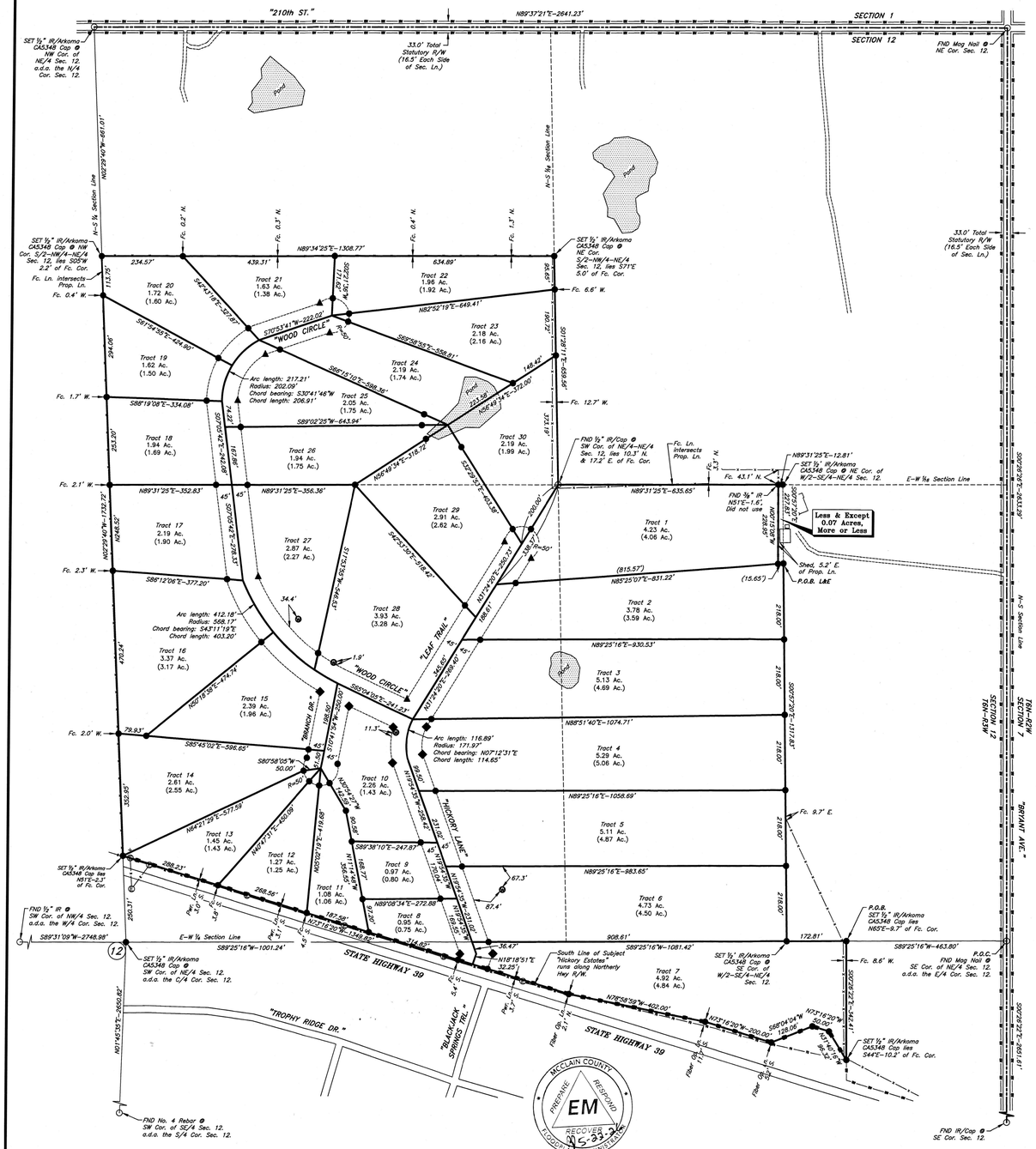
I-2026-006393 Book 3094 Pg 445
06/08/2026 11:33am Pg 0445-0445
Fee: $20.00 Doc: $0.00
Rebekah Couch - McClain County Clerk
State of OK

By SS Deputy
Return to:
Keep on File
Plat Cab. 4 Page 138

HICKORY ESTATES

A Subdivision of 80.94 Acres
in a part of the E/2 Sec. 12, T6N–R3W,
McClain County, OK
FINAL PLAT – 4/2/2026

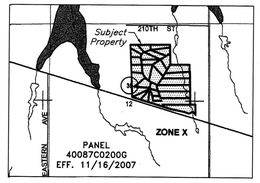


–LEGEND–

- Property Line/Lot Line
- Fence
- Roadway Right-of-Way
- Aerial Power Line
- Fiber Optic Line
- Driveway
- Easement
- Power Pole
- Water Well
- Guy Anchor
- Found Monument
- Set ½" Iron Rod w/ASM CA5348 Cap
- Set 60D Nail
- Set 60D Nail w/Lathe

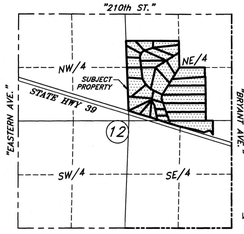
1.29 Ac. = Total Acres of Tract
(1.07 Ac.) = Net Acres of Tract (Usable Acres outside of Roadway Easements & Ponds.)

McClain County Unincorporated Areas 400538



Subject Property falls in "Zone X" per FEMA Floodplain Map No. 40087C0200G, effective 11/16/2007.

Outside (1% Annual Flood)
Zone X Designation= "Area of Minimal Flood Hazard"



VICINITY MAP (No Scale)

PROPERTY DESCRIPTION:

A tract of land containing 80.94 acres, more or less, in part of the N/2–SE/4, the W/2–SE/4–NE/4, S/2–NW/4–NE/4 and a part of the SW/4–NE/4, Section 12, T6N–R3W, McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found Mag Nail at the Southeast Corner of the NE/4 of said Section 12; Thence S89°25'16"W, along the South line of the NE/4, a dist. of 463.80 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence S00°26'22"E, parallel with the East line of the SE/4, a dist. of 342.41 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap on the North Right–of–Way of State Highway 39; Thence the following meanders along said Right–of–Way; N31°40'16"W a dist. of 96.32 feet; Thence N73°16'20"W a dist. of 50.00 feet; S88°04'04"W a dist. of 128.06 feet; N73°16'20"W a dist. of 200.00 feet; N78°58'59"W a dist. of 402.00 feet; N73°16'20"W a dist. of 1349.82 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap on the West line of the NE/4; Thence N02°29'40"W, along said West line, a dist. of 1732.72 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the S/2–SW/4–NE/4; Thence N89°34'25"E, along the North line of the S/2–NW/4–NE/4, a dist. of 1308.77 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Northeast Corner of the S/2–NW/4–NE/4; Thence S01°28'11"E, along the East line of the S/2–NW/4–NE/4, a dist. of 659.56 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner W/2–SE/4–NE/4 to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the; Thence N89°31'25"E, along the North line of the W/2–NW/4–NE/4, a dist. of 648.46 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Northeast Corner of the W/2–NW/4–NE/4; Thence S00°57'20"E, along the East line of the W/2–NW/4–NE/4, a dist. of 1317.83 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Southeast Corner of the W/2–NW/4–NE/4; Thence N89°25'16"E, along the South line of the NE/4, a dist. of 172.81 feet to the Point of Beginning, said tract contains 80.96 Acres, more or less.

The above description was taken from client per Deed Book 1463, Pages 317–318, and re–written due to a more recent ODOT tract taken from the above parent tract. Further, the new description composed above lies wholly within the confines of the description located in said Deed Book 1463, Pages 317–318, and has a Basis of Bearings of Grid North – NAD 83 – State Plane – OK South Zone.

LESS & EXCEPT
A 0.07 Acre tract of land lying in a part of the NW/4–SE/4–NE/4 of Section 12, Township 6 North, Range 3 West of the Indian Meridian, McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found Mag Nail at the Southeast Corner of the NE/4 of said Section 12; Thence S89°25'16"W, along the South line of the NE/4, a dist. of 636.61 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Southeast Corner of the W/2–SE/4–NE/4; Thence N00°57'20"W, along the East line of the W/2–SE/4–NE/4, a dist. of 1090.00 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence S85°25'07"W, a dist. of 15.65 feet to Set ½" Iron Rod w/Arkoma CA5348 Cap; Thence N00°15'08"W a dist. of 228.95 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4–NE/4; Thence N89°31'25"E, along said North line, a dist. of 12.81 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap at the Northeast Corner of the W/2–SE/4–NE/4; Thence S00°57'20"E, along the East line of the W/2–SE/4–NE/4, a dist. of 227.83 feet the Point of Beginning, said tract contains 0.07 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 2nd day of March, 2026, and has a Basis of Bearings of Grid North – NAD 83 – State Plane – OK South Zone.

McCLAIN COUNTY 911 TRUST AUTHORITY:

COORDINATOR: _____

SURVEYOR

0' 175' 350' 525'

SCALE: 1" = 175'

BASIS OF BEARINGS:
GRID NORTH – NAD 83
STATE PLANE – OK SOUTH ZONE

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ZEPPELIN LAND INVESTMENTS LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSON, FIRM OR CORPORATION WHICH HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THIS PLAT, AND DO HEREBY CREATE A PRIVATE STREET RIGHT OF WAY FOR THE USE OF THE OWNER, AND ITS SUCCESSORS AND ASSIGNS, FOR THOSE AREAS DESIGNATED "PRIVATE STREET" ON THE FACE OF SAID FINAL PLAT. THE PROPERTY OWNERS ASSOCIATION AND IS NOT MAINTAINED BY MCCLAIN COUNTY.
THEY HEREBY DEDICATE TO MCCLAIN COUNTY AN EASEMENT OVER AND ACROSS SAID PRIVATE STREET FOR THE PURPOSES OF A FIRE LANE AND USE BY POLICE FOR POLICE PROTECTION PURPOSES. THE PRIVATE STREET SHALL REMAIN OPEN TO ALL EMERGENCY PERSONNEL AND ALL PERSONNEL FROM FEDERAL, STATE, COUNTY OR CITY AGENCIES.
THEY HEREBY DEDICATE ALL EASEMENTS AS SHOWN OF SAID FINAL PLATE TO THE PUBLIC FOR UTILITY PURPOSES FOR ITS SUCCESSOR AND ASSIGNS FOREVER AND HAS CAUSED THE SAME TO RELEASED FROM ALL ENCUMBRANCES.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 23rd DAY OF April, 2026
COVENANTS RESERVATIONS, AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A DIFFERENT INSTRUMENT.

ZEPPELIN LAND INVESTMENTS LLC. Seth Koenig, Manager

STATE OF OKLAHOMA }
COUNTY OF MCCLAIN }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 23rd DAY OF April, 2026
PERSONALLY APPEARED Seth Koenig, OWNER OF ZEPPELIN LAND INVESTMENTS LLC, 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 AND AS THE FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: 09/11/28
NOTARY PUBLIC: Dane Moreno

BONDED ABSTRACTOR'S CERTIFICATE:

STATE OF OKLAHOMA }
COUNTY OF MCCLAIN }

THE UNDERSIGNED, DULY QUALIFIED ABSTRACTOR, IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT, APPEARS TO BE VESTED IN ZEPPELIN LAND INVESTMENTS LLC,
AND THAT ON THE 1st DAY OF May, 2026 ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY
PENDING ACTIONS, JUDGEMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES FOR THE YEAR 2026 AND PRIOR YEARS: THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON,
THIS 1st DAY OF May, 2026

ABSTRACTOR: Carol A. DiBlenzo

STATE OF OKLAHOMA }
COUNTY OF MCCLAIN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 7th DAY OF May, 2026
PERSONALLY APPEARED Carol A. DiBlenzo, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES WHEREIN SET FORTH.

MY COMMISSION EXPIRES: 2-19-2030
NOTARY PUBLIC: Debbie Greene

OFFICIAL SEAL DEBBIE GREENE Commission # 25001717 Expires February 19, 2030

COUNTY TREASURER CERTIFICATE:

I, Michelle Williams, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF MCCLAIN COUNTY, OKLAHOMA, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2026 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, MCCLAIN COUNTY, STATE OF OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT MCCLAIN COUNTY, OKLAHOMA,

THIS 7 DAY OF May, 2026

COUNTY TREASURER: Michelle Williams

STATE DEPARTMENT OF ENVIRONMENTAL QUALITY

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE Purcell OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF Private WATER SYSTEMS AND Individual Onsite SEWAGE SYSTEMS.

ONCE THE PLAT HAS BEEN APPROVED BY THE DEPARTMENT, NO SOIL MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR THE SEWAGE DISPOSAL SYSTEM(S)

DATE: 5/7/2026
MCCLAIN COUNTY DEQ DEP. REPRESENTATIVE: DBrown 357774

BOARD OF COUNTY COMMISSIONER'S APPROVAL

I, Wilson Lyles, CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF MCCLAIN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT THE SAID COUNTY COMMISSIONERS DULY APPROVED THIS PLAT, IN MCCLAIN COUNTY, OKLAHOMA ON THE 1 DAY OF June, 2026.

FURTHER, ROADS WILL NOT BE MAINTAINED BY THE COUNTY, PROVIDED HOWEVER, THE COUNTY MAY AGREE TO MAINTAIN THE ROAD(S) AT SOME FUTURE DATE.

CHAIRMAN: Wilson Lyles
ATTEST: Richard Lee
VICE CHAIRMAN: Jim
MEMBER: Glen Murray

SURVEYORS CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on–the–ground, performed under the supervision of the undersigned, at the request of Kyle Briscoe with Zeppelin Land Investments LLC, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

LANCE G. MATHIS L.P.L.S. #1664

DATE – 4/2/26

OKLAHOMA C.A. #5348 (EXPIRES JUNE 30, 2026)

STATE OF OKLAHOMA }
COUNTY OF MCCLAIN }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS
2nd DAY OF April, 2026 PERSONALLY APPEARED LANCE G. MATHIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: 7/2/28
NOTARY PUBLIC: Kristina Heitner

NO.	REVISION	DATE	BY	APPR.
1.	MOVED EAST LINE OF TRACT 1	3/2	SS	
2.	COMBINED LOTS 10 & 11, RENUMBERED	3/23	SS	

Survey Requested By:
ZEPPELIN LAND INVESTMENTS LLC
Moore, OK

SURVEY & MAPPING BY:
ARKOMA SURVEYING AND MAPPING, PLLC
P.O. Box 238 (918)465–5711
Wilburton, OK 74578 (918)465–5030 fax
OK CA #5348 EXP. DATE 6–30–26

SURV. BY: G.M. 02/04/2026	JOB. NO.: 12–119
DRAWN BY: S.S. 02/10/2026	DRAW. NO.: 12–119–SUB
APPR. BY: L.G.M.	SHEET SIZE: 24" X 36"
SHEET 1 OF 1	

COUNTY CLERK

COUNTY COMMISSIONER

D.E.Q. OFFICIAL
STATE OF OKLAHOMA
APPROVED
MAY 07 2026
DEPARTMENT OF ENVIRONMENTAL QUALITY

COUNTY TREASURER

ABSTRACTOR'S NOTARY

ABSTRACTOR

OWNER'S NOTARY
DANE MORENO NOTARY # 24011403 EXP. 09/11/28 PUBLIC STATE OF OKLAHOMA

911 TRUST AUTHORITY
McClain County 911 Trust Authority OFFICIAL SEAL OKLAHOMA

SURVEYOR'S NOTARY
KRISTINA HEITNER NOTARY #20007984 EXP. 7/2/28 LATIMER COUNTY PUBLIC STATE OF OKLAHOMA

SURVEYOR
LICENSED PROFESSIONAL LAND SURVEYOR LANCE G. MATHIS 1664 4/2/26 OKLAHOMA

McCLAIN COUNTY EM PREPARE RESPOND RECOVER EMERGENCY MANAGEMENT ADMINISTRATION
05-23-24