENUE	-79,812.00	-1,230.00	-81,042.00
		015-000-361-9900	PRIVATE DONATION	-311.00	-100.00	-411.00
		015-005-560-6324	POLICE VEHICLES W/EQUIP	528,264.00	1,230.00	529,494.00
		015-006-530-3406	ANIMAL CONTROL FACILITY	1,157,319.00	100.00	1,157,419.00
		015-018-560-5663	MISC. EQUIPMENT	12,000.00	13,000.00	25,000.00
		015-049-560-6324	VEHICLES & EQUIPMENT	39,800.00	900,000.00	939,800.00
		015-049-599-9919	TRSF. STATION COMPACTORS	900,000.00	-900,000.00	0.00
		015-805-520-2104	MAIN ST DRAINAGE PROFESSIONA...	0.00	970,730.00	970,730.00
		015-805-560-6200	2020 STREETS PROJECT	3,656,892.00	-970,730.00	2,686,162.00
		350-000-363-1000	PENDLETON TRUST	-8,205.00	-2,296.00	-10,501.00
		350-015-550-5605	PENDLETON TRUST MAINT/PROJ.	358,205.00	2,296.00	360,501.00
		405-000-361-1000	INTEREST EARNED	-160,000.00	-10,000.00	-170,000.00
		405-000-361-4000	MISC. REVENUE	-4,570.00	-12,200.00	-16,770.00
		405-024-530-3051	CONTRACT LABOR	7,000.00	-1,000.00	6,000.00
		405-024-550-5049	COMP. SOFTWARE, SUPPLIES, ACCE	1,500.00	1,000.00	2,500.00
		405-030-570-7010	A & G MISCELLANEOUS	145,305.35	10,000.00	155,305.35
		405-049-550-5658	BUILDING AND MAINTENANCE	8,000.00	12,200.00	20,200.00
		500-011-550-5672	TRACTOR/MOWER MAINT	3,000.00	1,000.00	4,000.00
		500-011-550-5865	CONCRETE & AGGREGATE	2,000.00	-1,000.00	1,000.00
		610-000-361-1000	INTEREST EARNED	-620.08	-2,100.00	-2,720.08
		610-000-364-0010	TRSF FROM GENERAL FUND	-50,000.00	-12,250.00	-62,250.00
		610-050-550-5051	OFFICE SUPPLIES	100.00	12,250.00	12,350.00
		610-050-570-7010	MISC. EXPENDITURES	2,600.00	2,100.00	4,700.00
			26 Total:	2,956,319.27	0.00	2,956,319.27
			Grand Total:	2,956,319.27	0.00	2,956,319.27

Fund Summary

Fund	Before	Adjustment	After
Budget Code:26 - FY 25/26 ORIGINAL BUDGET Fiscal: 2025-2026			
001	-3,407,148.00	0.00	-3,407,148.00
015	6,059,152.00	0.00	6,059,152.00
350	350,000.00	0.00	350,000.00
405	-2,764.65	0.00	-2,764.65
500	5,000.00	0.00	5,000.00
610	-47,920.08	0.00	-47,920.08
Budget Code 26 Total:	2,956,319.27	0.00	2,956,319.27
Grand Total:	2,956,319.27	0.00	2,956,319.27



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

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

ATTACHMENTS:



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

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

ATTACHMENTS:



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Pam Polk, City Manager
Re: Discussion, Consideration and Possible Action to Approve Resolution Number R-2025-20, a Resolution Approving the Entrance into the Interlocal Agreement Establishing the Oklahoma Cooperative Liquid Assets Security System (Oklahoma Class) with Other Governmental Participants for the Purpose of Exercising Investment Power Jointly to Invest Funds in Concert with Other Participants; Providing for an Effective Date

Council Information / Action Requested

Approve Resolution Number R-2025-20, a Resolution Approving the Entrance into the Interlocal Agreement Establishing the Oklahoma Cooperative Liquid Assets Security System (Oklahoma Class) with Other Governmental Participants for the Purpose of Exercising Investment Power Jointly to Invest Funds in Concert with Other Participants; Providing for an Effective Date

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

ATTACHMENTS:

1. R-2025-20 Approving Entrance into Interlocal Agreement Establishing Oklahoma Cooperative Liquid Assets Security System UNSIGNED

RESOLUTION NUMBER 2025-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DURANT, STATE OF OKLAHOMA, APPROVING THE ENTRANCE INTO THE INTERLOCAL AGREEMENT ESTABLISHING THE OKLAHOMA COOPERATIVE LIQUID ASSETS SECURITY SYSTEM (OKLAHOMA CLASS) WITH OTHER GOVERNMENTAL PARTICIPANTS FOR THE PURPOSE OF EXERCISING INVESTMENT POWER JOINTLY TO INVEST FUNDS IN CONCERT WITH OTHER PARTICIPANTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Durant, Oklahoma is permitted and has the power pursuant to the provisions of the Oklahoma Interlocal Cooperation Act, Title 74 Oklahoma Statutes Section 1001 *et seq.* to enter into interlocal agreements to exercise jointly with any other governmental entities any power, privilege, or authority which such governmental entities share in common and which each might exercise separately; pursuant to a written interlocal agreement; and

WHEREAS, interlocal agreements may be created so that units of local government may invest certain of their funds in statutorily permitted investments including but not limited to any intergovernmental investment pool authorized pursuant to Title 62 Oklahoma Statutes Section 348, and

WHEREAS, the City of Durant, from time to time, has funds on hand in excess of current needs; and

WHEREAS, it is in the best interests of the City of Durant and its residents to invest funds in investments that yield a favorable rate of return while providing the necessary liquidity and protection of the principal; and

WHEREAS, the City of Durant desires to enter as a Participant (as such term is defined in the Interlocal Agreement) into the Interlocal Agreement establishing Oklahoma CLASS, a copy of which is attached hereto as Exhibit "A" (the "Interlocal Agreement") in order to exercise investment power jointly and in concert with the other Participants pursuant to the Interlocal Agreement as authorized by the Oklahoma Interlocal Cooperation Act in order to take advantage of economies of scale and perform governmental functions more efficiently; and

WHEREAS, the policy of the Interlocal Agreement shall be to place the highest priority on the safety of principal and liquidity of funds, and the optimization of investment returns shall be secondary to the requirements for safety and liquidity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURANT, STATE OF OKLAHOMA, AS FOLLOWS:

SECTION 1. The City of Durant hereby joins the Interlocal Agreement as a Participant and agrees to be bound by all the terms and provisions thereof.

SECTION 2. The mayor is hereby authorized to execute the Interlocal Agreement, the Instrument of Adoption, and such other documents, certifications, representations, or agreements as may be necessary or convenient to affect the foregoing.

SECTION 3. The treasurer of the City of Durant is hereby directed to make such amendments as may be necessary to the city’s written investment policies to permit the investment of city funds, at the treasurer’s discretion, in Oklahoma CLASS as authorized pursuant to Title 62 Oklahoma Statutes Section 348.

SECTION 4. Pam Polk is hereby designated as the “Key Contact” (as defined in the Policies and Procedures of the Participants) and vested with the power to transfer funds for investment of Oklahoma CLASS, to withdraw funds from Oklahoma CLASS from time to time, to issue letters or other indications of instructions, and to take all other actions necessary to carry out the investment of the city funds in Oklahoma CLASS.

SECTION 5. The City of Durant approves the establishment of an account or accounts in its name in Oklahoma CLASS for the purpose of transmitting funds for investment, subject to the Investment Policies established by Oklahoma CLASS, and the City of Durant acknowledges that it has received a current copy of said investment policies.

SECTION 6. Notices from Oklahoma CLASS related to the City of Durant’s accounts and investments shall be provided to Pam Polk.

SECTION 7. This Resolution and the authorizations contained herein shall continue in full force and effect until amended or revoked by the City of Durant until amended or revoked by subsequent action by the City Council of the City of Durant and until Oklahoma CLASS receives a copy of such amendment or revocation Oklahoma CLASS is entitled to rely upon the same.

PASSED AND APPROVED THIS 9th DAY OF DECEMBER, 2025.

Martin Tucker, Mayor

ATTEST:

Cynthia J. Price, City Clerk

APPROVED AS TO FORM:

Doug Elliott, City Attorney



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Richard Ezell, Director
Re: Consider Approval of a Mutual Aid Agreement with the Durant Independent School District (C-2025-70)

Consider Approval of Mutual Aid Agreement with the Durant Independent School District (C-2025-70)

Council Information / Action Requested

Request the Mayor and Council to accept the Mutual Aid Agreement with the Durant Independent School District. The Mayor's signature upon approval.

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

City Clerk to keep a copy for filing

ATTACHMENTS:

1. C-2025-70 - Facility MOU - City of Durant and DISD

Memorandum of Understanding

Between the City of Durant, Oklahoma and Durant Independent School District

Agreement Title: Emergency Sheltering Assistance Agreement

Effective Date: September 9, 2025

Duration: Five (5) years, unless modified or terminated by either party with thirty (30) days written notice.

I. Purpose

This Memorandum of Understanding (MOU) establishes a framework of cooperation between the **City of Durant, Oklahoma** (hereafter "the City") and the **Durant Independent School District** (hereafter "the District") for the use of designated District facilities as temporary emergency shelters during disasters, incidents, or other declared emergencies.

II. Authorities

This agreement is executed in accordance with applicable federal, state, and local emergency management laws, including but not limited to the **Robert T. Stafford Disaster Relief and Emergency Assistance Act, Oklahoma Emergency Management Act,** and the **City of Durant Emergency Operations Plan.**

III. Scope

1. The District agrees to make designated school facilities available for use as emergency shelters or reunification site(s) during times of emergency or disaster, when requested by the City.
 2. The City agrees to coordinate shelter operations, staffing, supplies, and security in cooperation with the District and relevant agencies (e.g., Red Cross, Oklahoma Department of Emergency Management).
 3. This MOU applies only to facilities mutually identified and approved in advance of shelter activation by the City and the District.
-

IV. Responsibilities

The City of Durant shall:

- Request use of facilities through the District Superintendent or designee.

- Coordinate with emergency management, public safety agencies, and volunteer organizations to provide shelter management, security, health services, and logistical support.
- Assume responsibility for costs associated with shelter operations, unless otherwise covered by state or federal disaster reimbursement programs.
- Ensure that the facility is returned to its pre-emergency condition after use.

The Durant Independent School District shall:

- Designate and provide access to facilities suitable for use as emergency shelters.
- Coordinate with the City to ensure facilities are safe, accessible, and operational at the time of use.
- Provide a District liaison to facilitate communication and support during shelter operations.
- Assist in identifying facility limitations (e.g., kitchen capacity, generator access, ADA compliance).

V. Term and Termination

- This MOU shall remain in effect from the date of final signature and shall continue for a period of **five (5) years**, unless modified or terminated by either party with **thirty (30) days written notice**.
- This MOU may be renewed upon mutual agreement.

VI. Liability

- Nothing in this agreement is intended to waive or limit the governmental immunity of either party as provided by Oklahoma law.
- Each party shall be responsible for the acts and omissions of its respective employees, agents, or representatives.

VII. Amendments

This MOU may be amended at any time by written agreement of both parties.

VIII. Effective Date

This MOU becomes effective on the date of the last signature below.

IX. Points of Contact

City of Durant

- Emergency Management Director, Richard Ezell
Phone: (580) 924-3661 (O), (580) 775-5888 (C)
Email: rezell@durant.org

Durant Independent School District

- Superintendent, Mark Moring
Phone: (580) 924-1276 (O), (405) 659-0968 (C)
Email: mark.moring@durantisd.org

X. Signatures

City of Durant, Oklahoma

Signature: _____

Name: Martin Tucker

Title: Mayor, City of Durant

Date: _____

Durant Independent School District

Signature:  _____

Name: Mark Moring

Title: Superintendent, Durant Independent School District

Date: 9-8-25



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: *Consideration and Possible Approval of Preliminary Plat Request (Single Family, Phase II) for Property Located Near Lindenwood's Drive and First Avenue and More Particularly Described as:*

A parcel of land located in the North Half of the Southwest Quarter (N/2 SW /4) of Section Twenty-one (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being a portion of that parcel of land described in Book 1566, Page 761, filed July 30, 2021, in the office of the Bryan County Clerk, being more particularly described by metes and bounds with a true (Geodetic) bearing being South 00 degrees 15 minutes 29 seconds West, along the East line of the Southwest Quarter (SW) of said Section 21, being more particularly described as follows; Beginning at the Northeast Corner of said N/2 SW/4, Thence, South 00 degrees 15 minutes 29 seconds West, on the East line of the Southwest quarter of said Section 21, a distance of 423.56 feet to the point of intersection with the west right of way line of the Union Pacific Railroad; Thence, South 13 degrees 42 minutes 22 seconds West, on the west right of way line of the Union Pacific Railroad a distance of 900.14; Thence, South 89 degrees 49 minutes 57 seconds West, a distance of 426.79 feet; Thence, North 02 degrees 38 minutes 24 seconds West, a distance of 100.37 feet; Thence, South 89 degrees 49 minutes 57 seconds West, a distance of 486.61 feet to a point on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County; Thence, North 00 degrees 19 minutes 48 seconds East, on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County, a distance of 60.00 feet to the southeast corner of Lot 67 of Linden Wood Phase 3, Planned Unit Development plat as filed in Book 1357, page 696 in the recorded of Bryan County, Thence, North 89 degrees 49 minutes 57 seconds East, a distance of 646.52 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 87.29 feet; Thence, North 76 degrees 17 minutes 38 seconds West, a distance of 120.00 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 455.92 feet; Thence, North 89 degrees 49 minutes 49 seconds East, a distance of 123.61 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 275.23 feet; Thence, South 76 degrees 17 minutes 38 seconds East, a distance of 180.00 feet; Thence, North 13 degrees 42 minutes 22 seconds East, a distance of 367.70 feet to a point on the north line of the southwest quarter of said Section 21; Thence, North 89 degrees 49 minutes 49 seconds East, on the north line of the southwest quarter of said Section 21, a distance of 23.40 feet back to the point of beginning.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- Staff Report PC2025-22
2. PC2025-22 TAC SHEET

3. PC2025-22 MAPS
4. PC2025-22 PRELIMINARY PLAT -SF PHASE II
5. PC2025-22 Warranty Deed - HPH Investors



THE CITY OF DURANT

Office of Community Development

Date: 12-3-25
To: City Council
Case: PC-2025-22
From: Paul Cottrell, Community Development.
Re: Single Family Phase II Preliminary Plat

Request: Consider a request from the property owner to Preliminary Plat the property located near the end of Lindenwood Dr.

Current Zoning: R-3

Future Land Use: Mixed Use – Commercial/Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Empty Field
West	A-1	Single/Multi Family
South	A-1	Trailer Park
East	A-1	Railroad

Applicant: HPH Investors LP

Consideration: Applicant approached staff with the desire to Plat the current property in order to subdivide the land into single family lots.

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

Analysis: Phase II would consist of 21 lots all meeting minimum requirements. City has been notified by DEQ of multiple deficiencies pertaining to the applicant.


P&Z Recommendation: Motion to Pass Carried With 5 Yes and 0 No .

Required Action: Hold a public hearing and recommend approval or denial of the preliminary plat request for property located near the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

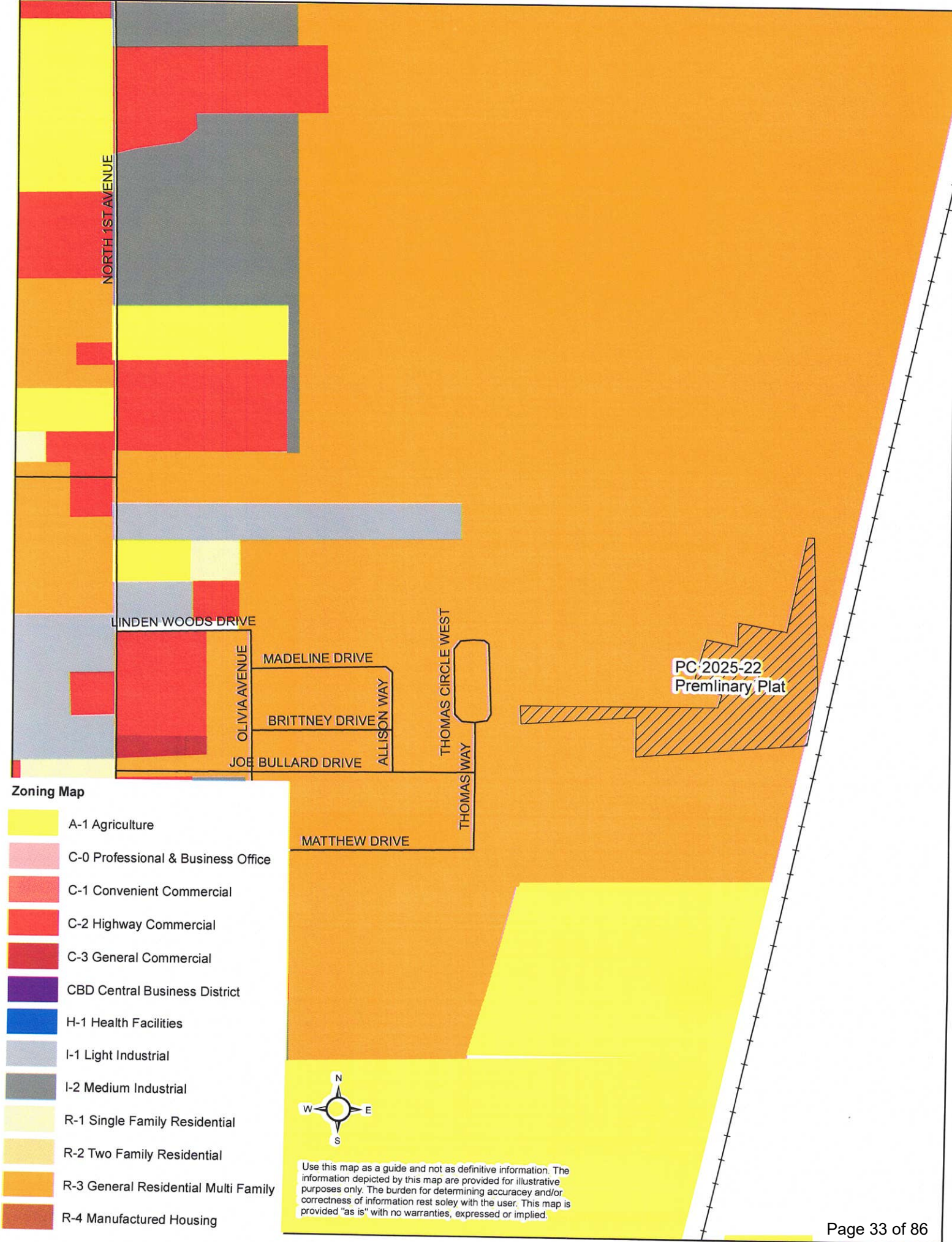
Community Development – TAC Meeting

Request Type: Preliminary Plat Single Family Phase II
Case Number: PC2025-22

Applicant: HPH Investors LP

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		No Comment	11-4-25
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		As presented, No comment. Full Road way to be completed before vertical build starts	
Facilities Supervisor: Mark Pierce		No comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		No Comments	11-4-25
M & O Supervisor Randy Cantrell		No Comments	11-04-2025
Streets Superintendent Aaron Saldivar		meets requirements	
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction in accordance with IBC 2018, IRC 2018, IFC 2018 appendices B, C, D Full Road construction required Prior to vertical construction	04 Nov 25

Economic Development	Signature	Comments	Date
Economic Director Katherine Moore			
Outside Resources:	Signature	Comments	Date
OGE: Jeremy Mullins			
ONG 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.

NORTH 1ST AVENUE

LINDEN WOODS DRIVE

OLIVIA AVENUE

MADELINE DRIVE

BRITTNEY DRIVE

JOE BULLARD DRIVE

ALLISON WAY

THOMAS CIRCLE WEST

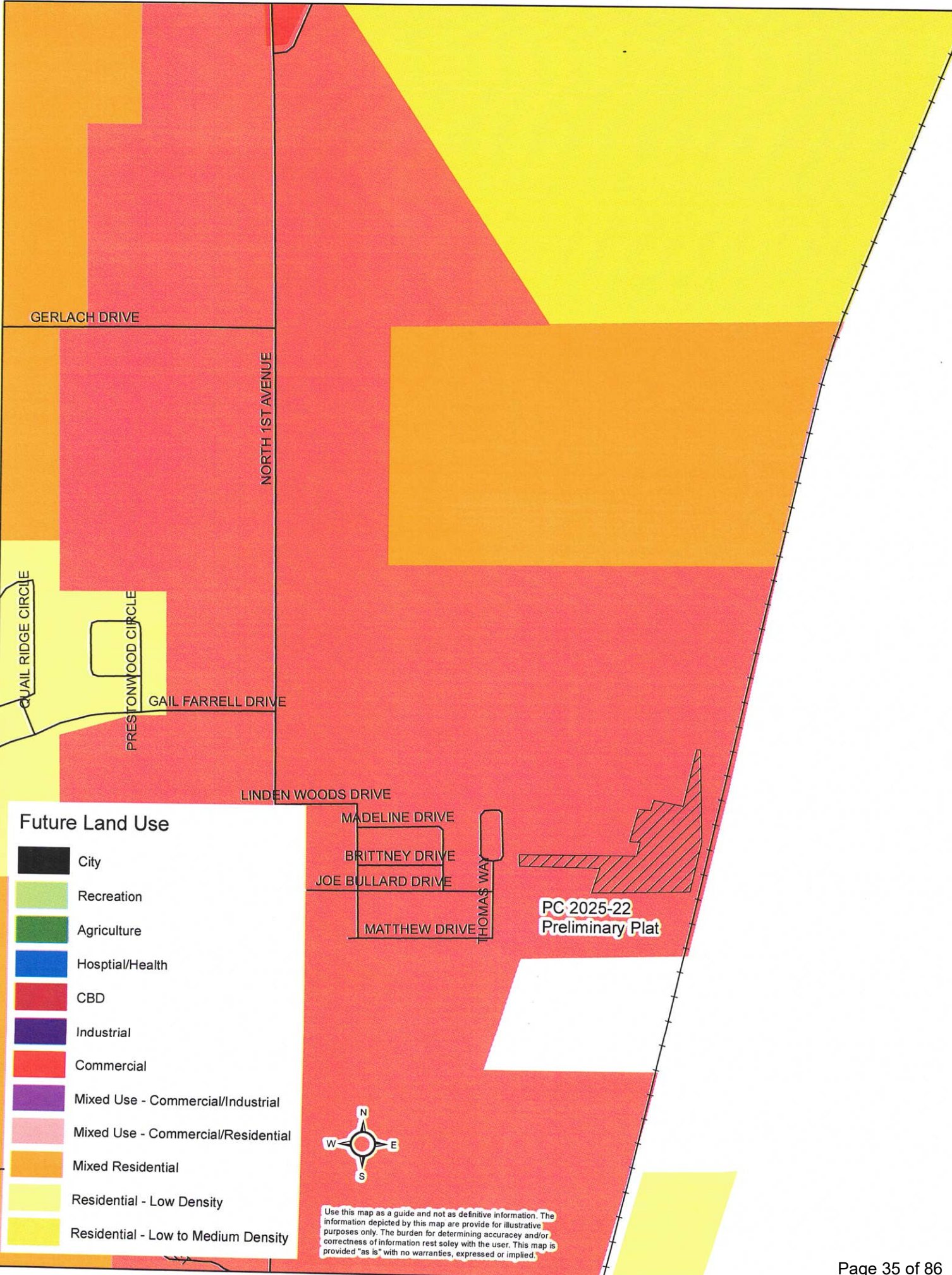
THOMAS WAY

MATTHEW DRIVE

PC 2025-22
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.



Future Land Use

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



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

**PC 2025-22
Preliminary Plat**

LINDENWOODS ESTATES PHASE II

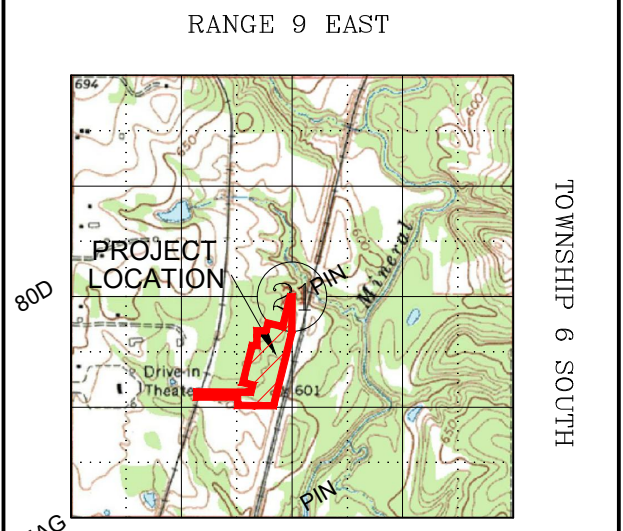
PART OF SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN, DURANT BRYAN COUNTY, OKLAHOMA SHEET 1 OF 2

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

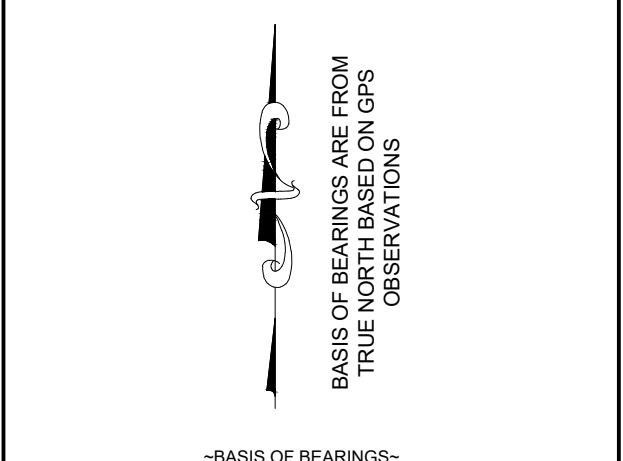
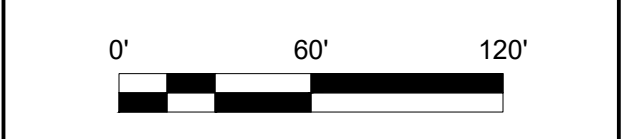
DAVID L. PAGE JR. © 2025
PROFESSIONAL LAND SURVEYOR #1566
C.A. # 1991, EXPIRES 6-30-2027

LINDENWOODS ESTATES PHASE II CITY OF DURANT, OKLAHOMA

PART OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY,
STATE OF OKLAHOMA



LOCATION
PART OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY,
STATE OF OKLAHOMA



DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:
1. WARRANTY DEED FROM DANA HAGGAR AND WILLIAM ELLIOT TO HPH INVESTORS, LP, FILED ON JULY 30, 2021 IN BOOK 1566, PAGE 761 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. VARIOUS ADJOINING DEEDS AS SHOWN ON SURVEY PLAT.
3. VARIOUS PHASES OF DEVELOPMENT PLATS BY HPH INVESTORS, LP.
4. OKLAHOMA CERTIFIED CORNER RECORDS FILED WITH THE OKLAHOMA DEPARTMENT OF LIBRARIES OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASELINE.
5. GLO PLAT WITH FIELD NOTES.

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 SURVEYOR'S ORIGINAL SIGNATURE AND ORIGINAL SEAL
PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC RECORDS 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.

BEFORE YOU DIG...
1-800-522-6543
CALL OKIE

NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 9-20-25 to 10-8-25
DATE OF LAST SITE VISIT: 10-8-25
PRELIMINARY PLAT COMPLETED: 10-12-25

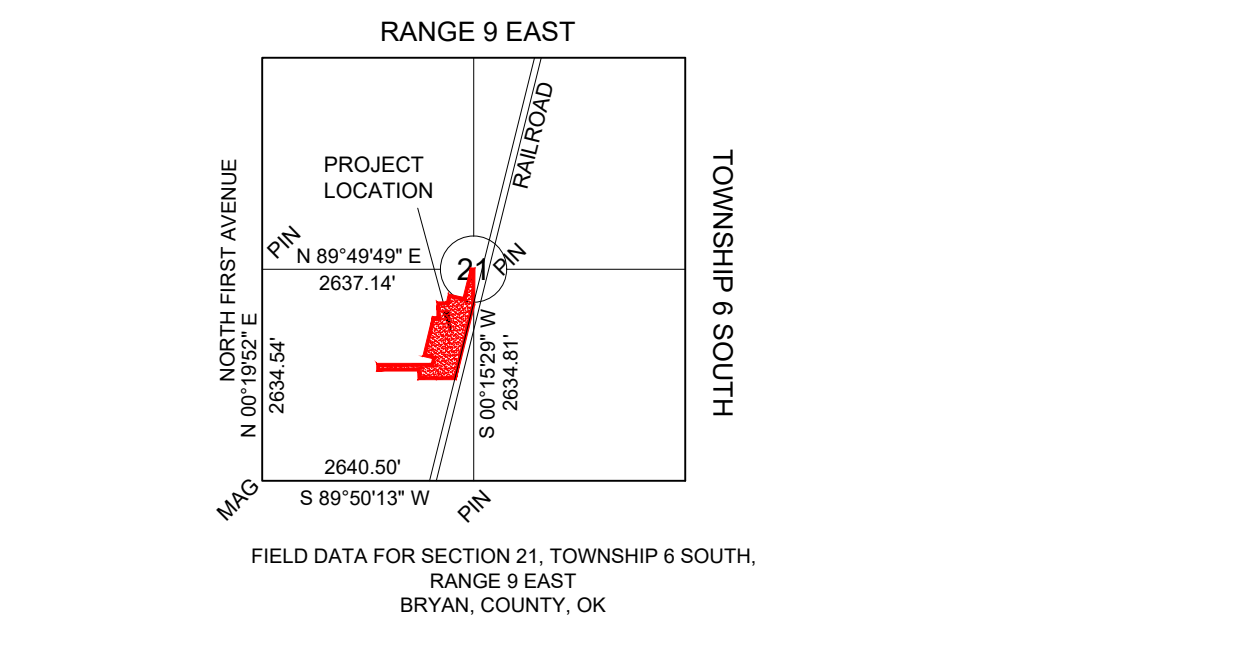
Project Name and Address
HPH INVESTORS, LP
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST
CITY OF DURANT, BRYAN COUNTY,
STATE OF OKLAHOMA

DATE: 10-12-25
SCALE: 1" = 60'
SHEET NO.: 1 OF 2

NEW LEGAL DESCRIPTION OF LINDENWOODS ESTATES PHASE II:

A parcel of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being a portion of that parcel of land described in Book 1566, Page 761, filed July 30, 2021, in the office of the Bryan County Clerk, being more particularly described by metes and bounds with a true (Geodetic) bearing being South 00°15'29" West, along the East line of the Southwest Quarter (SW/4) of said Section 21, being more particularly described as follows:
Beginning at the Northeast Corner of said N/2 SW/4,
Thence South 00°15'29" West, on the East line of the Southwest quarter of said Section 21, a distance of 423.56 feet to the point of intersection with the west right of way line of the Union Pacific Railroad;
Thence South 13°42'22" West, on the west right of way line of the Union Pacific Railroad a distance of 900.14 feet;
Thence South 89°49'57" West, a distance of 426.79 feet;
Thence North 02°38'24" West, a distance of 100.37 feet;
Thence South 89°49'57" West, a distance of 486.61 feet to a point on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County;
Thence North 00°19'48" East, on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County, a distance of 60.00 feet to the southeast corner of Lot 67 of Linden Wood Phase 3, Planned Unit Development plat as filed in Book 1357, Page 696 in the records of Bryan County;
Thence North 89°49'57" East, a distance of 646.52 feet;
Thence North 13°42'22" East, a distance of 87.29 feet;
Thence North 76°17'38" West, a distance of 120.00 feet;
Thence North 13°42'22" East, a distance of 455.92 feet;
Thence North 89°49'49" East, a distance of 123.61 feet;
Thence North 13°42'22" East, a distance of 275.23 feet;
Thence South 76°17'38" East, a distance of 180.00 feet;
Thence North 13°42'22" East, a distance of 367.70 feet to a point on the north line of the southwest quarter of said Section 21;
Thence North 89°49'49" East, on the north line of the southwest quarter of said Section 21, a distance of 23.40 feet back to the point of beginning.

Basis of Bearings: South 00°15'29" West, on the East line of the Southwest Quarter (SW/4) of Section 21, Township 6 South, Range 9 East, by R.T.K G.P.S. observation, referenced to the True Meridian (Geodetic). The aforesaid parcel of land described by David L. Page Jr., PLS No. 1566, on October 12, 2025.



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 TRUE 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 CONTROL BY PAGE SURVEYING AND ASSOCIATES, AND ASSUMED COORDINATES (GEODETIC) 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 THE TRUE MERIDIAN (GEODETIC) BEARINGS.
 8. ALL ADJOINING PROPERTY OWNER INFORMATION WAS TAKEN FROM WWW.ACTDATABSCOUT.COM.
 9. ALL INTERIOR LOT CORNERS WILL BE MARKED WITH 1/2 INCH STEEL PINS WITH PLASTIC CAPS STAMPED 'D' PAGE JR. 1566' UNLESS OTHERWISE NOTED.

FLOOD STATEMENT
SUBJECT PROPERTY DOES LIE WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY F.E.M.A. MAP NO. 42013C018E MAY BE REVISIED JUNE 2, 2011. LOW LYING AND CREEK AREAS MAY BE SUBJECT TO FLOODING.

LEGEND
 These standard symbols may be found in the drawing.
 ● SET 1/2" STEEL PIN WITH CAP (PLS1566)
 ○ EXISTING 1/2" STEEL PIN BY BMA (CA #5975)
 ⊙ 3/8" STEEL PIN BY BROOKS
 ⊕ 1/2" STEEL PIN
 ⊛ POWER POLE
 ⊚ CUI ANCHOR
 ⊛ OVER HEAD POWER LINE
 --- LINE NOT TO SCALE
 --- SET BACK LINE
 --- UTILITY EASEMENT
 --- DRAINAGE EASEMENT
 ▲ CALCULATED CORNER (NOT SET)

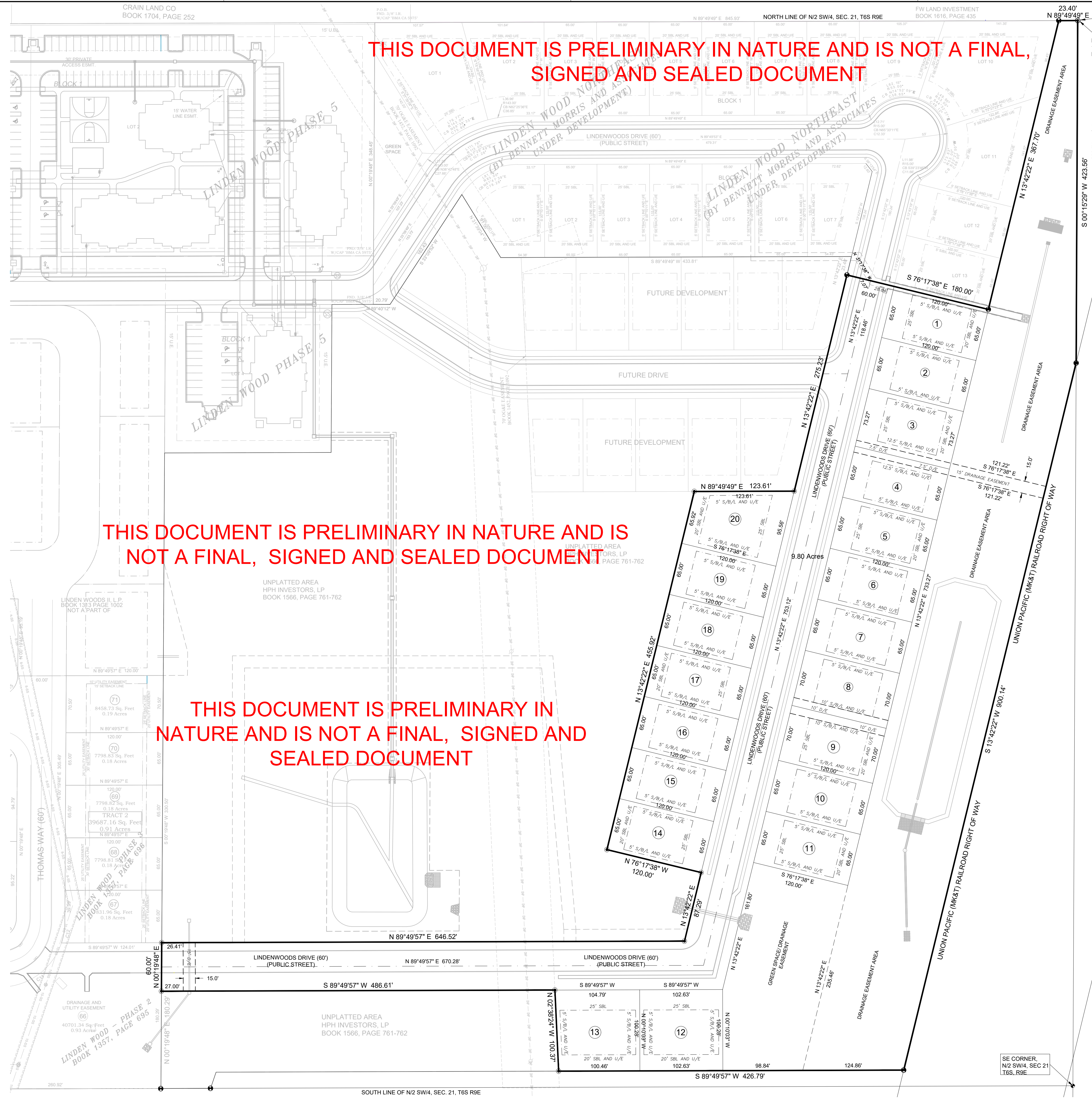
G.P.S. BASE POINT INFORMATION:
AUTONOMOUS SET UP
ASSUMED COORDINATE
NORTHING: 10638.442678
EASTING: 57493.720195
ELEV. 639.35'

WGS 84 DATA
LAT: 34°01'09.72400" N
LONG: 96°22'02.21069" W
HT: 562.367'

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

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



OWNERS CERTIFICATE & DEDICATION:

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

HPH INVESTORS, LP
BY: EXPRESS DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: KRISTINE M. TIBBETTS, PRESIDENT

**COUNTY OF COLLIN
STATE OF TEXAS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED KRISTINE M. TIBBETTS, PRESIDENT OF EXPRESS DEVELOPMENT INC., THE GENERAL PARTNER OF HPH INVESTORS, LP, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NEW LEGAL DESCRIPTION OF 10.15 ACRE PARCEL:

A parcel of land located in the North Half of the Southwest Quarter (N1/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being a portion of that parcel of land described in Book 1566, Page 761, filed July 30, 2021, in the office of the Bryan County Clerk, being more particularly described by metes and bounds with a true (Geodetic) bearing being South 00°15'29" West, along the East line of the Southwest Quarter (SW/4) of said Section 21, being more particularly described as follows:

- Beginning** at the Northeast Corner of said N1/2 SW/4.
- Thence**, South 00°15'29" West, on the East line of the Southwest quarter of said Section 21, a distance of 423.56 feet to the point of intersection with the west right of way line of the Union Pacific Railroad;
- Thence**, South 13°42'22" West, on the west right of way line of the Union Pacific Railroad a distance of 900.14 feet;
- Thence**, South 89°49'57" West, a distance of 428.79 feet;
- Thence**, North 02°38'24" West, a distance of 103.37 feet;
- Thence**, South 89°49'57" West, a distance of 486.61 feet to a point on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County;
- Thence**, North 00°19'48" East, on the east line of Lot 66 of Linden Wood Phase 2, Planned Unit Development plat as filed in Book 1357, Page 695 in the records of Bryan County, a distance of 60.00 feet to the southeast corner of Lot 67 of Linden Wood Phase 3, Planned Unit Development plat as filed in Book 1357, Page 696 in the records of Bryan County.
- Thence**, North 89°49'57" East, a distance of 646.52 feet;
- Thence**, North 13°42'22" East, a distance of 87.29 feet;
- Thence**, North 76°17'38" West, a distance of 120.00 feet;
- Thence**, North 13°42'22" East, a distance of 455.92 feet;
- Thence**, North 89°49'49" East, a distance of 57.56 feet;
- Thence**, North 00°10'11" West, a distance of 115.00 feet;
- Thence**, North 00°10'11" West, a distance of 60.00 feet;
- Thence**, North 89°49'49" East, a distance of 103.02 feet;
- Thence**, North 51°46'06" East, a distance of 9.86 feet;
- Thence**, North 13°42'22" East, a distance of 88.71 feet;
- Thence**, South 78°17'30" East, a distance of 180.00 feet;
- Thence**, North 13°42'22" East, a distance of 367.70 feet to a point on the north line of the southwest quarter of said Section 21;
- Thence**, North 89°49'49" East, on the north line of the southwest quarter of said Section 21, a distance of 23.40 feet back to the point of beginning, said parcel of land contains 10.15 acres more or less.

Basis of Bearings: South 00°15'29" West, on the East line of the Southwest Quarter (SW/4) of Section 21, Township 6 South, Range 9 East, by R.T.K.G.P.S. observation, referenced to the True Meridian (Geodetic). The aforesaid parcel of land described by David L. Page Jr., PLS No. 1566, on October 8, 2025.

FLOOD ZONE

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

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

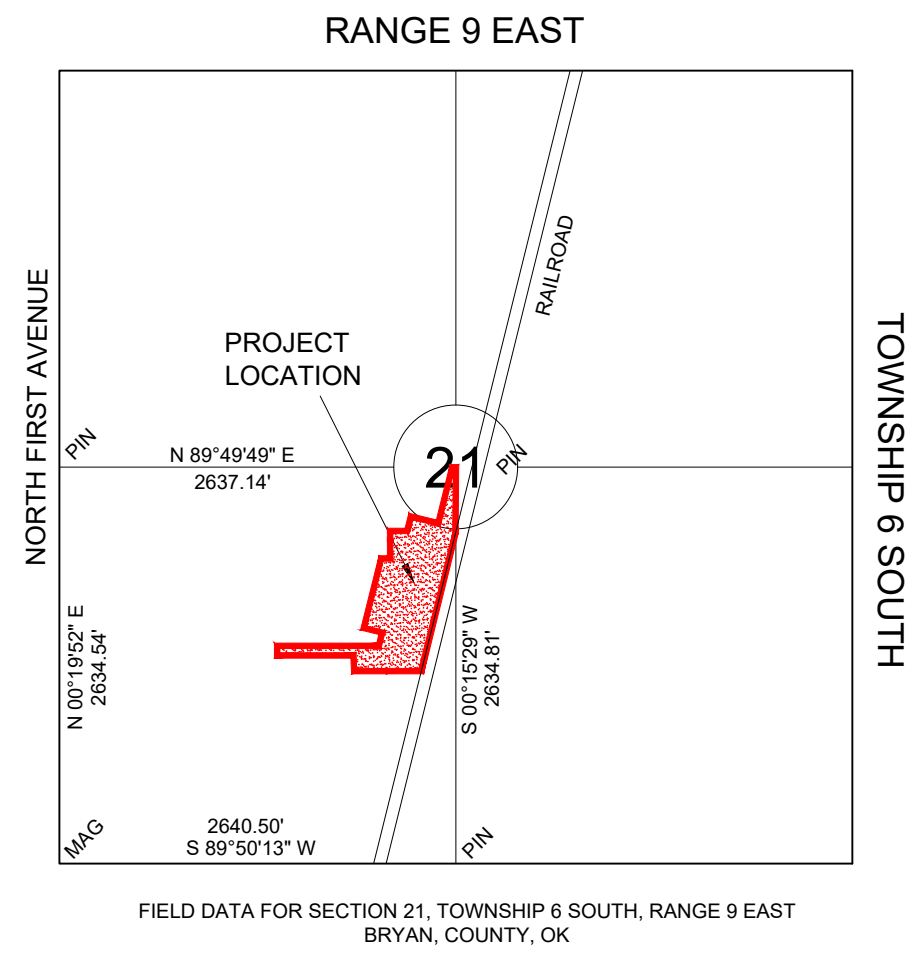
1. WARRANTY DEED FROM DANA HAGGARD AND WILLIAM ELLIOT TO HPH INVESTORS, LP, FILED ON JULY 30, 2021 IN BOOK 1566, PAGE 761 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. VARIOUS ADJOINING DEEDS AS SHOWN ON SURVEY PLAT.
3. VARIOUS PHASES OF DEVELOPMENT PLATS BY HPH INVESTORS, LP.
4. OKLAHOMA CERTIFIED CORNER RECORDS FILED WITH THE OKLAHOMA DEPARTMENT OF LIBRARIES OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASELINE.
5. GLO PLAT WITH FIELD NOTES.

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 TRUE 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 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 CONTROL BY PAGE SURVEYING AND ASSOCIATES, AND ASSUMED COORDINATES (GEODETTIC) 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 THE TRUE MERIDIAN (GEODETTIC) BEARINGS.
8. ALL ADJOINING PROPERTY OWNER INFORMATION WAS TAKEN FROM WWW.ACTDATASCOOT.COM.
9. ALL INTERIOR LOT CORNERS WILL BE MARKED WITH 1/2 INCH STEEL PINS WITH PLASTIC CAPS STAMPED "D PAGE JR LS 1566" UNLESS OTHERWISE NOTED.
10. **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

G.P.S. BASE POINT INFORMATION:
AUTONOMOUS SET UP
ASSUMED COORDINATE
NORTHING: 10638.442678
EASTING: 57493.720195
ELEV. 639.35'
WGS 84 DATA
LAT: 34°01'09.72400" N
LONG: 98°22'02.21069" W
HT. 562.367'

LINDENWOODS ESTATES PHASE II
PART OF SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP
6 SOUTH, RANGE 9 EAST
OF THE INDIAN MERIDIAN,
DURANT BRYAN COUNTY, OKLAHOMA
SHEET 2 OF 2



LEGEND

- These standard symbols may be found in the drawing.
- SET 1/2" STEEL PIN WITH CAP (PLS1566)
 - ⊙ EXISTING 1/2" STEEL PIN BY BMA (CA #5975)
 - ⊙ 3/8" STEEL PIN BY BROOKS
 - ⊙ 1/2" STEEL PIN
 - ⊙ POWER POLE
 - ⊙ GUY ANCHOR
 - OVER-HEAD POWER LINE
 - LINE NOT TO SCALE
 - S/B/L SET BACK LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - ▲ CALCULATED CORNER (NOT SET)



LICENSED PROFESSIONAL SURVEYOR'S CERTIFICATE

I, DAVID L. PAGE, JR., A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THIS PLAT **LINDENWOODS ESTATES PHASE II** IS BASED ON AN ACTUAL FIELD SURVEY, BY MYSELF, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF 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.

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

David L. Page Jr., L.S. No. 1566
Page Surveying & Associates, C.A. No. 1991 (LS)
P.O. Box 1867, Durant, Oklahoma 74702
PH. 580-920-9101

**COUNTY OF BRYAN
STATE OF OKLAHOMA**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

**DURANT CITY PLANNING
COMMISSION APPROVAL**

I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF **LINDENWOODS ESTATES PHASE II** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2025.

CHAIRMAN SECRETARY

COUNTY TREASURER'S CERTIFICATE

I, _____ THE DULY ELECTED AND QUALIFIED COUNTY TREASURER OF BRYAN COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES UP TO AND INCLUDING THE YEAR 20____ ON THE ABOVE DESCRIBED PROPERTY KNOWN AS **LINDENWOODS ESTATES PHASE II**, BEING A PART OF THE SW/4 OF SECTION 21, T6S, R9E, BRYAN COUNTY, STATE OF OKLAHOMA AND THE REQUIRED SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

WITNESS MY HAND THIS _____ DAY OF _____, 2025 A.D.

COUNTY TREASURER

**COUNTY OF BRYAN
STATE OF OKLAHOMA**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

**ACCEPTANCE OF DEDICATION
BY CITY COUNCIL**

LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, THAT THE STREETS, AVENUES, AND EASEMENTS FOR PUBLIC USE ON THIS PLAT OF **LINDENWOODS ESTATES PHASE II** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ARE HEREBY ACCEPTED, ADOPTED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, THIS _____ DAY OF _____, 2025.

SIGNED: _____ MAYOR SIGNED: _____ CITY CLERK

**CERTIFICATE FOR CITY
OF DURANT ACCEPTANCE
COUNTY OF BRYAN**

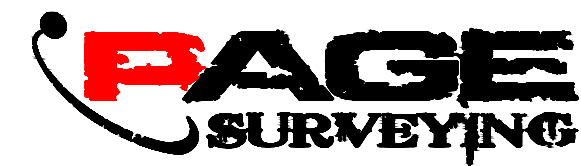
I, _____ CITY CLERK OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, DO HEREBY VERIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL PAYMENTS OF UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THERE THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST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

SIGNED: _____ CITY CLERK

**COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN**

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

COUNTY CLERK



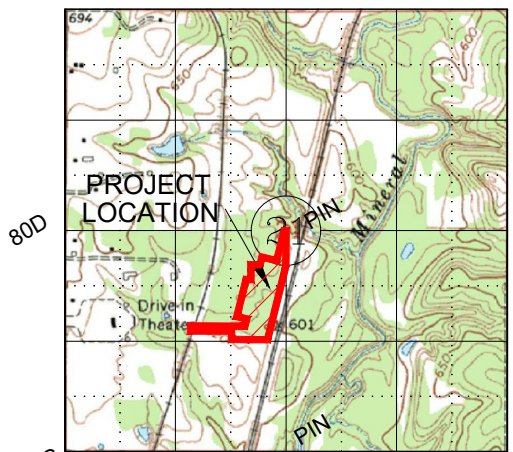
319 N. 3RD AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 239-0176

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

**LINDENWOODS ESTATES PHASE II
CITY OF DURANT, OKLAHOMA**

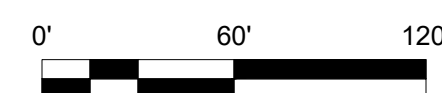
PART OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY,
STATE OF OKLAHOMA

RANGE 9 EAST



LOCATION MAP

LOCATION
PART OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY,
STATE OF OKLAHOMA



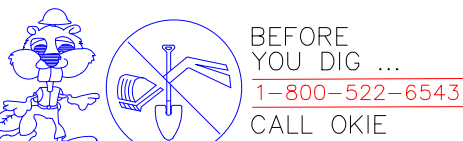
—BASIS OF BEARINGS—
(GEODETTIC BY RTK GPS)

S 00°15'29" W ALONG THE EAST LINE OF THE N1/2 SW/4 AS CITED IN EXISTING DEED RECORDED IN BOOK 1566, PAGE 761 IN THE BRYAN COUNTY RECORDS.

CONTROLLING CORNERS ARE EXISTING CORNERS FOUND AT SECTION CORNERS AND 1/4 CORNERS OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST, 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 SURVEYOR'S 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: 9-20-25 to 10-8-25
DATE OF LAST SITE VISIT: 10-8-25
PRELIMINARY PLAT COMPLETED: 10-8-25

Project Name and Address
HPH INVESTORS, LP
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 EAST
CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA

DATE: 10-8-25

SCALE: 1" = 60'

SHEET NO. 2 OF 2

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

MODERN

abstract and title



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Dana Haggard and William M Elliott, husband and wife**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **HPH Investors, LP, a Limited Liability Partnership**, 11837 Kingsville Dr. Frisco TX 75035, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

See Exhibit A attached hereto and made a part hereof.

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

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

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

Revenue Stamps: \$586.50

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



Dana Haggard


William M Elliott

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 586.50

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Jennifer Coley, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Dana Haggard and William M Elliott, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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



Notary Public

My Commission Expires: May 24, 2022

(SEAL)

File No.: 201108556



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

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

EXHIBIT "A"

A tract of land located in the N/2 SW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, being more particularly described as follows: Commencing at the Southwest Corner of said N/2 SW/4; thence N00°19'48"E along the West line of said N/2 SW/4, a distance of 969.00 feet; thence N89°49'57"E, a distance of 50.00 feet to the True Point of Beginning, said point being in the East Right-of-Way line of U.S. 69 Business Route; thence N00°19'48"E along said East Right-of-Way line, a distance of 45.00 feet to a point in the North line of the 45 foot wide Road and Utility Easement as recorded in the Office of the Bryan County Clerk in Book 1286, Page 729; thence N89°49'57"E along said North line, a distance of 592.68 feet; thence N00°19'48"E, a distance of 303.41 feet to a point in the North line of said N/2 SW/4; thence N89°49'49"E along said North line, a distance of 1994.46 feet to the Northeast Corner of said N/2 SW/4; thence S00°15'29"W along the East line of said N/2 SW/4, a distance of 423.56 feet to a point in the West Right-of-Way line of the Union Pacific Railway; thence S13°42'22"W along said West Right-of-Way line, a distance of 900.14 feet; thence S89°49'57"W parallel with and 20 feet North of the South line of said N/2 SW/4, a distance of 850.47 feet to a point in the East Right-of-Way line of the Kansas, Oklahoma & Gulf Railway; thence S18°46'36"W along said East Right-of-Way line, a distance of 21.15 feet to a point in the South line of said N/2 SW/4; thence S89°49'57"W along said South line, a distance of 61.43 feet; thence N00°19'48"E, a distance of 969.00 feet; thence S89°49'57"W, a distance of 1460.82 feet to the True Point of Beginning.

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



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: Consideration and Possible Approval of a Replat Request for Property Located Near West Pine 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.

Council Information / Action Requested

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

ATTACHMENTS:

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



THE CITY OF DURANT

Office of Community Development

Date: 12-3-25
To: City Council
Case: PC-2025-18
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property owner to replat lot 4-6 block 24 of N 4th & 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: 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.







P&Z Recommendation: Motion to pass carried with 5 yes and 0 no.

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

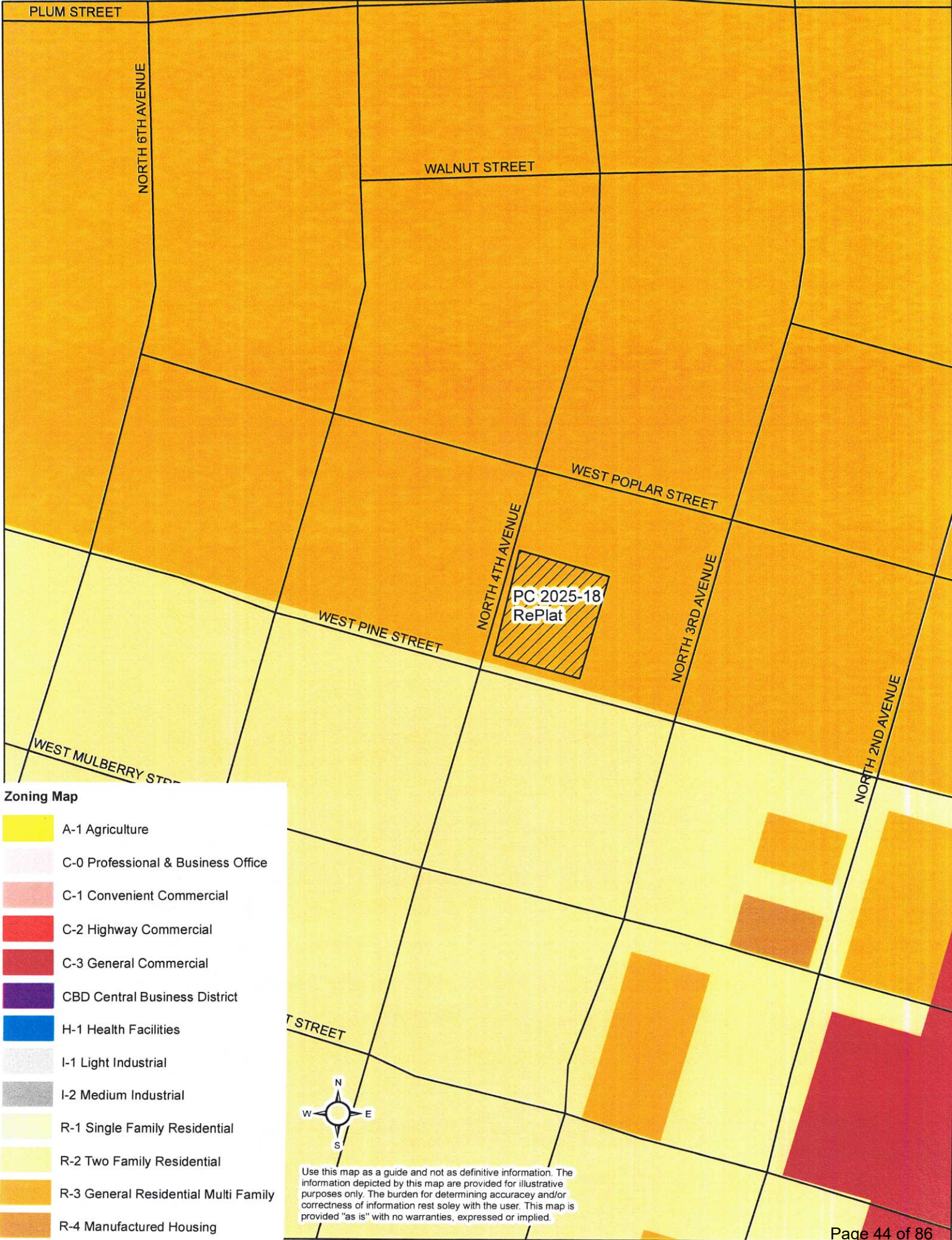
Applicant: Sterling

Building Department	Signature	Comments	Date
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
Public Works	Signature	Comments	Date
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			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		No comment	07Oct25

Outside Resources:	Signature	Comments	Date
OGE: Jeremy Mullins			
ONG 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.



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

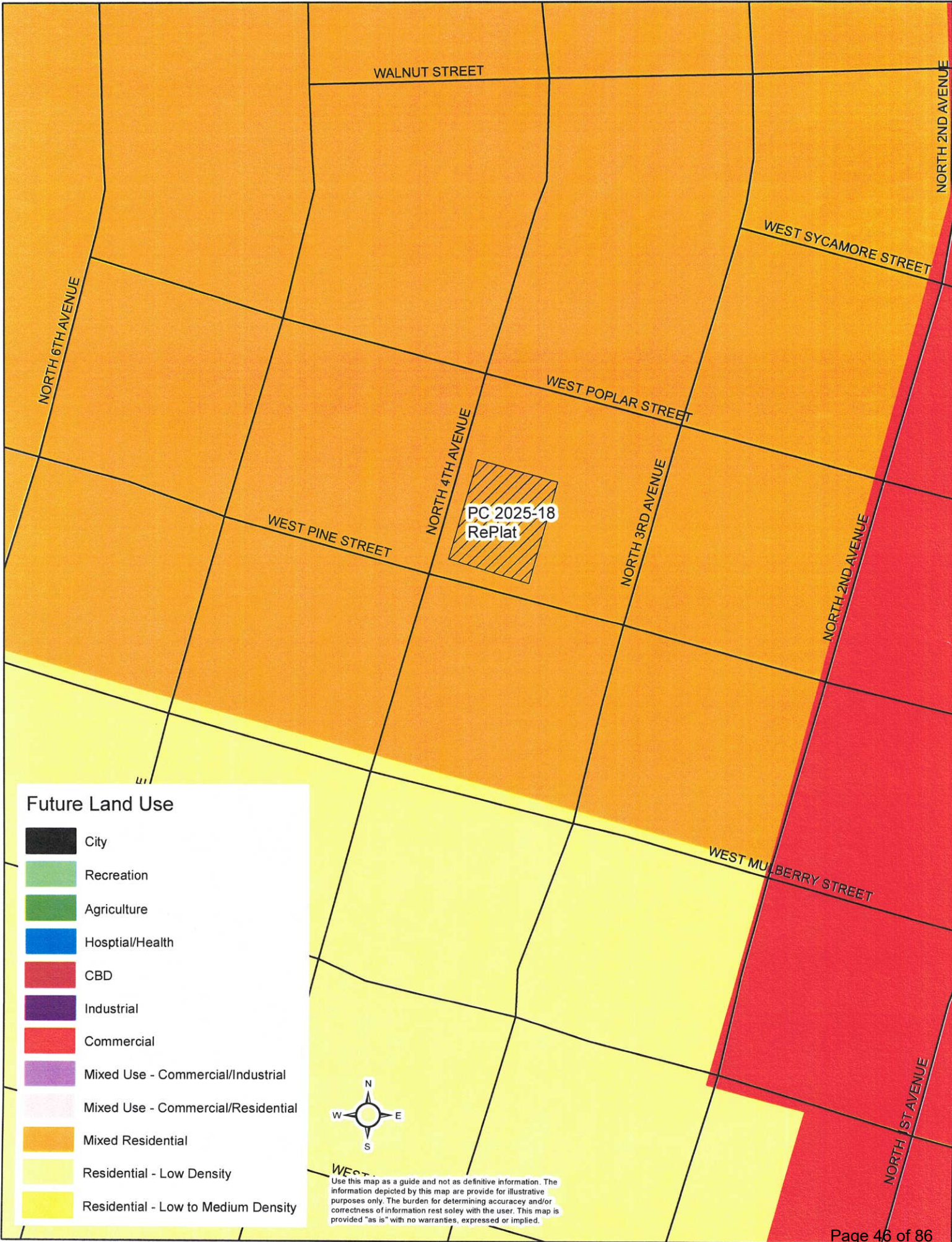
NORTH 2ND AVENUE

NORTH 5TH AVENUE

WEST LOCUST STREET



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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: 2458173.048
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 ALLUM. 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 75" IN CONCRETE
 - CALCULATED CORNER (NOT SET)
 - MONUMENT NOTES
 - WATER METER
 - SEWER CLEANOUT
 - SANITARY MANHOLE
 - POWER POLE
 - TELEPHONE PEDESTAL
 - MEASURED FIELD DATA
 - RECORD PLAT DATA
 - RECORD DEED DATA
 - POWER POLE
 - GUY ANCHOR
 - TELEPHONE PEDESTAL
 - COMMUNICATIONS TOWER
 - 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.

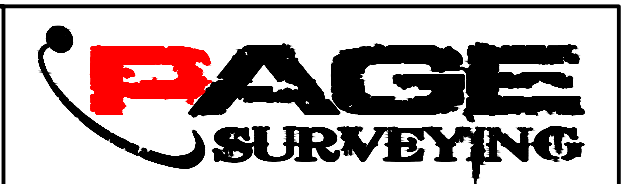
Chairman

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 **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



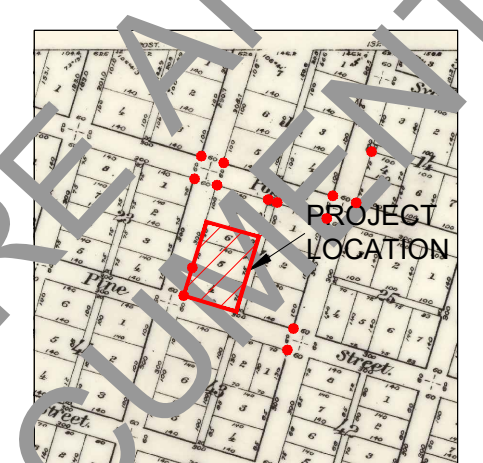
319 N. 3RD AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 239-0176

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

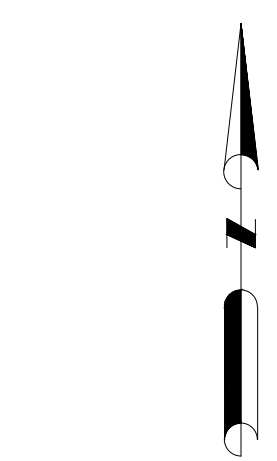
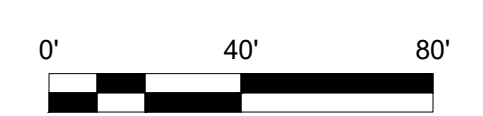
A REPLAT OF LOTS 4, 5, & 6 IN BLOCK 24 OF THE ORIGINAL TOWN OF DURANT CITY OF DURANT, BRYAN COUNTY, STATE OF OKLAHOMA

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



OWNER

NOTARY

NOTARY

NOTARY

SURVEYOR

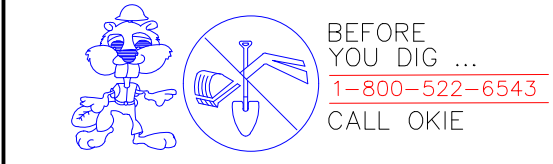
NOTARY

TREASURER

CLERK

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. 7th 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 ft 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. 6th
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:

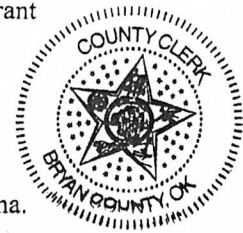
223 N. Washington St.
Lots 1 and 2 less the South 55 feet in Block 162 in the City of Durant according to the official plat thereof.

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



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: Consideration and Possible Approval of a Replat Request for Property Located Near West Mulberry Street and North Eleventh Ave and More Particularly Described as:

All of Lot 2 in Block 51, the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- Staff Report PC2025-23
2. PC2025-23 TAC SHEET
3. PC2025-23 MAPS
4. PC2025-23- REPLAT
5. PC2025-23 DEED



THE CITY OF DURANT

Office of Community Development

Date: 12-3-25
To: City Council
Case: PC-2025-23
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property to replat the property located at 801 N 11th Ave.

Current Zoning: R-2

Future Land Use: Mixed Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-2	Single Family
West	R-2	Single Family
South	R-2	Single Family (Dilapidated)
East	R-2	Single Family

Applicant: DanRob Properties

Consideration: Applicant approached staff with the desire to replat the current property in order to divide the parcel into 2 lots.

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

Analysis: There would be 2 lots with one containing a single family dwelling facing W Mulberry St and the other a duplex facing N 11th Ave.

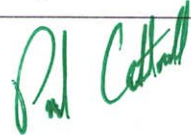

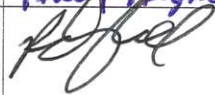
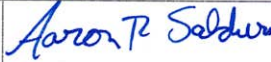

Staff Recommendation: Motion to Pass Carried With 5 Yes and 0 NO.

Required Action: Hold a public hearing and recommend approval or denial of the replat request for property located near the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

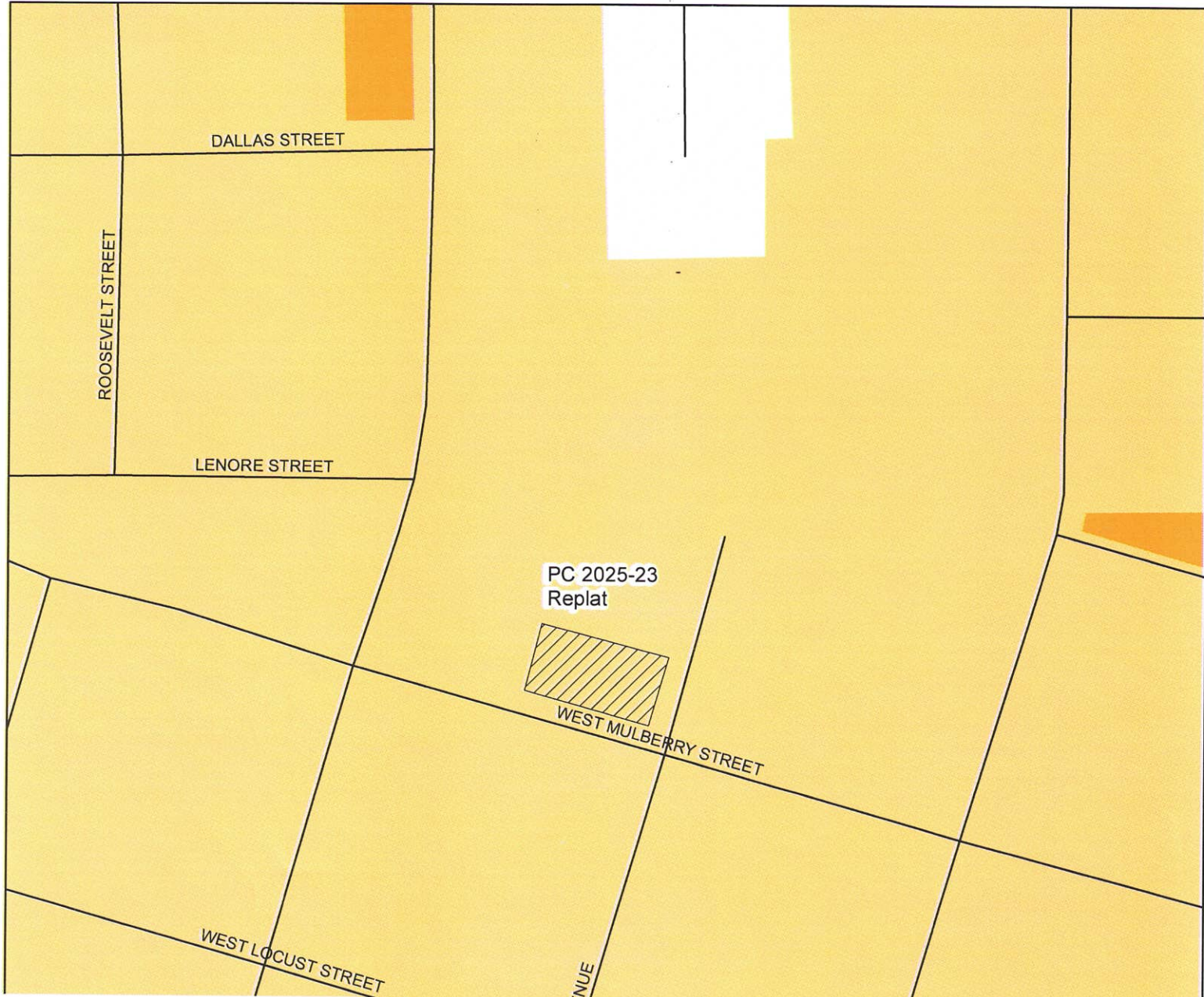
Community Development – TAC Meeting

Request Type: Replat
Case Number: PC2025-23

Applicant: DanRob Properties

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		No comment	11-4-25
Address and Mapping Aaron Walkup	AW		
Building Inspector: Raven Bates or Taylor Davis		Ensure all setbacks are met for appropriate zone	
Facilities Supervisor: Mark Pierce		No comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		NO Comment	11-4-25
M & O Supervisor Randy Cantrell		Taps we'll be coming from Mulberry	
Streets Superintendent Aaron Saldivar		meets requirements	
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction in accordance with IRC 2018, IBC 2018, IFC 2018 & Appendix B, C, D	04 Nov 25

Economic Development	Signature	Comments	Date
Economic Director Katherine Moore			
Outside Resources:	Signature	Comments	Date
OGE: Jeremy Mullins			
ONG 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



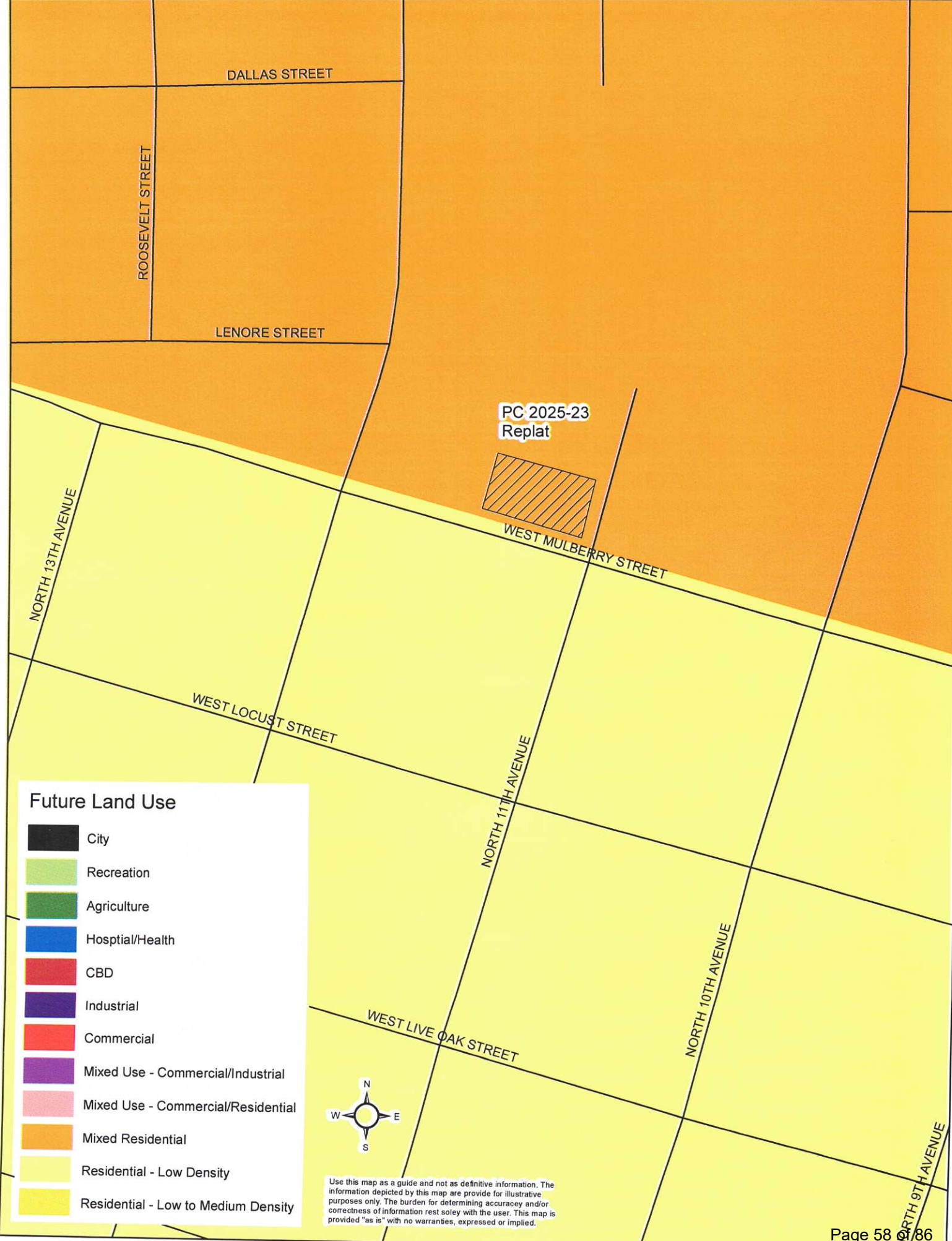
Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC-2025-23
Replat



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.



DALLAS STREET

ROOSEVELT STREET

LENORE STREET

PC 2025-23
Replat



WEST MULBERRY STREET

NORTH 13TH AVENUE

WEST LOCUST STREET

NORTH 11TH AVENUE

WEST LIVE OAK STREET

NORTH 10TH AVENUE

NORTH 9TH AVENUE

Future Land Use

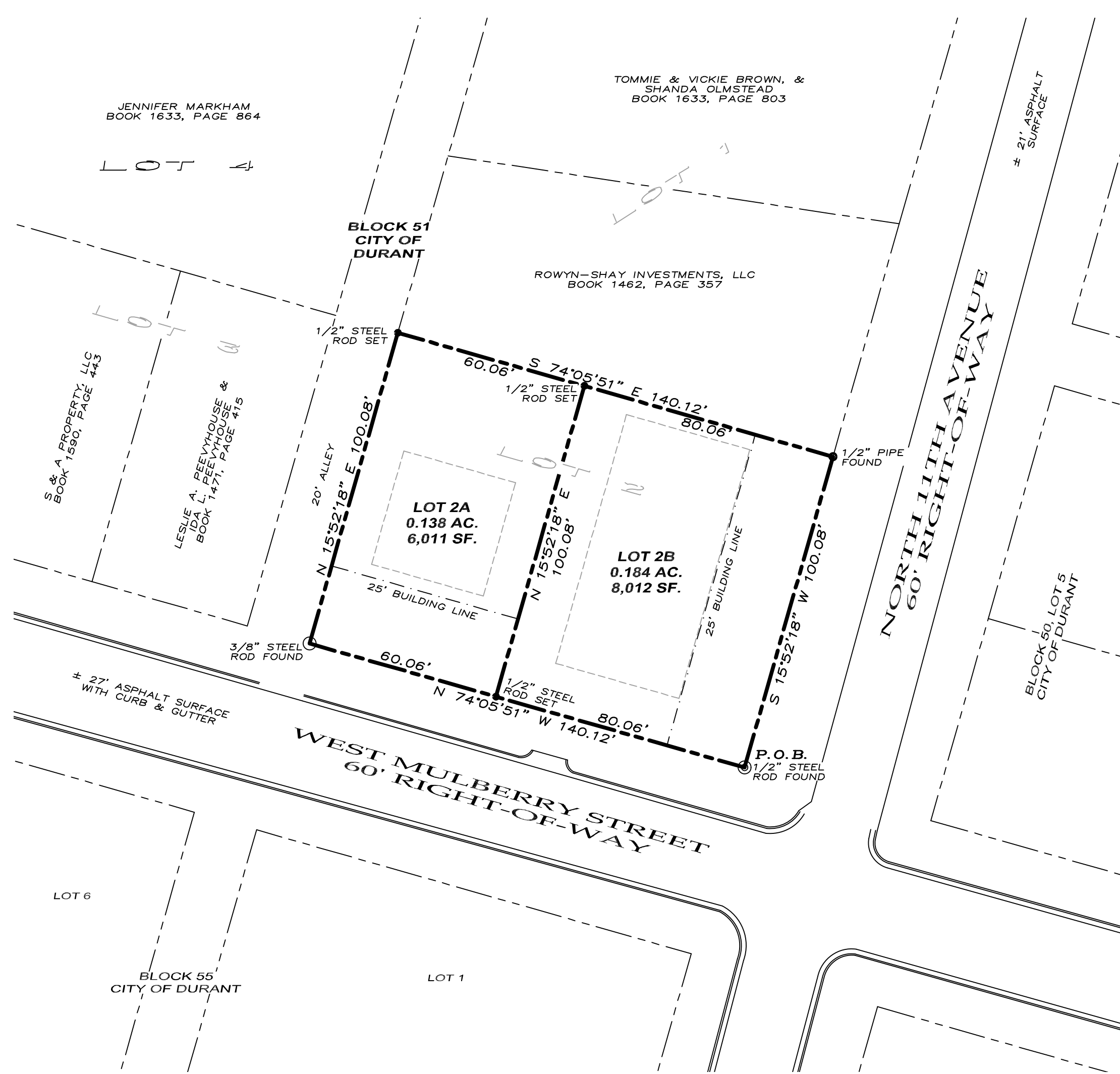
-  City
-  Recreation
-  Agriculture
-  Hospital/Health
-  CBD
-  Industrial
-  Commercial
-  Mixed Use - Commercial/Industrial
-  Mixed Use - Commercial/Residential
-  Mixed Residential
-  Residential - Low Density
-  Residential - Low to Medium Density



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.

REPLAT OF LOT 2, BLOCK 51 ORIGINAL TOWN PLAT OF THE CITY OF DURANT

ADDITION HAS 2 LOTS AND CONTAINS 0.322 ACRE, MORE OR LESS



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That We, Danrob Properties, LLC, being the only owner of record of the following described real property to wit:

LEGAL DESCRIPTION:

Being all of Lot 2 in Block 51, the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof and being described by metes and bound as follows:

Beginning at a found 1/2" steel rod for the southeast corner of said Lot 2, and at the intersection of the westerly right-of-way line of North 11th Avenue and the northerly right-of-way line of West Mulberry Street;

Thence North 74°05'51" West, with the southerly line of said Lot 2, and with the northerly right-of-way line of said West Mulberry Street, a distance of 140.12 feet to a found 3/8" steel rod for the southwest corner of said Lot 2;

Thence North 15°52'18" East, with the westerly line of said Lot 2, a distance of 100.08 feet to a set 1/2" steel rod for the northwest corner of said Lot 2, common to the southwest corner of Lot 1 in aforesaid Block 51;

Thence South 74°05'51" East, with the northerly line of said Lot 2, and with the southerly line of Lot 1, a distance of 140.12 feet to a found 1/2" pipe for the northeast corner of said Lot 2, common to the southeast corner of said Lot 1, and on the westerly right-of-way line of aforesaid North 11th Avenue;

Thence South 15°52'18" West, with the easterly line of said Lot 2, and with the westerly right-of-way line of said North 11th Street, a distance of 100.08 feet to the Point of Beginning and containing 0.322 acres of land, more or less.

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as Replat of Lot 2, Block 51, Original Town Plat of the City of Durant, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of dedication shall be consummated upon the execution of the certificate for acceptance of dedication, for the purpose of providing an orderly development of Replat of Lot 2, Block 51, Original Town Plat of the City of Durant. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

ROBERT AITKEN
DANROB PROPERTIES, LLC

ROBERT AITKEN DATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

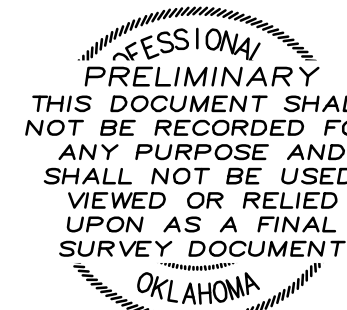
Douglas W. Underwood DATE
Licensed Professional Land Surveyor No. 1307
C.A. No. 2315

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas



DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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

ENVIRONMENTAL SPECIALIST

COUNTY TREASURER'S CERTIFICATE

I, _____, the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year on the described real property known as Replat of Lot 2, Block 51, Original Town Plat of the City of Durant being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 2025.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF BRYAN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

COUNTY CLERKS CERTIFICATE

That I, the undersigned, do hereby certify that the Replat of Lot 2, Block 51, Original Town Plat of the City of Durant, a plat in Section 29, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this _____ day of _____, 2025 at _____ and duly recorded in Book Number _____, Page Number _____.

TAMMY REYNOLDS DATE
COUNTY CLERK

CERTIFICATE OF ACCEPTANCE

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

DATE OF EXECUTION

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF FINAL APPROVAL

I, _____, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the Replat of Lot 2, Block 51, Original Town Plat of the City of Durant, this day of _____, 2025.

CHAIRMAN

STATE OF OKLAHOMA
COUNTY OF BRYAN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

LOCATION MAP

RANGE 9 EAST

TOWNSHIP 6 SOUTH

BRYAN COUNTY, OKLAHOMA (NOT TO SCALE)

PROJECT LOCATION

PROPOSED BUILDING LOT 2A

PROPOSED BUILDING LOT 2B

PROPOSED BUILDING LOT 2C

PROPOSED BUILDING LOT 2D

PROPOSED BUILDING LOT 2E

PROPOSED BUILDING LOT 2F

PROPOSED BUILDING LOT 2G

PROPOSED BUILDING LOT 2H

PROPOSED BUILDING LOT 2I

PROPOSED BUILDING LOT 2J

PROPOSED BUILDING LOT 2K

PROPOSED BUILDING LOT 2L

PROPOSED BUILDING LOT 2M

PROPOSED BUILDING LOT 2N

PROPOSED BUILDING LOT 2O

PROPOSED BUILDING LOT 2P

PROPOSED BUILDING LOT 2Q

PROPOSED BUILDING LOT 2R

PROPOSED BUILDING LOT 2S

PROPOSED BUILDING LOT 2T

PROPOSED BUILDING LOT 2U

PROPOSED BUILDING LOT 2V

PROPOSED BUILDING LOT 2W

PROPOSED BUILDING LOT 2X

PROPOSED BUILDING LOT 2Y

PROPOSED BUILDING LOT 2Z

PROPOSED BUILDING LOT 2AA

PROPOSED BUILDING LOT 2AB

PROPOSED BUILDING LOT 2AC

PROPOSED BUILDING LOT 2AD

PROPOSED BUILDING LOT 2AE

PROPOSED BUILDING LOT 2AF

PROPOSED BUILDING LOT 2AG

PROPOSED BUILDING LOT 2AH

PROPOSED BUILDING LOT 2AI

PROPOSED BUILDING LOT 2AJ

PROPOSED BUILDING LOT 2AK

PROPOSED BUILDING LOT 2AL

PROPOSED BUILDING LOT 2AM

PROPOSED BUILDING LOT 2AN

PROPOSED BUILDING LOT 2AO

PROPOSED BUILDING LOT 2AP

PROPOSED BUILDING LOT 2AQ

PROPOSED BUILDING LOT 2AR

PROPOSED BUILDING LOT 2AS

PROPOSED BUILDING LOT 2AT

PROPOSED BUILDING LOT 2AU

PROPOSED BUILDING LOT 2AV

PROPOSED BUILDING LOT 2AW

PROPOSED BUILDING LOT 2AX

PROPOSED BUILDING LOT 2AY

PROPOSED BUILDING LOT 2AZ

PROPOSED BUILDING LOT 2BA

PROPOSED BUILDING LOT 2BB

PROPOSED BUILDING LOT 2BC

PROPOSED BUILDING LOT 2BD

PROPOSED BUILDING LOT 2BE

PROPOSED BUILDING LOT 2BF

PROPOSED BUILDING LOT 2BG

PROPOSED BUILDING LOT 2BH

PROPOSED BUILDING LOT 2BI

PROPOSED BUILDING LOT 2BJ

PROPOSED BUILDING LOT 2BK

PROPOSED BUILDING LOT 2BL

PROPOSED BUILDING LOT 2BM

PROPOSED BUILDING LOT 2BN

PROPOSED BUILDING LOT 2BO

PROPOSED BUILDING LOT 2BP

PROPOSED BUILDING LOT 2BQ

PROPOSED BUILDING LOT 2BR

PROPOSED BUILDING LOT 2BS

PROPOSED BUILDING LOT 2BT

PROPOSED BUILDING LOT 2BU

PROPOSED BUILDING LOT 2BV

PROPOSED BUILDING LOT 2BW

PROPOSED BUILDING LOT 2BX

PROPOSED BUILDING LOT 2BY

PROPOSED BUILDING LOT 2BZ

PROPOSED BUILDING LOT 2CA

PROPOSED BUILDING LOT 2CB

PROPOSED BUILDING LOT 2CC

PROPOSED BUILDING LOT 2CD

PROPOSED BUILDING LOT 2CE

PROPOSED BUILDING LOT 2CF

PROPOSED BUILDING LOT 2CG

PROPOSED BUILDING LOT 2CH

PROPOSED BUILDING LOT 2CI

PROPOSED BUILDING LOT 2CJ

PROPOSED BUILDING LOT 2CK

PROPOSED BUILDING LOT 2CL

PROPOSED BUILDING LOT 2CM

PROPOSED BUILDING LOT 2CN

PROPOSED BUILDING LOT 2CO

PROPOSED BUILDING LOT 2CP

PROPOSED BUILDING LOT 2CQ

PROPOSED BUILDING LOT 2CR

PROPOSED BUILDING LOT 2CS

PROPOSED BUILDING LOT 2CT

PROPOSED BUILDING LOT 2CU

PROPOSED BUILDING LOT 2CV

PROPOSED BUILDING LOT 2CW

PROPOSED BUILDING LOT 2CX

PROPOSED BUILDING LOT 2CY

PROPOSED BUILDING LOT 2CZ

PROPOSED BUILDING LOT 2DA

PROPOSED BUILDING LOT 2DB

PROPOSED BUILDING LOT 2DC

PROPOSED BUILDING LOT 2DD

PROPOSED BUILDING LOT 2DE

PROPOSED BUILDING LOT 2DF

PROPOSED BUILDING LOT 2DG

PROPOSED BUILDING LOT 2DH

PROPOSED BUILDING LOT 2DI

PROPOSED BUILDING LOT 2DJ

PROPOSED BUILDING LOT 2DK

PROPOSED BUILDING LOT 2DL

PROPOSED BUILDING LOT 2DM

PROPOSED BUILDING LOT 2DN

PROPOSED BUILDING LOT 2DO

PROPOSED BUILDING LOT 2DP

PROPOSED BUILDING LOT 2DQ

PROPOSED BUILDING LOT 2DR

PROPOSED BUILDING LOT 2DS

PROPOSED BUILDING LOT 2DT

PROPOSED BUILDING LOT 2DU

PROPOSED BUILDING LOT 2DV

PROPOSED BUILDING LOT 2DW

PROPOSED BUILDING LOT 2DX

PROPOSED BUILDING LOT 2DY

PROPOSED BUILDING LOT 2DZ

PROPOSED BUILDING LOT 2EA

PROPOSED BUILDING LOT 2EB

PROPOSED BUILDING LOT 2EC

PROPOSED BUILDING LOT 2ED

PROPOSED BUILDING LOT 2EE

PROPOSED BUILDING LOT 2EF

PROPOSED BUILDING LOT 2EG

PROPOSED BUILDING LOT 2EH

PROPOSED BUILDING LOT 2EI

PROPOSED BUILDING LOT 2EJ

PROPOSED BUILDING LOT 2EK

PROPOSED BUILDING LOT 2EL

PROPOSED BUILDING LOT 2EM

PROPOSED BUILDING LOT 2EN

PROPOSED BUILDING LOT 2EO

PROPOSED BUILDING LOT 2EP

PROPOSED BUILDING LOT 2EQ

PROPOSED BUILDING LOT 2ER

PROPOSED BUILDING LOT 2ES

PROPOSED BUILDING LOT 2ET

PROPOSED BUILDING LOT 2EU

PROPOSED BUILDING LOT 2EV

PROPOSED BUILDING LOT 2EW

PROPOSED BUILDING LOT 2EX

PROPOSED BUILDING LOT 2EY

PROPOSED BUILDING LOT 2EZ

PROPOSED BUILDING LOT 2FA

PROPOSED BUILDING LOT 2FB

PROPOSED BUILDING LOT 2FC

PROPOSED BUILDING LOT 2FD

PROPOSED BUILDING LOT 2FE

PROPOSED BUILDING LOT 2FF

PROPOSED BUILDING LOT 2FG

PROPOSED BUILDING LOT 2FH

PROPOSED BUILDING LOT 2FI

PROPOSED BUILDING LOT 2FJ

PROPOSED BUILDING LOT 2FK

PROPOSED BUILDING LOT 2FL

PROPOSED BUILDING LOT 2FM

PROPOSED BUILDING LOT 2FN

PROPOSED BUILDING LOT 2FO

PROPOSED BUILDING LOT 2FP

PROPOSED BUILDING LOT 2FQ

PROPOSED BUILDING LOT 2FR

PROPOSED BUILDING LOT 2FS

PROPOSED BUILDING LOT 2FT

PROPOSED BUILDING LOT 2FU

PROPOSED BUILDING LOT 2FV

PROPOSED BUILDING LOT 2FW

PROPOSED BUILDING LOT 2FX

PROPOSED BUILDING LOT 2FY

PROPOSED BUILDING LOT 2FZ

PROPOSED BUILDING LOT 2GA

PROPOSED BUILDING LOT 2GB

PROPOSED BUILDING LOT 2GC

PROPOSED BUILDING LOT 2GD

PROPOSED BUILDING LOT 2GE



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

I-2023-760566 Book 1650 Pg 155
12/28/2023 7:53am Pg 0155-0158
Fee: \$24.00 Doc: \$30.00
Tammy Reynolds - Bryan County Clerk
State of OK

That Keith Sterling, as Trustee of The Sterling Family Trust dated February 3, 2004, and any amendments thereto, party of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Danrob Properties, LLC, PO Box 421; Durant, OK 74702, party of the second part, its grantees and heirs, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to wit:

All of Lot 2 in Block 51, the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

Street Address: 801 N. 11th; Durant, OK

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

TO HAVE AND TO HOLD said described premises unto party of the second part, its grantees and 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 = \$30.00

SIGNED AND SEALED this the 20 day of December 2023.

Keith Sterling as Trustees of
The Sterling Family Trust
dated February 3, 2004

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 30.00

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 20 day of December, 2023, personally appeared Keith Sterling, to me known to be the identical person

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

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.

WITNESS MY HAND AND seal the day and year last above written.


NOTARY PUBLIC

My Commission Expires: 11/12/25

Notary number: 21000456

KELLIE L. BUTCHER
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JANUARY 12, 2025
COMMISSION #21000456

I-2023-760566 Book 1650 Pg 156
12/28/2023 7:53am Pg 0155-0158
Fee: \$24.00 Doc: \$30.00
Tammy Reynolds - Bryan County Clerk
State of OK

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
) ss.
COUNTY OF Bryan)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

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

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

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

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

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

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

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM
1-2023-760566 Book 1650 Pg 157
12/28/2023 7:53am Pg 0155-0158
Fee: \$24.00 Doc: \$30.00
Tammy Reynolds - Bryan County Clerk
State of OK

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity 12-20-23
Date

The foregoing instrument was acknowledged before me this 20 day of DECEMBER, 2023,
by Robert Atken.

[Signature]
NOTARY PUBLIC

My Commission Expires: 01/12/25

My Commission Number: 21000456

KELLIE L. BUTCHER
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JANUARY 12, 2025
COMMISSION #21000456

1-2023-760566 Book 1650 Pg 158
12/28/2023 7:53am Pg 0155-0158
Fee: \$24.00 Doc: \$30.00
Tammy Reynolds - Bryan County Clerk
State of OK

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: 1) Consideration and Possible Approval of Ordinance O-2025-21, for a Rezone Request to R-4 Manufactured Housing District for Property Located on Cemetery Road and More Particularly Described as:

Being a part of SW/4 NE/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows: Commencing at a found 1/2" steel rod the northwest corner of Government Lot 2; Thence South 00°41'06" East, with the westerly line of said Government Lot 2, and with the westerly line of said SW/4 NE/4, a distance of 2608.05 feet to a found P/K nail for the southwest corner of said SW/4 NE/4, and in Cemetery Road; Thence North 89°25'07" East, with the southerly line of said SW/4 NE/4, and in said Cemetery Road, a distance of 4.93 feet a set P/K nail for the True Point-of-Beginning; Thence in said Cemetery Road, with a curve to the right having a radius of 614.69 feet, (chord bears North 10°03'56" East, 198.96 feet) an arc length of 199.84 feet to a found P/K nail; Thence North 19°23'26" East, in said Cemetery Road, a distance of 1010.85 feet to a found P/K nail; Thence North 89°25'09" East, passing en route at a distance of 18.45 feet a found 1/2" steel rod, and continuing on said course a total distance of 933.01 feet to a found 1/2" steel rod; Thence South 00°48'42" East, a distance of 815.39 feet to a found 1/2" steel rod; Thence South 89°25'09" West, a distance of 662.01 feet to a found 1/2" steel rod; Thence South 00°45'53" East, a distance of 330.22 feet to a found 1/2" steel rod; Thence South 89°25'07" West, with the southerly line of said SW/4 NE/4, passing en route at a distance of 617.22 feet a found 1/2" steel rod, and continuing on said course a total distance of 657.35 feet to the Point of Beginning.

2) Consider Approval of Ordinance O-2025-20, Section 2 (Emergency Clause) for Property describe in Section 1

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- Staff Report PC2025-21
2. PC2025-21 TAC Sheet
3. PC2025-21 Maps
4. O-2025-21 - CITY COUNCIL
5. PC2025-21 DEED
6. PC2025-21 SELLER PERMISSION



THE CITY OF DURANT

Office of Community Development

Date: 12-3-25
To: City Council
Case: PC-2025-21
From: Paul Cottrell, Community Development.
Re: Rezone to R-4

Request: Consider a request from the property owner to rezone (R-4) the property located on Cemetery Rd directly north of Highland Cemetery.

Current Zoning: R-1

Future Land Use: Residential Low Density.

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Empty Field
West	A-1	Vacant Building
South	A-1	Highland Cemetery
East	A-1	Old Golf Course

Applicant: Mike Owens (GK Enterprise)

Consideration: Applicant approached staff with the desire to rezone the current property to R-4 in order to subdivide the land into a Manufactured Home Subdivision.

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

Analysis: The subdivision would consist of roughly 88 lots, ranging from 5000 sq ft to 12,000 sq ft with a varying frontage with a minimum of 50 ft. Applicant has expressed these homes will be sold as single family dwellings and a buffer would be installed to separate the subdivision from the road.




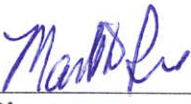

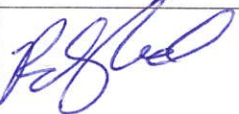


P&Z Recommendation: Motion to Deny Passed With 5 Yes and 0 No. There were concerns of rezoning and then selling of the land and this not meeting actual affordable housing. There were concerns of going from R-1 to R-4 being to large of a leap. One member did express this was possibly the best use for the land but would like to of seen more of a concept plan for the homes and past projects. Another had concerns of how the community would hold up long term, believes R-4 is a hard sell and likes the project but not the location.

Required Action: Hold a public hearing and recommend approval or denial of the rezone request for property located on Cemetery Rd directly north of Highland Cemetery. Any specific conditions imposed by the Commission should be read into any approval motion.

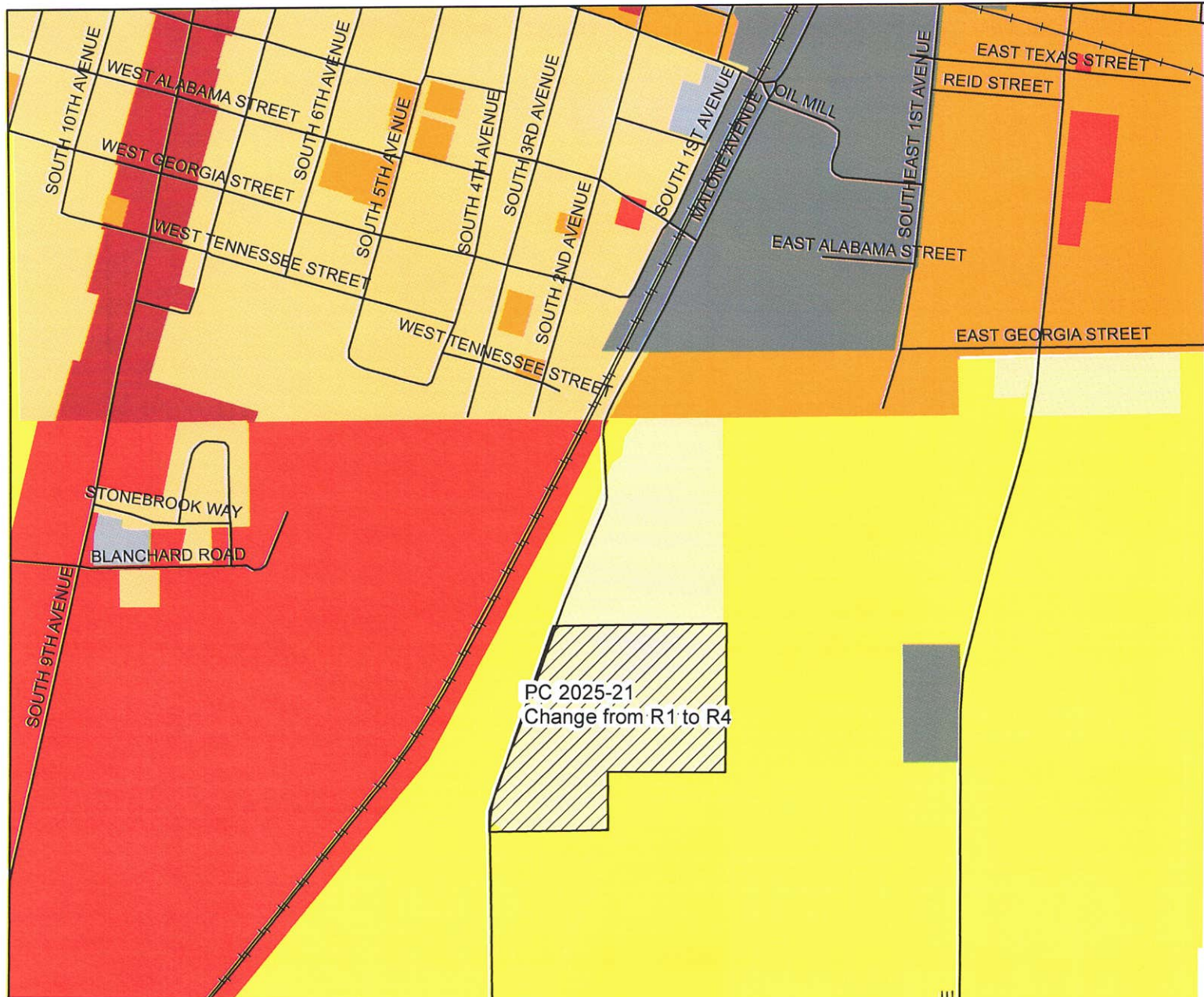
Community Development – TAC Meeting

Request Type: Rezone
Case Number: PC2025-21

Applicant: GK Enterprise

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		Does not conform with current or future land use	11-4-25
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		All manufactured homes will need to be HUD approved	
Facilities Supervisor: Mark Pierce		no comment	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		Will need HOA For Lift station maintenance	11-4-25
M & O Supervisor Randy Cantrell		Will need lift station Lift station will be private	11-04-2025
Streets Superintendent Aaron Saldivar		Roads will need improvement Drainage issues	11-4-25
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction in accordance with IBC 2018 IFC 2018 appendices B, C+D	04 Nov 25

Economic Development	Signature	Comments	Date
Economic Director Katherine Moore			
Outside Resources:	Signature	Comments	Date
OGE: Jeremy Mullins			
ONG 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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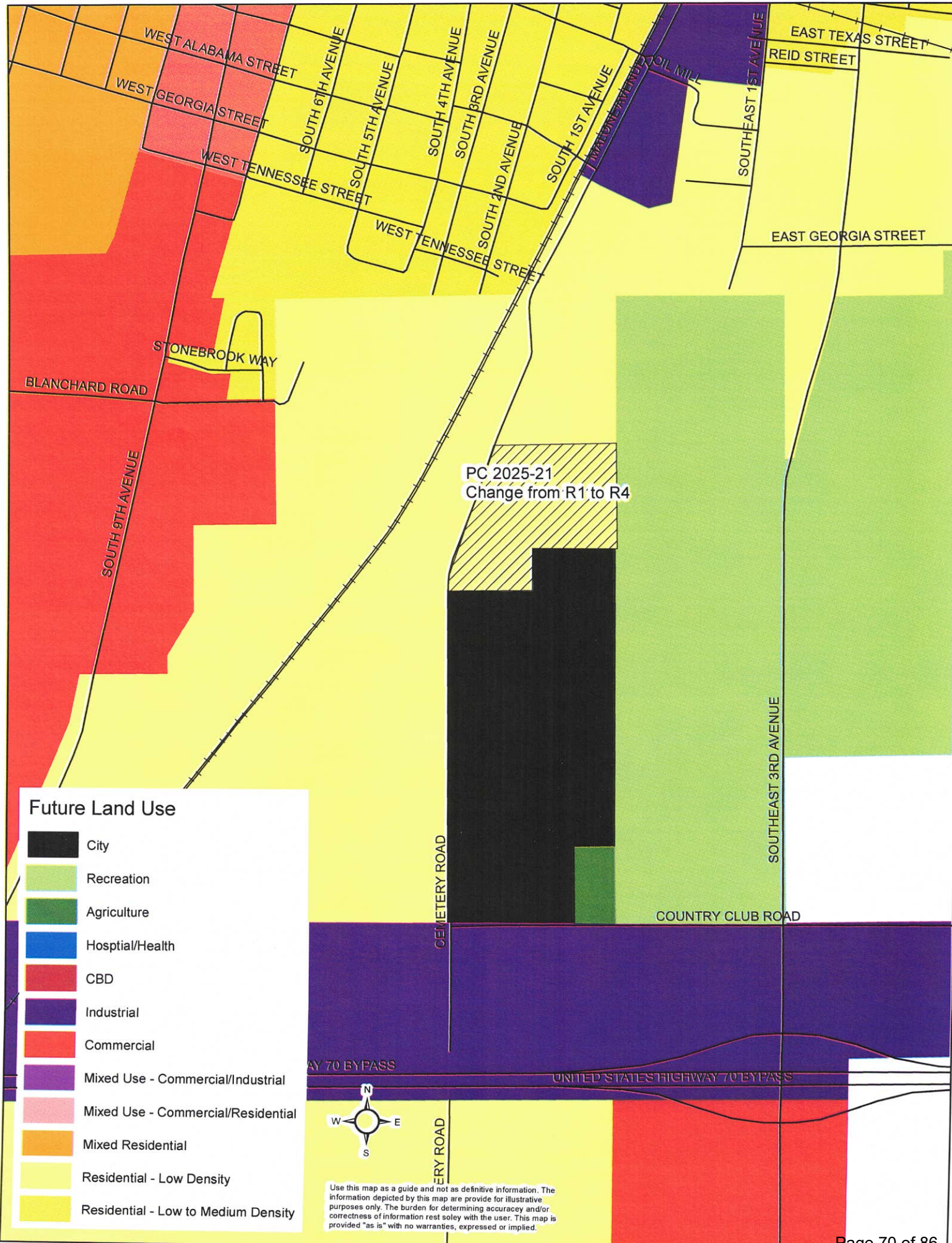


PC-2025-21
Change from R1 to R4

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70 BYPASS

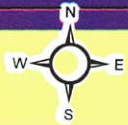
UNITED STATES HIGHWAY 70 BYPASS



Future Land Use

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

PC 2025-21
Change from R1 to R4



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ORDINANCE NO. O-2025-21

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

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

SECTION 1. That the zoning map is hereby amended to replace the R-1 Single-Family Residential District, with the R-4 Manufactured Housing District for property located near Cemetery Road in Durant, and more particularly described as;

Being a part of SW/4 NE/4 of Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows: Commencing at a found 1/2" steel rod the northwest corner of Government Lot 2; Thence South 00°41'06" East, with the westerly line of said Government Lot 2, and with the westerly line of said SW/4 NE/4, a distance of 2608.05 feet to a found P/K nail for the southwest corner of said SW/4 NE/4, and in Cemetery Road; Thence North 89°25'07" East, with the southerly line of said SW/4 NE/4, and in said Cemetery Road, a distance of 4.93 feet a set P/K nail for the True Point-of-Beginning; Thence in said Cemetery Road, with a curve to the right having a radius of 614.69 feet, (chord bears North 10°03'56" East, 198.96 feet) an arc length of 199.84 feet to a found P/K nail; Thence North 19°23'26" East, in said Cemetery Road, a distance of 1010.85 feet to a found P/K nail; Thence North 89°25'09" East, passing en route at a distance of 18.45 feet a found 1/2" steel rod, and continuing on said course a total distance of 933.01 feet to a found 1/2" steel rod; Thence South 00°48'42" East, a distance of 815.39 feet to a found 1/2" steel rod; Thence South 89°25'09" West, a distance of 662.01 feet to a found 1/2" steel rod; Thence South 00°45'53" East, a distance of 330.22 feet to a found 1/2" steel rod; Thence South 89°25'07" West, with the southerly line of said SW/4 NE/4, passing en route at a distance of 617.22 feet a found 1/2" steel rod, and continuing on said course a total distance of 657.35 feet to the Point of Beginning.

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

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this _____ day of _____, 2025.

Martin Tucker, Mayor
City Of Durant, Oklahoma

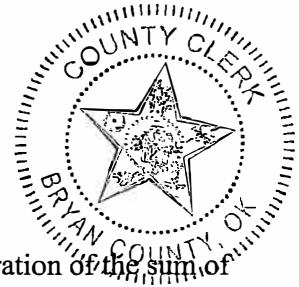
ATTEST:

Cynthia J. Price, City Clerk

1-2022-749562 Book 1614 Pg: 785
10/27/2022 11:59 am Pg 0785-0786
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Please Mail Recorded Deed to:
Matt Mickle
Mickle Law Offices
PO Box 1365
Durant, OK 74702

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That Hal Spradling, a single man, Party of the First Part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto Drake Holden, LLC, 5505 State Road 70 E, Durant, Ok, 74701, party of the Second Part, all of their right, title and interest in and to the following described real property and premises situated in Bryan County, State of Oklahoma, to-wit:

All that part of the SW/4 NE/4 lying East of the Durant Highland Cemetery Road, less five acres for Cemetery; and all that part of Lot 2 lying East of said Highland Cemetery Road, less that part reserved for townsite of Durant; all in Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

LESS AND EXCEPT;

The South 1145.71 feet of the SW/4 NE/4 lying East of the centerline of Cemetery Road, Less the S/2 SE/4 SW/4 NE/4 for Durant Highland Cemetery in Section 5, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, containing 25.00 acres more or less as the case may be.

No REVENUE Stamps - Corrective Deed

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

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

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

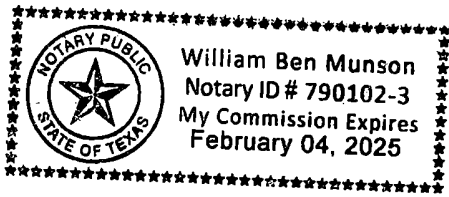
Signed and delivered this 22 day of October, 2022.

“This deed was drafted without an abstract or attorney title opinion. Mickle Law Office makes no guarantee as to the marketability of title to the property.”

Hal Spradling
Hal Spradling

STATE OF ~~OKLAHOMA~~ ^{Texas})
COUNTY OF ~~BRYAN~~ ^{Bayson}) SS:
)

The foregoing instrument was acknowledged before me this 22 day of October, 2022, by Hal Spradling.



WBM
Notary Public

Commission Number: _____

My commission expires:

I-2022-749562 Book 1614 Pg: 786
10/27/2022 11:59 am Pg 0785-0786
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ADDENDUM

This Addendum, which is attached to and is part of the _____ **Sales** _____ Contract between

_____ **Kathleen Spradling-Chambers (Executor of Estate of Hal Spradling)** _____ (“Seller”) and


_____ **GK Housing, LLC** _____ (“Buyer”)

relating to the following described real estate:



Continued... See Addendum Property Legal Description 1

The seller gives permission to the buyer to change the zoning of the property from R1 to R4.

All other terms and conditions of the Contract and, if included, the Financing Supplement Agreement shall remain the same.

 Mike Owens _____ 09/18/2025 _____
Buyer's Signature Date
GK Housing, LLC

Buyer's Signature Date

  _____ 09/19/25 _____
Seller's Signature Date
Kathleen Spradling-Chambers (Executor of Estate of Hal Spradling)

Seller's Signature Date

ADDENDUM

PROPERTY: **0 Cemetery Rd, Durant, Ok 74701**

1) Property Legal Description

0000-05-07S-09E-1-006-00 - SEC 5- 7S-9E S 1145.71' OF SWNE LYING E OF CENTERLINE OF CEMETERY ROAD LESS S2SESWNE FOR DURANT HIGHLAND CEMETERY

Lined area for additional text or notes.

Date: 09/18/2025

 *Mike Owens*
Signature

Date: _____

Signature

Date: 09/19/25

 *[Handwritten Signature]*
Signature

Date: _____

Signature

Addendum



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 12/9/2025
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: *Consideration and Possible Approval of a Conditional Use Permit Request for Property Located Near Goad Industrial Boulevard and More Particularly Described as:*

Lot 4 of Dale Goad Industrial Addition to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

Council Information / Action Requested

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

ATTACHMENTS:

1. CC- Staff Report PC2025-24
2. PC2025-24 TAC SHEET
3. PC2025-24 MAPS
4. PC2025-24 CUP REQUEST
5. PC2025-24 Conceptual Building and Floor Plan



THE CITY OF DURANT

Office of Community Development

Date: 12-3-25
To: City Council
Case: PC-2025-24
From: Paul Cottrell, Community Development.
Re: CUP

Request: Consider a request from the applicant for a Conditional Use Permit for Lot 4 of Goad Industrial Boulevard

Current Zoning: I-1

Future Land Use: Mixed Commercial/Residential

Surrounding Properties:

Direction	Zoning	Use
North	I-1	<u>Large Storage Units</u>
West	I-1/R-3	Split use Dwelling
South	I-1	Vet/Pet Spa
East	I-1	Platted Industrial Lots

Applicant: Unshakable Fitness

Consideration: Applicant approached staff with the desire to get a CUP in order to have a crossfit style gym with the required space to do so.

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

Analysis: Facility would be class based only with limited occupants at each class.





Staff Recommendation: Motion to Pass Carried With 5 Yes and 0 No.

Required Action: Hold a public hearing and recommend approval or denial of the CUP request for property located near the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – TAC Meeting

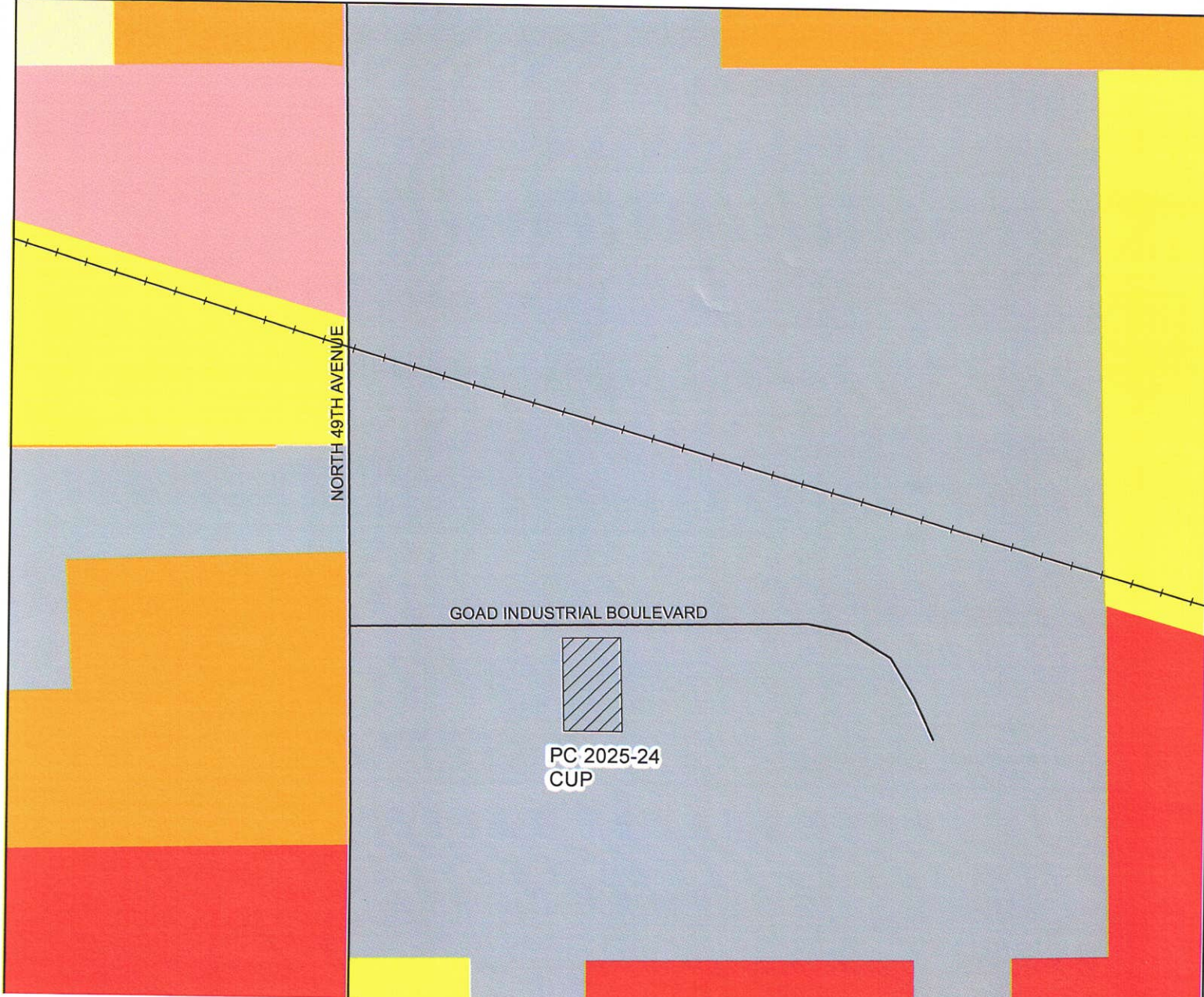
Request Type: CUP
Case Number: PC2025-24

Applicant: Unshakable Fitness

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell			
Address and Mapping Aaron Walkup	AW		
Building Inspector: Raven Bates or Taylor Davis		Building Plan not approved w/ CUP	
Facilities Supervisor: Mark Pierce		No Comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		No Comments	11-4-25
M & O Supervisor Randy Cantrell		Not sure the 2" force main on sewer w. 1" handle flow.	
Streets Superintendent Aaron Saldivar		Meets Requirements	11-4-25
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		Floor Plan not currently approved if CUP granted Actual building Plans must be submitted and in accordance with IBC 2018 and IFC 2018 appendix B, C, D	04 Nov 25

Economic Development	Signature	Comments	Date
Economic Director Katherine Moore			
Outside Resources:	Signature	Comments	Date
OGE: Jeremy Mullins			
ONG 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
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-  R-4 Manufactured Housing



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NORTH 49TH AVENUE

GOAD INDUSTRIAL BOULEVARD

PC 2025-24
CUP

WEST MAIN STREET

SOUTH 49TH AVENUE



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NORTH 49TH AVENUE

GOAD INDUSTRIAL BOULEVARD

WEST MAIN STREET

TH AVENUE

LYNN HAVEN DRIVE



PC-2025-24
CUP

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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Unshakable Fitness, LLC
Conditional Use Permit Application Appendix

Page 1: Explain in your own words why your property should use a Conditional Use Permit: I have owned and operated Unshakable Fitness since 2014. During that time, we have built a great community based on overall health and fitness centered around CrossFit Methodology. I also operate another business on the west side of Durant (Loyal Blue Pawfessional Puppy School).

The move to the Dale Goad Industrial Addition would give me a shorter distance between both of my businesses, allow better and quicker access for my clients, and allow me to own my own facility for both my gym's operation as well as my future financial planning goals. One of the primary reasons we looked at this area was initially the industrial area itself. CrossFit gyms are commonly called a "box" and they have a functional, no-frills, warehouse-like feel that focuses on group-based, high-intensity workouts using barbells, kettlebells, and bodyweight exercises. Unlike a traditional gym with rows of cardio and isolation machines, the box emphasizes open floor space and community support.

The exterior and interior of my gym actually fits the industrial zoning standards more so than commercial due to the fact the exterior will be almost identical to the other buildings around it, metal exterior, roll up overhead doors, industrial metal exterior office door. That is the appeal of a functional fitness gym. Unlike conventional big corporate gyms, this facility looks and acts much like the warehouses in the area. The work out area itself will not have HVAC (only the office and rest room areas will be equipped with HVAC) rollup doors and during the winter there may be some infrared heat for colder days. When not in use the exterior of the building will be identical in construction to Mr. Goad's office, 49th Street Veterinary Clinic, and the furniture warehouses around the area.

Page 2:

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

Much of this is addressed above in my reason for requesting a Conditional Use Permit (CUP). But again, the appeal for people that participate in functional fitness is the industrial feel and the community. The way that I teach is in groups of 10-12 (at most) for individual and personalized training and the size of the building serves best at this size of class.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1: Parking. As mentioned above the size of the average class is 8 to 12 and the lot overview attached to the application show a 9'x18' parking area with 24' between parking lanes in the front of the building and access to the office and the front roll up door. There is a 12' entry drive on the west side of the lot.

2: Screening of the offensive areas (trash, loading areas, transformers, utility connections)

City water and sewer have already been ran to the lot and will be installed to the building during construction. All other utility connections will be similar to the surrounding buildings as Dale Goad will be the builder of the facility.

3: Traffic Impacts:

Traffic impact will be minimal. Current membership uses south 9th and turns into my current facility. Traffic will turn east off of 49th onto the newly constructed road for Dale Goad Industrial Addition. With the larger classes of 10-12 traffic impact will be a minimum.

4: Protection of Neighborhoods:

Without actually any type of construction or manufacturing there is no danger to neighborhoods. All activities are typically performed during the general weekday business hours and one later class (5:30). The other businesses in the neighborhood will not have their daily operations impacted.

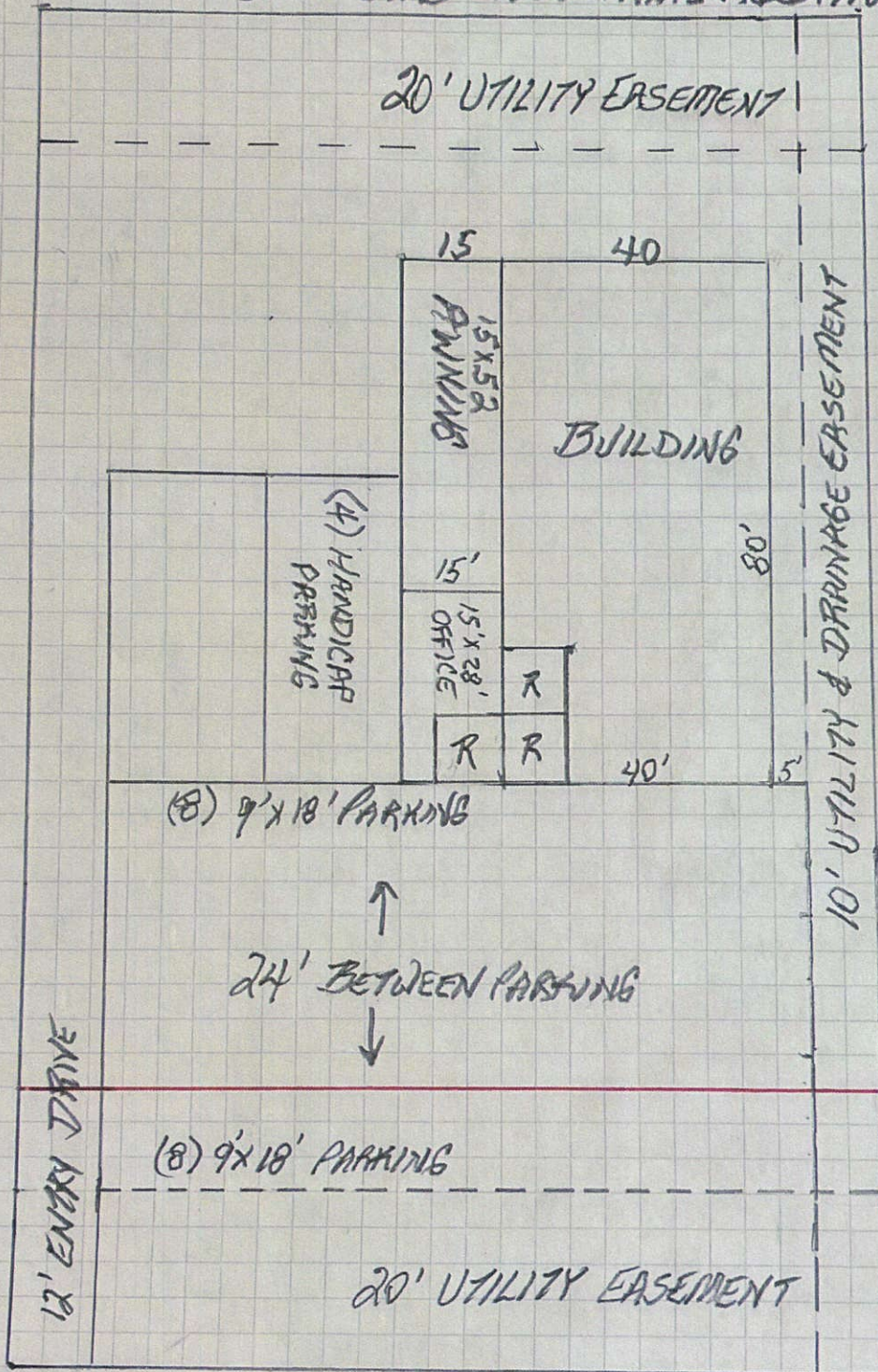
What licenses and permits are required? None

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

This is an opportunity for me to increase my membership and helping others in our community maintain a healthy level of fitness This area of town fits perfect with the plan that I envision for a well equipped functional facility.

LOT 4

DALE GORD INDUSTRIAL ADDITION



ZONED
I-1

80' ACTUAL
FRONT SETBACK

35' FRONT SETBACK
MINIMUM

