

NOTICE OF PUBLIC HEARING
For the Town of Hochatown Board of Trustees
Proposed Rezoning
March 4, 2026 at 1:00 P.M.
Town of Hochatown Town Hall
101 Rock Oak Lane, Hochatown, Oklahoma 74728

NOTICE IS HEREBY GIVEN, that the Town of Hochatown Board of Trustees will hold a public hearing to consider a proposed zoning map amendment (rezoning) for the property described herein.

The meeting is being held for the purpose of considering the applicant's request to rezone the subject property from its current **Residential** designation to a **Commercial** designation. The public hearing is an opportunity for all interested persons to attend, ask questions, and provide comments regarding the proposed change.

The proposed request for rezoning will be brought for public hearing at the Board of Trustees meeting on the 4th day of March, 2026 at Hocha Town Hall - 101 Rock Oak Lane - Hochatown, OK 74728, at 1:00 pm. At which time and place any affected person(s) may appear to protest or support the passage thereof. Any written protest for this meeting must be filed with the Town Clerk at least three (3) days prior to the meeting date, in accordance with state law (11 O.S. § 43-105).

Legal Description of Subject Parcel:

All that certain 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod with aluminum cap found at the common southeast corner of said 67.80 acres and Section 35;

THENCE North 02°10'22" West, along and with the common east line of the 67.80 acres and Section 35, a distance of 1,656.46 feet to point at the lower northeast corner of the 67.80 acres, from which a found 1/2 inch iron rod cap bears witness South 86° West, 1.3 feet;

THENCE South 87°49'38" West, along and with a lower north line of the 67.80 acres, a distance of 499.70 feet to a 1/2 inch iron rod with cap found;

THENCE North 02°10'22" West, along and with the upper east line of the 67.80 acres, a distance of 290.00 feet to a 1/2 inch iron rod with cap found at the POINT OF BEGINNING of the herein described 12.395 acres of land;

THENCE South 87°49'38" West, over and across the 67.80 acres, a distance of 817.84 feet to a 5/8 inch iron rod with cap set in the upper west line of the 67.80 acres at the southwest corner of the herein described tract of land;

THENCE North 02°02'59" West, along land with the common west line of the 67.80 acres and the NE/4 of the SE/4 of Section 35, a distance of 698.28 feet to a 1/2 inch iron rod with cap found at the common northwest corner of the 67.80 acres and the herein described tract of land;

THENCE North 87°45'09" East, along the north line of the 67.80 acres, a distance of 449.00 feet to a 5/8 inch iron rod with cap set at the common upper northeast corner of the 67.80 acres and the herein described tract of land, from which a found 5/8 inch iron rod (bent) bears witness North 61° West, 5.0 feet;

THENCE South 02°14'51" East, along and with the upper east line of the 67.80 acres, a distance of 261.30 feet to a 1/2 inch iron rod with cap found;

THENCE North 87°45'09" East, along and with an upper north line of the 67.80 acres, a distance of 316.70 feet to a 1/2 inch iron rod with cap found;

THENCE South 02°10'22" East, along and with the upper east line of the 67.80 acres, a distance of 149.38 feet to a 1/2 inch iron rod with cap found;

THENCE North 87°49'38" East, along and with an upper north line of the 67.80 acres, a distance of 341.30 feet to a point, from which a found 1/2 inch iron rod (bent) bears witness South 30° West, 1.2 feet;

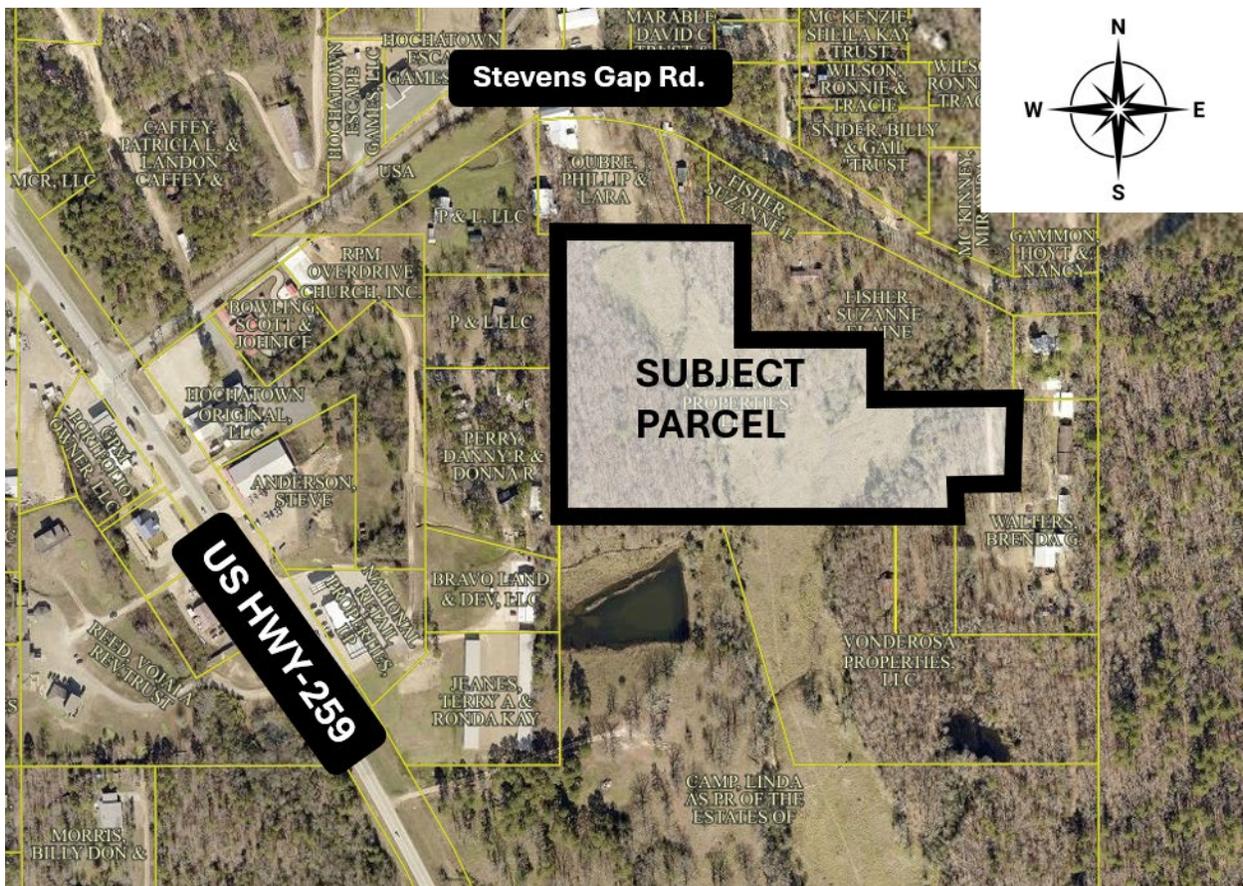
THENCE South 02°10'22" East, along and with the upper east line of the 67.80 acres, a distance of 208.61 feet to a nail set in a road, from which a found 5/8 inch iron rod (bent) bears witness North 72° East, 4.4 feet;

THENCE South 87°49'38" West, along and with an upper south line of the 67.80 acres, a distance of 145.00 feet to a point, from which a found 1/2 inch iron with cap bears witness South 20° West, 2.1 feet;

THENCE South 02°10'22" East along and with the upper east line of the 67.80 acres, a distance of 79.99 feet to a 1/2 inch iron rod with cap found;

THENCE South 87°49'38" West, along and with an upper south line of the 67.80 acres, a distance of 146.00 feet to the POINT OF BEGINNING.

Map Location of Subject Parcel:



Dated this 6th Day of February, 2026.

Julie Arrieta
 Town of Hochatown, Clerk