

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**

July 7, 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 June 02, 2026, Meeting as Presented.

2. Consider Items Removed from Consent

3. Public Hearings

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

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 88°52'41" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°34'22" EAST, ALONG A LINE BEING PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°52'41" WEST, ALONG A LINE BEING PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 00°34'22" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.07 ACRES (89,995.87 SQ. FT.) AS DESCRIBED.

4. New Business

- a. Continued Open 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 2nd of July 2026.



Brandy Stachowski, City of Durant



The City of Durant

Memorandum

Consideration and Approval of Minutes of the June 02, 2026 Meeting as Presented.

ATTACHMENTS:

1. Durant Planning Commission Meeting Minutes 06.02.26 BCS

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

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
June 2, 2026 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Commissioner Knight called the meeting to order at 5:33 p.m.

INVOCATION/FLAG SALUTE

Commissioner Jackson provided the invocation.

Commissioner Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Buddy Holder

Planning Commissioner Whitney Kerr

Planning Commissioner Drew Jackson

Planning Commission Vice-Chairman Shane Knight

Absent:

Planning Commission Chairman Clent Horner

ORDER OF BUSINESS

1. Consent Items

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

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

A Motion was made by Commissioner Jackson and seconded by Commissioner Kerr to approve the Minutes of the May 05, 2026, meeting as presented.

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight,

Nays: None

Abstain: None

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.

Motion was made by Commissioner Holder and seconded by Commissioner Jackson to approve

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight,

Nays: None

Abstain: None

4. New Business

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

Open discussion continued regarding Code Rewrite - Topic Review bullet points. Vice-Chairman Knight requested two suggestions be added to the list for further review by Steering Committee. 1) Street Cuts and 2) Cross Property Access for Commercial Parking Lots.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Holder, Kerr, Jackson, Knight,

Nays: None

Abstain: None



The City of Durant

Consideration and Possible Approval of Rezone/Final Plat Request for property Located Near North First Street and Gerlach Drive and More Particularly Described as:

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 88°52'41" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°34'22" EAST, ALONG A LINE BEING PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°52'41" WEST, ALONG A LINE BEING PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 00°34'22" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.07 ACRES (89,995.87 SQ. FT.) AS DESCRIBED.

ATTACHMENTS:

1. PC2026-11- Staff Report
2. PC2026-11 TAC SHEET
3. PC2026-11 MAPS
4. PC2026-11 Vested Deed
5. Permission Letter to City from Seller for Rezone-Subdivide 05.28.26
6. PC2026-11 Final Plat



THE CITY OF DURANT

Office of Community Development

Date: 6-25-26
To: Planning Commission
Case: PC-2026-11
From: Paul Cottrell, Community Development.
Re: Final Plat/Rezone

Request: Consider a request from the property owner for final plat and rezone to C-2 of the property located near Gerlach Dr. & 1st Ave.

Current Zoning: I-2

Future Land Use: Mixed Use – Commercial/Residential.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Family Home
West	C-2	FBI Headquarters
South	I-2	Field
East	A-1	Field

Applicant: FW LAND INVESTEMNT

Consideration: Applicant approached staff with the desire to plat and rezone the current property in order to build a new convenient store.

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 plat and rezone request.

Analysis: The use proposed does align with the future land use in the area and will meet all city regulations.

Staff Recommendation: Over all staff recommends approval of the proposed use.




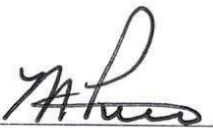

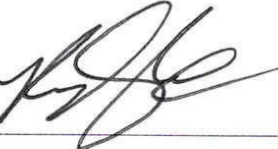



Required Action: Hold a public hearing and recommend approval or denial of the final plat request for property located near Gerlach and N 1st. Any specific conditions imposed by the Commission should be read into any approval motion.

Community Development – TAC Meeting

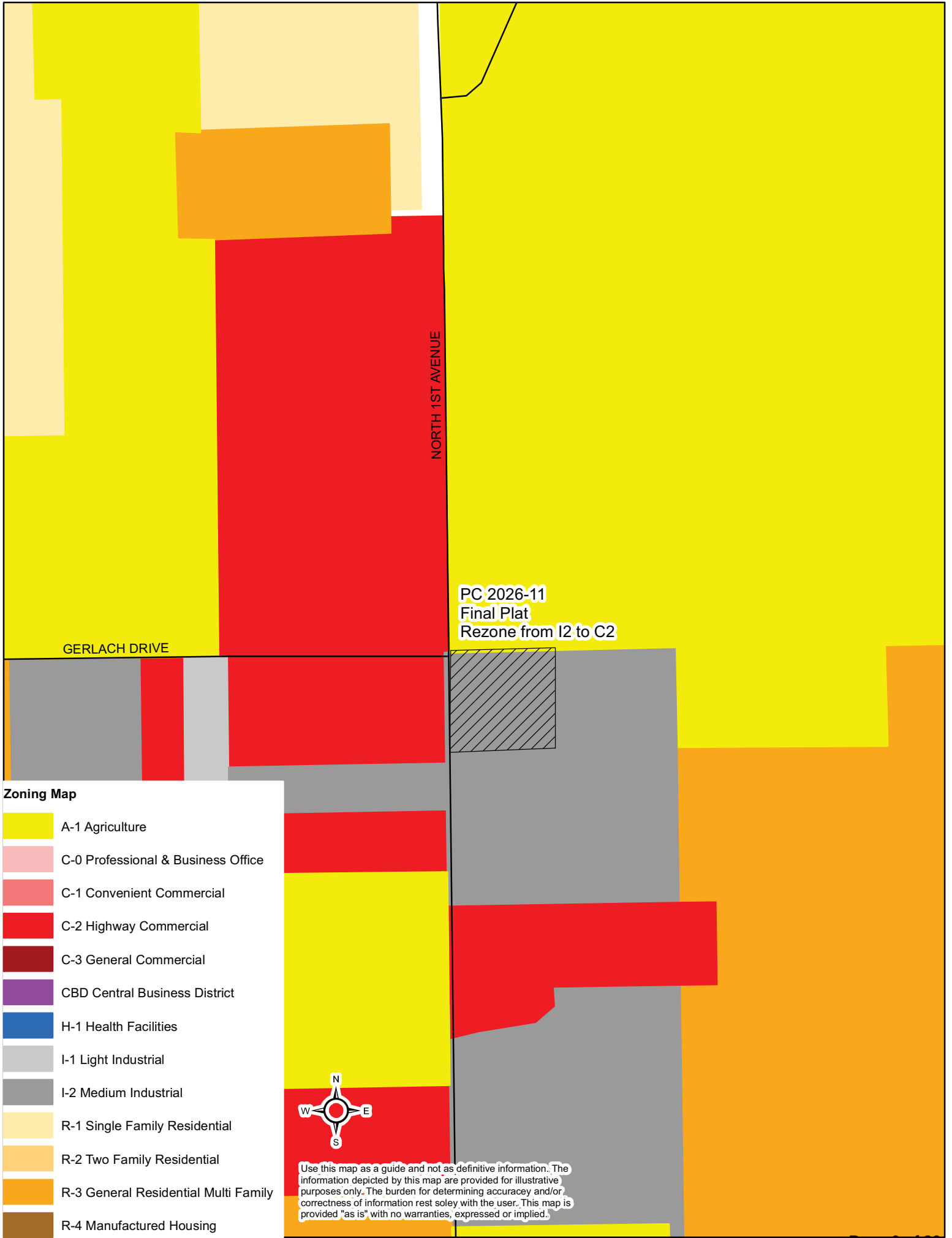
Request Type: REZONE/REPLAT

Applicant: FW LAND INVESTMENT

Case Number: PC2026-11

Building Department	Signature	Comments	Date
Community Development Director: Paul Cottrell		meets all zoning requirements	6-9
Address and Mapping Aaron Walkup		N/A	
Building Inspector: Raven Bates or Taylor Davis		will require storm water management plans must conform to IBC 2018	6-9
Facilities Supervisor: Mark Pierce		No Comments	
Public Works	Signature	Comments	Date
Public Works Director: Phillip High Tower		NO COMMENTS	6-9-26
M & O Supervisor Randy Cantrell		No Comment	6/9/2026
Streets Superintendent Aaron Saldivar		No comment	6-9-26
Solid Waste Director: Jared Dillingham		NO COMMENT	
Fire Department	Signature	Comments	Date
Fire Marshall Collin Gordon		All construction attributes must be in accordance with IBC & IFC 2018 and appendices B, C & D	

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



PC 2026-11
 Final Plat
 Rezone from I2 to C2

GERLACH DRIVE

NORTH 1ST AVENUE

Zoning Map

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



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



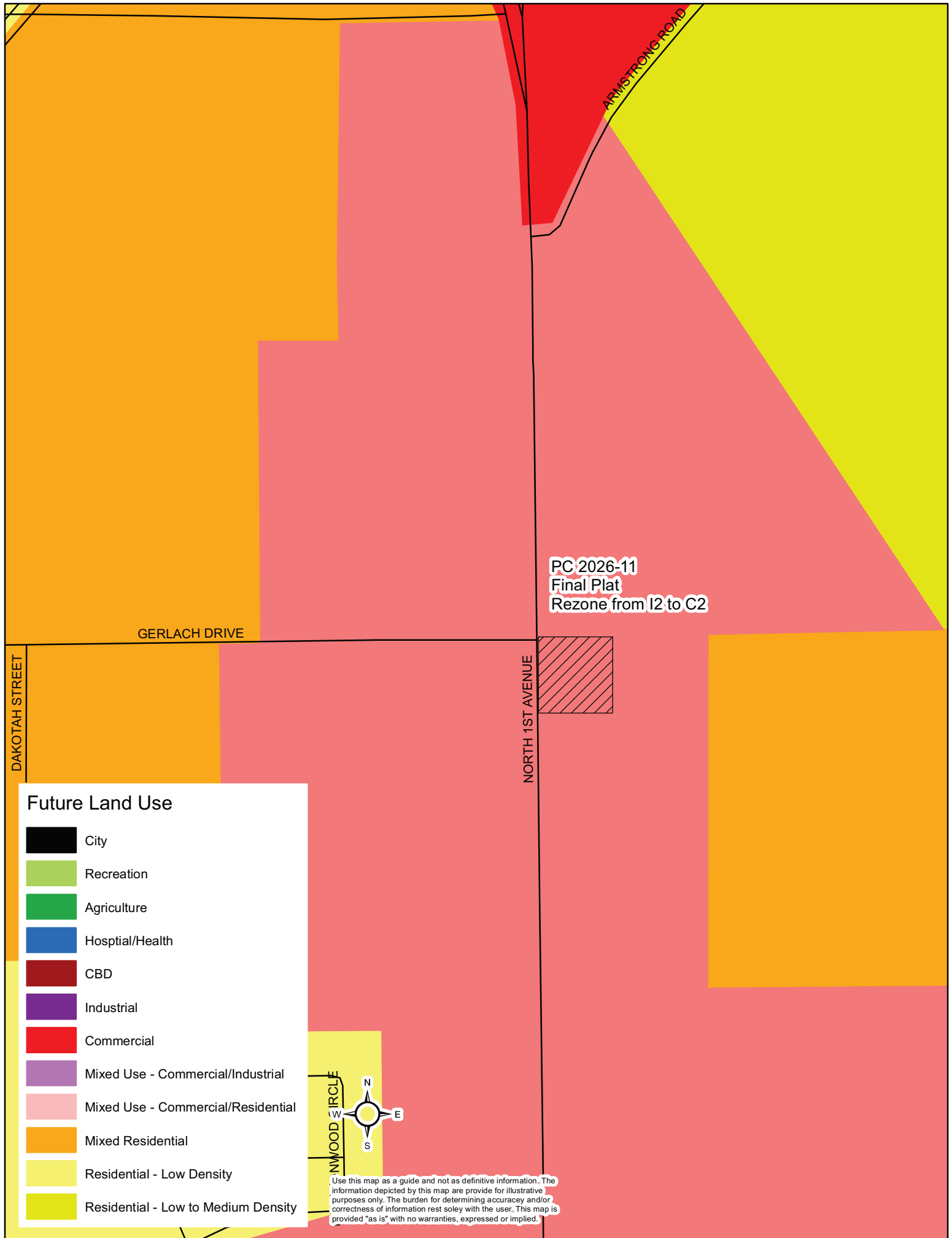
NORTH 1ST AVENUE

GERLACH DRIVE

PC 2026-11
Final Plat
Rezone from I2 to C2



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 2026-11
 Final Plat
 Rezone from I2 to C2

GERLACH DRIVE

DAKOTAH STREET

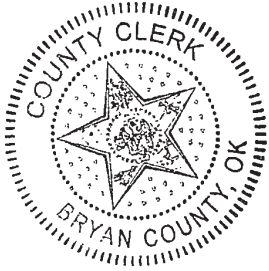
NORTH 1ST AVENUE

Future Land Use

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



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



MODERN abstract and title

1-2022-750141 Book 1616 Pg: 435
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Durant Partners**, a Texas general partnership, party/parties of the first part, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **FW Land Investment LLC**, a Texas limited liability company, whose address is P.O. Box 25404, Dallas, TX 75225, 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 subject as set forth below.

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, by, through or under party/parties of the first part, but not otherwise. 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; applicable zoning and other municipal ordinances; and any other matters of record, including those listed on Exhibit "B" attached hereto and made a part hereof, to the extent, and only to the extent, they validly exist and affect or relate to the described real property and premises.

Revenue Stamps: \$3,750.00

SIGNED AND SEALED this the 10th day of November, 2022.

Durant Partners

BY: 

James J. Melino, Partner and
Authorized Representative

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 3750.00

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

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

WARRANTY DEED
(Continued)

NOTARY AND ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

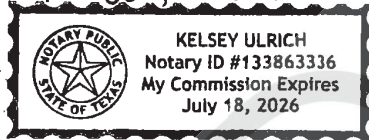
I, Kelsey Ulrich, a Notary Public for the County Dallas, and State of Texas, do hereby certify that, James J. Melino, Partner and Authorized Representative on behalf of Durant Partners, a Texas general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of November, 2022.

Kelsey Ulrich
Notary Public

My Commission Expires: July 18, 2026

(SEAL)



File No.: 220711224

I-2022-750141 Book 1616 Pg: 436
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

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

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

WARRANTY DEED

(Continued)

EXHIBIT "A"

Property Description

Tract One: N/2 NW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT THE FOLLOWING TRACT: Part of the NE/4 NW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Commencing at the Northwest Corner of the NE/4 NW/4 NW/4 of said Section 21; Thence North 88°50' 29" East, a distance of 14.41 feet to the Point of Beginning; Thence South 00°38'08" East, a distance of 250.00 feet; Thence North 88°50'29" East, a distance of 522.33 feet; Thence North 00°38'08" West, a distance of 250.00 feet; Thence South 88°50'29" West, a distance of 522.33 feet to the Point of Beginning.

Tract Two: W/2 NE/4, LESS 12.60 acres occupied as Right-of-Way by MK&T Railroad, and the N/2 S/2 SW/4 NW/4 LESS AND EXCEPT a tract of land located in the NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, described as follows: Commencing at the W/4 corner of said Section 21; Thence North 00°42'58" West 329.94 feet along the West line of said Section 21; Thence North 89°17'02" East 50 feet to the Point of Beginning; Thence North 88°45'25" East 751.01 feet; Thence North 00°42'58" West 288.87 feet; Thence South 89°18'26" West 751.01 feet; Thence South 00°42'58" East 296.09 feet to the Point of Beginning, and NE/4 SW/4 NW/4 LESS the West 50 feet of the North 165 feet thereof; and the S/2 N/2 SE/4 NW/4 NW/4 LESS the West 50 feet thereof; and the S/2 SE/4 NW/4 NW/4 LESS the West 50 feet thereof; and the E/2 NW/4 LESS 6 Acres occupied as Right-of-Way by MO&G Railroad; and LESS a tract described as Beginning at the Northeast corner of the NW/4 NW/4 of said Section 21; Thence South 825 feet; Thence West 610 feet; Thence South 360 feet; Thence East 1152 feet to a point on the West Right-of-Way line of the KMOG Railroad; Thence following said Right-of-Way line in a Northwesterly direction a distance of 1191 feet to the North line of Section 21; Thence West 377 feet to the Point of Beginning, all being in Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof; AND the South 25 feet of the NW/4 SW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof, and

SE/4 of Section 16, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, LESS 13.15 acres for Right-of-Way for MK&T Railroad, and also LESS 4.536 Acres of land described as follows: Starting at a point 26 chains North and 16 chains East of the Quarter Comer between Sections 16 and 21 and running North 6 chains; Thence East 8.81 chains to Durant Water Line Right-of-Way; Thence South 22°37' West 6.50 chains; Thence due West 6.31 chains to the starting point.

Tract Three: N/2 N/2 S/2 NW/4 NW/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, LESS AND EXCEPT a tract of land situated in the W/2 NW/4 of said Section 21, more particularly described as follows: Beginning at a point that bears South 825.0 feet and East 50.0 feet from the Northwest corner of said Section 21; Thence North 89°25'31" East 660.03 feet; Thence North 89°50'47" West 660.0 feet; Thence South 8.39 feet to the point of beginning, and

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

I-2022-750141 Book 1616 Pg: 437
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

WARRANTY DEED

(Continued)

A part of the SE/4 NW/4 NW/4 and W/2 NE/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as Beginning at the Northeast corner of the NW/4 NW/4 of said Section 21; Thence South 825 feet; Thence West 610 feet; Thence South 360 feet; Thence East 1152 feet to a point on the West Right-of-Way line of the K.M.O.G. Railroad; Thence following said Right-of-Way line in a Northwesterly direction a distance of 1191 feet to the North line of Section 21; Thence West 377 feet to the Point of Beginning.

Tract Four: A strip, belt or piece of land 100 feet in width extending across the NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said Right of Way being a strip of land 100 feet in width that is 50 feet on each side of and immediately adjacent and parallel to the center line of the M.O.&G. Railway.

1-2022-750141 Book 1616 Pg: 438
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

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

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

WARRANTY DEED
(Continued)
EXHIBIT "B"

Permitted Exceptions

1. Rights or claims of parties in possession not recorded in the public records.
2. Taxes for the year 2022 and subsequent years, not yet ascertainable or payable.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
4. Due to the U.S. Supreme Court decision in the case *McGirt v. Oklahoma*, 140 S.Ct. 2452 (2020) the Land described herein is or may be located within the boundaries of a Native American reservation.
5. Declarative covenants and reservations set forth in the Declaration of Covenant recorded September 30, 2009, in Book 1238, Page 627.
6. Right of Way Deed to Oklahoma Pipe Line Company, of record in Book 171, Page 162, Bryan County, Oklahoma.
7. Easement to the Conservation Commission of the State of Oklahoma for the purpose of construction of a dam, in Book 221, Page 97, Bryan County, Oklahoma.
8. Easement to the State of Oklahoma for public roadway, of record in Book 221, Page 124, Bryan County, Oklahoma.
9. Easement to State of Oklahoma for construction of an improved highway, of record in Book 227, Page 175, Bryan County, Oklahoma.
10. Right of Way Agreement to the City of Durant for pipe line purposes, of record in Book 371, Page 231, Bryan County, Oklahoma.
11. Right of Way Agreement to the City of Durant, of record in Book 371, Page 235, Bryan County, Oklahoma.
12. Easement to Southwestern Bell Telephone Company, of record in Book 566, Page 247, Bryan County, Oklahoma.
13. Easement to Southwestern Bell Telephone Company, of record in Book 570, Page 195, Bryan County, Oklahoma.
14. Easement to Oklahoma Gas and Electric Company, of record in Book 672, Page 977, Bryan County, Oklahoma.
15. Easement to Oklahoma Gas and Electric Company, of record in Book 672, Page 986, Bryan County, Oklahoma.

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

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

I-2022-750141 Book 1616 Pg: 439
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

MOD-005

WARRANTY DEED
(Continued)

16. Sewer line Easement to Country Estates Utility Corporation, of record in Book 785, Page 205, Bryan County, Oklahoma.
17. Sewer line Easement to Country Estates Utility Corporation, of record in Book 785, Page 206, Bryan County, Oklahoma.
18. Easement to City of Durant, for Utility Easement, of record in Book 1057, Page 89, Bryan County, Oklahoma.
19. Easement to Oklahoma Gas and Electric Company, of record in Book 1084, Page 311, Bryan County, Oklahoma.
20. Right-of-Way Easement in favor of Oklahoma Gas and Electric Company, recorded January 23, 2018, in Book 1458, Page 961.
21. Water rights, claims or title to water, whether or not shown by the public records.
22. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
23. Possible future assessments by reason of Conservancy District No. 9, District Court Decree recorded in Book 377, at Page 45.
24. City of Durant Ordinance No. 851 regulating, restricting, and prohibiting in the City of Durant, Oklahoma, the building or setting up of drilling rigs for the purpose of exploring, developing and producing oil or gas, recorded in Book 509, Page 278.
25. Joint Bryan County-City of Durant Airspace Zoning Ordinance No. 1 regulating air space and height of structures in approach zone of Eaker Field Airport, recorded November 25, 1974 in Book 568, Page 442.
26. Height Restriction Zoning Ordinance relating to Zoning, Establishing that the Airport hazards are contrary to public interest; defining certain terms used; creating airport zoning; establishing airport zone height limitations; regulating and restricting the height of structures and objects of natural growth, and creating the appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; providing for permits and fees; providing for enforcement; creating a board of adjustment; providing for appeals from board of adjustment decisions; providing for judicial review; creating penalties and remedies; providing for severability; and declaring an emergency, of record in September 21, 2004 Book 1067, Page 1017, and re-recorded November 04, 2004 in Book 1071, Page **284**.
27. Ordinance No. 846 extending the city limits, by the Council of the City of Durant, recorded December 5, 1969, in Book 506, Page 256.
28. Ordinance No. 1221 extending city limits, by the Council of the City of Durant, Oklahoma, recorded February 16, 1996, in Book 877, Page 72.
29. Ordinance No. 1366 extending city limits, by the Council of the City of Durant, Oklahoma, recorded April 16, 2002, in Book 999, Page 634.

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

1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

I-2022-750141 Book 1616 Pg: 440
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

MOD-006

WARRANTY DEED
(Continued)

30. Ordinance No. 1575 detaching territory from the corporate limits of the city of Durant, by the Council of the City of Durant, Oklahoma, recorded November 30, 2007, in Book 1176, Page 993.

I-2022-750141 Book 1616 Pg: 441
11/17/2022 9:01 am Pg 0435-0441
Fee: \$ 30.00 Doc: \$ 3,750.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

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

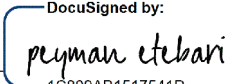
1100 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

LETTER OF AUTHORIZATION

The undersigned, being the authorized representative of FW Land Investment, LLC, a Texas limited liability company, and owner of the property hereby authorizes, Kimley Horn and Associates, Inc., and their representatives to prepare and submit applications for platting and rezoning approvals, and to perform all acts necessary and appropriate to advance such applications with respect to the property located at:

SEC N 1st and E 2060 Rd, City of Durant, Bryan County, Oklahoma
Address and/or County Assessor account number and County Name

FW Land Investment, LLC

By:  _____
Peyman Etebari, manager
1C809AB1517541D...

Date: 5/28/2026

FINAL PLAT
OF
CASEY'S COLLECTIVE
 PART OF THE NORTHWEST QUARTER (NW4), SECTION TWENTY-ONE (21),
 TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN MERIDIAN,
 CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

ELEVATION
 LAND SURVEYORS
 ELEVATION LAND SURVEYING, LLC
 802 SW 15th St., Oklahoma City, OK 73108
 405-489-8393 survey@elevationok.com
 Certificate of Authorization # 824

BRANDON P. HOLLAND
 PROFESSIONAL LAND SURVEYOR #1983

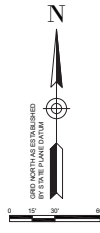
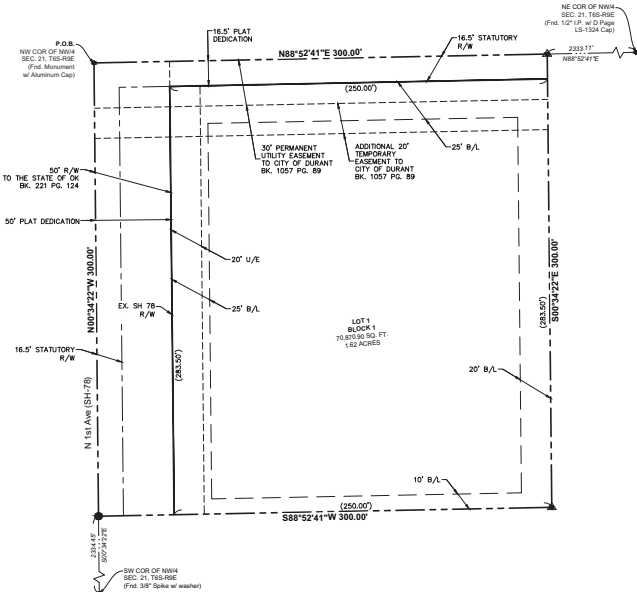
LOCATION MAP
 BRYAN COUNTY, OK

FINAL PLAT
CASEY'S COLLECTIVE
 PART OF THE NW4 OF SECTION 21, T6S-R9E, I.M.
 CITY OF DURANT, BRYAN COUNTY, OK

REVISION	BY	DATE	WH

FIELD DATE: 02/20/2025 SURVEY BY: WH
 FINAL DATE: 11/30/2025 DRAWN BY: BPH
 SCALE: 1"=30' REVIEWED BY: BDC
 ELS JOB NUMBER: 2025.64

SHEET
 2 OF 2



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW4) OF SECTION TWENTY-ONE (21), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN MERIDIAN, BRYAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW4);
THENCE NORTH 88°52'41\"

LEGEND

PLAT BOUNDARY LINE	—————
LOT LINE	—————
SECTION LINE	—————
STATUTORY R/W LINE	—————
EASEMENT LINE	—————
SET BACK LINE	—————
SECTION CORNER (AS NOTED)	●
SET 1/2\"	●
SET MAG. NAIL W/ CALASIA CAP	●
SET MAG. NAIL W/ CALASIA SHNER	●
U/E - UTILITY EASEMENT	—○—
R/W - RIGHT-OF-WAY	—○—
BL - BUILDING LIMIT LINE	—○—

NOTES

- SUBJECT PROPERTY FULLY LIES WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN BY F.E.M.A. MAP NO. 483550301E MAP REVISED JUNE 2, 2015.
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.



The City of Durant

Memorandum

Continued Open Discussion Topic -Code Rewrite for the City of Durant

ATTACHMENTS:

1. PC- Code Rewrite Update 07.01.26



THE CITY OF DURANT

Office of Community Development

Date: 07.01.26
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.