

gfs

**Easement to  
“Hester” Place off  
MacArthur BLVD  
And 197th**



STATE OF OKLAHOMA } ss  
McCLAIN COUNTY }  
Filed for record on this 9 day of Jan 2004  
at 11:17 A.M. Recorded in  
Book 1688 on page 146  
D.P. Stamps: \$  
Lee Hawkins, County Clerk  
By: [Signature] Deputy  
Return to: [Signature] Day 1545  
Shawnee OK 73080

ROADWAY AND UTILITY EASEMENT

The undersigned, **BNO Enterprises, L.L.C.** is the current owner of record and wishes to grant to the public, for the benefit and enjoyment of all, an easement to be used for roadway and utility purposes over and across the following described land located in McClain County, Oklahoma:

A part of West Ranch being an unrecorded subdivision of a part of the Southwest Quarter (SW/4) of Section 10 and a part of the Northwest Quarter (NW/4) of Section 15, all in Township 6 North, Range 4 West of the Indian Meridian, McClain County, State of Oklahoma, being 75 feet on each side of the following described centerline:

- Commencing at the Northwest corner of the SW/4 of Section 10:
- Thence S 00°02'13" E along the West line of the Southwest Quarter, a distance of 2647.31 feet to the Northwest corner of the NW/4 of Section 15;
- Thence S 00°02'00" E, along the West line of the NW/4 of Section 15, a distance of 1328.74 feet to the POINT OF BEGINNING;
- Thence S 89°42'59" E, a distance of 2645.44 feet to the East line of the NW/4 being the POINT OF TERMINUS.

NOW THEREFORE the Grantor does grant and convey to the public, a road and utility easement as described over, across, through and under the lands.

Acknowledged this 8<sup>th</sup> day of January, 2004.

BNO Enterprises, L.L.C.

[Signature]  
Tracy Williams, Manager

STATE OF OKLAHOMA, COUNTY OF McCLAIN

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of January, 2004 by Tracy Williams, Manager of BNO Enterprises, L.L.C.

My Commission Expires:  
10-10-05

[Signature]  
Notary Public



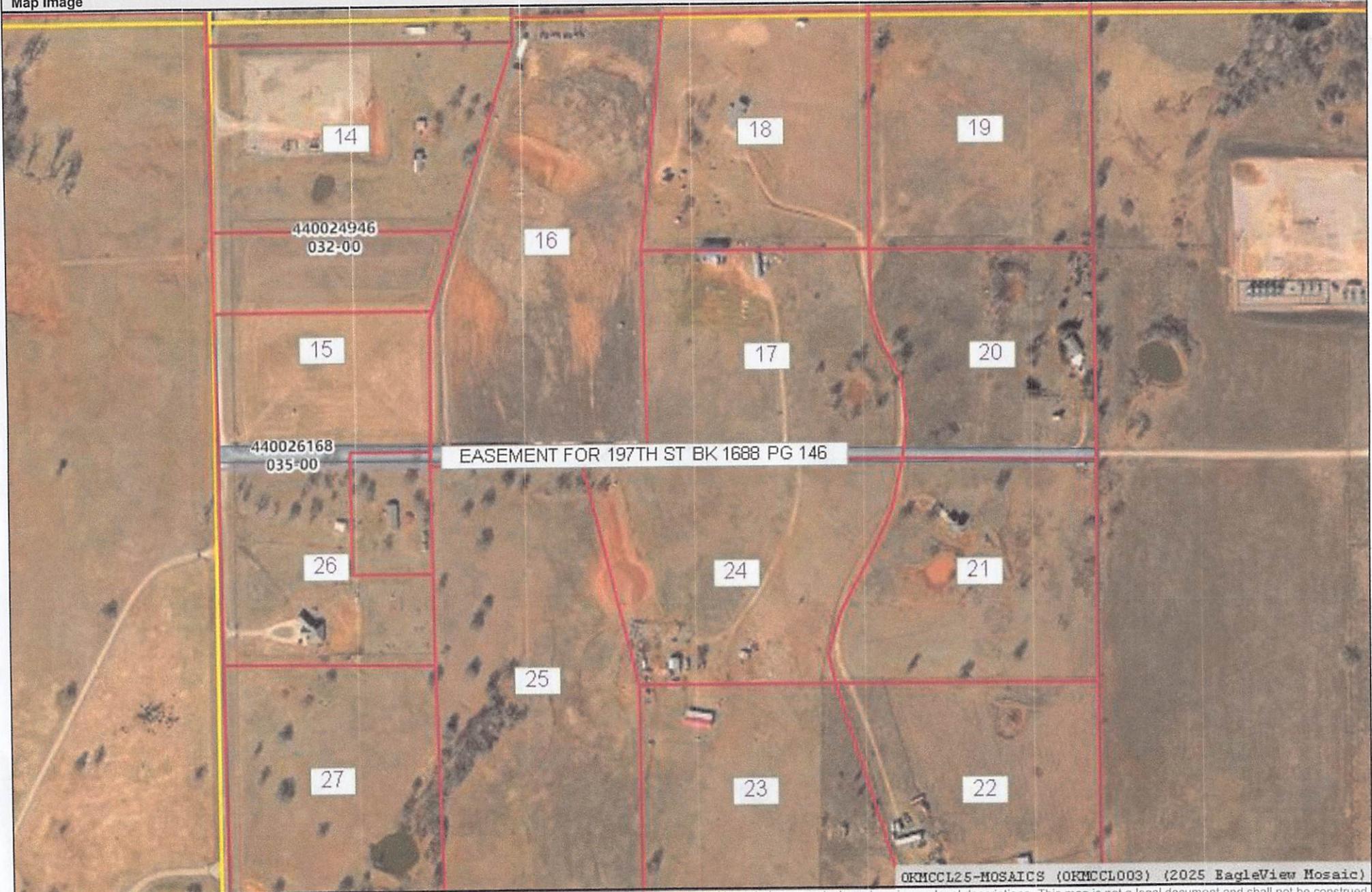


# McClain Map Image

Data provided by Elizabeth Patrick County Assessor

Date 11/24/2025  
Time 15:47:04  
Latitude -97.616784  
Longitude 34.9967717

Map Image



OKMCCL25-MOSAICS (OKMCCL003) (2025 EagleView Mosaic)

The McClain County GIS Data is for informational purposes only and should not be used to determine precise boundaries, parcel boundaries, appraisal, engineering, or legal descriptions. This map is not a legal document and shall not be construed as an official survey.

28.50  
28.50

JOINT TENANCY  
**WARRANTY DEED**  
WITH ACCEPTANCE

File # 403161



By Am Deputy  
Return to Stewart Title  
1200 S. Air Depot St. M  
OKC, OK 73110

**Know All Men by These Presents:**

THAT, BNO ENTERPRISES, L.L.C., duly organized and existing under and by virtue of the laws of the State of OKLAHOMA party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto DAVID P. ENDRIS, JR. AND KIMBERLY S. ENDRIS, HUSBAND AND WIFE as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in McClain County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantee's Mailing Address:

TAX ID #:

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

**TO HAVE AND TO HOLD** said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its MANAGER-MEMBER this 11th day of May, 2004

BNO ENTERPRISES, L.L.C.

BY: [Signature]  
ALAN HOLBROOK, MANAGER-MEMBER

403161 FF \$15.00 DS \$28.05  
CORPORATE OR LLC ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State on the 11th day of May, 2004, personally appeared, ALAN HOLBROOK to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its MANAGER-MEMBER and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

GAYLENE BROOKS  
Commission Expires: 7/7/2006

RETURN TO:  
Stewart Escrow & Title, Midwest City, Inc.  
1200 S. Air Depot, Suite M  
Midwest City, Oklahoma 73110

**EXHIBIT "A"**

Tract 20 of West Ranch, being an unrecorded subdivision of a part of the Southwest Quarter (SW/4) of Section Ten (10) and a part of the Northwest Quarter (NW/4) of Section Fifteen (15), all in Township Six (6) North, Range Four (4) West of the Indian Meridian, McClain County, State of Oklahoma, being described by metes and bounds as follows: Commencing at the Northwest Corner of the SW/4 of Section 10; thence S00°02'13" E, along the West line of the Southwest Quarter of Section 10, a distance of 2647.31 feet to the Northwest Corner of the NW/4 of Section 15; thence S00°02'00" E, along the West line of the NW/4 of Section 15, a distance of 1328.74 feet; thence S89°42'59" E, a distance of 2052.13 feet to the point of beginning; thence N00°04'38" W, a distance of 177.28 feet to the beginning of a curve whose chord is N 13°56'14" W, a distance of 119.77 feet, the radius point of which bears S 89°55'22" W, a distance of 250.00 feet; thence Northerly, along said curve through a central angle of 27°43'12" a distance of 120.95 feet; thence N27°47'50" W, a distance of 93.49 feet to the beginning of a curve whose chord is N13°56'14" W, a distance of 119.77 feet, the radius point of which bears N 62°12'10" E, a distance of 250.00 feet; thence Northerly along said curve through a central angle of 27°43'12" a distance of 120.95 feet; thence N 00°04'38"W, a distance of 153.90 feet; thence S89°42'59" E, a distance of 50.00 feet to a set ½" iron pin; thence S89°42'59" E, a distance of 644.18 feet to a set ½" iron pin on the east line of the NW/4 of Section 15; thence S 00°04'38" E, along the east line of the NW/4 of Section 15, a distance of 620.88 feet to a set ½" iron pin; thence S 00°04'38" E along the east line of the NW/4 of Section 15, a distance of 25.00 feet; thence N89°42'59" W, a distance of 593.31 feet to the point of beginning.

1688

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