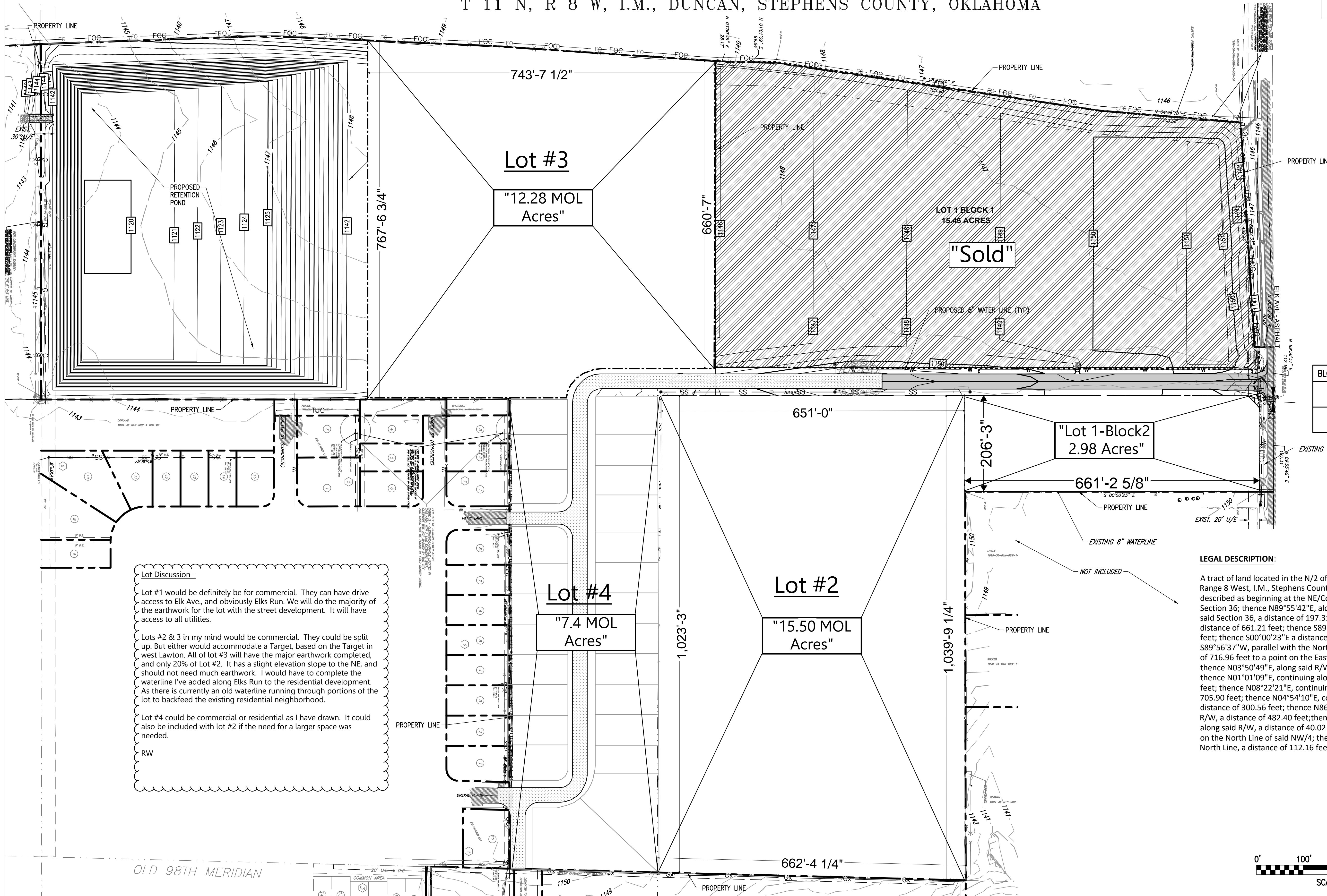


PRELIMINARY PLAT  
OF  
PHASE I  
ELKS RUN DEVELOPMENT  
A PART OF THE NORTHEAST QUARTER OF SECTION 36,  
T 11 N, R 8 W, I.M., DUNCAN, STEPHENS COUNTY, OKLAHOMA



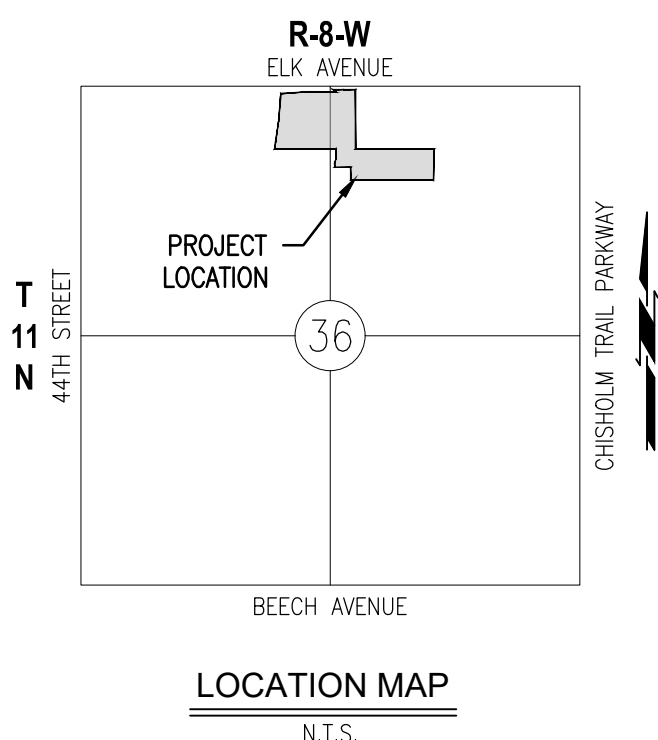
**Lot Discussion -**

Lot #1 would be definitely be for commercial. They can have drive access to Elk Ave., and obviously Elks Run. We will do the majority of the earthwork for the lot with the street development. It will have access to all utilities.

Lots #2 & 3 in my mind would be commercial. They could be split up. But either would accommodate a Target, based on the Target in west Lawton. All of lot #3 will have the major earthwork completed, and only 20% of Lot #2. It has a slight elevation slope to the NE, and should not need much earthwork. I would have to complete the waterline I've added along Elks Run to the residential development. As there is currently an old waterline running through portions of the lot to backfeed the existing residential neighborhood.

Lot #4 could be commercial or residential as I have drawn. It could also be included with lot #2 if the need for a larger space was needed.

RW

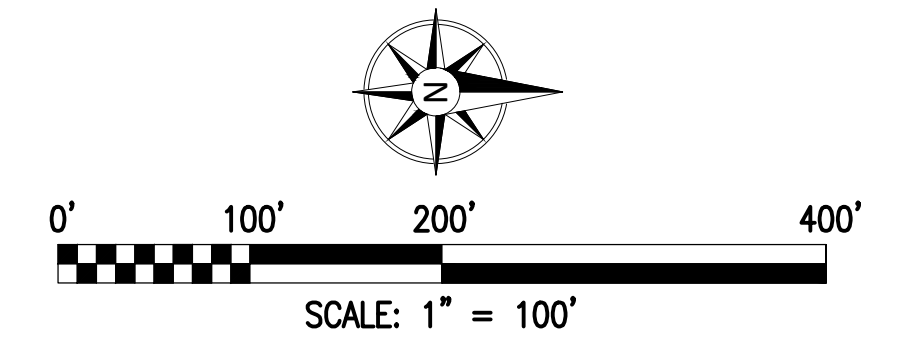


**LOT TABLE**

BLOCK	LOT	SIZE
1	1	15.50 ACRES 672,958.75 S.F.
1	2	2.98 ACRES 129,647.15 S.F.

**LEGAL DESCRIPTION:**

A tract of land located in the N/2 of Section 36, Township 1 North, Range 8 West, I.M., Stephens County, Oklahoma; more particularly described as beginning at the NE/Corner of the NW/4 of said Section 36; thence N89°55'42"E, along the North Line of the NE/4 of said Section 36, a distance of 197.31 feet; thence S00°00'23"E a distance of 661.21 feet; thence S89°56'23"W a distance of 206.24 feet; thence S00°00'23"E a distance of 533.80 feet; thence S89°56'37"W, parallel with the North Line of said NW/4, a distance of 716.96 feet to a point on the East R/W Line of the Duncan Bypass; thence N03°50'49"E, along said R/W, a distance of 28.17 feet; thence N01°01'09"E, continuing along said R/W, a distance of 99.84 feet; thence N08°22'21"E, continuing along said R/W, a distance of 705.90 feet; thence N04°54'10"E, continuing along said R/W, a distance of 300.56 feet; thence N86°27'33"E, continuing along said R/W, a distance of 482.40 feet; thence N00°00'00"W, continuing along said R/W, a distance of 40.02 feet (record = 40.00') to a point on the North Line of said NW/4; thence N89°56'37"E, along said North Line, a distance of 112.16 feet back to the Point of Beginning.



**PHASE I  
ELKS RUN DEVELOPMENT**  
WEST ELK AVENUE  
DUNCAN, OKLAHOMA

Project Number: Client Number:  
----- N/A



BRYAN W. RICHARDS, P.E.  
Expires: 11/30/2026

**BWR  
DESIGN GROUP**

BWR DESIGN GROUP, LLC  
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405-761-5517  
CA 7227, EXP. 06/30/2026

Issue Date:  
04/30/25

Purpose - Issue:  
FINAL

Revisions:

No.	Date	Revision

Sheet Title:

PRELIMINARY PLAT

Sheet Number: