

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

DURANT PLANNING COMMISSION

5:30 PM

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

June 2, 2026

AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

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

- a. Consideration and Approval of Minutes of the May 05, 2026 Meeting as Presented.

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of Final Plat Request for Property Located Near Lindenwood Drive and North First Avenue, and more particularly described as:

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows: Commencing at the Northwest Corner of said N/2 SW/4, Thence North 89 degrees 49 minutes 49 seconds East, along the North line of said N/2 SW/4, a distance of 1767.81 feet to the True Point of Beginning, said point being the Northeast corner of Linden Wood Phase 5; Thence continuing North 89 degrees 49 minutes 49 seconds East, along said North line a distance of 845.93 feet; Thence South 13 degrees 42 minutes 22 seconds West, a distance of 367.70 feet; Thence North 76 degrees 17 minutes 38 seconds West, a distance of 180.00 feet; Thence North 13 degrees 42 minutes 22 seconds East a distance of 23.48 feet; Thence South 89 degrees 49 minutes 49 seconds West, parallel with said North line, a distance of 433.81 feet; Thence North 31 degrees 39 minutes 04 seconds West, a distance of 91.56 feet; Thence South 33 degrees 09 minutes 52 seconds West, a distance of 162.43 feet; Thence North 89 degrees 40 minutes 12 seconds West, a distance of 20.79 feet; Thence North 00 degrees 19 minutes 48 seconds East, along the East line of Linden Wood Phase 5, a distance of 348.45 feet to the True Point of Beginning.

4. New Business

- a. Continued Discussion Topic -Code Rewrite for the City of Durant

ADJOURNMENT

CERTIFICATE

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 29th of May 2026.

Brandy Stachowski

Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Consideration and Approval of Minutes of the May 05, 2026 Meeting as Presented.

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 05.05.26 BCS

The Agenda was posted at 300 W. Evergreen Street at 4:00 p.m. on the 1st of May 2026.

Brandy Stachowski

Brandy Stachowski, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
May 5, 2026 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Horner called the meeting to order at 5:31 p.m.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:
Planning Commissioner Whitney Kerr
Planning Commissioner Drew Jackson
Planning Commission Vice-Chairman Shane Knight
Planning Commission Chairman Clent Horner

Absent:
Planning Commissioner Buddy Holder

ORDER OF BUSINESS

1. Consent Items

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

- a. Consideration and Approval of Minutes of the April 07, 2026 Meeting as Presented.
A Motion was made by Commissioner Horner and seconded by Commissioner Knight to approve the Minutes of the April 7th meeting as presented.

Motion Passed with the following vote:
Ayes: Kerr, Jackson, Knight, Horner
Nays: None
Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Consideration and Possible Approval of a Rezone Request for Property Located at 1401 Washington Ave and More Particularly Described As:
Lot 1 and the East 2.74 feet of Lot 2, in Block 2, of Moseley Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof. AND Lots 1, 2 and the East 40 feet of Lot 3, of Bel Air Addition, to the City of Durant, Bryan County, Oklahoma, according to the recorded plat thereof.

No Action was taken. The applicant has withdrawn the request.

- b. Consideration and Possible Approval of a Rezone request for property located near Country Club Road and Cemetery Road and more particularly described as:

A tract of land described as: Commencing at the Northwest corner of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma; Thence North 89 degrees 30 minutes 16 seconds East, along the North line of said NE/4, a distance of 361.00 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East, continuing along said North line, a distance of 671.89 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 603.36 feet; Thence South 89 degrees 30 minutes 16 seconds West, parallel with said North line, a distance of 666.67 feet; Thence North 00 degrees 29 minutes 46 seconds West, parallel with the West line of said NE/4, a distance of 603.34 feet back to the Point of Beginning.

Discussion spoke to the request not being in alignment with future land use. Motion was made by Commissioner Kerr and seconded by Commissioner Jackson to Deny Request.

Motion Passed with the following vote:

Ayes: Kerr, Jackson, Horner

Nays: None

Abstain: Knight

4. New Business

Paul Cottrell with the City of Durant spoke about an upcoming event on June 13. The Code Rewrite Team will host a booth at the Farmers Market for public engagement. Additional details about an indoor presentation later that afternoon will be shared once a location has been determined. Invites to City Council and Planning Commission will be sent out. For anyone who would like more information, please email pcottrell@durant.org.

ADJOURNMENT

Motion was made by Commissioner Jackson and seconded by Commissioner Knight to adjourn.

Motion Passed with the following vote:

Ayes: Kerr, Jackson, Knight, Horner

Nays: None

Abstain: None



The City of Durant

Memorandum

Consideration and Possible Approval of Final Plat Request for Property Located Near Lindenwood Drive and North First Avenue, and more particularly described as:

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows: Commencing at the Northwest Corner of said N/2 SW/4, Thence North 89 degrees 49 minutes 49 seconds East, along the North line of said N/2 SW/4, a distance of 1767.81 feet to the True Point of Beginning, said point being the Northeast corner of Linden Wood Phase 5; Thence continuing North 89 degrees 49 minutes 49 seconds East, along said North line a distance of 845.93 feet; Thence South 13 degrees 42 minutes 22 seconds West, a distance of 367.70 feet; Thence North 76 degrees 17 minutes 38 seconds West, a distance of 180.00 feet; Thence North 13 degrees 42 minutes 22 seconds East a distance of 23.48 feet; Thence South 89 degrees 49 minutes 49 seconds West, parallel with said North line, a distance of 433.81 feet; Thence North 31 degrees 39 minutes 04 seconds West, a distance of 91.56 feet; Thence South 33 degrees 09 minutes 52 seconds West, a distance of 162.43 feet; Thence North 89 degrees 40 minutes 12 seconds West, a distance of 20.79 feet; Thence North 00 degrees 19 minutes 48 seconds East, along the East line of Linden Wood Phase 5, a distance of 348.45 feet to the True Point of Beginning.

ATTACHMENTS:

1. PC2026-09- Staff Report -HPH Single Family Phase 1 Final
2. PC2026-09 TAC SHEET
3. PC2026-09 MAPS
4. PC2026-09 -FINAL PLAT - LINDEN WOOD NE
5. PC2026-09 Deed
6. PC2026-09 - SITE PLAN - LINDENWOODS
7. PC2026-09 Irrevocable Standby Letter for Lindenwoods



THE CITY OF DURANT

Office of Community Development

Date: 5-28-26
To: Planning Commission
Case: PC-2026-09
From: Paul Cottrell, Community Development.
Re: Final Plat

Request: Consider a request from the property owner to Final Plat phase 1 of the single-family homes located near the end of Lindenwood Dr.

Current Zoning: R-3

Future Land Use: Mixed Use- Commercial/Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Empty Field
West	A-1	Single/Multiy Family
South	A-1	Single Family Phase 2
East	A-1	Railroad

Applicant: HPH Investors LP (Ryan Hackett)

Consideration: Applicant approached staff with the desire to Final the current plat in order to continue construction on the single-family homes.

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: Building Inspectors and M&O Director have both approved the installation of all utilities. A letter of credit was reviewed and signed by City Officials for the remaining roadway that was left out for the continuation of phase 2 roadway.





Staff Recommendation: Over all Staff recommend approving the final plat of phase 1.

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

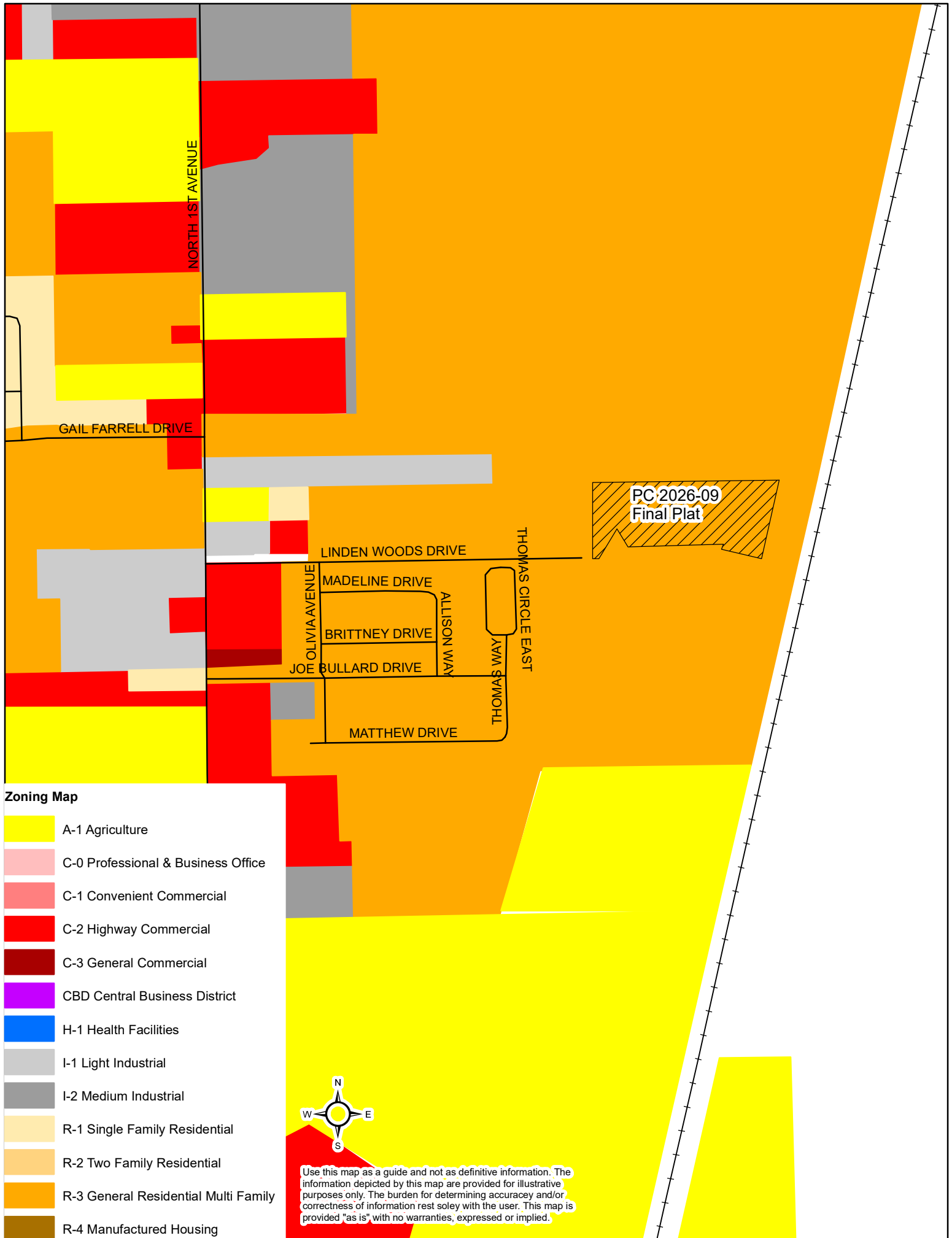
Community Development – TAC Meeting

Request Type: Final Plat
Case Number: PC2026-09

Applicant:
Linden Wood NE - SFH

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		No changes from prelim Plat	5/5
Address and Mapping Aaron Walkup			
Building Inspector: Raven Bates or Taylor Davis		All construction in accordance IRC 2018	
Facilities Supervisor: Mark Pierce			
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower			
M & O Supervisor Randy Cantrell		NO COMMENT	5/5/26
Streets Superintendent Aaron Saldivar			
Solid Waste Director: Jared Dillingham			
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction must be in accordance with IBC 2018, IFC 2018 and amendments	05 May 26

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

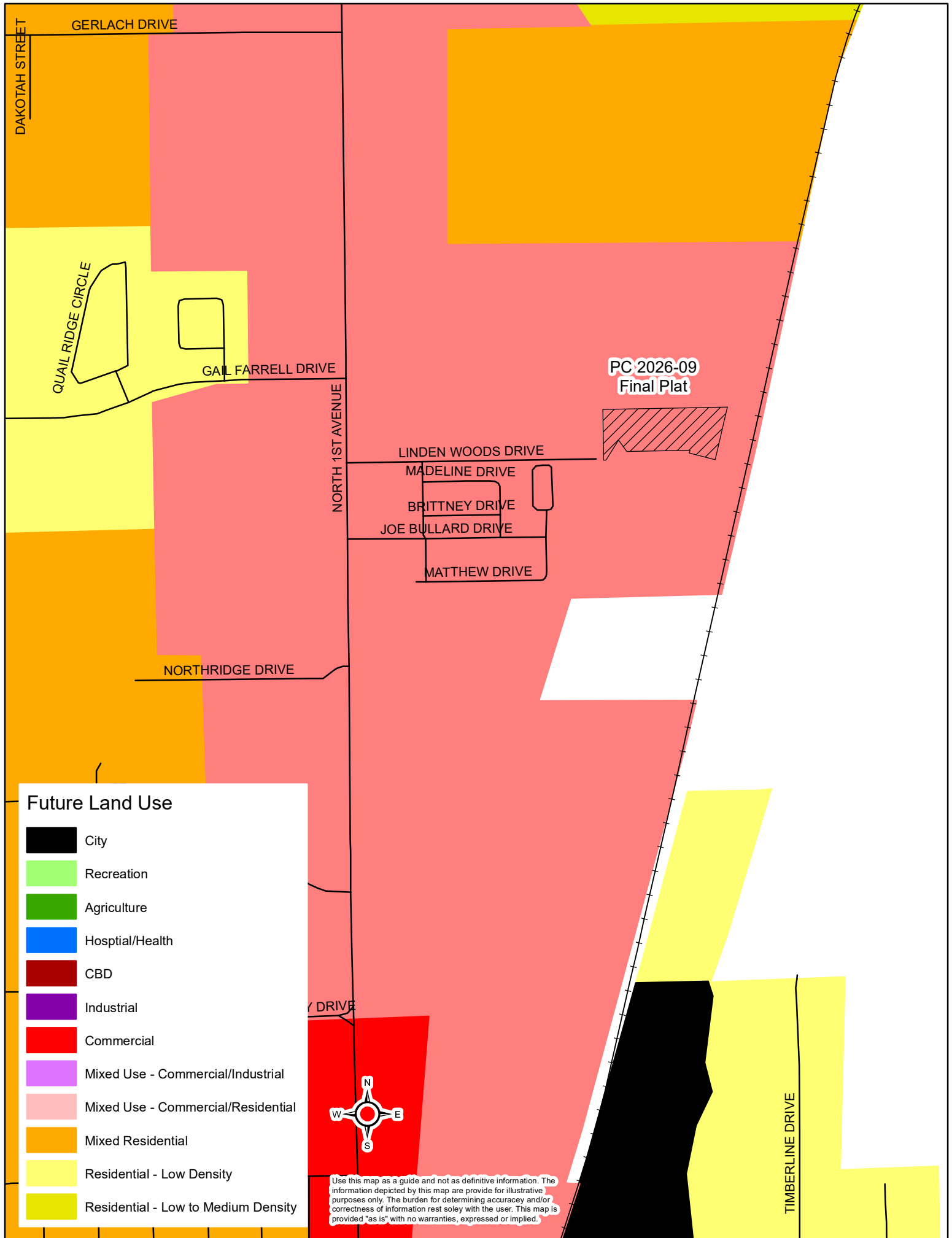


Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is", with no warranties, expressed or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



PC-2026-09
Final Plat

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DAKOTAH STREET

GERLACH DRIVE

QUAIL RIDGE CIRCLE

GAIL FARRELL DRIVE

NORTH 1ST AVENUE

LINDEN WOODS DRIVE

MADELINE DRIVE

BRITTNEY DRIVE

JOE BULLARD DRIVE

MATTHEW DRIVE

NORTHRIDGE DRIVE

PC 2026-09
Final Plat

Future Land Use

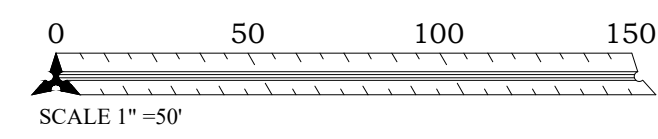
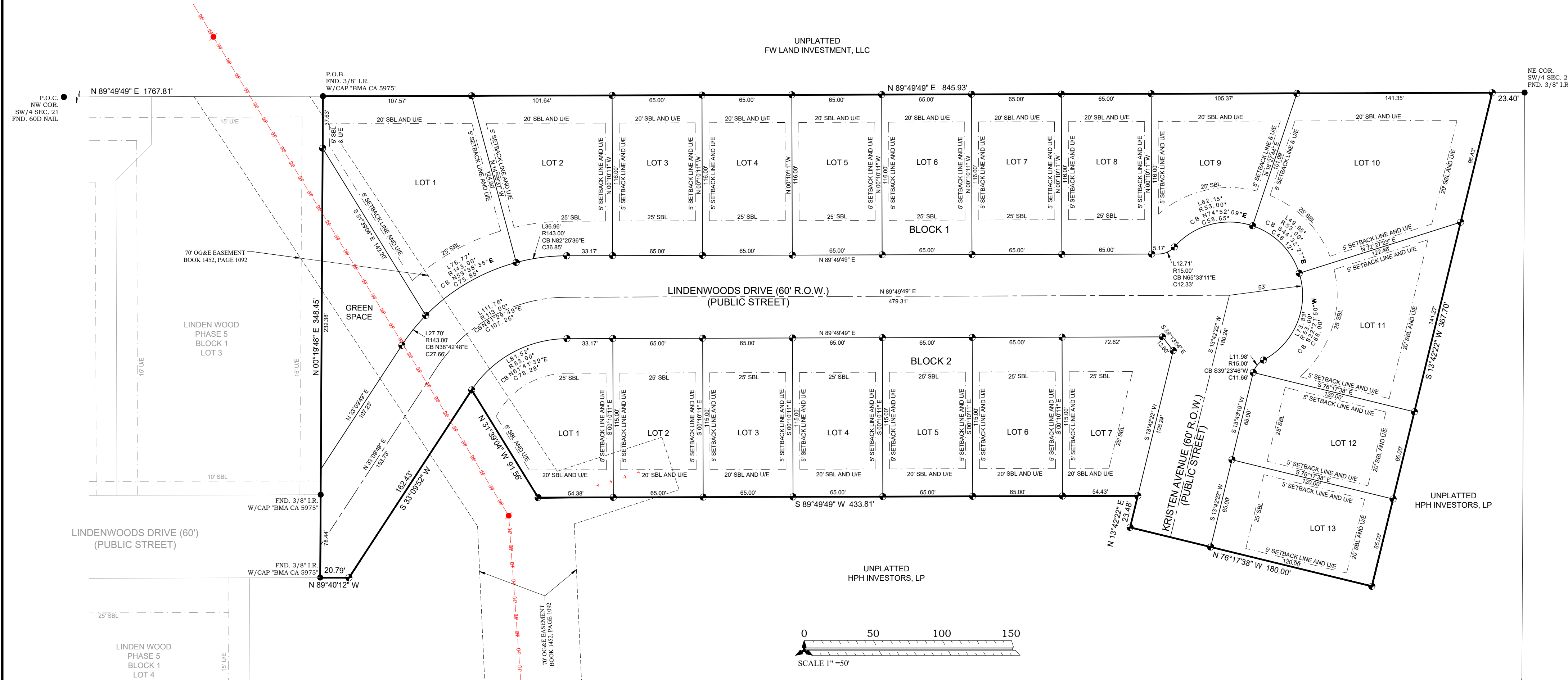
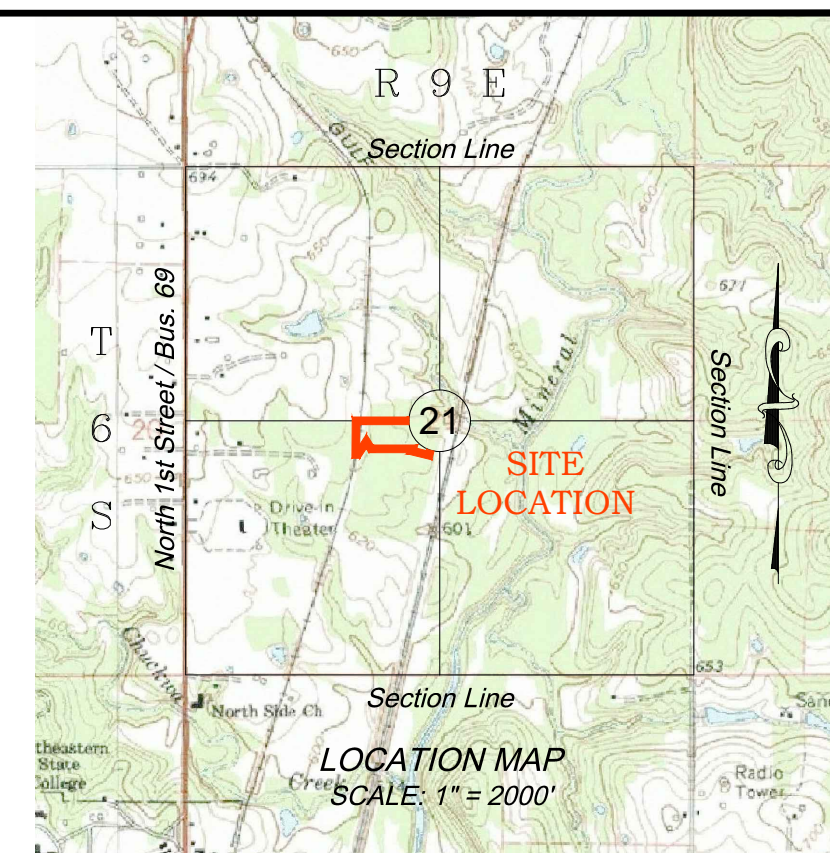
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



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TIMBERLINE DRIVE

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



DURANT CITY PLANNING COMMISSION APPROVAL

I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS ____ DAY OF _____, 2026.

 CHAIRMAN

COUNTY TREASURER'S CERTIFICATE

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

WITNESS MY HAND THIS ____ DAY OF _____, 2026 A.D.

 COUNTY TREASURER

COUNTY OF BRYAN STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, THAT THE STREETS, AVENUES, AND EASEMENTS FOR PUBLIC USE ON THIS PLAT OF **LINDEN WOOD NORTHEAST** TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ARE HEREBY ACCEPTED, ADOPTED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, THIS ____ DAY OF _____, 2026.

SIGNED: _____ SIGNED: _____
 MAYOR CITY CLERK

COUNTY CLERK CERTIFICATE STATE OF OKLAHOMA COUNTY OF BRYAN

THIS INSTRUMENT WAS FILED ON THE ____ DAY OF _____, 2026 A.D. AT _____ AND DULY RECORDED IN BOOK _____, PAGE _____.

 COUNTY CLERK

LEGAL DESCRIPTION:

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

COMMENCING at the Northwest Corner of said N/2 SW/4,
 THENCE N89°49'49"E, along the North line of said N/2 SW/4, a distance of 1767.81 feet to the TRUE POINT OF BEGINNING, said point being the Northeast corner of Linden Wood Phase 5;
 THENCE continuing N89°49'49"E, along said North line, a distance of 845.93 feet; THENCE S13°42'22"W, a distance of 367.70 feet; THENCE N76°17'38"W, a distance of 180.00 feet; THENCE N13°42'22"E, a distance of 23.48 feet;
 THENCE S89°49'49"W, parallel with said North line, a distance of 433.81 feet; THENCE N31°39'04"W, a distance of 91.56 feet; THENCE S33°09'52"W, a distance of 162.43 feet; THENCE N89°40'12"W, a distance of 20.79 feet; THENCE N00°19'48"E, along the East line of Linden Wood Phase 5, a distance of 348.45 feet to the TRUE POINT OF BEGINNING.
 Containing 5.57 acres, more or less.

Basis of Bearings are Geodetic North.
 Said being described by Robby L. Johnson, RPLS No. 1539 on July 23, 2024.

LICENSED LAND SURVEYOR'S CERTIFICATE

I, ROBBY L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Robby L. Johnson, R.P.L.S. No. 1539
 Bennett - Morris & Associates, Land Surveying, P.C.
 C.A. No. 5975 (LS)
 P.O. Box 2618, Ada, Oklahoma 74821
 PH. 580-279-1795 Fax 888-662-7778

COUNTY OF CARTER STATE OF OKLAHOMA

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS ____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC NO

FLOOD ZONE

SUBJECT PROPERTY DOES NOT LIE WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY: F.E.M.A. MAP NO. 40013C0190E MAP REVISED JUNE 2, 2011. LOW LYING AND CREEK AREAS MAY BE SUBJECT TO FLOODING.

OWNERS CERTIFICATE & DEDICATION:

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

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

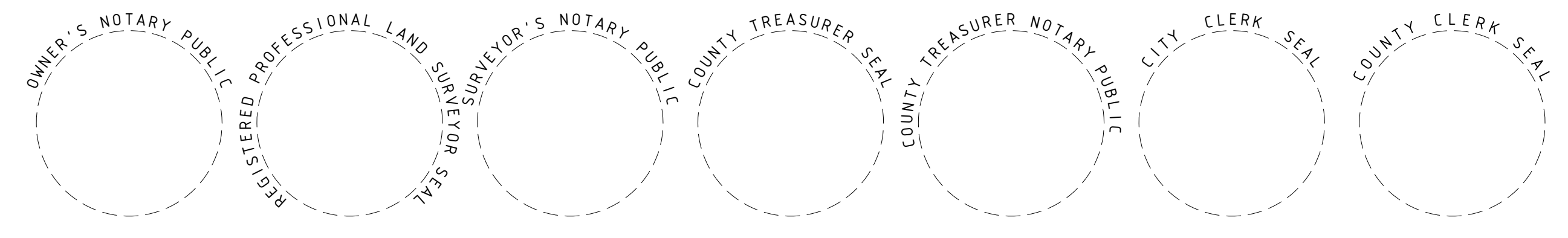
BY: KRISTINE M. TIBBETTS, PRESIDENT

COUNTY OF COLLIN STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED KRISTINE M. TIBBETTS, PRESIDENT OF EXPRESS DEVELOPMENT INC., THE GENERAL PARTNER OF HPH INVESTORS, LP, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC



	BRYAN COUNTY, OKLAHOMA SCALE: 1 in = 50 ft DATE: 04/22/2026 PROJECT NUMBER: LINDENWOOD NORTHEAST FIELD BOOK: _____ SHEET: 1 OF 1	© COPYRIGHT 2026 Bennett-Morris and Associates Land Surveying, P.C. - C.A. No. 5975 (LS) THE STATE OF OKLAHOMA BRYAN COUNTY LINDEN WOOD NORTHEAST DURANT, BRYAN COUNTY, OKLAHOMA SURVEYING AND MAPPING BY Bennett-Morris and Associates Land Surveying, P.C. ADA OKLAHOMA	
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I-2021-735968 Book 1568 Pg: 761
07/30/2021 8:08 am Pg 0761-0762
Fee: \$ 20.00 Doc: \$ 586.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

MODERN

abstract and title



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

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

See Exhibit A attached hereto and made a part hereof.

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

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

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

Revenue Stamps: \$586.50

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


Dana Haggard


William M Elliott

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 586.50

NOTARY AND ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF BRYAN

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

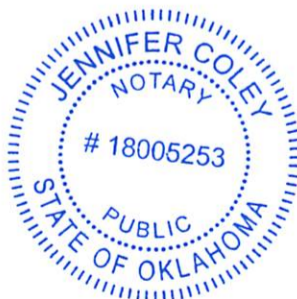
Witness my hand and official seal, this the 29th of July, 2021.


Notary Public

My Commission Expires: May 24, 2022

(SEAL)

File No.: 201108556



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

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

EXHIBIT "A"

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

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

Completed
Phases

Estates 1

Future
Development

Estates 2

**IRREVOCABLE STANDBY LETTER OF CREDIT
NO. 1122**

Date: Effective as of April 1, 2026

BENEFICIARY:

City of Durant
300 W Evergreen
Durant, OK 74701

ACCOUNT PARTY:

Lindenwoods Estates, LLC
3390 Crestbrook Lane
Salt Lake City, UT 84109
Attention: Ryan W. Hackett

ISSUER:

Horizon Bank
10841 N. 142nd Street
P.O. Box 447
Waverly, Nebraska 68462
Attention: Scott Argo

Horizon Bank (“Issuer”) hereby opens its Irrevocable Standby Letter of Credit for the account of Account Party and for the benefit of Beneficiaries listed above for the sum or sums not exceeding an aggregate total amount of Three Hundred Eighty Five Thousand Eight Hundred Seventy-Seven Dollars and .50/1.00 (\$385,877.50) (the “Maximum Available Credit”). These funds shall be made available to Beneficiaries upon Issuer’s receipt from all Beneficiaries of sight drafts drawn on Issuer at Issuer’s address indicated above (or such other address that Issuer may provide Beneficiaries in writing) during regular business hours and accompanied by the signed written statements or documents indicated below. The Beneficiaries may draw on this Letter of Credit up to the Maximum Available Credit in the aggregate one or more times during the term of the Letter of the Credit.

1. Each sight draft drawn under this Letter of Credit must bear on its face the clause “Drawn under Horizon Bank, Letter of Credit No. 1122;” and must be dated the date of presentation to Issuer and must be accompanied by:

(a) This original Letter of Credit and all amendments, if any (which will be returned to you after the amount of the drawing is endorsed thereon unless the full amount hereof is drawn); and

(b) A written statement executed by a duly authorized officer of each Beneficiary stating:

(i) that Contractor has failed to perform or is in default under a certain Standard Form of Agreement between Owner and Contractor (the “Construction Contract”) dated as of Month, Day, Year, between Contractor and The City of Durant, for the construction of Lindenwoods Estates, LLC, located in Durant, Oklahoma (the “Project”) to be financed by Issuer;

(ii) that Beneficiary has notified Contractor and all other Beneficiaries of the existence of such default by Contractor under the Construction Contract, and Contractor has neglected, failed or refused to remedy same; and

(iii) that the amount of the draft is being drawn to pay for construction costs to complete the construction of the Project per the plans and specifications of the Construction Contract.

2. The drafts drawn under this Letter of Credit are to be endorsed hereon and will be payable to all named Beneficiaries. Drafts drawn under this Letter of Credit shall be delivered to Horizon Bank, c/o Scott Argo, 10841 N. 142nd Street, P.O. Box 447, Waverly, NE 68462. No draft will be paid if the amount thereof is in excess of the Maximum Available Credit hereunder as of the date such draft is to be paid. Multiple drawings may be presented under this Letter of Credit, which, in the aggregate and subject to the limitations set forth herein, shall not exceed the Maximum Available Credit then in effect and each such drawing honored by us hereunder shall reduce the Maximum Available Credit by the amount of such drawing.

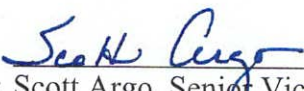
3. Our obligation to honor drafts on this Letter of Credit will expire on the earlier of (i) 04/01/2028 or (ii) the date the City of Durant, Oklahoma issues a final, unconditional certificate of completion with an Unconditional Final Lien Waiver from all sub-contractors and Contractor for all work completed for the roadway extension in the Project (the earlier of such dates being referred to as the "Expiry Date"), or such later date to which the Expiry Date may be extended in writing executed by us. In the event this Letter of Credit has not expired by April 1, 2028, the Expiry Date shall automatically renew for one additional year beginning on April 2, 2028, and expiring on April 1, 2029. Drafts drawn under and in conformity with the terms of this Letter of Credit will be duly honored on presentation if presented on or before the Expiry Date. If the Expiry Date is extended beyond April 1, 2028, Borrower shall pay a \$1,000.00 fee to Issuer for an additional extension.

4. This Letter of Credit is issued subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce - Publication 600. This Letter of Credit shall also be governed by the laws of the State of Nebraska, including the Nebraska Uniform Commercial Code, Article 9, to the extent not inconsistent with UCP.

5. Please address all correspondence regarding this Letter of Credit to the attention of the undersigned at our Equity Lending Department, mentioning our reference number as it appears above and delivered via overnight courier or U.S. Mail. If delivered in hand or by courier, the physical address is 10841 N. 142nd Street, Waverly, Nebraska 68462. If delivered by mail the address is P.O. Box 447, Waverly, Nebraska 68462.

Effective: April 1, 2026

HORIZON BANK, Issuer:

By: 
Name: Scott Argo, Senior Vice President



The City of Durant

Memorandum

Continued Discussion Topic -Code Rewrite for the City of Durant

ATTACHMENTS:

1. PC- Code Rewrite Update 05.28.26



THE CITY OF DURANT

Office of Community Development

Date: 05-28.26
To: Planning Commission
From: Paul Cottrell, Community Development.
Re: Continued Discussion

Code Rewrite Updates: Suggested Topics of Discussion to Steering Committee

1. Revision of the Future Land Use Map.
2. Clear language for rezone/replats.
3. Define "Complete Streets."
4. Dedicated space for future streets in new subdivisions.
5. Limited Adjustments for in-house decisions.
6. Short-Term Rental ordinance
7. Define the Townhomes section more clearly.