

X

Sheet 2 of 2

TRACT 1

Furnished Legal Description

LEGAL DESCRIPTION FOUND IN BOOK 1598, PAGE 574.

described by metes and bounds as follows:

Being all of the S/2 NE/4 and the S/2 NW/4 NE/4 and that part of the N/2 N/2 SE/4 north of the creek, Section 13, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma and being more particularly

Beginning at a 1/2" steel rod found with a cap marked LPLS 1324 at the East Quarter Corner of said Section 13;

Thence South 89°04'03" West, along the north line of the N/2 N/2 SE/4, a distance of 34.86 feet to a point in the center of a creek;

Thence along the center line of said creek the following calls and distances:
South 00°35'32" West, a distance of 81.15 feet to a point;
South 84°59'19" West, a distance of 29.80 feet to a point;
South 72°28'21" West, a distance of 15.09 feet to a point;
South 57°15'45" West, a distance of 40.96 feet to a point;
North 47°38'41" West, a distance of 68.12 feet to a point;
South 74°49'51" West, a distance of 24.97 feet to a point;
South 17°09'04" West, a distance of 45.05 feet to a point;
South 31°44'18" West, a distance of 124.06 feet to a point;
North 76°45'40" West, a distance of 12.53 feet to a point;
North 42°10'24" West, a distance of 56.25 feet to a point;
South 40°16'41" West, a distance of 61.20 feet to a point;
South 19°13'32" West, a distance of 40.24 feet to a point;
South 30°01'16" West, a distance of 54.30 feet to a point;
North 42°21'39" West, a distance of 23.42 feet to a point;
North 07°57'01" West, a distance of 48.31 feet to a point;
North 74°17'26" West, a distance of 62.59 feet to a point;
North 50°11'46" West, a distance of 64.63 feet to a point;
South 61°15'18" West, a distance of 30.62 feet to a point;
South 47°24'41" West, a distance of 32.44 feet to a point;
North 59°43'51" West, a distance of 42.29 feet to a point;
North 12°01'21" East, a distance of 57.63 feet to a point;
North 45°10'37" East, a distance of 10.30 feet to a point;
North 47°40'10" West, a distance of 72.61 feet to a point;
South 78°46'49" West, a distance of 26.99 feet to a point;
North 48°14'06" West, a distance of 52.26 feet to a point;
South 69°37'31" West, a distance of 54.47 feet to a point;
South 39°14'22" West, a distance of 12.97 feet to a point;
North 87°04'30" West, a distance of 24.08 feet to a point;
North 79°43'02" West, a distance of 83.57 feet to a point;
South 48°20'30" West, a distance of 73.39 feet to a point;
South 25°11'11" West, a distance of 22.54 feet to a point;
South 00°25'17" East, a distance of 31.06 feet to a point;
South 02°16'14" East, a distance of 51.88 feet to a point; South 09°12'09" West, a distance of 41.41 feet to a point;
South 40°40'45" West, a distance of 36.43 feet to a point;
South 47°26'26" West, a distance of 49.29 feet to a point;
South 73°09'12" West, a distance of 55.15 feet to a point; North 79°15'22" West, a distance of 59.24 feet to a point;
South 88°21'33" West, a distance of 126.42 feet to a point;
North 79°05'38" West, a distance of 57.36 feet to a point;
South 89°46'00" West, a distance of 27.01 feet to a point;
South 75°04'35" West, a distance of 23.41 feet to a point;
North 64°16'52" West, a distance of 70.86 feet to a point;
North 45°05'01" West, a distance of 41.18 feet to a point;
South 62°34'56" West, a distance of 105.37 feet to a point;
North 41°18'52" West, a distance of 77.96 feet to a point;
North 72°13'09" West, a distance of 64.97 feet to a point;
South 64°20'40" West, a distance of 28.96 feet to a point;
North 65°38'11" West, a distance of 69.19 feet to a point;
North 32°48'22" West, a distance of 34.03 feet to a point;
North 00°17'51" East, a distance of 60.10 feet to a point;
South 82°42'18" West, a distance of 60.81 feet to a point;
South 18°36'46" West, a distance of 60.66 feet to a point;
South 85°16'09" West, a distance of 94.36 feet to a point;
South 47°10'50" West, a distance of 54.73 feet to a point;
North 60°52'12" West, a distance of 57.43 feet to a point;
South 51°08'04" West, a distance of 47.11 feet to a point;
South 85°23'53" West, a distance of 189.49 feet to a point;
South 67°20'43" West, a distance of 122.30 feet to a point;
North 77°14'08" West, a distance of 119.74 feet to a point;
South 83°55'51" West, a distance of 43.45 feet to a point;
South 57°46'16" West, a distance of 38.66 feet to a point;
North 48°13'30" West, a distance of 34.83 feet to a point;
North 88°34'17" West, a distance of 52.34 feet to a point in the west line of the S/2 S/2 SE/4 of said Section 13;

Thence North 00°41'27" West, along the west line of the E/2 of said Section 13, a distance of 2,220.48 feet to a 1/2" steel rod found with a cap marked LPLS 1780;

Thence North 89°05'35" East, a distance of 1,319.11 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY LPLS 1992;

Thence **South 00°41'19" East**, a distance of **660.37 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY LPLS 1992;

Thence North 89°05'05" East, a distance of 1,319.09 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY LPLS 1992 at the northeast corner of the S/2 NE/4 of said Section 13;

Thence **South 00°41'11" East**, along the east line of the S/2 NE/4 of said Section 13, a distance of **1,320.34 feet** to the Point-of-Beginning and containing 112.183 acres of land. The Basis of Bearings are Oklahoma State Plane Coordinate System, Oklahoma South (3502) (NAD 83), (Grid North). This property description was prepared on (4/22/2022) by John C. Copley, Licensed Professional Land Surveyor No. 1992.

Owners Certificate & Dedication

We hereby offer for dedication to the public use all streets and avenues, parks and public facilities, and easements as shown on the Final Plat of McLean Addition to Bryan County, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate of Acceptance of Dedication.

In witness whereof, INTEGRITY HILLS LLC Owner of Tract 1, has caused these presents to be signed this ______day of _____, 2023.

Attest.

Authorized Signer

of _____, 2023.

In witness whereof, HOLLEY JOLLY DEVELOPMENT, LLC Owner of Tract 2, has caused these presents to be signed this ______day

Attest:

Authorized Signer



OWNERS/DEVELOPER INTEGRITY HILLS LLC 4100 ELDORADO PARKWAY 100263 MCKINNEY, TEXAS 75070

OWNERS/DEVELOPER HOLLEY JOLLY DEVELOPMENT, LLC 3348 W. STAFFORD DR. DENISON, TEXAS 75020

SURVEYOR JOHN C. COPLEY L.P.L.S. NO. 1992 1702 VERDI LN. SHERMAN, TEXAS

TRACT 2 LEGAL DESCRIPTION FOUND IN BOOK 1598, PAGE 793.

bounds as follows:

Beginning at a 1/2" steel rod found with a cap marked LPLS 1324 at the East Quarter Corner of said Section 13; Thence South 00°41'47" East, along the east line of the SE/4 of said Section 13, a distance of 1,320.42 feet to a mag

nail set with an aluminum washer marked COPLEY LPLS 1992 for the southeast corner of said S/2 NE/4 SE/4 of said Section 13;

Thence South 89°03'21" West, a distance of 1,319.10 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY LPLS 1992;

Thence North 00°41'37" West, a distance of 660.32 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY

LPLS 1992;

COPLEY LPLS 1992 at the southeast corner of the N/2 N/2 SE/4 of said Section 13;

center of said creek;

fee

nter of said creek;
Thence along the centerline of said creek the following calls and dista
et to a point;
South 48°13'30" East, a distance of 34.83 feet to a point; North 57°46'16" East, a distance of 38.66 feet to a point;
North 83°55'51" East, a distance of 43.45 feet to a point;
South 77°14'08" East, a distance of 119.74 feet to a point;
North 67°20'43" East, a distance of 122.30 feet to a point;
North 85°23'53" East, a distance of 189.49 feet to a point;
North 51°08'04" East, a distance of 47.11 feet to a point;
South 60°52'12" East, a distance of 57.43 feet to a point;
North 47°10'50" East, a distance of 54.73 feet to a point;
North 85°16'09" East, a distance of 94.36 feet to a point;
North 18°36'46" East, a distance of 60.66 feet to a point;
North 82°42'18" East, a distance of 60.81 feet to a point;
South 00°17'51" West, a distance of 60.10 feet to a point; South 32°48'22" East, a distance of 34.03 feet to a point;
South 65°38'11" East, a distance of 69.19 feet to a point;
North 64°20'40" East, a distance of 28.96 feet to a point;
South 72°13'09" East, a distance of 64.97 feet to a point;
South 41°18'52" East, a distance of 77.96 feet to a point;
North 62°34'56" East, a distance of 105.37 feet to a point;
South 45°05'01" East, a distance of 41.18 feet to a point;
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North 89°46'00" East, a distance of 27.01 feet to a point; South 79°05'38" East, a distance of 57.36 feet to a point;
North 88°21'33" East, a distance of 126.42 feet to a point;
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North 02°16'14" West, a distance of 51.88 feet to a point;
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North 25°11'11" East, a distance of 22.54 feet to a point; North 48°20'30" East, a distance of 73.39 feet to a point;
South 79°43'02" East, a distance of 83.57 feet to a point;
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South 47°38'41" East, a distance of 68.12 feet to a point;
North 57°15'45" East, a distance of 40.96 feet to a point; North 72°28'21" East, a distance of 15.09 feet to a point;
North 84°59'19" East, a distance of 29.80 feet to a point;

SE/4 of said Section 13;

appeared____

forth.

Thence North 89°04'03" East, a distance of 34.86 feet to the Point-of-Beginning and containing 47.791 acres of land. The Basis of Bearings are Oklahoma State Plane Coordinate System, Oklahoma South (3502) (NAD 83), (Grid North). This property description was prepared on (4/22/2022) by John C. Copley, Licensed Professional Land Surveyor No. 1992.

appeared___

forth. Given under my hand and seal of office the day and year last above written.

Final Plat of Hidden Daks Creek Addition an addition to Durant, Oklahoma

Furnished Legal Description

Being all of the S/2 NE/4 SE/4 and that part of the N/2 N/2 SE/4 south of the creek, of Section 13 Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma and being more particularly described by metes and

Thence South 89°03'47" West, a distance of 1,319.07 feet to a 1/2" steel rod set with an aluminum cap marked

Thence North 00°41'27" West, along the west line of said N/2 N/2 SE/4, a distance of 421.68 feet to a point in the

ances: South 88°34'17" East, a distance of 52.34

North 00°35'32" East, a distance of 81.15 feet to a point of intersection of said creek and the north line of the N/2 N/2

Owners Notary

Before me, the undersigned, a Notary Public in and for said County and State on this _____day of ______2023, personally ____to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that _____executed the same as _____free and voluntary act and deed for the uses and purposes therein set

Given under my hand and seal of office the day and year last above written.

Notary Public My commission expires:

Owners Notary

Before me, the undersigned, a Notary Public in and for said County and State on this ____day of _____2023, personally beared _____to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that ______executed the same as ______free and voluntary act and deed for the uses and purposes therein set

> Notary Public My commission expires:_____.



DATE OF LAST SITE VISIT: 4-22-2022