

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**

January 13, 2026

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

PRESENTATION

- 1. 2025 4th Quarter Employee Service Awards**
- 2. Recognition of the City of Durant Parks and Recreation Department for Receiving the 2025 Oklahoma Recreation and Parks Society Gold Medal Award**
- 3. Presentation of Proclamation Commemorating P.E.O. International Founders Day on January 21, 2026**

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 December 9, 2025
 - b. Consider Approval of Budget Supplements BA 26-5
 - c. Discussion, Consideration and Possible Action to Consider Adoption of the 2026 Citizen Participation Plan — Required for 2026 Community Development Block Grant (CDBG) Applications and Projects
- #### **2. Consider Items Removed from Consent**

3. Information Items

- a. November 2025 Financial Reports and December 2025 Sales Tax Reports

4. Administration

- a. Consider Approval of Ordinance Amending the Durant Code of Ordinances Title XV, Chapter 156 Requiring a Conditional Use Permit to Own or Operate a Detention Center Located Within the City; Providing Penalty; and Declaring an Emergency (O-2026-02)
- b. Consider Approval of Ordinance No. O-2026-01 Enacting and Adopting the Supplement to the Code of Ordinances for the City of Durant, Oklahoma, and Declaring an Emergency
- c. Consideration and Possible Approval of Final Plat Request for Property Located Near Gerlach Drive
- d. Consideration and Possible Approval of a Replat Request for Property Located Near East Cedar Street
- e. Consideration and Possible Approval of a Conditional Use Permit for Property Located Near North 1st Avenue

5. Public Hearings

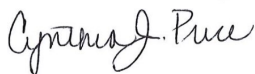
- a. Consideration of Naming the Access Road Leading into Lake Durant as 'Little Blue Lane' and Take Possible Action

6. 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 18th day of November, 2025 and that an agenda of said meeting was posted at the place of such meeting at 2:30 p.m. on the 9th day of January, 2026.



Cynthia J. Price, City of Durant



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Regular Meeting Minutes of December 9, 2025

Council Information / Action Requested

Approval of Regular Meeting Minutes of December 9, 2025

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

ATTACHMENTS:

1. Durant City Council Minutes 12092025 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 3:55 p.m. on the 4th day of December 2025.



Cynthia J. Price, City of Durant

**MINUTES OF THE MEETING OF DURANT CITY COUNCIL
December 9, 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 6:07 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

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.

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

Motion To: Approve Consent Items as Presented

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. 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

Motion To: Approve Resolution R-2025-20 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 an Effective Date

Motion By: Martin Tucker

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

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

Motion To: Approve Mutual Aid Agreement with the Durant Independent School District (C-2025-70)

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

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 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.

Motion To: Approval of Preliminary Plat Request (Single Family, Phase II) for Property Located Near Lindenwood's Drive and First Avenue

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- 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.

Motion To: Approve Replat Request for Property Located Near West Pine Street and North 4th Avenue

Motion By: Martin Tucker

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- 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.

Motion To: Approve Replat Request for Property Located Near West Mulberry Street and North Eleventh Avenue

Motion By: Mike Simulescu

Seconded By: Humphrey Miller

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- 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

Motion To: Deny Ordinance O-2025-21 for a Rezone Request to R-4 Manufactured Housing District for Property Located on Cemetery Road

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

Nays: None

Abstain: None

- 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.

Motion To: Approve Conditional Use Permit Request for Property Located Near Goad Industrial Boulevard

Motion By: Humphrey Miller

Seconded By: Mike Simulescu

Ayes: Miller, Sherrer, Simulescu, Tucker

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, Tucker

Nays: None

Abstain: None



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: Consider Approval of Budget Supplements BA 26-5

- #462 Appropriate funds for Operation & Repair Expenditure
- #463 Appropriate funds for Animal shelter Donation & waterline transfer back to UA Fund
- #464 Appropriate funds for adjust Transfer from 1/2% Sales Rev & 25b-25c debt payment
- #465 Appropriate funds for transfer to UA Bond Sinking Fund for the Debt Payments
- #466 Appropriate funds for DCUA 2025B & 2025C OWRB Notes
- #467 Appropriate funds for Pendleton Trust Monthly Revenue Income & Expenses Allocation
- #468 Appropriate funds for M&O damage repair and WTP Door Lock, Transfer back CI FY25
- #469 Appropriate funds for Sign repair (OMAG) expense

Council Information / Action Requested

Approval of Budget Supplements BA 26-5

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

ATTACHMENTS:

1. BA 26-5 BUDGET ADJUSTMENT REGISTER



Durant, OK

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT13098 - BA 26-5 34-41

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000462	FY 25/26 ORIGINAL BUDGET	BA 26-5-34 MESSAGE BOARD REPLACE, DOOR LOCK FD, EM	1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
001-000-361-4000	MISC. REVENUE	BA 26-5-34 MESSAGE BOARD TOTAL	-113,348.00	-14,764.00	-128,112.00
January:	-14,764.00				
001-000-361-4000	MISC. REVENUE	BA 26-5-34 SALE CHRISTMAS COOKIE	-113,348.00	-150.00	-113,498.00
January:	-150.00				
001-000-362-6600	STATE AID FOR LIBRARIES	BA 26-5-34 LIBRARY STATE AID ADDITION AMT	-17,649.00	-565.00	-18,214.00
January:	-565.00				
001-008-550-5658	BUILDING AND MAINTENANCE	BA 26-5-34 , DOOR LOCK FD,	53,920.00	19,000.00	72,920.00
January:	19,000.00				
001-015-570-7057	STATE AID EXPENDITURES	BA 26-5-34 LIBRARY STATE AID ADDITION AMT	17,649.00	565.00	18,214.00
January:	565.00				
001-016-550-5051	OFFICE SUPPLIES	BA 26-5-34 OPERATION ADJ	450.00	500.00	950.00
January:	500.00				
001-016-550-5074	SAFETY SUPPLIES	BA 26-5-34 OPERATION ADJ	11,400.00	-500.00	10,900.00
January:	-500.00				
001-016-550-5867	SIGNS	BA 26-5-34 FM SIDWALK	20,000.00	10,000.00	30,000.00
January:	10,000.00				
001-016-550-5883	SIDWALK & CURB REPAIR	BA 26-5-34 TO SIGNS	40,000.00	-10,000.00	30,000.00
January:	-10,000.00				
001-018-550-5509	EQUIP MAINT & PARTS	BA 26-5-34 MESSAGE BOARD REPLACE	33,000.00	14,764.00	47,764.00
January:	14,764.00				
001-018-550-5658	BUILDING AND MAINTENANCE	BA 26-5-34 , DOOR LOCK EM	6,500.00	9,470.00	15,970.00
January:	9,470.00				
001-019-570-7010	A & G MISCELLANEOUS	BA 26-5-34 CHRISTMAS COOKIE	444,066.00	150.00	444,216.00
January:	150.00				
001-019-570-7800	FUND RESERVE	BA 26-5-34 , DOOR LOCK FD, EM	36,797.00	-28,470.00	8,327.00
January:	-28,470.00				

Adjustment Number	Budget Code	Description	Adjustment Date
BA0000463	FY 25/26 ORIGINAL BUDGET	BA 26-5-35 TRF UA 900K WATRLN REL. ANIL SHLT DONAT	1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
015-000-361-9900	PRIVATE DONATION	BA 26-5-35 . ANIL SHLT DONAT 12/25	-411.00	-1,125.00	-1,536.00
January:	-1,125.00				
015-006-530-3406	ANIMAL CONTROL FACILITY	BA 26-5-35 . ANIL SHLT DONAT 12/25	1,157,419.00	1,125.00	1,158,544.00
January:	1,125.00				
015-019-599-9905	TRANSFERS OUT- DUA	BA 26-5-35 TRF UA 900K WATRLN RELOCATE B...	0.00	724,960.00	724,960.00
January:	724,960.00				
015-027-570-7050	SH78 WATERLINE RELOCATE	BA 26-5-35 TRSF BACK UA 900K WATER LINE R...	724,960.00	-724,960.00	0.00
January:	-724,960.00				

Adjustment Number	Budget Code	Description	Adjustment Date
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Budget Adjustment Register

Packet: GLPKT13098 - BA 26-5 34-41

BA0000464 FY 25/26 ORIGINAL BUDGET BA 26-5-36 ADJ 1/2% REV TRSF & 25B-C PRJETS 1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
016-000-364-0640 January: -16,355,778.00	TRSF FROM 2025B 210-064	BA 26-5-36 ADJ TRSF & 25B PRJETS	0.00	-16,355,778.00	-16,355,778.00
016-000-364-0690 January: -35,523,718.00	TRSF FROM 2025C 210-069	BA 26-5-36 ADJ TRSF & 25C PRJETS	0.00	-35,523,718.00	-35,523,718.00
016-000-364-1160 January: 231,671.00	TRSF FROM 1/2% ST REV. FUND	BA 26-5-36 ADJ 1/2% REV TRSF 2025BS	-1,591,825.00	231,671.00	-1,360,154.00
016-000-364-1160 January: 499,448.00	TRSF FROM 1/2% ST REV. FUND	BA 26-5-36 ADJ 1/2% REV TRSF 2025C	-1,591,825.00	499,448.00	-1,092,377.00
016-016-560-5654 January: 16,355,778.00	MAIN STREET DRAINAGE PRO ...	BA 26-5-36 ADJ TRSF & 25B PRJETS	0.00	16,355,778.00	16,355,778.00
016-019-570-7800 January: -731,119.00	FUND RESERVE	BA 26-5-36 ADJ 1/2% REV TRSF	1,591,825.00	-731,119.00	860,706.00
016-026-560-5601 January: 35,523,718.00	24-IN WATERLINE PROJECT 20...	BA 26-5-36 ADJ TRSF & 25C PRJETS	0.00	35,523,718.00	35,523,718.00

Adjustment Number **Budget Code** **Description** **Adjustment Date**
 BA0000465 FY 25/26 ORIGINAL BUDGET BA 26-5-37 ADJ TRSF TO SINKING FND FOR 25B-C 1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
116-062-599-0160 January: -731,119.00	TRSF TO INFRASTR(016) FUND	BA 26-5-37 ADJ TRSF TO SINKING FND FOR 25B...	1,591,825.00	-731,119.00	860,706.00
116-062-599-2100 January: 731,119.00	TRSF TO UA BONDS SINKING F...	BA 26-5-37 ADJ TRSF TO SINKING FND FOR 25B...	916,420.00	731,119.00	1,647,539.00

Adjustment Number **Budget Code** **Description** **Adjustment Date**
 BA0000466 FY 25/26 ORIGINAL BUDGET BA 26-5-38 ADD 25B & C NOTE INFO 1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
210-000-361-1511 January: -16,355,778.00	2025B OWRB FAP FINANCING	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	-16,355,778.00	-16,355,778.00
210-000-361-1512 January: -35,523,719.00	2025C OWRB FAP FINANCING	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	-35,523,719.00	-35,523,719.00
210-000-364-1160 January: -731,119.00	TRSF FROM 1/2% S.T. REVENUE...	BA 26-5-38 ADD 25B & C NOTE INFO	-918,420.00	-731,119.00	-1,649,539.00
210-064-580-8700 January: 333,469.00	COST OF ISSUANCE-2025B O...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	333,469.00	333,469.00
210-064-580-8700 January: 750.00	COST OF ISSUANCE-2025B O...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	750.00	750.00
210-064-580-8700 January: 2,500.00	COST OF ISSUANCE-2025B O...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	2,500.00	2,500.00
210-064-580-9500 January: 231,671.00	INTEREST/ADM EXPENSE- 2025B	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	231,671.00	231,671.00
210-064-599-0160 January: 16,019,060.00	TRSF TO INFRASTR (0160)	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	16,019,060.00	16,019,060.00
210-069-580-8700 January: 718,435.00	COST OF ISSUANCE-2025C O...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	718,435.00	718,435.00
210-069-580-8700 January: 750.00	COST OF ISSUANCE-2025C O...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	750.00	750.00

Budget Adjustment Register

Packet: GLPKT13098 - BA 26-5 34-41

210-069-580-8700	COST OF ISSUANCE-2025C O...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	2,500.00	2,500.00
January:	2,500.00				
210-069-580-9600	PRINCIPAL PAYMENT - 2025C ...	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	499,448.00	499,448.00
January:	499,448.00				
210-069-599-0160	TRSF TO INFRASTR (0160)	BA 26-5-38 ADD 25B & C NOTE INFO	0.00	34,802,033.00	34,802,033.00
January:	34,802,033.00				

Adjustment Number	Budget Code	Description				Adjustment Date
BA0000467	FY 25/26 ORIGINAL BUDGET	BA 26-5-39 DWRF PENDLETON CITATION & ENERWEST REV				1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
350-000-363-1000	PENDLETON TRUST	BA 26-5-39 DWRF PENDLETON CITATION	-10,501.00	-293.92	-10,794.92
January:	-293.92				
350-000-363-1000	PENDLETON TRUST	BA 26-5-39 DWRF PENDLETON ENERWEST REV	-10,501.00	-2,033.24	-12,534.24
January:	-2,033.24				
350-015-550-5605	PENDLETON TRUST MAINT/PR...	BA 26-5-39 DWRF PENDLETON CITATION & EN...	360,501.00	2,327.16	362,828.16
January:	2,327.16				

Adjustment Number	Budget Code	Description				Adjustment Date
BA0000468	FY 25/26 ORIGINAL BUDGET	BA 26-5-40 RETN WATRLIN CITZN DAMAGE & DOOR LOCK				1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
405-000-301-1000	BEGINNING UNENCUMBERED	BA 26-5-40 RETN WATRLIN CITZN DAMAGE & ...	-1,700,000.00	724,960.00	-975,040.00
January:	724,960.00				
405-000-361-4000	MISC. REVENUE	BA 26-5-40 CITZN DAMAGE PROPERTY	-16,770.00	-6,729.00	-23,499.00
January:	-6,729.00				
405-000-364-2807	TRANSFER IN -	BA 26-5-40 RETN WATRLIN TRSF	0.00	-724,960.00	-724,960.00
January:	-724,960.00				
405-026-550-5509	OTHER EQUIP PARTS & MAINT	BA 26-5-40 CITZN DAMAGE PROPERTY	25,000.00	6,729.00	31,729.00
January:	6,729.00				
405-027-550-5509	OTHER EQUIP PARTS & MAINT	BA 26-5-40 DOOR LOCK	200,000.00	9,190.00	209,190.00
January:	9,190.00				
405-030-510-1097	COMP TIME BUYBACK RESERVE	BA 26-5-40 DOOR LOCK	35,490.00	-9,190.00	26,300.00
January:	-9,190.00				

Adjustment Number	Budget Code	Description				Adjustment Date
BA0000469	FY 25/26 ORIGINAL BUDGET	BA 26-5-41 DMSC SIGN DAMAGE OPERATION ADJ				1/13/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
500-000-361-4000	MISC REVENUE	BA 26-5-41 DMSC SIGN DAMAGE OPERATION ...	-2,685.00	-15,534.00	-18,219.00
January:	-15,534.00				
500-011-550-5509	OTHER EQUIP PARTS & MAINT	BA 26-5-41 DMSC SIGN DAMAGE	5,000.00	15,534.00	20,534.00
January:	15,534.00				
500-011-550-5671	RECREATION EQUIPMENT & M...	BA 26-5-41 DMSC OPERATION ADJ	72,000.00	-1,500.00	70,500.00
January:	-1,500.00				
500-011-550-5672	TRACTOR/MOWER MAINT	BA 26-5-41 DMSC OPERATION ADJ	4,000.00	1,500.00	5,500.00
January:	1,500.00				

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
26	FY 25/26 ORIGINAL BUDGET	001-000-361-4000	MISC. REVENUE	-113,348.00	-14,914.00	-128,262.00
		001-000-362-6600	STATE AID FOR LIBRARIES	-17,649.00	-565.00	-18,214.00
		001-008-550-5658	BUILDING AND MAINTENANCE	53,920.00	19,000.00	72,920.00
		001-015-570-7057	STATE AID EXPENDITURES	17,649.00	565.00	18,214.00
		001-016-550-5051	OFFICE SUPPLIES	450.00	500.00	950.00
		001-016-550-5074	SAFETY SUPPLIES	11,400.00	-500.00	10,900.00
		001-016-550-5867	SIGNS	20,000.00	10,000.00	30,000.00
		001-016-550-5883	SIDEWALK & CURB REPAIR	40,000.00	-10,000.00	30,000.00
		001-018-550-5509	EQUIP MAINT & PARTS	33,000.00	14,764.00	47,764.00
		001-018-550-5658	BUILDING AND MAINTENANCE	6,500.00	9,470.00	15,970.00
		001-019-570-7010	A & G MISCELLANEOUS	444,066.00	150.00	444,216.00
		001-019-570-7800	FUND RESERVE	36,797.00	-28,470.00	8,327.00
		015-000-361-9900	PRIVATE DONATION	-411.00	-1,125.00	-1,536.00
		015-006-530-3406	ANIMAL CONTROL FACILITY	1,157,419.00	1,125.00	1,158,544.00
		015-019-599-9905	TRANSFERS OUT- DUA	0.00	724,960.00	724,960.00
		015-027-570-7050	SH78 WATERLINE RELOCATE	724,960.00	-724,960.00	0.00
		016-000-364-0640	TRSF FROM 2025B 210-064	0.00	-16,355,778.00	-16,355,778.00
		016-000-364-0690	TRSF FROM 2025C 210-069	0.00	-35,523,718.00	-35,523,718.00
		016-000-364-1160	TRSF FROM 1/2% ST REV. FUND	-1,591,825.00	731,119.00	-860,706.00
		016-016-560-5654	MAIN STREET DRAINAGE PRO 202...	0.00	16,355,778.00	16,355,778.00
		016-019-570-7800	FUND RESERVE	1,591,825.00	-731,119.00	860,706.00
		016-026-560-5601	24-IN WATERLINE PROJECT 2025C	0.00	35,523,718.00	35,523,718.00
		116-062-599-0160	TRSF TO INFRASTR(016) FUND	1,591,825.00	-731,119.00	860,706.00
		116-062-599-2100	TRSF TO UA BONDS SINKING FUND	916,420.00	731,119.00	1,647,539.00
		210-000-361-1511	2025B OWRB FAP FINANCING	0.00	-16,355,778.00	-16,355,778.00
		210-000-361-1512	2025C OWRB FAP FINANCING	0.00	-35,523,719.00	-35,523,719.00
		210-000-364-1160	TRSF FROM 1/2% S.T. REVENUE (1...	-918,420.00	-731,119.00	-1,649,539.00
		210-064-580-8700	COST OF ISSUANCE-2025B OWRB...	0.00	336,719.00	336,719.00
		210-064-580-9500	INTEREST/ADM EXPENSE- 2025B	0.00	231,671.00	231,671.00
		210-064-599-0160	TRSF TO INFRASTR (0160)	0.00	16,019,060.00	16,019,060.00
		210-069-580-8700	COST OF ISSUANCE-2025C OWRB...	0.00	721,685.00	721,685.00
		210-069-580-9600	PRINCIPAL PAYMENT - 2025C OW...	0.00	499,448.00	499,448.00
		210-069-599-0160	TRSF TO INFRASTR (0160)	0.00	34,802,033.00	34,802,033.00
		350-000-363-1000	PENDLETON TRUST	-10,501.00	-2,327.16	-12,828.16
		350-015-550-5605	PENDLETON TRUST MAINT/PROJ.	360,501.00	2,327.16	362,828.16
		405-000-301-1000	BEGINNING UNENCUMBERED	-1,700,000.00	724,960.00	-975,040.00
		405-000-361-4000	MISC. REVENUE	-16,770.00	-6,729.00	-23,499.00
		405-000-364-2807	TRANSFER IN -	0.00	-724,960.00	-724,960.00
		405-026-550-5509	OTHER EQUIP PARTS & MAINT	25,000.00	6,729.00	31,729.00
		405-027-550-5509	OTHER EQUIP PARTS & MAINT	200,000.00	9,190.00	209,190.00
		405-030-510-1097	COMP TIME BUYBACK RESERVE	35,490.00	-9,190.00	26,300.00
		500-000-361-4000	MISC REVENUE	-2,685.00	-15,534.00	-18,219.00
		500-011-550-5509	OTHER EQUIP PARTS & MAINT	5,000.00	15,534.00	20,534.00
		500-011-550-5671	RECREATION EQUIPMENT & MAINT	72,000.00	-1,500.00	70,500.00
		500-011-550-5672	TRACTOR/MOWER MAINT	4,000.00	1,500.00	5,500.00
			26 Total:	2,976,613.00	0.00	2,976,613.00
			Grand Total:	2,976,613.00	0.00	2,976,613.00

Fund Summary

Fund	Before	Adjustment	After
Budget Code:26 - FY 25/26 ORIGINAL BUDGET Fiscal: 2025-2026			
001	532,785.00	0.00	532,785.00
015	1,881,968.00	0.00	1,881,968.00
016	0.00	0.00	0.00
116	2,508,245.00	0.00	2,508,245.00
210	-918,420.00	0.00	-918,420.00
350	350,000.00	0.00	350,000.00
405	-1,456,280.00	0.00	-1,456,280.00
500	78,315.00	0.00	78,315.00
Budget Code 26 Total:	2,976,613.00	0.00	2,976,613.00
Grand Total:	2,976,613.00	0.00	2,976,613.00



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Discussion, Consideration and Possible Action to Consider Adoption of the 2026 Citizen Participation Plan — Required for 2026 Community Development Block Grant (CDBG) Applications and Projects

This document is required annually for each CDBG application to implement identified activities at the time of grant application, including public hearings to inform citizens of any proposed CDBG grant project and encourage citizen participation.

The approved 2026 Citizen Participation Plan will meet necessary action for all CDBG applications applied for during 2026. For any CDBG eligible project applied for during 2026, the approved FY26 Citizen Participation Plan activities will be implemented as part of the application process. When a CDBG grant is complete, the Citizen Participation Plan elements are also to be included for the closeout public hearing.

Council Information / Action Requested

Adopt the 2026 Citizen Participation Plan — Required for 2026 Community Development Block Grant (CDBG) Applications and Projects

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

The Grants Department will ensure the FY 2026 Citizen Participation Plan elements are part of any CDBG application and closeout process throughout 2026.

ATTACHMENTS:

1. 2026 CITIZEN PARTICIPATION PLAN

2026 CITIZEN PARTICIPATION PLAN

Community Development Block Grant (CDBG) Projects

City of Durant

The City of Durant intends to implement a **Citizen Participation Plan** to participate in the CDBG application process during 2026 to accomplish the following objectives:

- A. Provide for and encourage citizen participation, particularly by low and moderate income persons who reside in areas where Community Development Block Grant (CDBG) funds are proposed to be used. This will be accomplished by:
 - 1. Providing frequent and timely public notices of the 2026 CDBG program activities by posting at Durant City Hall, Bryan County Courthouse and Annex, Donald W. Reynolds Community Center and Library and Durant Chamber of Commerce Office. The notice will also be posed on the appropriate City Council Agenda, City of Durant’s Facebook page and City website – <https://www.durant.org>
 - 2. Adopting a comprehensive CDBG Statement of Needs with an approved Resolution.
 - 3. Conducting a Special Public Hearing to inform citizens of the proposed 2026 CDBG project and requesting authorization in a council meeting for the appropriate authorized official to sign CDBG application documents.

- B. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to proposed and actual use of funds, including, but not limited to:
 - 1. The amount of CDBG funds to be made available for the current fiscal year if the proposed project is approved.
 - 2. The range of activities which may be undertaken with those funds.
 - 3. The estimated amount of those funds proposed to be used for activities that will benefit low and moderate-income persons.
 - 4. Any of the proposed 2026 CDBG activities likely to result in displacement and any anti-displacement and relocation plans would be developed by the City of Durant in accordance with Section 104(d)(1) and (2) of the Act.

5. The basis on which the City of Durant may provide technical assistance to groups representative of persons of low and moderate income that may request assistance in developing proposals. The level and type of assistance to be provided is at the discretion of the City of Durant and does not necessarily include providing funding to such groups.

This requirement will be accomplished by discussing the 2026 CDBG proposal during regular or specially called Council meetings and in one formal public hearing prior to the submittal of the City of Durant’s 2026 CDBG application. During the hearing, the five (5) items listed above will be explained to the public. Records of the 2026 CDBG process will be maintained in the Durant City Hall by City Clerk and will be available upon request for review by the public. A brief summary of the proposed 2026 CDBG project will be available for public review after the Durant City Council has considered project approval.

- C. Provide for a minimum of two (2) public hearings; one (1) prior to submission of the application requesting funding of the project for the purpose of obtaining citizen views and formulating or responding to proposals and questions. The application stage hearing will include discussion of CDBG needs and the development of activities being proposed for CDBG funding. If the City of Durant receives CDBG funding, a second public hearing will be conducted at the end of the grant performance period during the closeout process, to discuss the City of Durant’s accomplishments in relation to initial plans. There will be reasonable notice of all hearings, which will be scheduled for times and locations with intent for convenience to the potential and actual beneficiaries and every effort will be made to the best of the City’s ability to accommodate for ADA accessibility and language interpretations.

1. This requirement will be met through scheduling a Special Public Hearing to discuss the City of Durant’s 2026 CDBG proposal. At this hearing, the proposed project will be reviewed for the public and further citizen input will be solicited.
2. Notice will be given within a minimum of seven (7) to ten (10) business days in advance for the public hearings by posting at Durant City Hall, Bryan County Courthouse and Annex, Donald W. Reynolds Community Center and Library and Durant Chamber of Commerce Office. The notice will also be posted on the City of Durant’s Facebook page and official website. Notices for both public hearings will be posted in the same locations and length of time, as stated above.

- D. Meet the needs of non-English speaking residents in those instances where a significant number of non-English speaking residents can reasonably be expected to participate in the 2026 CDBG process. The City of Durant does not currently have a significant population of non-English speaking citizens. However, every effort will be made to accommodate the needs of any non-English speaking citizens, who wish to participate.

E. Provide citizens with reasonable advance notice of, and opportunity to comment on, proposed activities not previously described in the City of Durant’s funding request and on activities, which are proposed to be deleted or substantially changed in terms of purpose, scope, location or beneficiaries.

The proposed seven (7) to ten (10) business day notice for all public hearings in connection with the City of Durant’s 2026 CDBG application or project closeout process is believed by the City of Durant to afford citizens with reasonable advance notice. In addition, if any change is proposed to the purpose, scope, location, or beneficiaries of the proposed project, or if the CDBG project budget changes by more than 25%, the public will be notified and provided an opportunity for additional input.

F. Provide the place, telephone number, and times when citizen may submit written complaints or grievances, and the process which the City of Durant will use to provide a timely, written response to such complaints or grievances. Citizens with comments or grievances on the 2026 CDBG process may submit them in writing, in person at Durant City Hall, or may call the City Clerk at (580) 931-6645 during regular business hours. When feasible, The City of Durant will respond to such comments or grievances within fifteen (15) working days.

By formally adopting this 2026 Citizen Participation Plan, the City Council accepts the responsibility for implementing its provisions. The City of Durant directs all employees and contractors with the responsibility of implementing this plan and achieving the citizen participation requirements of the 2026 CDBG Funds Program.

Adopted this 13th day of January 2026 by the City Council of the City of Durant.

Martin Tucker, Mayor

ATTEST:

Cynthia Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: An chen Lai, Finance Director/Treasurer
Re: November 2025 Financial Reports and December 2025 Sales Tax Reports

November 2025
General Fund (001) Report
Capital Improvements Fund (015) Report
DCUA (405) Report
AND
December 2025
Sales Tax Breakdown
1% Sales Tax 10-Year Report
1% Sales Tax Budget VS Actual

Council Information / Action Requested
Information Only

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

ATTACHMENTS:

1. Nov. 2025 General Fund (001)
2. Nov. 2025 Capital Improvements Fund (015)
3. Nov. 2025 DCUA (405)
4. December 2025 Sales Tax Breakdown
5. December 2025 1% Sales Tax 10-Y History
6. December 2025 Sales Tax Budget VS Actual

**CITY OF DURANT, OKLAHOMA
GENERAL FUND-UNAUDITED**

**Monthly Revenue and Expense Report
NOVEMBER 2025- 41.67% OF FISCAL YEAR LAPSED**

Revenue Type:	This Period	Year-To-Date	Current FY 25-26 Budget	% of Budget YTD
SALES TAX REVENUE (2%)	875,526	4,270,050	10,032,980	42.56%
CITY USE TAX	287,194	1,254,191	2,529,805	49.58%
ALCOHOLIC BEVERAGE TAX	19,089	93,100	218,000	42.71%
TOBACCO EXCISE TAX	11,359	57,559	150,000	38.37%
TELEPHONE FRANCHISE TAX (2%)	3	9,621	30,000	32.07%
ELECTRIC FRANCHISE TAX (3%)	121,941	680,364	1,000,000	68.04%
NATURAL GAS FRANCHISE TAX (2%)	5,274	25,128	200,000	12.56%
CABLE TV SERVICE FRANCHISE TAX	0	9,448	70,000	13.50%
VEHICLE TAX	13,748	56,714	140,000	40.51%
GASOLINE EXCISE TAX	3,003	30,025	35,000	85.79%
LICENSES - All Types	3,316	30,265	51,500	58.77%
PERMITS- All Tpyes	0	112,559	306,000	36.78%
SWIMMING POOL REVENUE	0	34,671	71,000	48.83%
LIBRARY CAFÉ REVENUE	180	1,220	2,500	48.81%
PARKS & REC. FACILITY RENT REV	0	260	10,500	2.48%
CHARGE FOR SERVICES	3,145	19,488	46,000	42.37%
POLICE BONDS & FINES	33,286	202,395	765,000	26.46%
INTEREST EARNED	68,303	249,107	284,152	87.67%
GRANT REVENUES	0	24,052	61,649	39.02%
MISCELLANEOUS REVENUES	73,374	168,221	123,433	136.29%
Sub-Total Revenues	1,518,740	7,328,439	16,127,519	45.44%
TRANS FROM EMP INSURANCE 005	0	0	31,200	0.00%
TRSF FROM UTILTIY AUTHORITY	350,000	1,750,000	4,200,000	41.67%
	350,000	1,750,000	4,231,200	41.36%
USE OF FUND BALANCE	0	0	3,400,712	
Total Reveunes & Other Financing Sources	1,868,740	9,078,439	23,759,431	38.21%
DEPARTMENT EXPENSES:	This Period	Year-To-Date	Current FY 25-26 Budget	% of Budget YTD
CITY ADMINISTRATION	66,416	316,866	1,027,591	30.84%
CITY CLERK	12,105	63,454	152,342	41.65%
CITY TREASURER	45,578	235,248	558,320	42.13%
LEGAL SERVICES-ATTORNEY	25,898	25,928	101,000	25.67%
POLICE - LAW ENFORCEME	547,030	2,936,880	7,174,600	40.93%
ANIMAL CONTROL	14,555	93,316	304,946	30.60%
FIRE DEPARTMENT	477,669	2,183,555	5,968,068	36.59%
PARKS & GENERAL SERVICES	74,747	370,278	1,098,811	33.70%
SWIMMING POOL	428	93,926	289,166	32.48%
MUNICIPAL COURT	8,694	98,397	172,597	57.01%
COMMUNITY DEVELOPMENT	39,668	247,602	762,643	32.47%
LIBRARY	61,073	301,999	709,156	42.59%
STREET	130,948	574,870	1,800,206	31.93%
ECON. DEV. ADMINISTRATION	21,873	176,199	585,222	30.11%
CIVIL EMERGENCY MGMT.	22,974	158,442	443,876	35.70%
GENERAL GOVERNMENT	87,421	485,221	1,394,169	34.80%
CITY GARAGE	27,317	178,060	411,580	43.26%
SENIOR CITIZENS CENTER	7,604	39,721	120,859	32.87%
Sub-Total Operating Expenditures	1,671,997	8,579,961	23,075,151	37.18%
Other Financing Uses:				
TRSF TO INSURANCE CASH FUND	0	187,140	187,140	100.00%
TRSF TO CAPITAL IMPR. FUND	0	0	300	0.00%
TRSF TO DMSC FUND	22,899	114,497	274,793	41.67%
TRSF TO CEMETERY OPERATIONS	4,167	20,833	50,000	41.67%
TRSF TO I.T. SERVICE FUND	14,337	71,686	172,047	41.67%
Sub-Total Transfer out	41,403	394,157	684,280	57.60%
Total Expenditures & Other Financing Sources	1,713,401	8,974,118	23,759,431	37.77%

Net Gain/(Loss)- Excluding Balance Forward	155,339	104,321	0	
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**CITY OF DURANT, OKLAHOMA
CAPITAL IMPROVEMENTS FUND-UNAUDITED**

**Monthly Revenue and Expense Report
NOVEMBER 30, 2025**

Revenue Type:	This Period	Year-To-Date	Current FY 25-26 Budget
INTEREST EARNED	22,109	115,161	155,000
MISCELLANEOUS REVENUES	1,230	81,041	79,812
CCPF DONATION	0	160,600	300,000
SALE OF PROPERTY	0	0	0
FAA GRANT	12,442	397,100	469,933
PRIVATE DONATION	100	411	311
HOMELAND SECURITY GRANT	0	0	0
OPJ-BVP BULLET PROOF VEST	0	12,770	7,154
OWRB LOAN PROCEEDS	0	0	1,938,473
OEM/911 MNGMNT AUTH GRANT	0	0	0
EDA 08-01-05284 WWTP IMP 69%	0	0	0
COUNTY FIRE TAX FUND	0	0	0
SUB-TOTAL REVENUE:	35,880	767,083	2,950,683
TRANS FROM GENERAL FUND-(001)	0	0	300
TRANS FROM 1% S.T. REV. FUND-(105)	213,124	1,065,619	2,557,485
TRANS FROM AIRPORT AUTHORITY-(206)			
TRANS FROM BEAUTIFICATION FUND-(008)			
TRANS FROM UTILITY AUTHORITY (405)			
TRANS FROM UA 2020 STRN 210-052	0	0	3,902,478
TRANS FROM 2020 CWSRF 210-053	0	0	12,670,800
TRANS FROM 2023 CWSRF 210-058	0	0	22,534,500
EQUIPMENT FINANCING	0	465,000	465,000
CONTRIBUTED CAPITAL REVENUE (911 TRSF)			
SUB-TOTAL TRANSFER IN:	213,124	1,530,619	42,130,563
BALANCE FORWARD FROM FY 25(UNAUDITED)	0	0	2,794,353
Total Revenues & Other Financing Sources	249,004	2,297,702	47,875,599

DEPARTMENT EXPENSES:	This Period	Year-To-Date	Current FY 25-26 Budget
005 - POLICE - LAW ENFORCEME	0	61,714	673,155
006 - ANIMAL CONTROL	0	36,166	1,157,319
007 - 911 COM CENTER	0	38,231	268,000
008 - FIRE DEPARTMENT	124,982	803,328	886,500
009 - PARKS & GENERAL SERVICES	0	159,068	338,042
012 - SWIMMING POOL	14,495	14,495	51,800
014 - COMMUNITY DEVELOPMENT	0	0	27,400
016 - STREET	0	0	339,750
018 - CIVIL EMERGENCY MGMT.	0	0	94,710
019 - GENERAL GOVERNMENT	36,338	211,236	520,409
020 - INFORMATION TECHNOLOGY	0	28,665	32,590
021 - CITY GARAGE	0	128,105	213,500
023 - SENIOR CITIZENS CENTER	0	0	34,000
024 - PUBLIC WORKS ADMIN.	1,815	66,811	190,000
026 - WATER/SEWER LINE MAINT	44,550	453,687	2,179,031
027 - WATER TREATMENT PLANT	0	175,400	1,543,608
028 - WASTEWATER TREATMENT	0	76,532	85,000
029 - COLLECTION-SOLID WASTE	0	0	545,000
031 - LAKE DURANT	66,945	95,872	286,502
049 - DISPOSAL- SOLID WASTE	0	0	939,800
065 - EAKER FIELD AIRPORT	0	191,004	366,331
SUB-TOTAL OF DEPT. EXPENDITURES:	289,125	2,540,314	10,772,447
SUB-TOTAL OF TRANSFER EXPENSES:	0	0	0
TOTAL EXPENSES	289,125	2,540,314	10,772,447
2020 U.S.S.T.R.N EXP.	5,013	1,489,362	3,902,478
2020 CWSFR OWRB EXP.	0	23,108	10,666,174
2023 CWSRFWWTP IMPRV.2 EXP	0	0	22,534,500
TOTAL FUND EXPENDITURES	294,138	4,052,784	47,875,599

Net Gain/(Loss)- Excluding Balance Forward	(45,134)	(1,755,082)	0
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CITY OF DURANT, OKLAHOMA
DURANT CITY UTILITY AUTHORITY-UNAUDITED

Monthly Revenue and Expense Report
NOVEMBER 30, 2025 - 41.67% OF FISCAL YEAR LAPSED

Revenue Type:	This Period	Year-To-Date	Current FY 25-26 Budget	% of Budget YTD
LK DURANT- PERMITS, LEASES, ETC	5	6,535	15,000	43.57%
LABORATORY TEST PERFOUMED	1,584	7,128	20,000	35.64%
WATER SERVICE - CITY-WIDE	343,028	1,719,863	4,000,000	43.00%
WATER SALES - RW DIST. #2	8,021	78,920	84,500	93.40%
WATER SALES - RW DIST. #5	96,786	507,229	1,100,000	46.11%
SEWER SERVICES FEES	291,672	1,409,115	3,500,000	40.26%
SEWER EXCESSIVE STRENGTH FEES	0	0	150,000	0.00%
SANITATION SERVICE FEES	303,442	1,514,315	3,800,000	39.85%
SANITATION - ROLL OFF BINS REVENUE	53,307	284,828	700,000	40.69%
SANITATION - COMPACTOR REVENUE	33,017	203,543	580,000	35.09%
SANITATION - ROLL OFF DUMPED PERMIT	10,020	37,920	35,000	108.34%
LANDFILL GATE FEES(EXCLUDING XFER ST.)	49,334	204,559	187,000	109.39%
TRANSFER STATION FEES REVENUE	18,720	115,634	240,000	48.18%
INTEREST EARNED	37,402	156,814	160,000	98.01%
AGRI. LEASE REVENUE	0	0	4,500	0.00%
LATE PAYMENT PENALTIES	9,258	41,023	120,000	34.19%
NON PAYMENT FEE	5,212	40,315	100,000	40.32%
BAD DEBT COLLECT FEES REVENUE	404	1,462	5,000	29.24%
WATER TOWER LEASE	6,830	35,948	90,000	39.94%
DCUA SERVICE INITIATION FEE	2,760	16,560	33,000	50.18%
TAP FEES: WATER & SEWER	17,874	76,313	220,000	34.69%
RECYCLABLE PRODUCTS SW DIST.	114	3,102	15,000	20.68%
INTEREST EARNING IN 2007 USSTRN PROJ. ACCT	403	2,032	2,500	81.27%
MISCELLANEOUS REVENUES	13,084	21,988	4,570	481.13%
2020 AIRPORT TANK PRINCIPAL PYMNT	0	21,517	21,517	100.00%
2020 AIRPORT TANK INTEREST PAYMNT	0	561	561	100.00%
TRANS FROM EMP. INSURANCE -(005)	0	0	20,800	0.00%
TRANSF FROM GENERAL FUND -(001)	0	0	0	0.00%
SUB-TOTAL REVENUE:	1,302,279	6,507,224	15,208,948	42.79%
USE OF FUND BALANCE	0	0	1,700,000	
Total Reveunes & Other Financing Sources	1,302,279	6,507,224	16,908,948	42.79%

DEPARTMENT EXPENSES:	This Period	Year-To-Date	Current FY 25-26 Budget	% of Budget YTD
024 - PUBLIC WORKS ADMIN.	38,416	199,834	564,427	35.40%
025 - UTILITY BILLING OFFICE	54,028	330,722	762,040	43.40%
026 - WATER/SEWER LINE MAINT	98,197	521,106	1,545,044	33.73%
027 - WATER TREATMENT PLANT	86,980	568,160	1,898,215	29.93%
028 - WASTEWATER TREATMENT	74,506	609,873	1,462,016	41.71%
029 - COLLECTION-SOLID WASTE	138,783	639,062	1,458,348	43.82%
030 - UTILITY GENERAL ADM.	19,116	192,313	735,372	26.15%
031 - LAKE DURANT	3,363	26,389	65,900	40.04%
049 - DISPOSAL- SOLID WASTE	77,120	614,237	2,024,532	30.34%
SUB-TOTAL OPERATING EXPENSES:	590,509	3,701,696	10,515,894	35.20%
TRSF TO INSURANCE CASH FUND	0	351,554	351,554	100.00%
TRANSFER TO GENERAL FUND	350,000	1,750,000	4,200,000	41.67%
TRANSFER TO DCUA SINKING FUND	3,458	17,292	41,500	41.67%
SUB-TOTAL TRANSFER EXPENSES	353,458	2,118,846	4,593,054	46.13%
RESERVE				
CONTINGENCY RESERVE			900,000	
RESERVE FOR LF CLOSE/PS COST			900,000	
SUB-TOTAL OF RESERVE:	0	0	1,800,000	0.00%
DCUA FUND EXPENSES & TRANSFER TOTALS:	353,458	2,118,846	6,393,054	
TOTAL DCUA EXPENSES	943,967	5,820,542	16,908,948	34.42%

Net Gain/(Loss)- Excluding Balance Forward	358,312	686,682	0
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City of Durant, Oklahoma
4.375% Sales Tax Revenue Breakdown

Current Month Sales Tax Revenue Detail

1/4% Economic Development (effective 1/1/04)	\$105,804.12
1/2% Sales Tax Rev. (effective 10/1/24)	\$211,608.25
1% Capital Improvements (effective 1978, rev. 1999)	\$423,216.50
2% General Operations	\$846,433.00
5/8% DISD Improvements (effective 7/1/08)	\$264,510.31
Total Sales Tax Rev. Dec. 2025@ 4-3/8%	\$1,851,572.18

City of Durant, Oklahoma Ten-Year History Report - 1% Sales Tax Revenue

	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	% Change	Single Month Period
July	\$282,117	\$313,058	\$329,525	331,058	376,455	411,465	429,866	428,333	415,327	407,916	-1.78%	May/June
August	\$314,889	\$329,217	\$323,680	343,378	371,268	405,522	436,588	445,870	432,991	432,812	-0.04%	June/July
September	\$292,744	\$298,291	\$309,656	340,005	375,103	396,622	406,801	426,408	424,939	438,872	3.28%	July / Aug.
October	\$295,814	\$313,960	\$305,445	329,146	359,331	394,840	423,692	440,473	427,244	417,662	-2.24%	Aug. / Sept.
November	\$305,225	\$317,104	\$292,323	322,363	360,649	383,784	417,467	415,755	380,235	437,763	15.13%	Sept. / Oct.
December	\$282,558	\$287,917	\$302,025	336,928	342,145	389,101	411,863	415,785	463,979	423,217	-8.79%	Oct. / Nov.
January	\$316,625	\$319,265	\$319,947	331,582	348,969	399,365	411,980	417,692	411,939			Nov. / Dec.
February	\$304,006	\$314,369	\$300,025	340,113	351,684	430,326	422,394	419,238	409,636			Dec. / Jan.
March	\$278,891	\$281,267	\$275,318	295,098	347,403	350,947	381,905	377,515	400,450			Jan. / Feb.
April	\$305,276	\$313,062	\$299,350	328,110	333,643	403,097	406,036	380,313	395,280			Feb. / March
May	\$317,742	\$325,558	\$332,701	331,431	439,672	411,741	446,047	434,804	402,989			March / April.
June	\$298,475	\$286,097	\$318,281	\$332,952	\$428,168	\$403,495	\$413,350	\$399,706	\$407,252			April. / May
Total	\$3,594,364	\$3,699,166	\$3,708,275	\$3,962,165	\$4,434,490	\$4,780,305	\$5,007,988	\$5,001,891	\$4,972,261	\$2,558,242		8,868,979.72
FY Monthly Average	\$299,530	\$308,264	\$309,023	\$330,180	\$369,541	\$398,359	\$417,332	\$416,824	\$414,355	\$426,374		
% change from prior yr.	4.77%	2.92%	0.25%	6.85%	11.92%	7.80%	4.76%	-0.12%	-0.59%	0.24%		
\$ change from prior yr.	\$163,515	\$104,802	\$9,109	\$253,889	391,781	345,815	227,683	(6,096)	(29,630)	11,805		

Current Month Sales Tax Revenue Detail

1/4% Economic Development (eff)	\$105,804.12	
1/2% Sales Tax Rev. (effective 10)	\$211,608.25	
1% Capital Improvements (effectiv	\$423,216.50	
2% General Operations	\$846,433.00	Use Tax
5/8% DISD Improvements (effecti	\$264,510.31	\$63,904.90
Total Sales Tax Rev. Dec. 2025 @	\$1,851,572.18	\$328,415.21

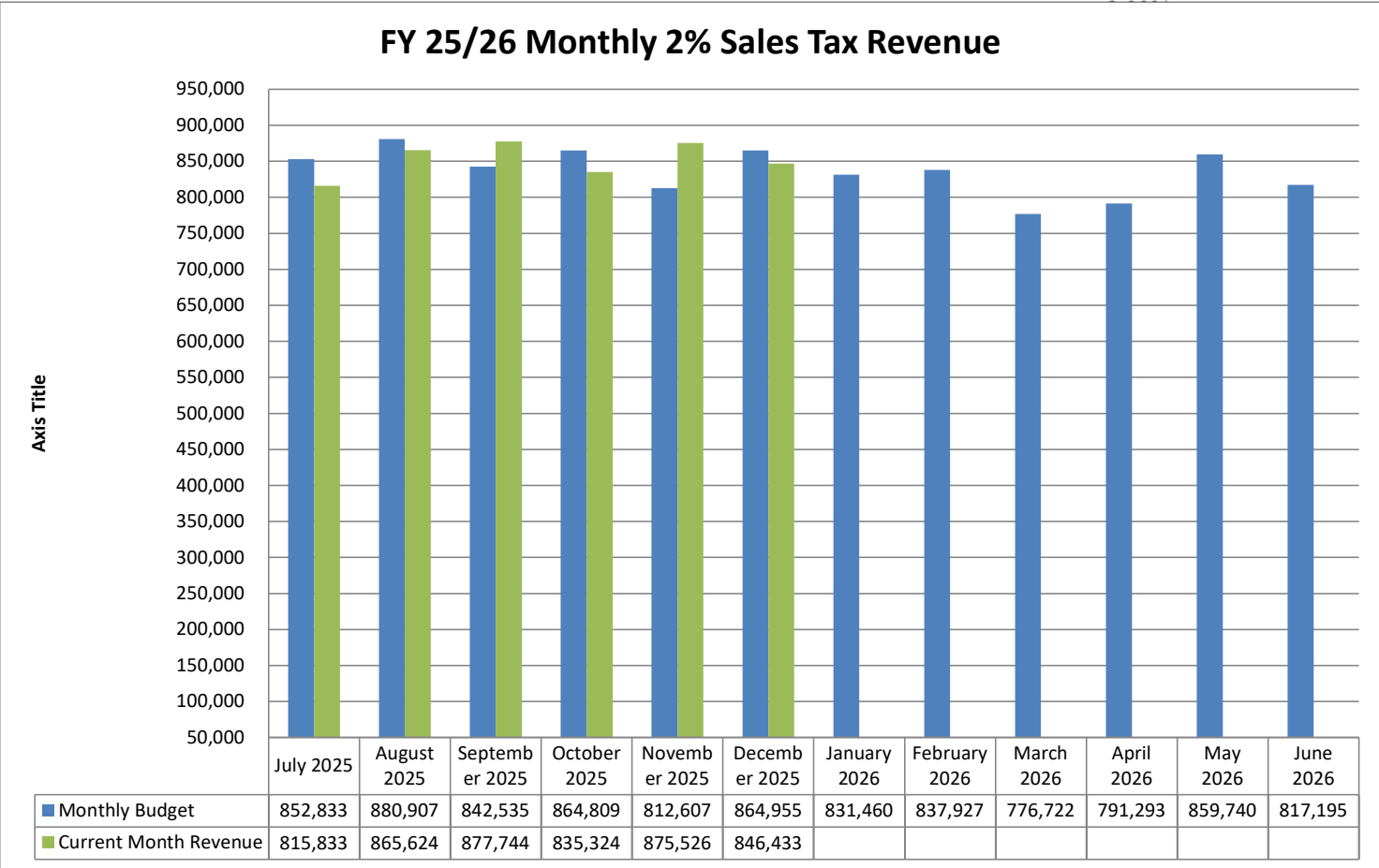
* Per Ordinance #1589, Durant City Sales Tax Rate Increased from 3.75% to 4-3/8% (4.375%)

1% Sales Tax - Current Annual Growth

Previous 12 - Month Period	Current 12 - Month Period	% Change
\$4,973,983	\$4,985,788	0.24%

FY 25/26 2% Sales Tax Revenue Information

	Monthly Budget	Current Month Revenue	Y-T-D Revenue	% of Budget	50.00%	FY25/26 Budget	Monthly Budget Over/Under
July 2025	852,833	815,833	815,833.00	8.13%	8.50%		(36,999.53)
August 2025	880,907	865,624	1,681,456.87	16.76%	17.28%		(15,283.29)
September 2025	842,535	877,744	2,559,200.89	25.51%	25.68%		35,209.49
October 2025	864,809	835,324	3,394,524.91	33.83%	0.3430		(29,484.51)
November 2025	812,607	875,526	4,270,050.52	42.56%	42.40%		62,918.93
December 2025	864,955	846,433	5,116,483.52	51.00%	51.02%		(18,521.57)
January 2026	831,460			0.00%	59.31%		
February 2026	837,927			0.00%	67.66%		
March 2026	776,722			0.00%	75.40%		
April 2026	791,293			0.00%	83.29%		
May 2026	859,740			0.00%	91.85%		
June 2026	817,195			0.00%	100.00%		
	10,032,980.00	5,116,483.52					(2,160.48)





The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Doug Elliott, City Attorney
Re: Consider Approval of Ordinance Amending the Durant Code of Ordinances Title XV, Chapter 156 Requiring a Conditional Use Permit to Own or Operate a Detention Center Located Within the City; Providing Penalty; and Declaring an Emergency (O-2026-02)

Council Information / Action Requested

Approval of Ordinance Amending the Durant Code of Ordinances Title XV, Chapter 156 Requiring a Conditional Use Permit to Own or Operate a Detention Center Located Within the City; Providing Penalty; and Declaring an Emergency (O-2026-02)

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

ATTACHMENTS:

1. O-2026-02 Amending the Durant Code of Ordinances, Title XV, Chapter 156

ORDINANCE O-2026-02

AN ORDINANCE AMENDING THE DURANT CODE OF ORDINANCES TITLE XV, CHAPTER 156 REQUIRING A CONDITIONAL USE PERMIT TO OWN OR OPERATE A DETENTION CENTER LOCATED WITHIN THE CITY; PROVIDING PENALTY; AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF DURANT, OKLAHOMA:

SECTION 1 – THAT THE FOLLOWING NEW SECTIONS ARE ADDED TO THE DURANT CITY CODE SUCH THAT THERE NOT BE A DUPLICATION IN NUMBERING:

§156.076 – CONDITIONAL USE PERMIT REQUIRED

A. It shall be unlawful for any person to own or operate a detention center located within the city unless there is a conditional use permit for the detention center.

B. It shall be unlawful for any person to own or operate a detention center located within the city unless the conditional use permit is posted at or near the principal public entrance to the detention center in such a manner that it will be conspicuous to all who enter the premises.

C. In any prosecution under subsection (A) above, it shall be presumed that there was no conditional use permit at the time of the alleged offense, unless a conditional use permit was then posted as provided in subsection (B).

§156.077 – PENALTY; CONTINUING VIOLATIONS

A. Violation of any provision of this article shall be punishable by a fine of \$500.00. Each day any violation continues shall constitute and be punishable as a separate offense.

B. The revocation or suspension of any conditional use permit shall not prohibit the imposition of a criminal penalty, and the imposition of a criminal penalty shall not prevent the revocation or suspension of a conditional use permit.

SECTION 2 – DECLARATION OF EMERGENCY

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

Passed and approved this 13th day of January 2026, in regular session of the Durant City Council.

CITY OF DURANT

ATTEST:

Martin Tucker, Mayor

Cynthia J. Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Cynthia Price, City Clerk
Re: Consider Approval of Ordinance No. O-2026-01 Enacting and Adopting the Supplement to the Code of Ordinances for the City of Durant, Oklahoma, and Declaring an Emergency

Council Information / Action Requested

Approval of Ordinance No. O-2026-01 Enacting and Adopting the Supplement to the Code of Ordinances for the City of Durant, Oklahoma, and Declaring an Emergency

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

ATTACHMENTS:

1. O-2026-01 Enacting and Adopting Supplement to Code of Ordinances 2025-S4 UNSIGNED

ORDINANCE O-2026-01

AN ORDINANCE ENACTING AND ADOPTING THE SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE CITY OF DURANT, OKLAHOMA, AND DECLARING AN EMERGENCY

WHEREAS, American Legal Publishing Corporation of Cincinnati, Ohio, has completed the 2025 S-4 Supplement to the Code of Ordinances of the City of Durant, which supplement contains all ordinances of a general and permanent nature enacted since the prior supplement to the Code of Ordinances of the City of Durant; and

WHEREAS, American Legal Publishing Corporation has recommended the revision or addition of certain sections of the Code of Ordinances which are based on or make reference to sections of the Oklahoma Code; and

WHEREAS, it is the intent of the Durant City Council to accept these updated sections in accordance with the changes of the law of the State of Oklahoma; and

WHEREAS, it is necessary to provide for the usual daily operation of the municipality and for the immediate preservation of the public peace, health, safety and general welfare of the municipality that this ordinance take effect at any early date;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA:

Section 1. That the 2025 S-4 Supplement to the Code of Ordinances of the City of Durant as submitted by American Legal Publishing Corporation of Cincinnati, Ohio, and as attached hereto, be and the same is hereby adopted by reference as if set out in its entirety.

Section 2. Such supplement shall be deemed published as of the day of its adoption and approval by the Mayor and City Council and the Clerk of the City of Durant is hereby authorized and ordered to insert such supplement into the copy of the Code of Ordinances kept on file in the Office of the Clerk.

Section 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the peace, health, safety and general welfare of the people of this municipality and shall take effect at the earliest date provided by law.

PASSED AND ADOPTED by the Mayor and City Council of the City of Durant, Oklahoma on this 13th day of January 2026 with the Emergency Clause passed separately.

CITY OF DURANT

ATTEST:

Martin Tucker, Mayor

Cynthia J. Price, City Clerk



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: Consideration and Possible Approval of Final Plat Request for Property Located Near Gerlach Drive

Council Information / Action Requested

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

ATTACHMENTS:

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

Agenda Item 4(b) Legal Description:

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.



THE CITY OF DURANT

Office of Community Development

Date: 01-07-26
To: City Council
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.

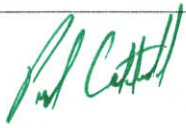



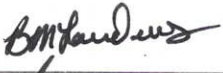
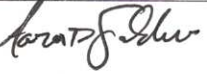

P&Z Recommendation: Approval of Final Plat/bond with 4 Yes and 1 No.


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 Council should be read into any approval motion.

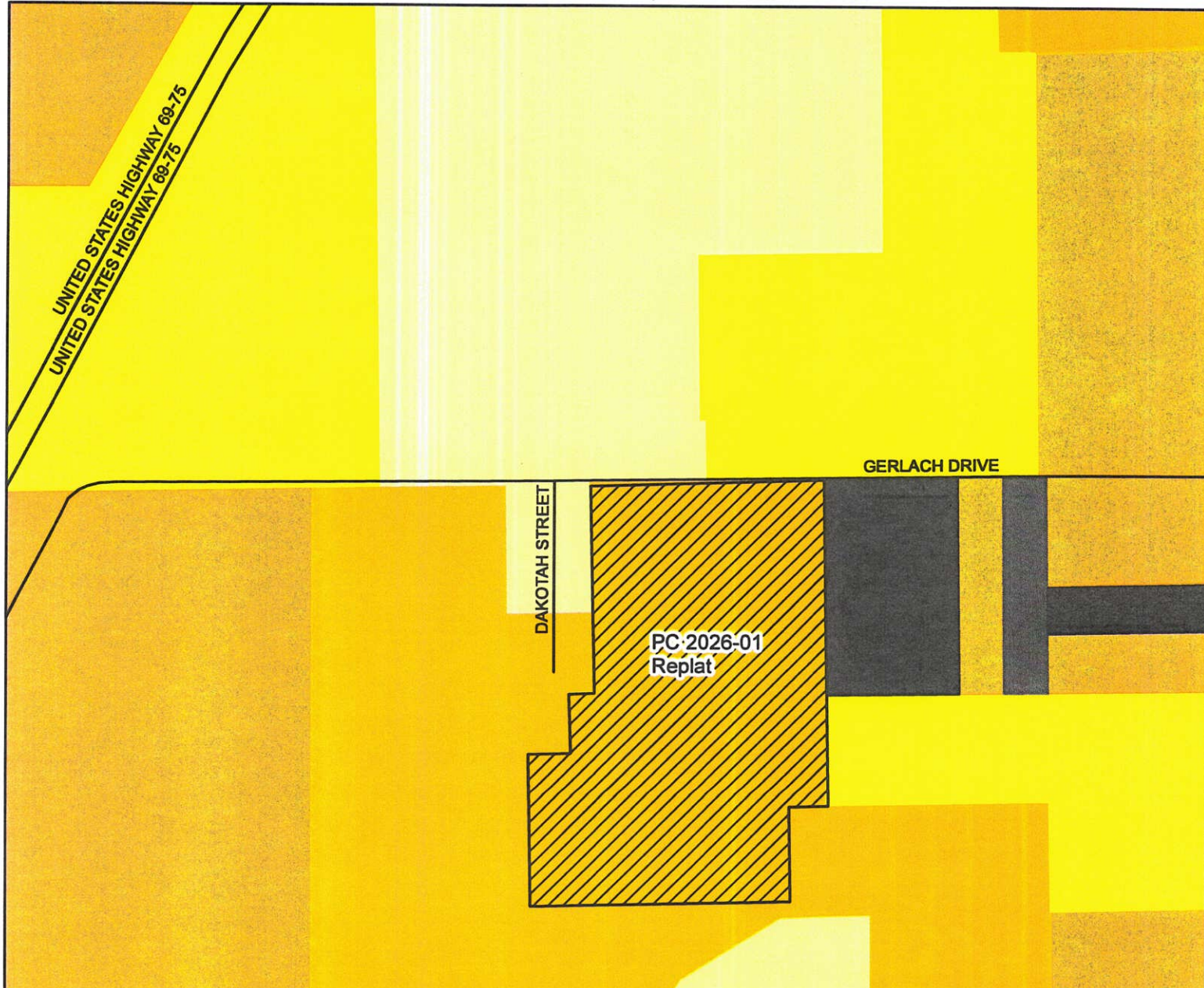
Community Development – TAC Meeting

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 69-75
UNITED STATES HIGHWAY 69-75

BERLACH DRIVE

DAKOTAM STREET

PC 2026-01
Replat

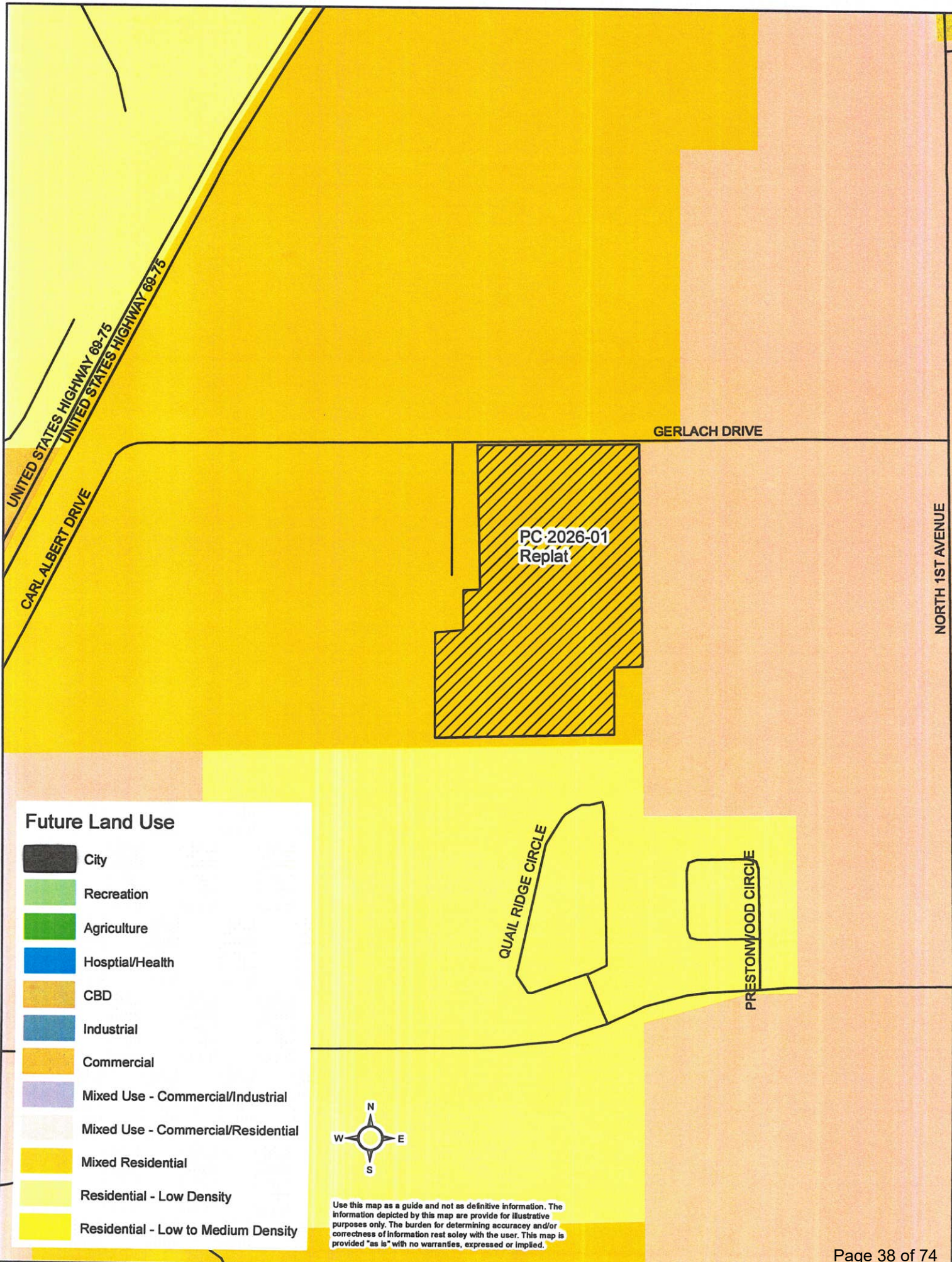
GAIL FARRELL DRIVE

CHINA RIDGE CIRCLE

PRESTONWOOD CIRCLE



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Future Land Use

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



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666 NAIL FND.
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

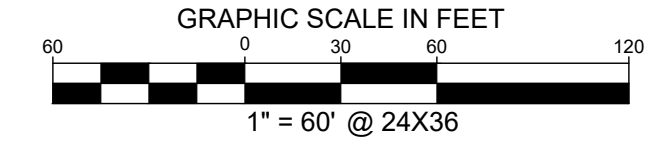
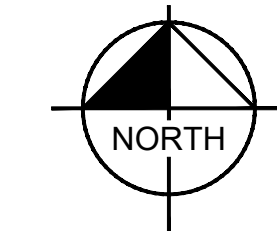
SANITARY SEWER EASEMENT
BOOK 1431, PAGE 210

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:

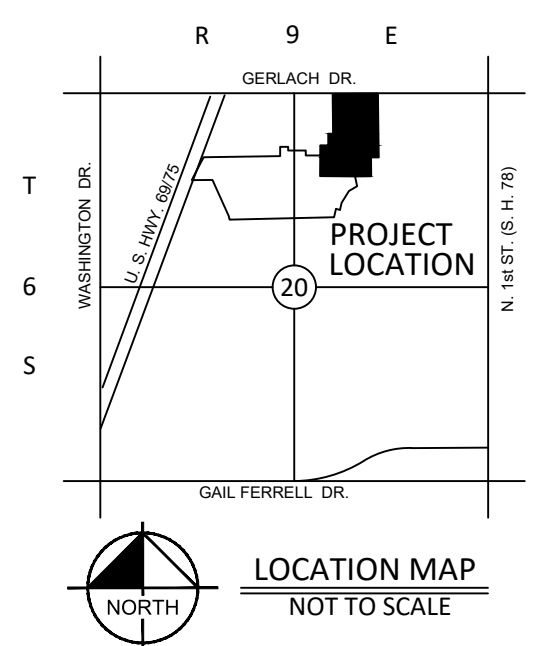
All bearings shown are based on grid north of the Oklahoma State Plane Coordinates (NAD 83 South Zone) utilizing the state HARN. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99995537871.

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 Crusier

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/PL SURVEY/05/2025-COPE DURANT WEST ADDITION/06/13/2025 FINAL PLAT.DWG PLOTTED BY: SRETERNS, CODY/11/05/2025 11:25:25 3.50 PM 11/25/2025 3:50 PM

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

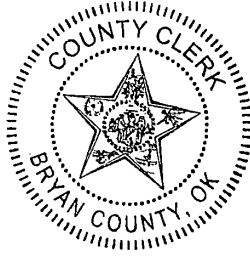
PREPARED BY: Kimley-Horn and Associates, Inc.

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 ½" 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 ½" steel rod; Thence North 13 degrees 08 minutes 59 seconds East a distance of 120.25 feet to a set ½" steel rod; Thence South 71 degrees 29 minutes 18 seconds East a distance of 65.41 feet to a found ½" 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 Comer 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 comer 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.



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: Consideration and Possible Approval of a Replat Request for Property Located Near East Cedar Street

Council Information / Action Requested

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

ATTACHMENTS:

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

Agenda Item 4c Legal Description

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.



THE CITY OF DURANT

Office of Community Development

Date: 1/7/2026
To: City Council
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.

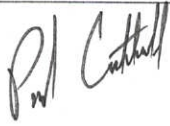






P&Z Recommendation: to approve the replat with a vote of 5 Yes and 0 no.

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 Council 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

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



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

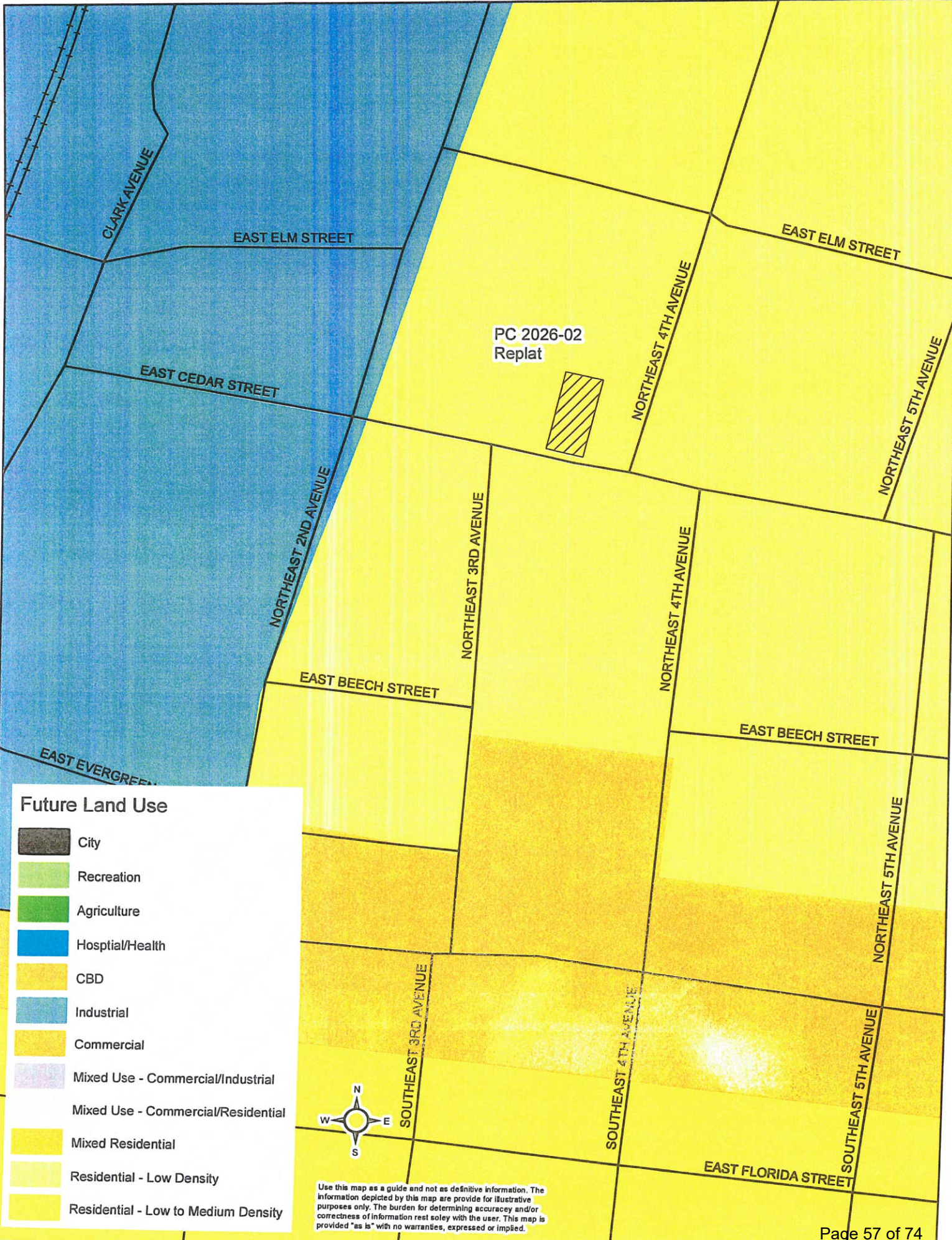


Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



PC 2026-02
Replat

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Future Land Use

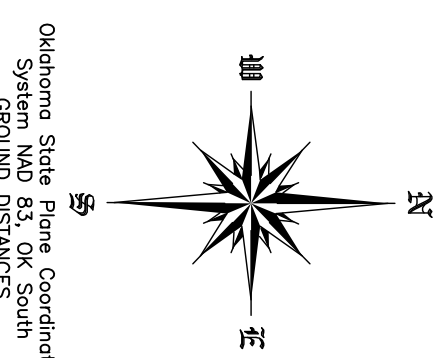
-  City
-  Recreation
-  Agriculture
-  Hospital/Health
-  CBD
-  Industrial
-  Commercial
-  Mixed Use - Commercial/Industrial
-  Mixed Use - Commercial/Residential
-  Mixed Residential
-  Residential - Low Density
-  Residential - Low to Medium Density



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.

Re Plat

of
Part of Lot(s) 10 and Lot 11, Block 77 in the City of Durant
in Section 33, Township 6 South, Range 9 East of the Indian Base
and Meridian, Bryan County, Oklahoma.



PROPERTY DESCRIPTION (PROVIDED)
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.

OWNERS CERTIFICATION

STATE OF OKLAHOMA)
COUNTY OF _____)

KNOW ALL MEN BY THESE PRESENTS: Jovier Villagran, representative of 3E Building Services LLC, hereby certify that they are the record owners of, and the only persons, firm or corporation having the right to convey the land shown hereon and that the Plat represents a correct survey of the above described property.

Signed this _____ Day, of _____, 2025

Jovier Villagran

NOTARY PUBLIC
STATE OF OKLAHOMA)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2025, personally appeared Jovier Villagran of 3E Building Services LLC, the identical person(s) who subscribed the name of the maker of the foregoing instrument and on (s) and acknowledged to me the making of the foregoing instrument and the contents thereof and that (s) and (s) and the fee and voluntary act for the uses and purposes therein set forth.

My Commission Expires: _____

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

I, _____, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that the foregoing instrument was duly recorded in my office on this _____ day of _____, 2025, at the time and place herein set forth, and that the same is a correct and true copy of the original as the same appears in my office. The instrument has been deposited in the office of the County Treasurer and the required security guaranteeing payment of the current years taxes. Witness my hand this day of _____, 2025.

County Treasurer

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 Commission has approved the Survey of Lot(s) 10 and 11, Block 77 in the City of Durant, this _____ day of _____, 2025.

Chairman

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council of a meeting held the _____ day of _____, 2025, at _____, and duly recorded in Book _____ of the City of Durant, Oklahoma, this _____ day of _____, 2025. All of the conditions of approval having been completed, this _____ day of _____, 2025. All of the conditions of approval having been completed, this _____ day of _____, 2025. All of the conditions of approval having been completed, this _____ day of _____, 2025.

City Clerk

Mayor

NOTARY PUBLIC

STATE OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2025, personally appeared Chad Fox, the _____ day of _____, 2025, personally appeared Jovier Villagran, representative of 3E Building Services LLC, the identical person who subscribed the name of the maker of the foregoing instrument and on (s) and acknowledged to me that (s) and (s) and the fee and voluntary act for the uses and purposes therein set forth, and that the same is a correct and true copy of the original as the same appears in my office. The instrument has been deposited in the office of the County Treasurer and the required security guaranteeing payment of the current years taxes. Witness my hand and seal this _____ day of _____, 2025.

Notary Public

SURVEYOR CERTIFICATE

I, Chad Fox, a Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made a general survey of the foregoing described property and that the same is a correct and true copy of the original as the same appears in my office. The instrument has been deposited in the office of the County Treasurer and the required security guaranteeing payment of the current years taxes. Witness my hand and seal this _____ day of _____, 2025.

Chad Fox, PLS No. 1758



REFERENCE MATERIAL
REFERENCE 1-Original Survey Plat of the City of Durant, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma.
REFERENCE 2-Block 77, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma.
REFERENCE 3-Previous survey by Underwood Drafting and Surveying Job# 25080814

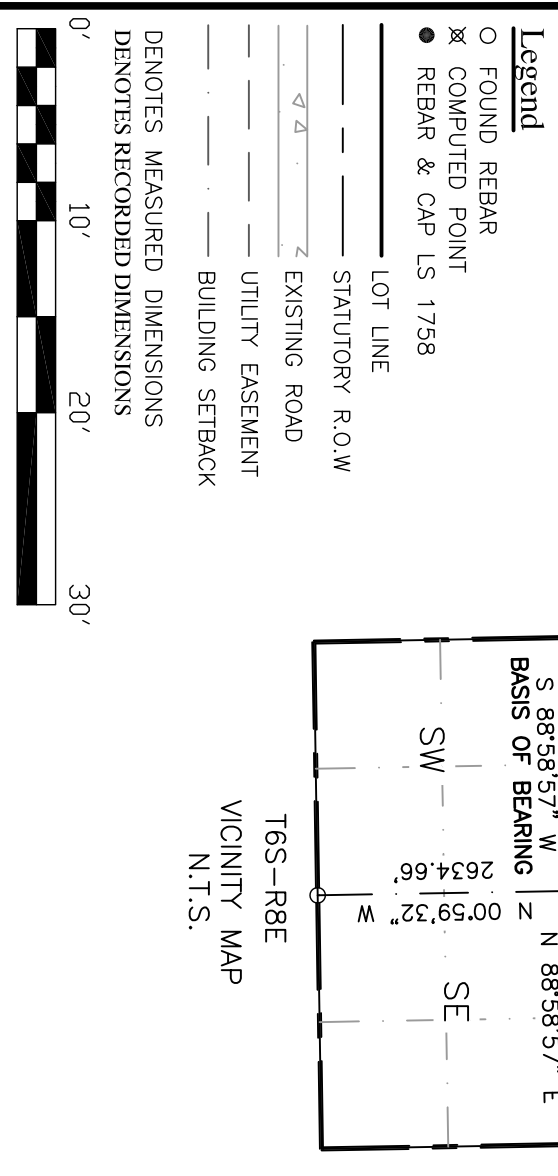
NOTES
1. This survey was performed without the benefit of a current title policy. The record information which is referenced herein is the result of research by this surveyor and is not necessarily complete or conclusive.
2. This survey does not constitute a Title Search by this surveyor of the land.
3. The surveyor is not responsible for the accuracy of the information of the tract of land.
4. The word "certification" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best information, and belief, as such, it does not constitute a guarantee, nor a warranty, expressed or implied.
5. The surveyor is not responsible for the accuracy of the information of the tract of land.
6. The surveyor is not responsible for the accuracy of the information of the tract of land.
7. Subject to easements, rights of way and restrictions, recorded or otherwise, the surveyor is not responsible for the accuracy of the information of the tract of land.
8. The surveyor is not responsible for the accuracy of the information of the tract of land.
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19. The surveyor is not responsible for the accuracy of the information of the tract of land.
20. The surveyor is not responsible for the accuracy of the information of the tract of land.

SURVEYOR
Chad Fox
Poteau, OK 74953
Ph: 918-648-3303

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA COUNTY OF BRYAN
This instrument, _____ was filed on this day of _____, 2025, at _____, and duly recorded in Book _____ of the City of Durant, Oklahoma, this _____ day of _____, 2025.
County Clerk

ENGINEER
NONE NECESSARY

OWNER
3E BUILDING SERVICES LLC
7302 HAVEN OAK DRIVE
KINOSTON, OK 73439



Re Plat
of
Lot(s) 10 and Lot 11, Block 77 in the City of Durant in Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma.

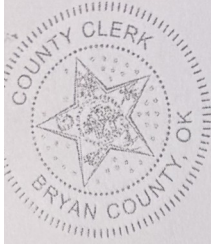
PREPARED FOR
3E Building Services LLC

CDF ASSOCIATES, LLC.
208 Dewey Ave
Poteau, Oklahoma 74953
Phone (918) 649-3303
Cell (918) 721-1262

Date: 25NOV25
Job No: 2025-1719
Drawn: T. GRADY
Checked: C. FOX
Scale: 1"=100'S Surveyor

DATE BY REVISIONS

Sheet: _____ of _____
OF: _____



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

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.

Notary Public

My Commission Expires: 4-19-2026



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



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Paul Cottrell, Community Development Director
Re: Consideration and Possible Approval of a Conditional Use Permit for Property Located Near North 1st Avenue

Council Information / Action Requested

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

ATTACHMENTS:

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

Agenda Item 4(d) Legal Description

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.



THE CITY OF DURANT

Office of Community Development

Date: 01-07-26
To: City Council
Case: PC-2026-03
From: Paul Cottrell, Community Development.
Re: CUP

Request: Consider a request from the property owner to grant a CUP the property located at 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 have not received phone calls or 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.




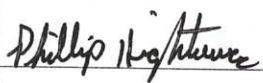



P&Z Recommendation: Approval of the CUP with a vote of 4 Yes and 1 No.

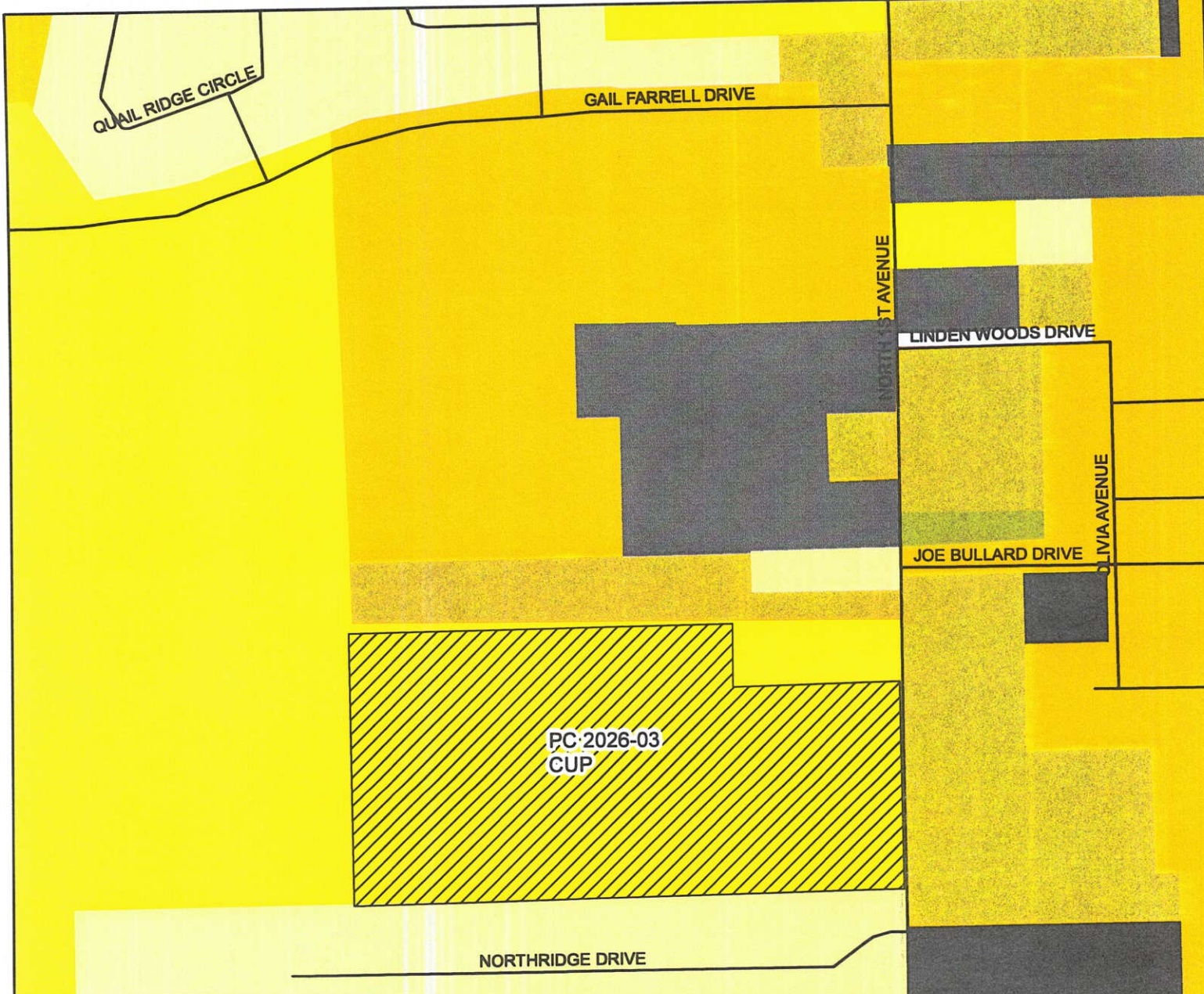
Required Action: Hold a public hearing and recommend approval or denial of the CUP request for property located at 2715 N 1st Ave. Any specific conditions imposed by the Council should be read into any approval motion.

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

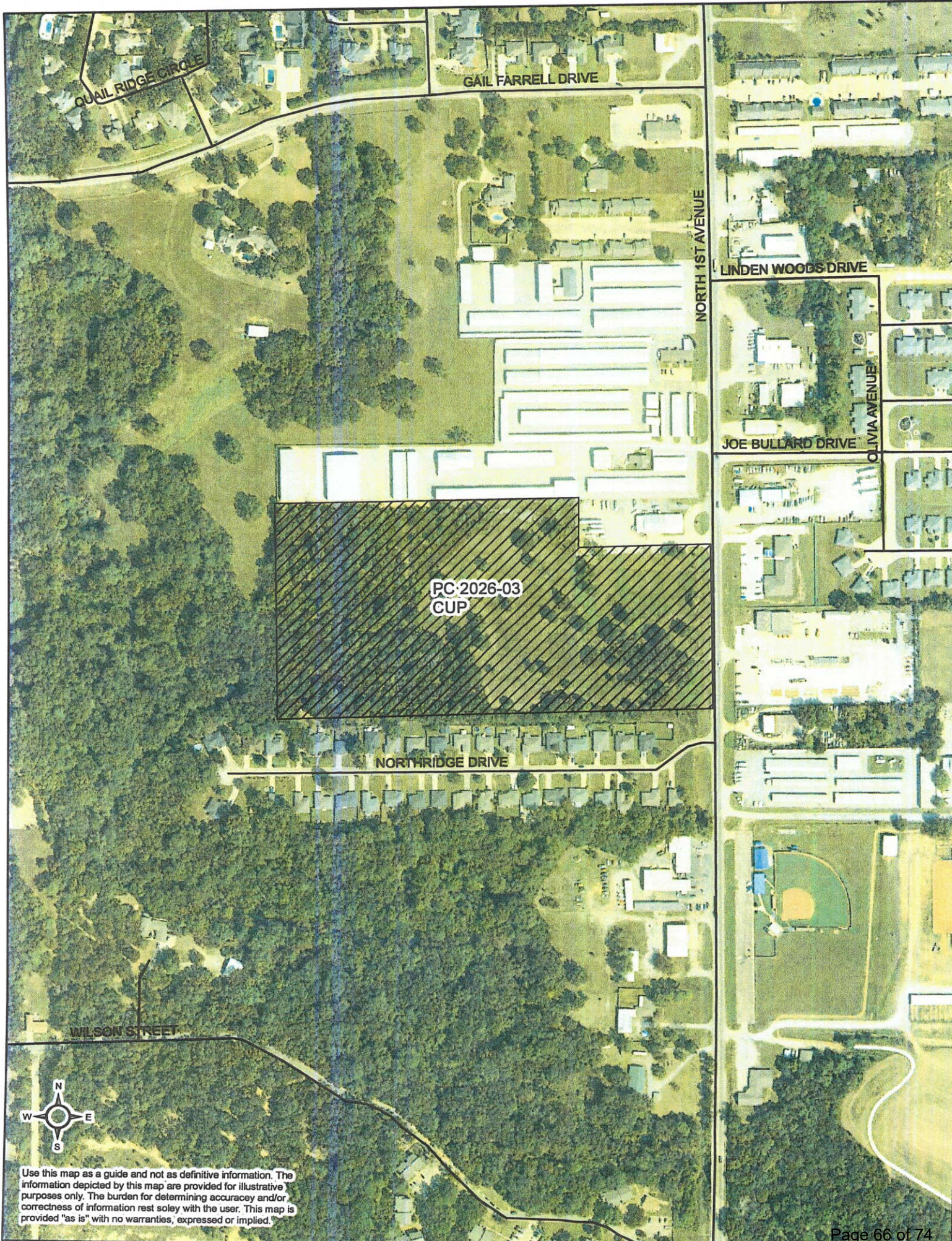


Zoning Map

- 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.



QUAIL RIDGE CIRCLE

GAIL FARRELL DRIVE

NORTH 1ST AVENUE

LINDEN WOODS DRIVE

JOE BULLARD DRIVE

OLIVIA AVENUE

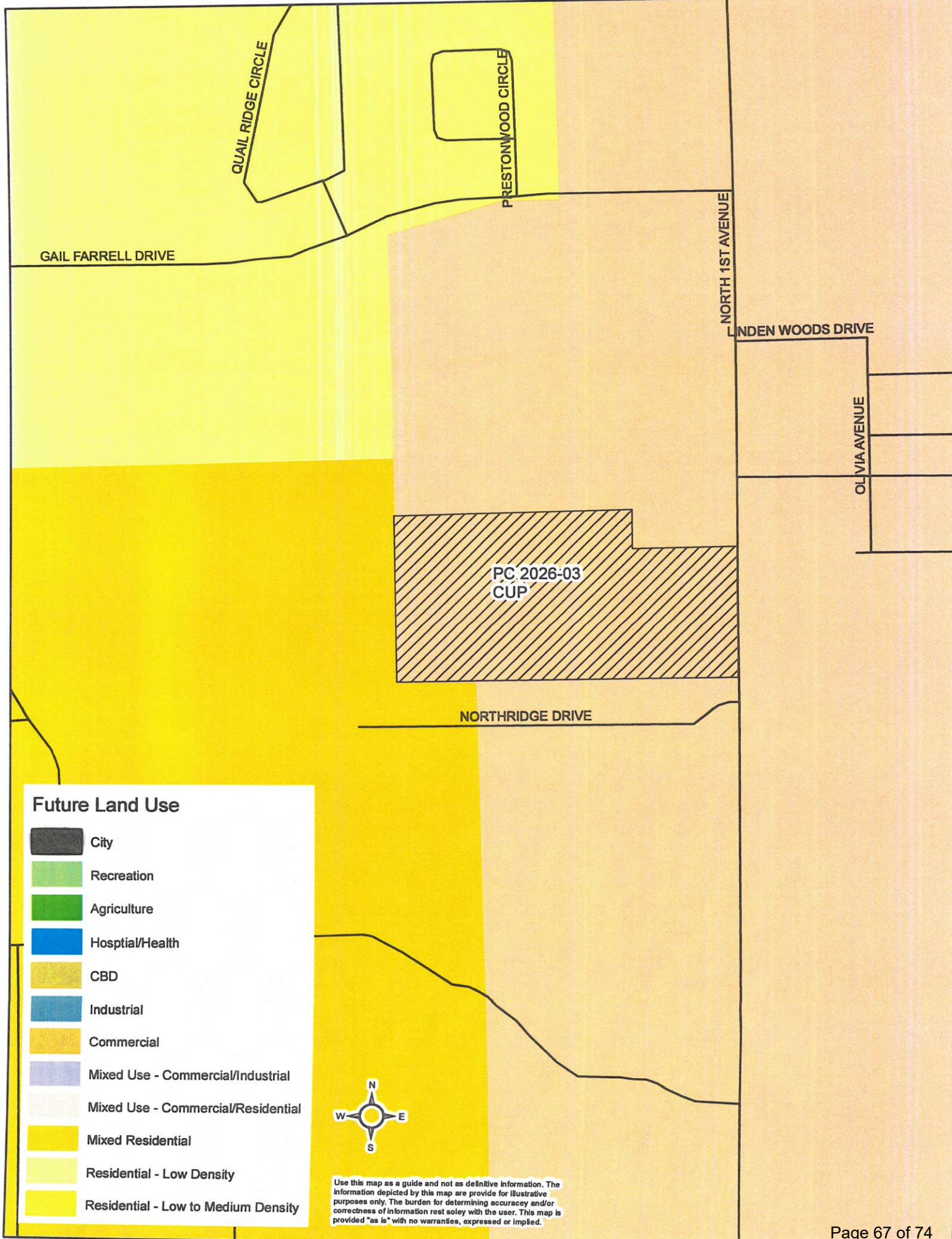
NORTHRIDGE DRIVE

WILSON STREET

PC-2026-03
CUP



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 soley with the user. This map is provided "as is" with no warranties, expressed or implied.



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

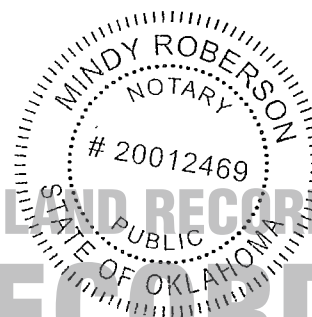
I, Mindy Roberson, a Notary Public for the County of Bryan and State of Oklahoma, do hereby certify that Oden M. Grube a/k/a Oden E. Grube, General Partner of Grube Limited Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Mindy Roberson
Notary Public

My Commission Expires: 10-08-2028

(SEAL)

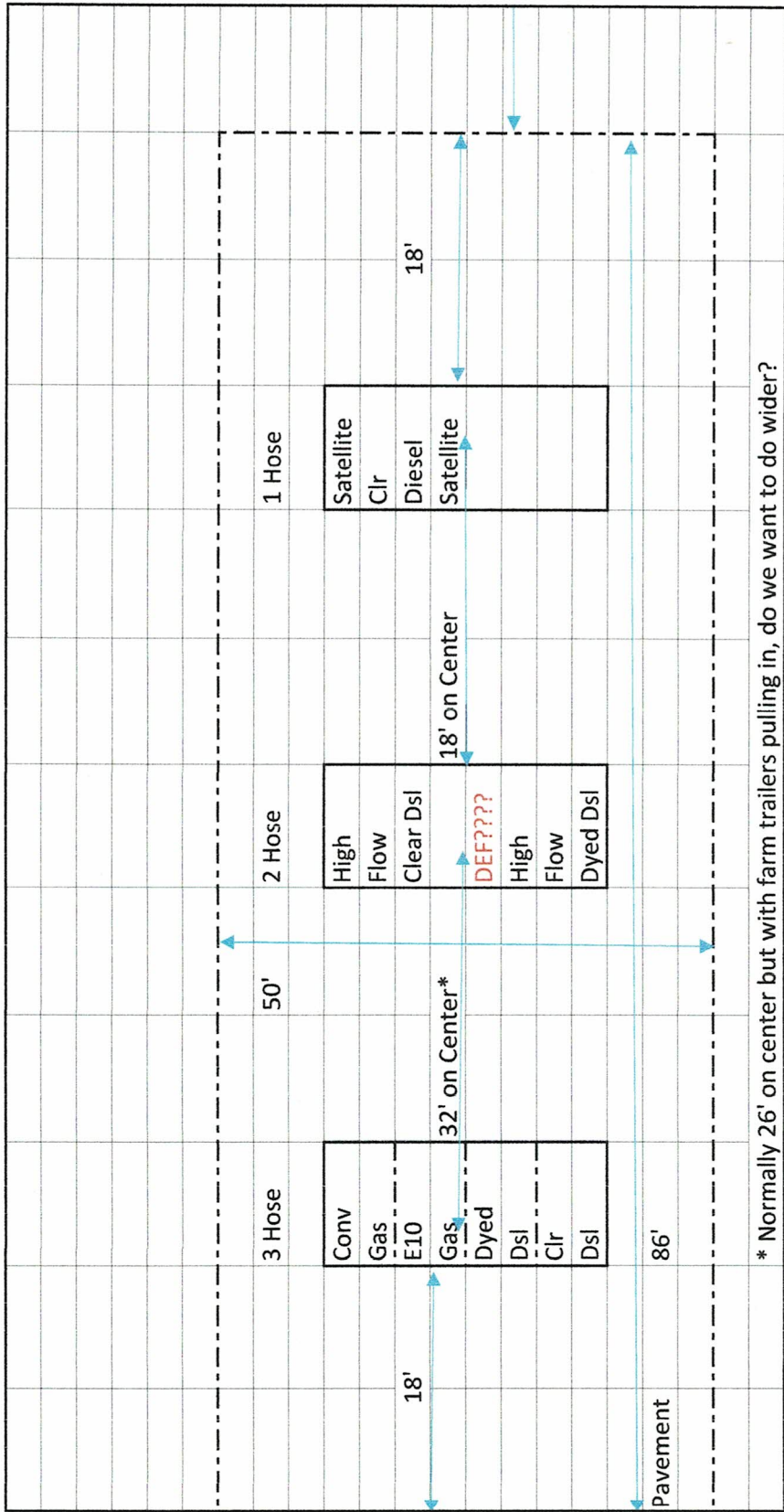


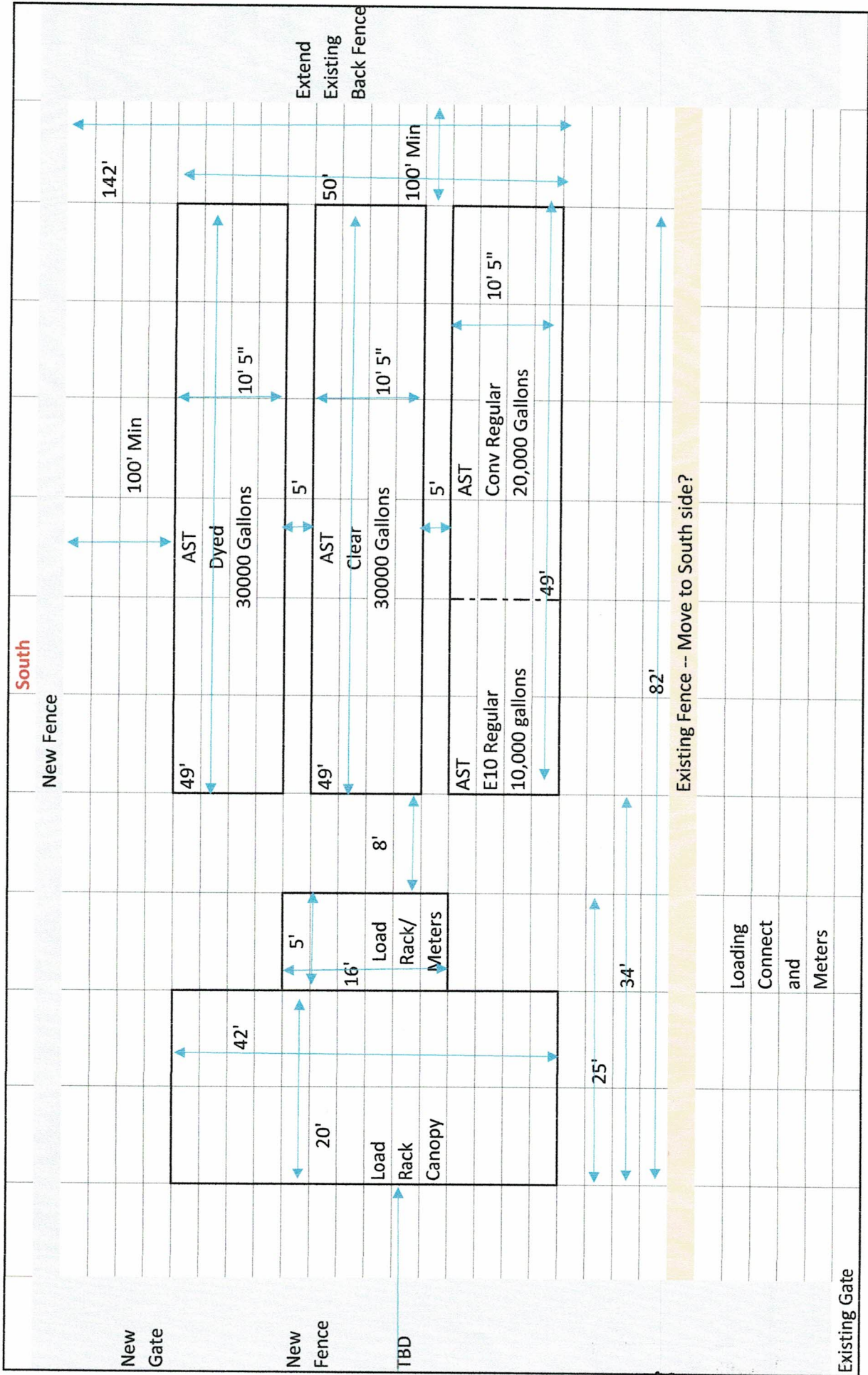
VIEW ADDITIONAL LAND RECORDS AT

OKCOUNTYRECORDS.COM

File No.: BRY-250815419

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





South

New Fence

New Gate

New Fence

TBD

Load Rack Canopy

Load Rack/Meters

42'

20'

5'

16'

8'

49'

49'

49'

100' Min

AST

Dyed

30000 Gallons

5'

AST

Clear

30000 Gallons

5'

AST

E10 Regular

10,000 gallons

5'

AST

Conv Regular

20,000 Gallons

10' 5"

142'

Extend Existing Back Fence

50'

100' Min

Existing Fence -- Move to South side?

82'

Loading Connect and Meters

Existing Gate

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



The City of Durant

[AGENDA_ITEM_DEPARTMENT]

Memorandum

Date: 1/13/2026
To: Mayor and City Council
From: Ryan Brewer, Parks and Recreation Manager
Re: Consideration of Naming the Access Road Leading into Lake Durant as 'Little Blue Lane' and Take Possible Action

Discussion and public input regarding the proposed naming of the access road to Lake Durant "Little Blue Lane"

Council Information / Action Requested




Approve Naming the Access Road Leading into Lake Durant as 'Little Blue Lane'

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

ATTACHMENTS:

1. Street Name Proposal Little Blue Lane Lake Durant

Legend

-  Currently Unnamed Proposing "Little Blue Lane"
-  Silver Valley Road/E2020 RD
-  WS Brianwood Ave; Wilson/Crooked Oak D



Street Name Proposal

This item is presented for the Durant City Council's consideration and approval to assign the name "Little Blue Lane" to the currently unnamed roadway providing direct access to Lake Durant. Although the road was constructed by the City, it has never been formally named.

The proposed name, "Little Blue Lane," honors the water source known as Little Blue Creek, which feeds Lake Durant. Naming this roadway will establish a clear and accurate address for Lake Durant across online mapping and navigation platforms, improving accessibility for visitors nationwide.

Currently, the lake's listed address—596 Silver Valley Road—corresponds to the City-owned lake house. Online navigation systems direct visitors to turn onto Silver Valley Road approximately 0.5 miles before the actual entrance to Lake Durant, often leading them down a narrow, unpaved county road. This misdirection has resulted in multiple incidents each year where RVs and personal vehicles become stuck, requiring assistance from park staff or towing services. Assigning a proper name to the access road will eliminate confusion, enhance visitor experience, and reduce safety and operational concerns.

