

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT PLANNING COMMISSION

5:30 PM

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

January 6, 2026

AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

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

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

2. Consider Items Removed from Consent

3. Administration

- a. Nomination and Election of the Chairperson of the Durant Planning Commission.
- b. Nomination and Election of the Vice-Chairperson of the Durant Planning Commission.

4. Public Hearings

- a. Consideration and Possible Approval of Final Plat Request for Property Located Near Gerlach Drive and More Particularly Described as:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found in Gerlach Drive, for the northeast corner of said Patco, Inc., tract, and the northwest corner of that tract of land, described in a deed to J. Scott Crain and Carol S. Crain, recorded in Book 1337, Page 67, Public Records of said county, same also being the northeast corner of the NW/4 of the NE/4 of said Section 20; THENCE South 00°36'42" East, departing said Gerlach Drive, along the easterly line of said Patco, Inc., tract, the westerly line of said Crain tract, passing a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found for the southwest corner of said Crain tract and the northwest corner of that tract of land, described in a deed to Craig McLerran, recorded in Book 1149, Page 760, Public Records of said county, continuing along the westerly line of said McLerran tract, a total distance of 986.73 feet to a 3/8-inch iron rod with a plastic cap, stamped "CA4455" found for the southwest corner of said McLerran tract, same being the northeast corner of Tract 5 as depicted in Archey Development Tract Plat, an addition of the City of Durant, according to the Map or Plat, recorded in Book 1488, Page 743, Public Records of said county; THENCE South 89°33'04" West, along a northerly line of said Tract 5, a distance of 118.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the northerly, northwest corner of said Tract 5; THENCE South 00°31'29" East, along a westerly line of said Tract 5, a distance of 290.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner; THENCE South 89°28'31" West, along a northerly line of said Tract 5, passing at a

distance of 249.34 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said Tract 5, continuing across said Patco, Inc., tract, a total distance of 785.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner; THENCE North 00°00'00" East, continuing across said Patco, Inc., tract, passing at a distance of 328.16 feet, a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the southerly, southeast corner of Parkridge Addition Phase II, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1126, Page 55, Public Records of said county, continuing along an easterly line of said Parkridge Addition Phase II, a total distance of 482.56 feet to a 1/2-inch iron rod found for corner; THENCE along the southerly lines of said Parkridge Addition Phase II, the following: North 90°00'00" East, a distance of 124.09 feet to a 1/2-inch iron rod found for corner; North 00°00'00" East, a distance of 180.33 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3948" found for corner; North 89°23'23" East, a distance of 74.51 feet to a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE LS 1324" found for easterly, southeast corner of said Parkridge Addition Phase II; THENCE North 00°43'32" West, along the easterly line of said Parkridge Addition Phase II, passing a found 1/2-inch iron rod found for the northeast corner of said Parkridge Addition Phase II and the southeast corner of Parkridge Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 583, Page 713, Public Records of said county, continuing along the easterly line of said Parkridge Addition, a distance of 613.76 feet to a PK nail found for the northeast corner of said Parkridge Addition, same being on the northerly line of said Section 20 and being in aforesaid Gerlach Drive; THENCE North 89°22'57" East, along the northerly line of said Section 20 and said Gerlach Drive, a distance of 699.90 feet to the POINT OF BEGINNING.

- b. Consideration and Possible Approval of a Replat Request for Property Located Near East Cedar Street and More Particularly Described as:

The East 60 feet of the West 120 feet of Lots 10 and 11 in Block 77, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

- c. Consideration and Possible Approval of a Conditional Use Permit for Property Located Near North 1st Avenue and More Particularly Described as:

The N/2 N/2 SE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma. AND The S/2 S/2 NE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT a tract described as beginning at the Northeast Corner of the S/2 S/2 NE/4 SE/4 of said Section 20; Thence South 150 feet; Thence West 400 feet; Thence North 150 feet; Thence East 400 feet to the Point of Beginning.

5. New Business

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 2nd day of January 2026.

Brandy Stachowski

Brandy Stachowski, City of Durant



Consideration and Approval of Minutes of the December 02, 2025, Meeting as Presented

ATTACHMENTS:

1. Durant Planning Commission Meeting Agenda Minutes 12.02.25 BCS

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 26th day of November, 2025.

Brandy Stachowski

Brandy Stachowski, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
December 2, 2025 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:30 P.M.

INVOCATION/FLAG SALUTE

Commissioner Horner provided the invocation.
Vice-Chairman Knight led the flag salute.

ROLL CALL

Present:

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

Absent:
None

ORDER OF BUSINESS

1. Consent Items

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

- a. Consideration and Approval of Minutes of the November 04, 2025, Meeting as Presented

A Motion was made by Commissioner Knight and seconded by Commissioner Jackson to approve the Minutes of the November 04, 2025, meeting as presented.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. 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.

Motion was made by Commissioner Kerr and seconded by Commissioner Horner to Approve Replat Request

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Possible Approval of a Rezone Request 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.

Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to Deny Rezone Request

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- 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 Brynn 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.

Motion was made by Commissioner Horner and seconded by Commissioner Knight to Approve Preliminary Plat Request

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- d. 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.

Motion was made by Commissioner Kerr and seconded by Commissioner Horner to Approve Replat Request

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- e. 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.

Motion was made by Commissioner Knight and seconded by Commissioner Jackson to Approve the Conditional Use Permit Request.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

4. New Business

Commissioner Jackson Opened Up Discussion Regarding Having Monthly Progress Reports on the Potential Code Rewrite Progress.

ADJOURNMENT

Motion was made by Commissioner Horner and seconded by Commissioner Knight to Adjourn

Motion Passed with the following vote:

Ayes: Holder, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None





Nomination and Election of the Chairperson of the Durant Planning Commission.



Nomination and Election of the Vice-Chairperson of the Durant Planning Commission.



Date: 1/6/2026
To:
From:
Re:

Consideration and Possible Approval of Final Plat Request for Property Located Near Gerlach Drive and More Particularly Described as:
BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found in Gerlach Drive, for the northeast corner of said Patco, Inc., tract, and the northwest corner of that tract of land, described in a deed to J. Scott Crain and Carol S. Crain, recorded in Book 1337, Page 67, Public Records of said county, same also being the northeast corner of the NW/4 of the NE/4 of said Section 20; THENCE South 00°36'42" East, departing said Gerlach Drive, along the easterly line of said Patco, Inc., tract, the westerly line of said Crain tract, passing a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found for the southwest corner of said Crain tract and the northwest corner of that tract of land, described in a deed to Craig McLerran, recorded in Book 1149, Page 760, Public Records of said county, continuing along the westerly line of said McLerran tract, a total distance of 986.73 feet to a 3/8-inch iron rod with a plastic cap, stamped "CA4455" found for the southwest corner of said McLerran tract, same being the northeast corner of Tract 5 as depicted in Archey Development Tract Plat, an addition of the City of Durant, according to the Map or Plat, recorded in Book 1488, Page 743, Public Records of said county; THENCE South 89°33'04" West, along a northerly line of said Tract 5, a distance of 118.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the northerly, northwest corner of said Tract 5; THENCE South 00°31'29" East, along a westerly line of said Tract 5, a distance of 290.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner; THENCE South 89°28'31" West, along a northerly line of said Tract 5, passing at a distance of 249.34 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said Tract 5, continuing across said Patco, Inc., tract, a total distance of 785.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner; THENCE North 00°00'00" East, continuing across said Patco, Inc., tract, passing at a distance of 328.16 feet, a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the southerly, southeast corner of Parkridge Addition Phase II, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1126, Page 55, Public Records of said county, continuing along an easterly line of said Parkridge Addition Phase II, a total distance of 482.56 feet to a 1/2-inch iron rod found for corner; THENCE along the southerly lines of said Parkridge Addition Phase II, the following: North 90°00'00" East, a distance of 124.09 feet to a 1/2-inch iron rod found for corner; North 00°00'00" East, a distance of 180.33 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3948" found for corner; North 89°23'23" East, a distance of 74.51 feet to a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE LS 1324" found for easterly, southeast corner of said Parkridge Addition Phase II; THENCE North 00°43'32" West, along the easterly line of said Parkridge Addition Phase II, passing a found 1/2-inch iron rod found for the northeast corner of said Parkridge Addition Phase II and the southeast corner of Parkridge Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 583, Page 713, Public Records of said county, continuing along the easterly line of said Parkridge Addition, a distance of 613.76 feet to a PK nail found for the northeast corner of said Parkridge Addition, same being on the northerly line of said Section 20 and being in aforesaid Gerlach Drive; THENCE North 89°22'57" East, along the northerly line of said Section 20 and said Gerlach Drive, a distance of 699.90 feet to the POINT OF BEGINNING.

ATTACHMENTS:

1. PC2026-01- Staff Report -Cope
2. PC2026-01 TAC Sheet
3. PC2026-01 MAPS
4. PC2026-01 Final Plat
5. PC2026-01-2025.12.09 - Cost Estimate (sealed)
6. PC2026-01 Deed - Cope



THE CITY OF DURANT

Office of Community Development

Date: 12-30-25
To: Planning Commission
Case: PC-2026-01
From: Paul Cottrell, Community Development.
Re: Final Plat/Surety Bond

Request: Consider a request from the property owner to grant a Final Replat at the property located near Dakota St & Gerlach Dr.

Current Zoning: R-3

Future Land Use: Mixed Residential.

Surrounding Properties:

| Direction | Zoning | Use |
|-----------|---------|--------------------------|
| North | R-1/A-1 | School/Substation |
| West | R-1/R-3 | Single Family/Apartments |
| South | R-3 | Unplatted Vacant |
| East | I-2 | Empty Lot |

Applicant: COPE Equities LLC

Consideration: Applicant approached staff with the desire for a final plat to build townhomes and multi-family units. A Surety Bond has been presented for approval for a final plat.

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: This has been approved as a final but was accidentally vacated during the recording of the plat. City attorney and COPE attorney met and agreed to administratively reinstate the final as a preliminary so that city staff could address issues found in the original plat. Applicant has met and addressed all staff concerns. A 3rd party engineer from the city has reviewed the plans. Cope has sent the bond and Public Works staff has agreed with what was sent.

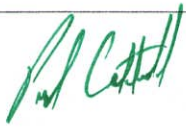




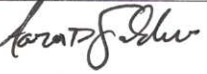

Staff Recommendation: Overall staff recommends approval of the final.


Required Action: Hold a public hearing and recommend approval or denial of a final plat request for property located at near Dakota St & Gerlach Dr. Any specific conditions imposed by the Commission should be read into any approval motion.

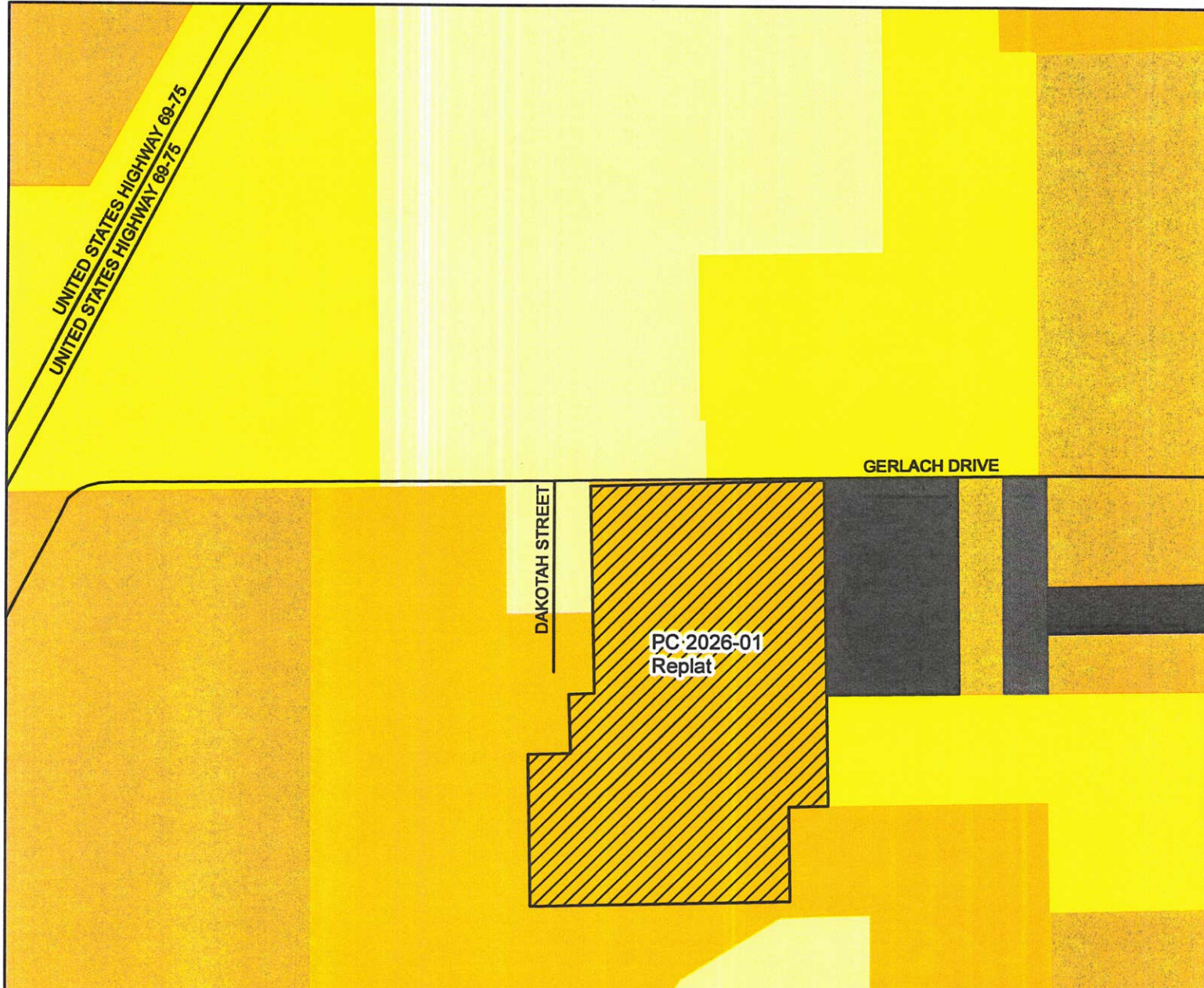
Community Development – TAC Meeting

Request Type: Replat
Case Number: PC2026-01

Applicant: COPE

| Building Department | Signature | Comments | Date |
|---|---|--|----------|
| Community Development Director: Paul Cottrell |  | Has meet all request from the city to clean up what was previously approved. | 12-15 |
| Address and Mapping Aaron Walkup |  | N/A | 12-09-25 |
| Building Inspector: Raven Bates or Taylor Davis |  | N/A | 12-09-25 |
| Facilities Supervisor: Mark Pierce | | | |
| Public Works | Signature | Comments | Date |
| Public Works Director: Phillip High Tower |  | SHOW easement FOR 16" MAIN WATER PLANT ON THE east side of The Property | 12-9-25 |
| M & O Supervisor Randy Cantrell |  | SHOW EASEMENT ON EAST SIDE OF PROPERTY FOR 16" MAIN | 12-9-25 |
| Streets Superintendent Aaron Saldivar |  | N/A | 12/09/25 |
| Solid Waste Director: Jared Dillingham | | | |
| Fire Department | Signature | Comments | Date |
| Fire Marshall Collin Gordon |  | No comment | 12/9/25 |

| Economic Development | Signature | Comments | Date |
|---|---|---|---------|
| Economic Development: | | | |
| Outside Resources: | Signature | Comments | Date |
| OGE: Print Name | | | |
| ONG: Print Name Kyle Chilton |  | Gray Main should not be in conflict feeds elementary school. does not go any further west | 12/9/25 |
| Additional Outside Resources and 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.



UNITED STATES HIGHWAY 68-75
UNITED STATES HIGHWAY 68-75

BERLACH DRIVE

DAKOTAM STREET

PC 2026-01
Replat

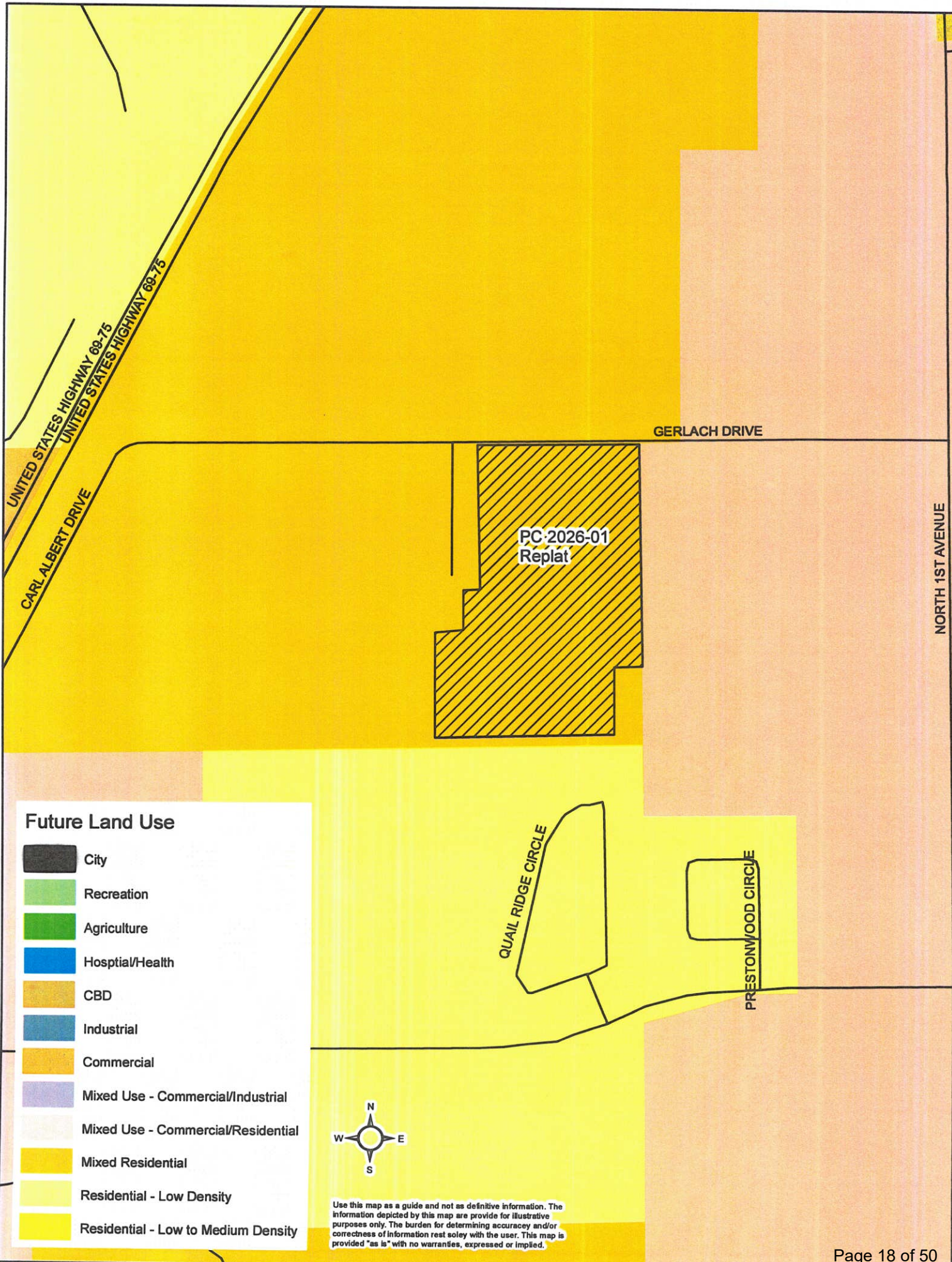
GAIL FARRELL DRIVE

GAIL RIDGE CIRCLE

PRESTONWOOD CIRCLE



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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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666 NAIL FND
IN NORTHWEST
CORNER OF
SECTION 20,
TOWNSHIP 6
SOUTH, RANGE 9
EAST, 1M)

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|---------|------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | S45°36'52"E | 21.21' | L16 | N44°19'53"E | 14.13' | L31 | N28°43'34"W | 26.64' |
| L2 | S00°36'42"E | 35.52' | L17 | N37°23'34"W | 15.53' | L32 | N53°54'54"W | 37.34' |
| L3 | S44°23'18"W | 14.14' | L18 | N56°28'32"W | 25.38' | L33 | N17°26'25"W | 74.25' |
| L4 | S89°23'18"W | 96.30' | L19 | N21°56'15"E | 65.07' | L34 | N34°19'24"W | 62.22' |
| L5 | N44°23'08"E | 21.21' | L20 | N18°11'00"E | 70.35' | L35 | N12°12'04"E | 72.59' |
| L6 | N00°36'42"W | 35.51' | L21 | N46°18'29"E | 39.55' | L36 | N31°35'43"E | 52.28' |
| L7 | N45°36'42"W | 14.17' | L22 | N14°22'01"E | 120.41' | | | |
| L8 | S44°23'18"W | 14.14' | L23 | N05°17'19"W | 59.80' | | | |
| L9 | S00°36'42"E | 35.58' | L24 | S33°31'28"W | 52.24' | | | |
| L10 | S45°33'58"E | 21.20' | L25 | N10°07'09"E | 79.18' | | | |
| L11 | S45°36'42"E | 14.14' | L26 | N02°56'15"E | 42.76' | | | |
| L12 | S44°23'18"W | 14.14' | L27 | N41°57'49"W | 64.67' | | | |
| L13 | N45°36'42"W | 14.14' | L28 | N11°52'25"W | 53.20' | | | |
| L14 | N44°23'18"E | 14.14' | L29 | N17°49'24"E | 44.87' | | | |
| L15 | S45°36'42"E | 14.14' | L30 | N10°12'05"W | 22.37' | | | |

| CURVE TABLE | | | | | |
|-------------|------------|--------|---------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 273°49'09" | 57.00' | 272.41' | N62°50'58"E | 77.88' |

PARKRIDGE ADDITION
BOOK 583, PAGE 713

PARKRIDGE ADDITION PHASE II
BOOK 1126, PAGE 55

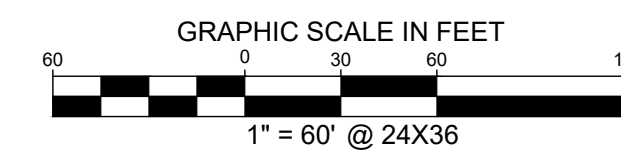
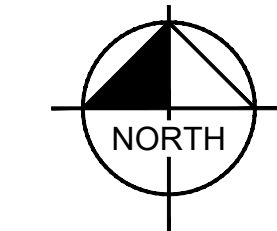
SANITARY SEWER EASEMENT
BOOK 1431, PAGE 210

GERLACH DRIVE

16.5' STATUTORY
ROADWAY EASEMENT

P.O.B.
1/2" IRFC
"DEPAGE JR PLS 4566"

ALUM DISK FND.
NORTHEAST
CORNER OF
SECTION 20,
TOWNSHIP 6
SOUTH, RANGE 9
EAST, 1M)



NOTES:

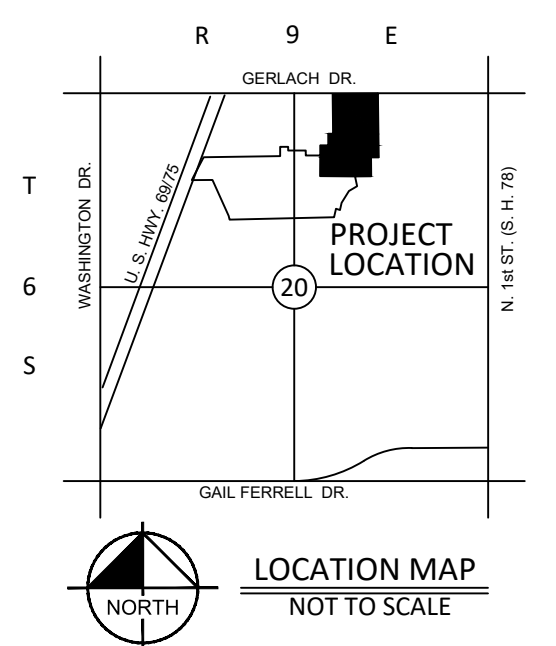
All bearings shown are based on grid north of the Oklahoma State Plane Coordinates (NAD 83 South Zone) utilizing the state HARN. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9995537871.

The purpose of this plat is to abandoned all grayed out lots and blocks

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 40013C0170E, for Bryan County, Oklahoma and incorporated areas, dated June 2, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



REPLAT OF
DURANT WEST ADDITION

22.249 ACRES
SITUATED IN
N/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF
THE INDIAN MERIDIAN
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # CA 2740 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

OWNER:
Cope Equities, LLC
900 W. Bethany, Suite 230
Allen, Texas 75013
Phone: 972-908-2673
Contact: James Cruser

APPLICANT:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1376
Contact: Jonathan Kerby, PE

| | | | | | |
|----------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | MBM | KHA | 11/05/2025 | 064512320 | 1 OF 2 |

DRAWN: KCF/PLS SURVEY/06/15/2025-COPE DURANT WEST ADDITION 11/05/2025 11:25:25 AM LAST SAVED BY: SRETERNS, CODY T/11/05/2025 11:25:25 AM LAST SAVED

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Cope Equities, LLC, is the owner of a portion of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Meridian, City of Durant, Bryan County, Oklahoma, and being all of Lot 1, Block A of Durant West Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1639, Page 1117, Public Records of Bryan County, Oklahoma, same being a portion of that tract of land described in a Warranty Deed to Cope Equities, LLC, recorded in Book 1805, Page 340, Public Records of Bryan County, Oklahoma, same being the remaining portion of that tract of land described in a Warranty Deed to Patco, Inc., recorded in Book 945, Page 191, Public Records of Bryan County, Oklahoma, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found in Gerlach Drive, for the northeast corner of said Patco, Inc., tract, and the northwest corner of that tract of land, described in a deed to J. Scott Crain and Carol S. Crain, recorded in Book 1337, Page 67, Public Records of said county, same also being the northeast corner of the NW/4 of the NE/4 of said Section 20;

THENCE South 00°36'42" East, departing said Gerlach Drive, along the easterly line of said Patco, Inc., tract, the westerly line of said Crain tract, passing a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found for the southwest corner of said Crain tract and the northwest corner of that tract of land, described in a deed to Craig McLerran, recorded in Book 1149, Page 760, Public Records of said county, continuing along the westerly line of said McLerran tract, a total distance of 986.73 feet to a 3/8-inch iron rod with a plastic cap, stamped "CA4455" found for the southwest corner of said McLerran tract, same being the northeast corner of Tract 5 as depicted in Archey Development Tract Plat, an addition of the City of Durant, according to the Map or Plat, recorded in Book 1488, Page 743, Public Records of said county;

THENCE South 89°33'04" West, along a northerly line of said Tract 5, a distance of 118.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the northerly, northwest corner of said Tract 5;

THENCE South 00°31'29" East, along a westerly line of said Tract 5, a distance of 290.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner;

THENCE South 89°28'31" West, along a northerly line of said Tract 5, passing at a distance of 249.34 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said Tract 5, continuing across said Patco, Inc., tract, a total distance of 785.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner;

THENCE North 00°00'00" East, continuing across said Patco, Inc., tract, passing at a distance of 328.16 feet, a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the southerly, southeast corner of Parkridge Addition Phase II, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1126, Page 55, Public Records of said county, continuing along an easterly line of said Parkridge Addition Phase II, a total distance of 482.56 feet to a 1/2-inch iron rod found for corner;

THENCE along the southerly lines of said Parkridge Addition Phase II, the following:

North 90°00'00" East, a distance of 124.09 feet to a 1/2-inch iron rod found for corner;

North 00°00'00" East, a distance of 180.33 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3948" found for corner;

North 89°23'23" East, a distance of 74.51 feet to a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE LS 1324" found for easterly, southeast corner of said Parkridge Addition Phase II;

THENCE North 00°43'32" West, along the easterly line of said Parkridge Addition Phase II, passing a found 1/2-inch iron rod found for the northeast corner of said Parkridge Addition Phase II and the southeast corner of Parkridge Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 583, Page 713, Public Records of said county, continuing along the easterly line of said Parkridge Addition, a distance of 613.76 feet to a PK nail found for the northeast corner of said Parkridge Addition, same being on the northerly line of said Section 20 and being in aforesaid Gerlach Drive;

THENCE North 89°22'57" East, along the northerly line of said Section 20 and said Gerlach Drive, a distance of 699.90 feet to the **POINT OF BEGINNING** and containing 22.249 acres (969,166 square feet) of land, more or less.

I hereby offer for dedication all streets and easements as shown on this plat of Durant West Addition to the City of Durant, Bryan County, Oklahoma.

GIVEN under my hand, this the _____ day of _____, 2025

By: Cope Equities, LLC, a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public in and for the State of _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Michael B. Marx, hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and the Final Plat of DURANT WEST ADDITION, an addition to the City of Durant, Bryan County, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on this ____ day of _____, 2023, and the monuments shown thereon actually exist and their positions are correctly shown, this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and the original media of the final plat complies with the requirements of Title 11, Section 41-108 of Oklahoma State Statutes.

Witness my hand and seal, this the _____ day of _____, 2025

Michael B. Marx, P.L.S. 1767

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My commission expires: _____

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of title in and for Bryan County and the State of Oklahoma, certifies that the records of said County show that the title to the land shown on the Plat of Durant West Addition, an addition to the City of Durant, Bryan, Oklahoma, is vested in Cope Equities, LLC, and that on this the ____ day of _____, 2023, there ore no actions pending or judgements of any nature in any court or on file with the clerk of said land or owner thereof, that the taxes are paid for the year _____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mortgages and liens of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed, this the _____ day of _____, 2025

By: Modern Abstract & Title, LP.

Signature

Printed Name

Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public in and for the State of _____

My commission expires: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Bryan County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year _____ and prior years on the land shown on the Final Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma; that the required statutory security has been deposited in the office of County Treasurer, guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed, this the _____ day of _____, 2025

Prudy Sullivan-Holt, County Treasurer

STATE OF OKLAHOMA §

COUNTY OF BRYAN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma, on this day personally appeared Prudy Sullivan-Holt, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025.

Notary Public in and for the State of _____

My commission expires: _____

CITY PLANNING COMMISSION APPROVAL

It is acknowledged by the City of Durant Planning Commission that the Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the _____ day of _____, 2025.

Planning Commission Chair

Planning Commission Secretary

Printed Name

Printed Name

CITY OF DURANT COUNCIL APPROVAL

BE IT HEREBY RESOLVED by the Council of the City of Durant, that the Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Durant, Oklahoma this ____ day of _____, 2025.

Cynthia Price, City Clerk

Mayor

Printed Name

COUNTY CLERK CERTIFICATE

STATE OF OKLAHOMA §

COUNTY OF BRYAN §

The Instrument _____ was filed on the _____ day of _____, 2025 at _____ and duly recorded in Book _____, Page _____.

County Clerk

STATE OF OKLAHOMA §

COUNTY OF BRYAN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2025

Notary Public in and for the State of _____

My commission expires: _____

REPLAT OF
DURANT WEST ADDITION

22.249 ACRES
SITUATED IN
N/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF
THE INDIAN MERIDIAN
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

OWNER:
Cope Equities, LLC
900 W. Bethany, Suite 230
Allen, Texas 75013
Phone: 972-908-2673
Contact: James Cruser

APPLICANT:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1376
Contact: Jonathan Kerby, PE

| | | | | | |
|---|----------|------------|----------------|-------------|---|
| Kimley»Horn | | | | | |
| 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 | | | FIRM # CA 2740 | | Tel. No. (972) 335-3580 Fax No. (972) 335-3779 |
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | MBM | KHA | 11/05/2025 | 064512320 | 2 OF 2 |

KIMLEY-HORN and ASSOCIATES, Inc.

2600 N. Central Expressway, Suite 400

Richardson, TX 75080

TEL: (214) 617-0535

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

for

**DURANT MULTI-FAMILY
OFFSITE IMPROVEMENTS**

PROJECT: Durant West

DATE: 11/21/2025

CLIENT: Cope Equities

JOB NUMBER: 063970009

PREPARED BY: Kimley-Horn and Associates, Inc.

| DESCRIPTION | QUANTITY | UNIT | COST / UNIT | TOTAL COST |
|----------------|----------|------|-------------|---------------|
| Water | 1 | LS | -- | \$ 160,063.79 |
| Sanitary Sewer | 1 | LS | -- | \$ 124,814.04 |
| Storm Sewer | 1 | LS | -- | \$ 89,926.23 |
| Paving | 1 | LS | -- | \$ 185,248.85 |

TOTAL OFFSITE IMPROVEMENTS \$ 560,052.90

Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have Not been rounded. This practice is Not intended to reflect or imply a level of certainty with respect to accuracy of the amount.



Robert Lewis
11/21/2025

KIMLEY-HORN and ASSOCIATES, Inc.

2600 N. Central Expressway, Suite 400

Richardson, TX 75080

TEL: (214) 617-0535

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

for

DURANT MULTI-FAMILY

OFFSITE WATER

PROJECT: Durant West

DATE: 11/21/2025

CLIENT: Cope Equities

JOB NUMBER: 063970009

PREPARED BY: Kimley-Horn and Associates, Inc.

| WATER | | | | |
|--------------------|-----------------|-------------|--------------------|----------------------|
| DESCRIPTION | QUANTITY | UNIT | COST / UNIT | TOTAL COST |
| 6" Water Line | 32 | LF | \$ 50.50 | \$ 1,616.00 |
| 10" Water Line | 861 | LF | \$ 125.00 | \$ 107,580.88 |
| Fire Hydrants | 2 | EA | \$ 7,000.00 | \$ 14,000.00 |
| 10"x6" Tee | 2 | EA | \$ 500.00 | \$ 1,000.00 |
| 10"x10" Tee | 2 | EA | \$ 650.00 | \$ 1,300.00 |
| 10"x10" Cross | 1 | EA | \$ 1,250.00 | \$ 1,250.00 |
| 6" Gate Valve | 2 | EA | \$ 2,250.00 | \$ 4,500.00 |
| 10" Gate Valve | 8 | EA | \$ 2,750.00 | \$ 22,000.00 |
| 10" Bend | 4 | EA | \$ 700.00 | \$ 2,800.00 |
| Testing | 893 | LF | \$ 2.50 | \$ 2,231.62 |
| Trench Safety | 893 | LF | \$ 2.00 | \$ 1,785.29 |
| TOTAL | | | | \$ 160,063.79 |

Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have Not been rounded. This practice is Not intended to reflect or imply a level of certainty with respect to accuracy of the amount.

KIMLEY-HORN and ASSOCIATES, Inc.

2600 N. Central Expressway, Suite 400

Richardson, TX 75080

TEL: (214) 617-0535

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

for

**DURANT MULTI-FAMILY
OFFSITE SANITARY SEWER**

PROJECT: Durant West

DATE: 11/21/2025

CLIENT: Cope Equities

JOB NUMBER: 063970009

PREPARED BY: Kimley-Horn and Associates, Inc.

| SANITARY SEWER | | | | |
|------------------------------------|-----------------|-------------|--------------------|----------------------|
| DESCRIPTION | QUANTITY | UNIT | COST / UNIT | TOTAL COST |
| 6" SDR-26 | 14 | LF | \$ 82.50 | \$ 1,155.00 |
| 10" SDR-26 | 607 | LF | \$ 145.00 | \$ 88,004.85 |
| 4' Diameter Sanitary Sewer Manhole | 1 | EA | \$ 7,360.00 | \$ 7,360.00 |
| 5' Diameter Sanitary Sewer Manhole | 2 | EA | \$ 7,750.00 | \$ 15,500.00 |
| Testing & TV Inspection | 621 | LF | \$ 2.50 | \$ 1,552.33 |
| Trench Safety | 621 | LF | \$ 2.00 | \$ 1,241.86 |
| Connect to Existing | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| TOTAL | | | | \$ 124,814.04 |

Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have Not been rounded. This practice is Not intended to reflect or imply a level of certainty with respect to accuracy of the amount.

KIMLEY-HORN and ASSOCIATES, Inc.

2600 N. Central Expressway, Suite 400

Richardson, TX 75080

TEL: (214) 617-0535

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

for

DURANT MULTI-FAMILY OFFSITE STORM SEWER

PROJECT: Durant West

DATE: 11/21/2025

CLIENT: Cope Equities

JOB NUMBER: 063970009

PREPARED BY: Kimley-Horn and Associates, Inc.

| STORM SEWER | | | | |
|---------------------|-----------------|-------------|--------------------|---------------------|
| DESCRIPTION | QUANTITY | UNIT | COST / UNIT | TOTAL COST |
| Sloped End Headwall | 1 | EA | \$ 25,500.00 | \$ 25,500.00 |
| 12" PVC | 27 | LF | \$ 45.05 | \$ 1,238.78 |
| 18" RCP | 7 | LF | \$ 76.00 | \$ 513.30 |
| 24" RCP | 257 | LF | \$ 98.00 | \$ 25,215.30 |
| 8'x4' RCB | 64 | LF | \$ 375.00 | \$ 23,997.75 |
| 3'x3' Wye Inlet | 1 | EA | \$ 6,800.00 | \$ 6,800.00 |
| 8' Curb Inlet | 1 | EA | \$ 5,950.00 | \$ 5,950.00 |
| Trench Safety | 356 | LF | \$ 2.00 | \$ 711.09 |
| TOTAL | | | | \$ 89,926.23 |

Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have Not been rounded. This practice is Not intended to reflect or imply a level of certainty with respect to accuracy of the amount.

KIMLEY-HORN and ASSOCIATES, Inc.

2600 N. Central Expressway, Suite 400

Richardson, TX 75080

TEL: (214) 617-0535

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

for

DURANT MULTI-FAMILY

OFFSITE PAVING

PROJECT: Durant West

DATE: 11/21/2025

CLIENT: Cope Equities

JOB NUMBER: 063970009

PREPARED BY: Kimley-Horn and Associates, Inc.

| PAVING | | | | |
|-----------------------------------|-----------------|-------------|--------------------|----------------------|
| DESCRIPTION | QUANTITY | UNIT | COST / UNIT | TOTAL COST |
| 2" Hot Mix Asphaltic Concrete | 187 | TON | \$ 125.00 | \$ 23,370.18 |
| 4" Hot Mix Asphaltic Concrete | 187 | TON | \$ 150.00 | \$ 28,044.22 |
| 8" Stabilized Subgrade | 2,404 | SY | \$ 32.89 | \$ 79,060.65 |
| 6" Concrete Ribbon | 162 | SY | \$ 51.00 | \$ 8,270.67 |
| 6" Integral Curb | 1,816 | LF | \$ 6.00 | \$ 10,898.74 |
| 4" 3,600 PSI Sidewalk | 110 | SY | \$ 51.00 | \$ 5,604.39 |
| Temporary Traffic Control Devices | 1 | LS | \$ 20,000.00 | \$ 20,000.00 |
| Mobilization | 1 | EA | \$ 10,000.00 | \$ 10,000.00 |
| TOTAL | | | | \$ 185,248.85 |

Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have Not been rounded. This practice is Not intended to reflect or imply a level of certainty with respect to accuracy of the amount.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:
Cope Equities, LLC
900 W. Bellamy Ste 230
Allen, TX 75013



1-2022-746723 Book 1605 Pg: 340
07/19/2022 3:05 pm Pg 0340-0343
Fee: \$ 24.00 Doc: \$ 1,650.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED STATUTORY CORPORATION

Documentary Stamps: \$1,650.00

That Patco, Inc., an Oklahoma corporation, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Cope Equities, LLC, (the "Grantee"), the following described real property and premises situate in Bryan County, Oklahoma, to wit:

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Northeast Corner of NW/4 NE/4 of said Section 20; Thence South 00 degrees 35 minutes 32 seconds East a distance of 1322.77 feet to a found 1/2" steel rod; Thence South 89 degrees 51 minutes 07 seconds West a distance of 148.22 feet to a found 1/2" steel rod; Thence South 59 degrees 32 minutes 37 seconds West a distance of 364.18 feet to a found 1/2" steel rod; Thence South 32 degrees 32 minutes 32 seconds West a distance of 215.54 feet to a found 1/2" steel rod; Thence South 13 degrees 00 minutes 19 seconds West a distance of 293.73 feet to a found railroad spike; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet to a found railroad spike; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet to a found railroad spike; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet to a found railroad spike; Thence South 13 degrees 00 minutes 19 seconds West a distance of 356.94 feet to a found 1/2" steel rod; Thence South 32 degrees 59 minutes 03 seconds East a distance of 266.31 feet to a set 1/2" steel rod; Thence South 88 degrees 20 minutes 10 seconds West a distance of 56.53 feet to a found 1/2" steel rod; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet to a set 1/2" steel rod; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet to a set 1/2" steel rod; Thence North 31 degrees 46 minutes 55 seconds West a distance of 13 1.35 feet to a set 1/2" steel rod; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet to a found 3/8" steel rod; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet to a found 3/8" steel rod; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet to a set 1/2" steel rod; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet to a set 1/2" steel rod; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet to a set 1/2" steel rod; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet to a found 3/8" steel rod; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet to a set 1/2" steel rod; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet to a set 1/2" steel rod; Thence North 12 degrees 59 minutes 19 seconds West a distance of 61.58 feet to a set 1/2" steel rod; Thence North 23 degrees 51 minutes 40 seconds West a distance of 605.53 feet to a set 1/2" steel rod; Thence North 90 degrees 00 minutes 00 seconds West a distance of 319.44 feet to a set 1/2" steel rod; Thence North 25 degrees 09 minutes 34 seconds East a distance of 57.08 feet to a set 1/2" steel rod; Thence North 28 degrees 01 minutes 34 seconds East a distance of 342.30 feet to a set 1/2" steel rod; Thence North 89 degrees 13 minutes 33 seconds East a distance of 1 180.00 feet to a set 1/2" steel rod; Thence North 00 degrees 28 minutes 01 seconds West a distance of 950.00 feet to a set 1/2" steel rod; Thence North 89 degrees 40 minutes 34 seconds East a distance of 192.53 feet to a set 1/2" steel rod; Thence North 89 degrees 59 minutes 26 seconds East a distance of 1338.78 feet to the point of beginning; LESS AND EXCEPT THE FOLLOWING TRACTS DESCRIBED AS:

A part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest corner of Lot 9 in Block I of the Quail Creek Addition to the City of Durant; Thence North 13 degrees 09 minutes 12 seconds East 15.60 feet to the point of beginning; Thence South 68 degrees 16 minutes 12 seconds West 21.50 feet; Thence North 21 degrees 25 seconds 25 seconds West 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 40 feet; Thence South 13 degrees 09 minutes 12 seconds East 32.61 feet to the point of beginning.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 1,650.00

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 10 in Block 1 of Quail Creek Addition to the City of Durant; Thence North 77 degrees 06 minutes 18 seconds West a distance of 65.13 feet to a set 1/2" steel rod; Thence North 13 degrees 08 minutes 59 seconds East a distance of 120.25 feet to a set 1/2" steel rod; Thence South 71 degrees 29 minutes 18 seconds East a distance of 65.41 feet to a found 1/2" steel rod; Thence South 13 degrees 08 minutes 59 seconds West a distance of 113.85 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Corner of Lot 5 in Block 1 of the Quail Creek Addition to the City of Durant; Thence South 56 degrees 31 minutes 40 seconds West a distance of 71.21 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 219.14 feet to a set 1/2" steel rod; Thence North 82 degrees 49 minutes 33 seconds East a distance of 168.42 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 129.84 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest corner of Lot 4 in Block 1 of the Quail Creek Addition to the City of Durant; Thence with a curve to the right having a radius of 1085.52 feet (chord bears South 88 degrees 03 minutes 14 seconds West, 29.83 feet) an arc length of 29.83 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 124.65 feet to a set 1/2" steel rod; Thence North 56 degrees 31 minutes 40 seconds East a distance of 71.21 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 131.90 feet to the point of beginning.

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, more particularly described as: Being the North 613.76 feet of the East 192.53 feet of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) of said Section Twenty (20) and the North 613.76 feet of the West 629.11 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20).

Said tract being described by metes and bounds as follows:

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian. Bryan County, Oklahoma, more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section;
THENCE South 89 degrees 23 minutes 23 seconds West, along the north line of said Northeast Quarter, a distance of 2028.83 feet to the POINT OF BEGINNING;
THENCE South 00 degrees 43 minutes 32 seconds East, parallel with the west line of said Northeast Quarter, a distance of 613.76 feet;
THENCE South 89 degrees 23 minutes 23 seconds West, parallel with the north line of said Northeast Quarter, a distance of 629.11 feet to a point on the west line of said Northeast Quarter,
THENCE South 89 degrees 31 minutes 8 seconds West, parallel with the North line of the Northwest Quarter of said Section, a distance of 192.53 feet;
THENCE North 00 degrees 4 minutes 32 seconds West, parallel with the east line of said Northwest Quarter, a distance of 613.76 feet to a point on the north line of said Northwest Quarter;
THENCE North 89 degrees 31 minutes 38 seconds East, along said north line, a distance of 192.53 feet to the Northeast corner of said Northwest Quarter;
THENCE North 89 degrees 23 minutes 23 seconds East, along the North line of said Northeast Quarter, a distance of 629.11 feet to the POINT OF BEGINNING.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest Corner of Lot 10 in Block 1, Quail Creek Addition, an addition to the City of Durant, Thence South 13 degrees 09 minutes 12 seconds West 65.7 feet; Thence South 68 degrees 16 minutes 12 seconds West 40.0 feet; Thence South 21 degrees 25 minutes 25 seconds East 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 21.5 feet; Thence South 13 degrees 09 minutes 12 seconds West 15.6 feet; Thence North 82 degrees 46 minutes 40 seconds West 65.23 feet; Thence

North 13 degrees 01 minutes 47 seconds East 120.35 feet; Thence South 77 degrees 06 minutes 18 seconds East 65.13 feet to the point of beginning.

A tract of land lying in the North half of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, State of Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the North Quarter corner of said Section 20; Thence South 89 degrees 31 minutes 38 seconds West along the North line of said Section a distance of 192.53 feet; Thence South 00 degrees 43 minutes 32 seconds a distance of 613.76 feet to the Point of Beginning; Thence North 89 degrees 31 minutes 38 seconds East a distance of 192.53 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence North 89 degrees 23 minutes 23 seconds East a distance of 554.60 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 180.33 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.09 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 154.40 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 225.21 feet; Thence North 00 degrees 06 minutes 09 seconds West a distance of 76.00 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 201.93 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence continuing South 90 degrees 00 minutes 00 seconds West a distance of 68.34 feet; Thence North 00 degrees 00 minutes 00 seconds West a distance of 56.66 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.92 feet; Thence North 00 degrees 43 minutes 32 seconds West a distance of 194.59 feet to the Point of Beginning.

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma further described as: Beginning at the Northwest corner of Lot 9, Block 1 of Quail Creek Subdivision to the City of Durant, Oklahoma, according to the recorded plat thereof; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 65.89 feet; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 356.94 feet; Thence South 82 degrees 35 minutes 37 seconds West a distance of 168.42 feet; Thence South 54 degrees 31 minutes 51 seconds East a distance of 348.95 feet; Thence South 88 degrees 20 minutes 10 seconds West a distance of 28.72 feet; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet; Thence North 31 degrees 46 minutes 55 seconds West a distance of 131.35 feet; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet; Thence North 89 degrees 12 minutes 29 seconds East a distance of 1694.79 feet; back to the point of beginning.

A tract of land situated in a part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County Oklahoma, more particularly described by metes and bounds as follows;

COMMENCING at a ½" pin found at the SW Corner of the S/2 of the SW/4 of NE/4 of the NE/4 of said Section 20, said point also being the NE Corner of Lot 11 in Block 3 of Quail Creek Addition the City of Durant, Bryan County, Oklahoma, and the true POINT OF BEGINNING; Thence South 88 degrees 36 minutes 46 seconds West along the North line of Lot 11 in Block 3 and the North line of Lot 16 In Block 1 of Quail Creek Addition, a distance of 148.22 feet to a found ½" steel pin; Thence South 59 degrees 25 minutes 48 seconds West, along the Northerly line of Lots 16 and 15 in Block 1 of Quail Creek, Addition, a distance of 216.99 feet to set ½" steel pin with PLS 1819 ID cap; Thence North 12 degrees 14 minutes 00 seconds West a distance of 154.24 feet to a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 28 minutes 31 seconds a distance of 249.34 feet to a set ½" steel pin with 1819 ID cap; Thence North 00 degrees 31 minutes 29 seconds West a distance of 290.15 feet a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 32 minutes 55 seconds a distance of 118.00 feet to the NW Corner of the S/2 of the SW/4 of the NE/4 of the NE/4 of said Section 20, occupied by a found 3/8" steel pin with CA 4450 ID cap; Thence South 00 degrees 31 minutes 29 seconds along the West line of the S/2 of the SW/4 of the NE/4 of the NE/4, a distance of 330.15 feet back to the true Point of Beginning.



Date: 1/6/2026
To:
From:
Re: Consideration and Possible Approval of a Replat Request for Property Located Near East Cedar Street and More Particularly Described as:
The East 60 feet of the West 120 feet of Lots 10 and 11 in Block 77, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

ATTACHMENTS:

1. PC2026-02- Staff Report- 3E Building
2. PC2026-02 TAC Sheet
3. PC2026-02 MAPS
4. PC2026-02 REPLAT - 3E Building Services
5. PC2026-02 DEED



THE CITY OF DURANT

Office of Community Development

Date: 12-30-25
To: Planning Commission
Case: PC-2026-02
From: Paul Cottrell, Community Development.
Re: Replat

Request: Consider a request from the property owner to replat the property located between 302 and 324 E Cedar St.

Current Zoning: R-3

Future Land Use: R-1

Surrounding Properties:

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

Applicant: 3E Building

Consideration: Applicant approached staff with the desire to replat the current property to build a home.

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: Property has 60' frontage and is 7,152 Sq foot in size which meets the zoning requirements. Applicant would only be able to construct a single-family dwelling which would fit with the area.








Staff Recommendation: Overall staff recommends approval of the replat.

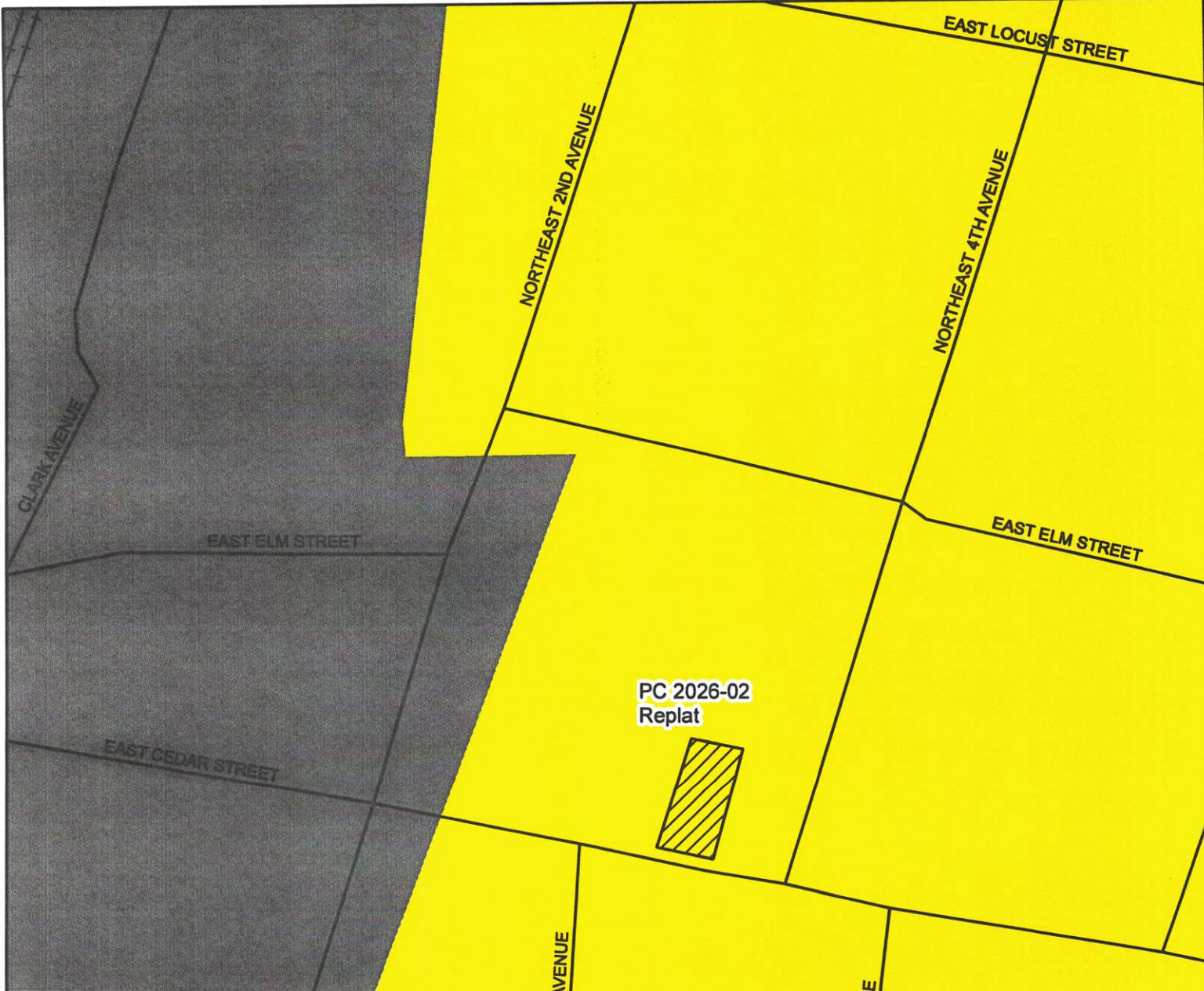
Required Action: Hold a public hearing and recommend approval or denial of the replat request for property located between 302 & 324 E Cedar St. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – TAC Meeting

Request Type: Replat
Case Number: PC2026-02

Applicant: 3E Building

| Building Department | Signature | Comments | Date |
|---|---|---------------------|-------------|
| Community Development Director: Paul Cottrell |  | meets zoning Req. | 12-09-25 |
| Address and Mapping Aaron Walkup |  | N/A | 12-9-25 |
| Building Inspector: Raven Bates or Taylor Davis |  | meets lot size Req. | 12-9-25 |
| Facilities Supervisor: Mark Pierce | | | |
| Public Works | Signature | Comments | Date |
| Public Works Director: Phillip High Tower |  | NO Comment | |
| M & O Supervisor Randy Cantrell |  | NO Comment | 12-9-25 |
| Streets Superintendent Aaron Saldivar |  | No comment | 12-9-25 |
| Solid Waste Director: Jared Dillingham | | | |
| Fire Department | Signature | Comments | Date |
| Fire Marshall Collin Gordon |  | NO comment | 12-9-25 |



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

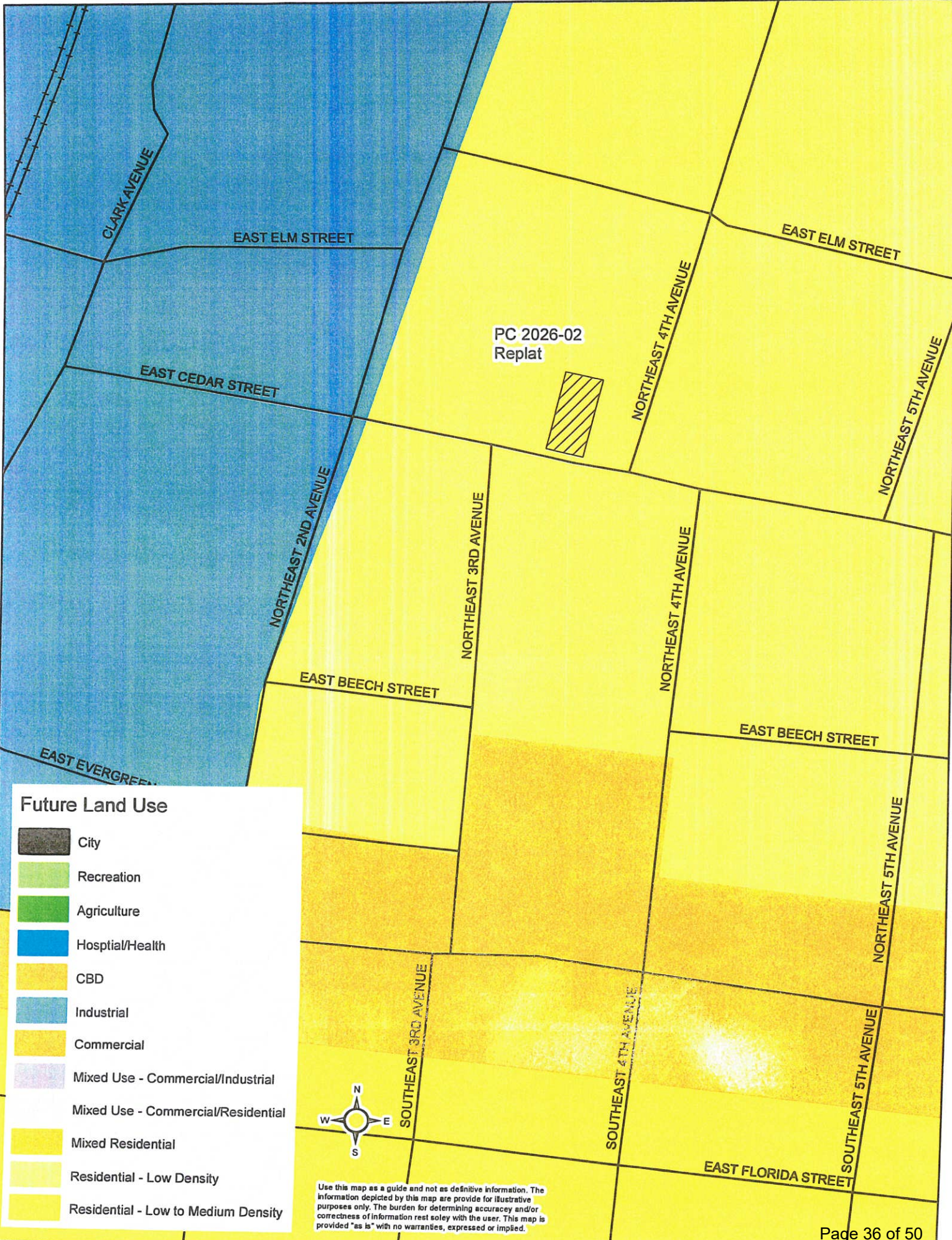


Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC 2026-02
Replat

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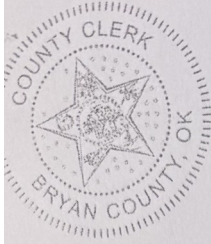


Future Land Use

-  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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MODERN abstract and title

WARRANTY DEED

I-2025-777558 Book 1713 Pg 136
09/04/2025 8:47am Pg 0136-0137
Fee: \$20.00 Doc: \$27.00
Lacy Allred - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

That **Vela B. Harp and Donnie Gene Harp, wife and husband 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 **3E Building Services LLC, a Limited Liability Company, 7302 Haven Oak Dr, Kingston, OK 73439**, 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:

The East 60 feet of the West 120 feet of Lots 10 and 11 in Block 77, in the City of Durant, Bryan County, Oklahoma, according to the Official Plat and Survey thereof.

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

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

Revenue Stamps: \$27.00

SIGNED AND SEALED this the 3rd day of September, 2025.

Vela B. Harp
Vela B. Harp
Donnie Gene Harp
Donnie Gene Harp

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

I, Angela Krieger, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Vela B. Harp and Donnie Gene Harp, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of September, 2025.

Angela Krieger
Notary Public

My Commission Expires: 4-19-2026



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



Date: 1/6/2026

To:

From:

Re: Consideration and Possible Approval of a Conditional Use Permit for Property Located Near North 1st Avenue and More Particularly Described as:
The N/2 N/2 SE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma. AND The S/2 S/2 NE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT a tract described as beginning at the Northeast Corner of the S/2 S/2 NE/4 SE/4 of said Section 20; Thence South 150 feet; Thence West 400 feet; Thence North 150 feet; Thence East 400 feet to the Point of Beginning.

ATTACHMENTS:

1. PC2026-03- Staff Report -McCraw
2. PC2026-03 TAC SHEET
3. PC2026-03 MAPS
4. Pc2026-03 Deed
5. McCraw Oil - example- draft of retail gas pumps & 3 fuel storage tanks
6. OCC rules



THE CITY OF DURANT

Office of Community Development

Date: 12-30-25
To: Planning Commission
Case: PC-2026-03
From: Paul Cottrell, Community Development.
Re: CUP

Request: Consider a request from the property owner to grant a CUP for property adjacent to 2715 N 1st Ave.

Current Zoning: A-1

Future Land Use: Mixes use commercial/residential.

Surrounding Properties:

| Direction | Zoning | Use |
|-----------|--------|-----------------------|
| North | C-2 | Self-Storage |
| West | A-1 | Fields |
| South | R-1 | Single Family |
| East | C-2 | Commercial Businesses |

Applicant: McCraw

Consideration: Applicant approached staff with the desire for a CUP to centralize services.

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 has received phone calls but no letters of support or protest regarding this rezone request.

Analysis: Currently it has above ground tanks that will be expanding operations and installing 3 more tanks. Applicants will be coming back to potentially replat and rezone. Reason for the CUP is that applicants can get tanks ordered quickly.




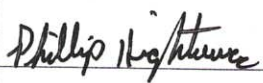



Staff Recommendation: Overall staff recommends approval of the CUP.

Required Action: Hold a public hearing and recommend approval or denial of the CUP request for property adjacent to 2715 N 1st Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – TAC Meeting

Request Type: CUP
Case Number: PC2026-03

Applicant: **McCraw**

| Building Department | Signature | Comments | Date |
|---|---|--|----------|
| Community Development Director: Paul Cottrell |  | meets Steve Regis Fire Marshal has signed off | 12-09-25 |
| Address and Mapping Aaron Walkup |  | N/A | 12-09-25 |
| Building Inspector: Raven Bates or Taylor Davis |  | N/A | 12-09-25 |
| Facilities Supervisor: Mark Pierce | | | |
| Public Works | Signature | Comments | Date |
| Public Works Director: Phillip High Tower |  | N/A | 12-09-25 |
| M & O Supervisor Randy Cantrell |  | N/A | 12-09-25 |
| Streets Superintendent Aaron Saldivar |  | N/A | 12-09-25 |
| Solid Waste Director: Jared Dillingham | | | |
| Fire Department | Signature | Comments | Date |
| Fire Marshall Collin Gordon |  | All construction Attributes must be in accordance with IBC, IFC 2018 and all other applicable codes | 12-09-25 |

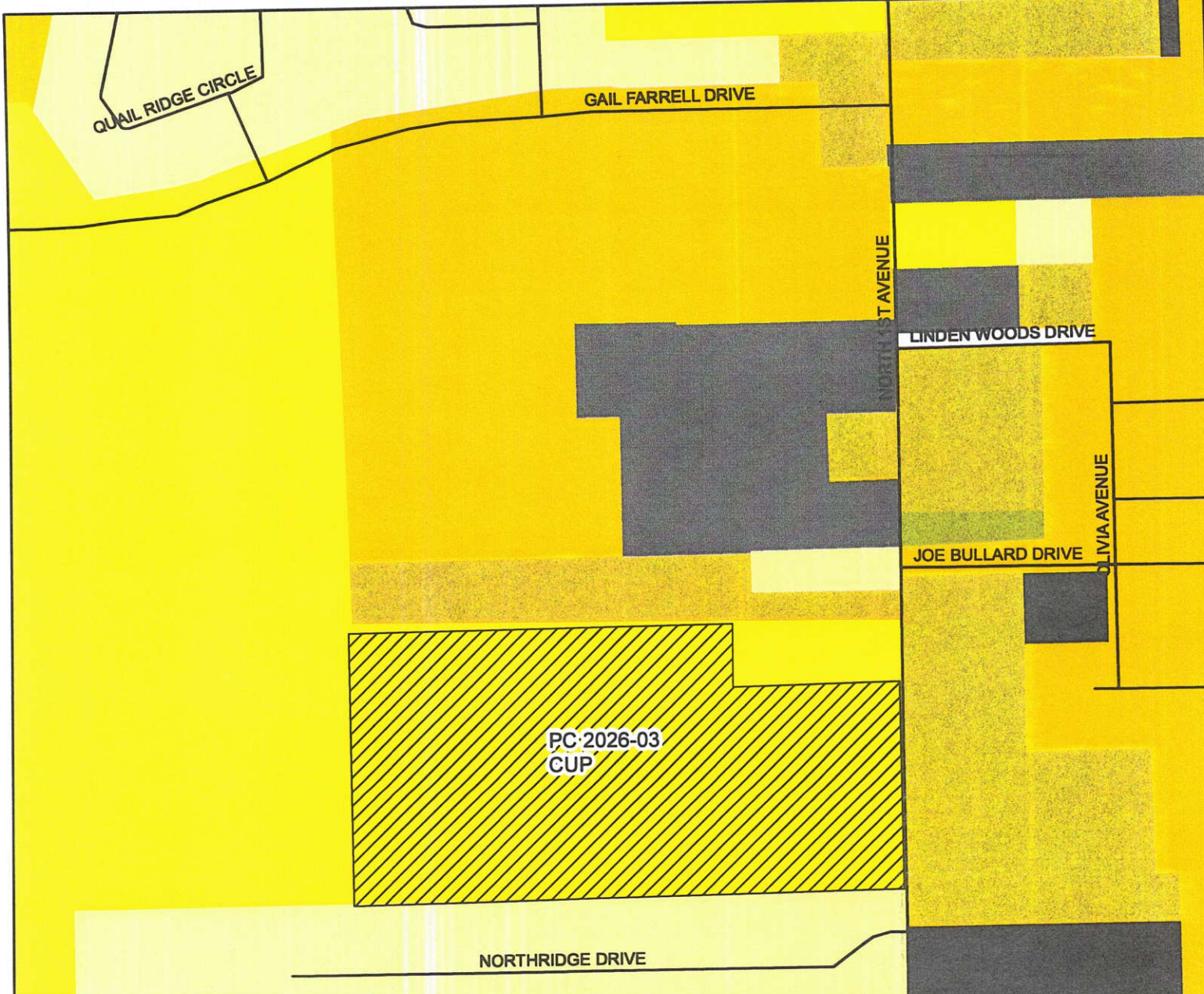
| Economic Development | Signature | Comments | Date |
|-----------------------------|------------------|-----------------|-------------|
| Economic Development: | | | |

| Outside Resources: | Signature | Comments | Date |
|---------------------------|------------------|-----------------|-------------|
| OGE: Print Name | | | |

| | | | |
|------------------------|--|--|--|
| ONG: Print Name | | | |
|------------------------|--|--|--|

Additional Outside Resources and Comments

| Name Department, Title | Signature | Additional Comments | Date |
|-----------------------------------|------------------|----------------------------|-------------|
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Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing



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QUAIL RIDGE CIRCLE

GAIL FARRELL DRIVE

NORTH 1ST AVENUE

LINDEN WOODS DRIVE

JOE BULLARD DRIVE

OLIVIA AVENUE

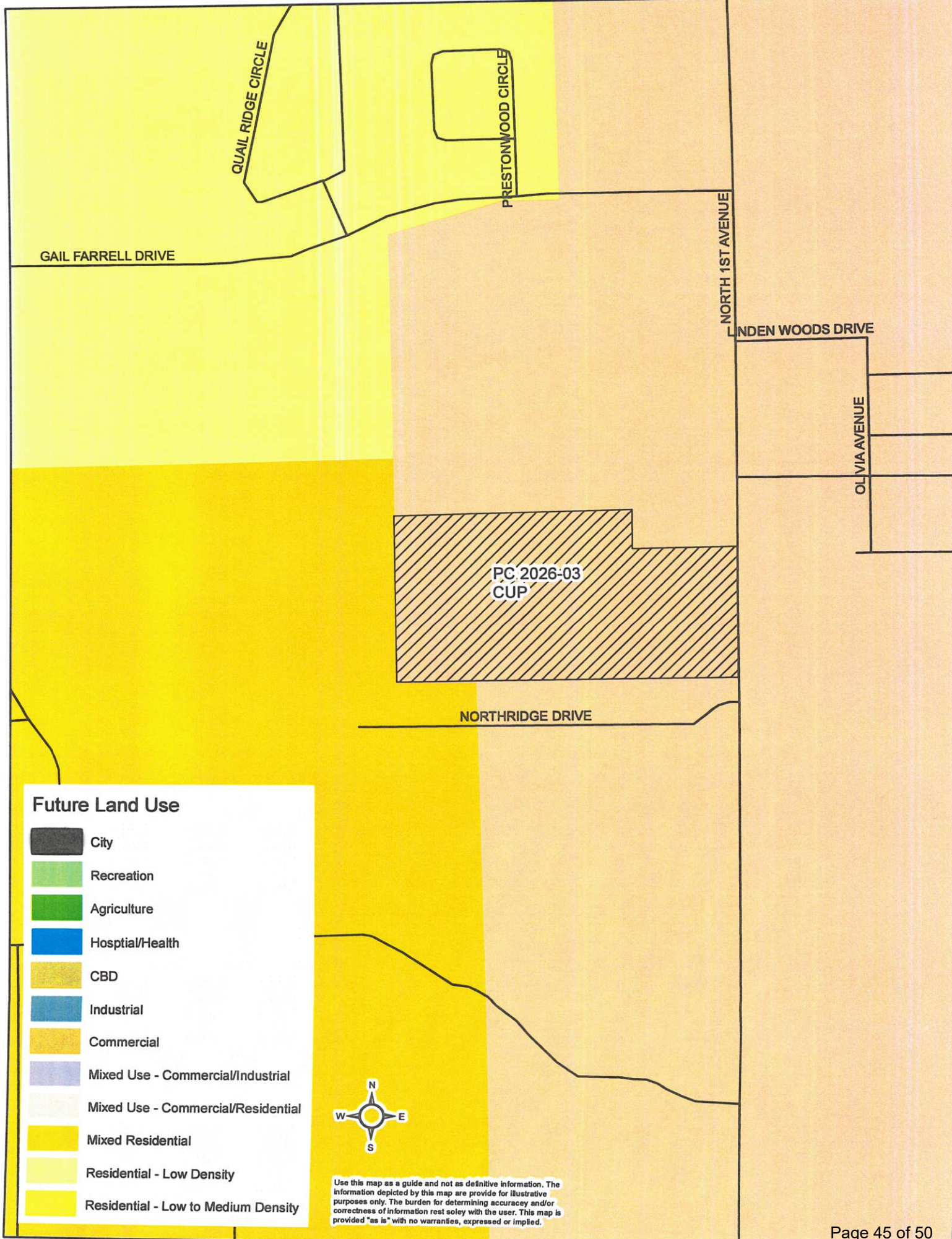
PC-2026-03
CUP

NORTHRIDGE DRIVE

WILSON STREET



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GAIL FARRELL DRIVE

QUAIL RIDGE CIRCLE

PRESTONWOOD CIRCLE

NORTH 1ST AVENUE

LINDEN WOODS DRIVE

OLIVIA AVENUE

PC 2026-03
CUP

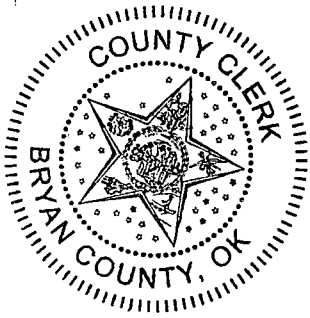
NORTHRIDGE DRIVE

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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MODERN

abstract and title

WARRANTY DEED

1-2025-778382 Book 1716 Pg 709
10/02/2025 2:21pm Pg 0709-0711
Fee: \$22.00 Doc: \$1,282.50
Lacy Allred - Bryan County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS:

That **Grube Limited Partnership**, a partnership, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Taylor-Smartt, LLC, a Limited Liability Company**, PO Box 220, Bonham, TX 75418, 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:

N/2 N/2 SE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

AND

S/2 S/2 NE/4 SE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian in Bryan County, Oklahoma, LESS AND EXCEPT a tract described as Beginning at the Northeast Corner of S/2 S/2 NE/4 SE/4 of said Section 20; Thence South 150 feet; Thence West 400 feet; Thence North 150 feet; Thence East 400 feet to the Point of Beginning.

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

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

Revenue Stamps: \$1,282.50

SIGNED AND SEALED this the 30th day of September, 2025.

Grube Limited Partnership

BY: Oden M. Grube
Oden M. Grube a/k/a Oden E. Grube
General Partner

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

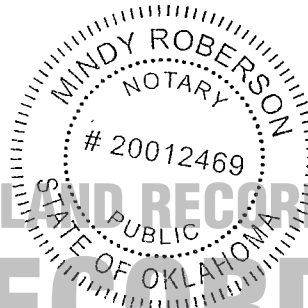
I, Mindy Roberson, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Oden M. Grube a/k/a Oden E. Grube, General Partner of Grube Limited Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of September, 2025.

Mindy Roberson
Notary Public

My Commission Expires: 10-08-2028

(SEAL)

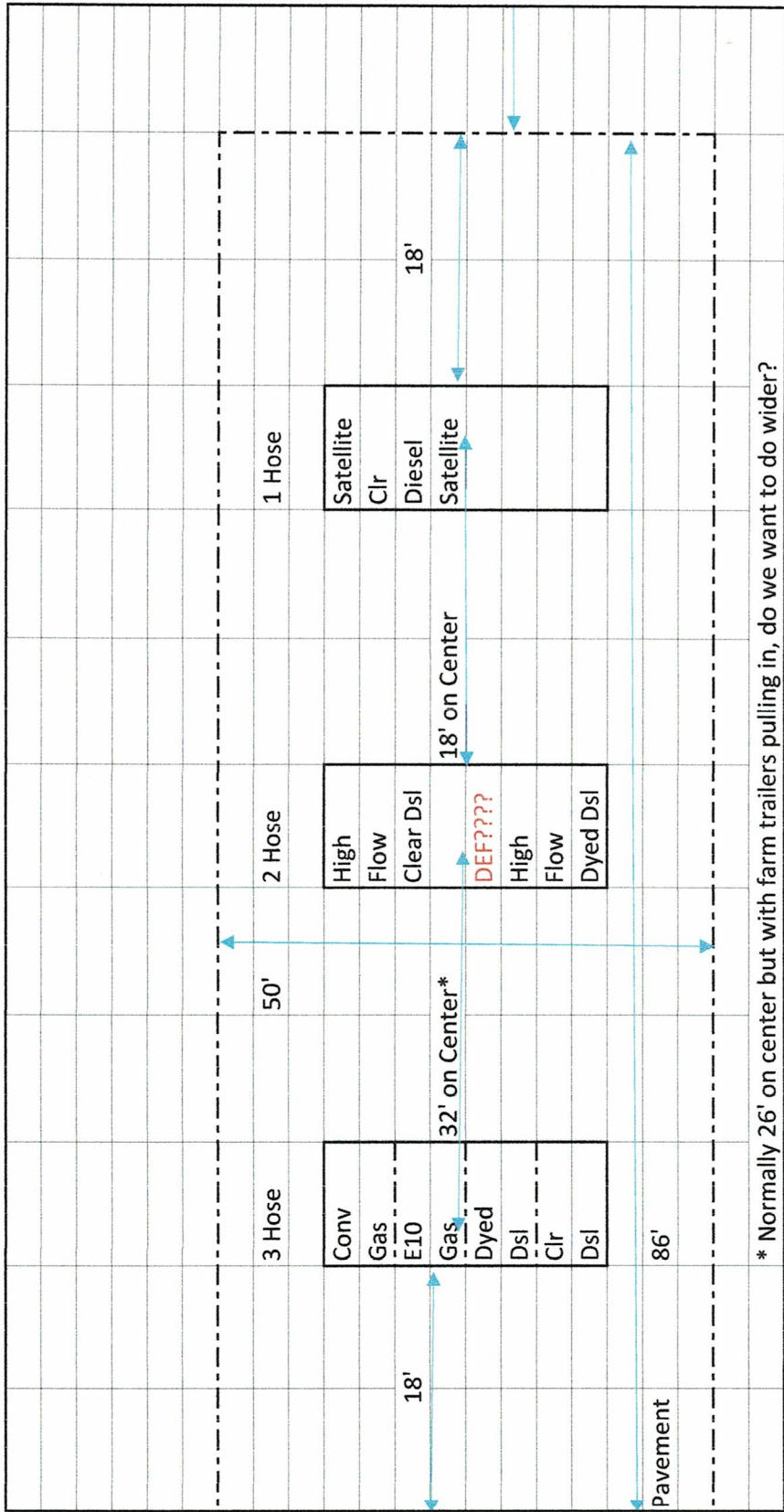


VIEW ADDITIONAL LAND RECORDS AT

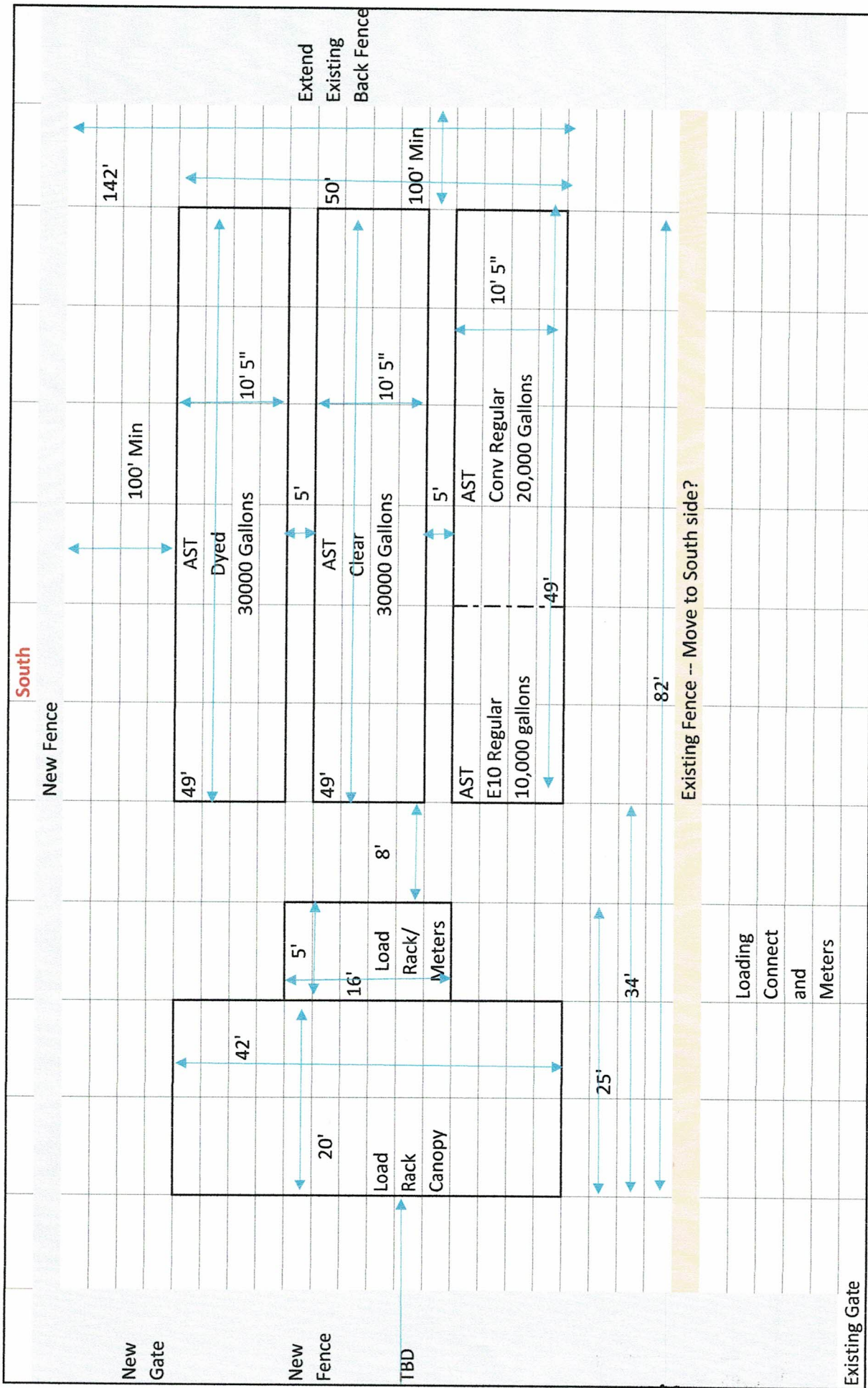
OKCOUNTYRECORDS.COM

File No.: BRY-250815419

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



* Normally 26' on center but with farm trailers pulling in, do we want to do wider?



STORAGE TANK SYSTEMS**PART 1. DESIGN AND INSTALLATION****165:26-2-1. Approved tanks, tank design [RENUMBERED TO 165:26-2-1.3]**

[Source: Added at 21 Ok Reg 2079, eff 7-1-04; Amended at 22 Ok Reg 1752, eff 7-1-05; Renumbered to 165:26-2-1.3 at 23 Ok Reg 2297, eff 7-1-06]

165:26-2-1.1. Aboveground storage tank installation

All tanks, piping, and associated equipment used in conjunction with an AST installation shall be installed by personnel possessing appropriate skills, experience, applicable certification, and required PSTD license to complete the installation in accordance with recognized industry standards and this Chapter. An AST Installer must be present at all times during the installation. The PSTD Fuel Specialist monitoring the installation must be contacted before underground piping is backfilled so piping and sump tests may be observed and/or inspected. Photos of the installation of tank(s) and line(s) must accompany a completed registration form within thirty (30) days of installation and tank fees must be paid before a permit is issued.

[Source: Added at 23 Ok Reg 144, eff 10-6-05 (emergency); Added at 23 Ok Reg 2297, eff 7-1-06; Amended at 25 Ok Reg 2187, eff 7-11-08; Amended at 32 Ok Reg 794, eff 8-27-15; Amended at 35 Ok Reg 1010, eff 10-1-18; Amended at 40 Ok Reg 1797, eff 10-1-23]

165:26-2-1.2. Compatibility [REVOKED]

[Source: Renumbered from 165:26-2-172 at 23 Ok Reg 2297, eff 7-1-06; Revoked at 25 Ok Reg 2187, eff 7-11-08]

165:26-2-1.3. Approved tanks, tank design

- (a) The material and construction of the tank must be compatible with the material stored and the conditions of storage such as pressure and temperature.
- (b) Underground tanks installed for aboveground use prior to July 1, 2007 may be used if installed inside secondary containment.
- (c) Only tanks designed for aboveground use may be installed aboveground after July 1, 2007.
- (d) Product lines must be installed above the maximum liquid level except for vertical tanks may have bottom openings if installed inside concrete secondary containment and meet all other general provisions in accordance with this Chapter.

[Source: Renumbered from 165:26-2-1 at 23 Ok Reg 2297, eff 7-1-06; Amended at 25 Ok Reg 2187, eff 7-11-08; Amended at 26 Ok Reg 1831, eff 7-1-09; Amended at 35 Ok Reg 1010, eff 10-1-18]

165:26-2-2. Emergency pressure release [REVOKED]

[Source: Added at 21 Ok Reg 2079, eff 7-1-04; Amended at 22 Ok Reg 1752, eff 7-1-05; Revoked at 25 Ok Reg 2187, eff 7-11-08]

165:26-2-3. Aboveground storage tank spacing

Spacing (shell to shell) between any two adjacent aboveground tanks for tanks storing Class I, II, or IIIA stable liquids must be according to the standards in NFPA 30. The minimum distance between tanks shall be no less than 3 feet. Variances can be made by PSTD for pre-existing facilities where deviation from these rules does not pose a serious hazard to people or property.

[Source: Added at 21 Ok Reg 2079, eff 7-1-04; Amended at 22 Ok Reg 1752, eff 7-1-05; Amended at 25 Ok Reg 2187, eff 7-11-08; Amended at 37 Ok Reg 1143, eff 10-1-20]

50' from Propane

165:26-2-4. Distance to be kept around tanks

(a) The following distances, at a minimum, must be kept around aboveground storage tanks.

- (1) 50 ft (15 meters) from the nearest important building as defined by this Chapter;
- (2) 50 ft (15 meters) from any fuel dispenser;
- (3) 50 ft (15 meters) from the nearest side of a public way; and
- (4) 100 ft (30 meters) from any property line that is or might be built upon, including the opposite side of a public way.

(b) The distances as set forth in (a) of this may be reduced by 50 percent if the tanks are fire-resistant. The distances as set forth in (a) may be further reduced if the tanks are a fire-protected tank or tanks in vaults as per NFPA 30A-4.3.2.4.

(c) A variance may be granted for pre-existing facilities where compliance would be difficult and expensive and the current distances between tanks, property lines or dispensers pose no serious threat to people or property.

[Source: Added at 21 Ok Reg 2079, eff 7-1-04; Amended at 22 Ok Reg 1752, eff 7-1-05; Amended at 25 Ok Reg 2187, eff 7-11-08; Amended at 36 Ok Reg 583, eff 8-1-19; Amended at 37 Ok Reg 1143, eff 10-1-20]

165:26-2-5. Requirements on fill pipes

(a) Each fill pipe must be identified by a tag or other marking to identify the product for which the tank is used. The marking must be maintained in legible condition throughout the life of the tank. Color-coding may also be used in addition to marking.

(b) If the fill pipe is located within the containment dike a spill bucket is not required.

[Source: Added at 21 Ok Reg 2079, eff 7-1-04; Amended at 22 Ok Reg 1752, eff 7-1-05; Amended at 23 Ok Reg 144, eff 10-6-05 (emergency); Amended at 23 Ok Reg 2297, eff 7-1-06; Amended at 25 Ok Reg 2187, eff 7-11-08]

165:26-2-5.1. General spill and overflow prevention requirements

(a) Owners and operators of aboveground storage tank systems, their employees or agents, as well as those who transport regulated substances to these systems must do everything reasonably possible to ensure that releases due to spilling and overfilling do not occur.

(b) Tanks with a fill pipe must be filled through a liquid tight connection mounted inside at least a five (5) gallon spill container. A spill bucket is not required if the fill pipe is located within an impervious containment dike. Where an aboveground tank is filled by means of fixed piping, either a check valve and shutoff valve with a quick-connect coupling or a check valve with a dry-break coupling shall be installed in the piping at a point where connection and disconnection is made inside the spill containment between the tank and the delivery vehicle. This device shall be