



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Edgecreek, LLC

Name of Development or Applicant

Oklahoma County R168680190 4301 NW 150TH ST

Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1980
Case No.: PUD -	
File Date:	10/30/23
Ward No.:	W8
Nbhd. Assoc.:	---
School District:	EDMOND
Extg Zoning:	PUD-706
Overlay:	

13 acres MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant
Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address
Oklahoma City, OK 73102

City, State, Zip Code
405-232-0080

Phone
dmbox@wbfbllaw.com; kturner@wbfbllaw.com;
esilberg@wbfbllaw.com
Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

LEGAL DESCRIPTION:

A tract of land lying in the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter (SE/4) of said Section Two (2);

THENCE North 89°44'10" East, along the south line of said Southeast Quarter (SE/4), a distance of 521.33 feet;

THENCE North 00°15'50" West, perpendicular to said south line, a distance of 94.61 feet;

THENCE North 02°31'42" West a distance of 70.98 feet;

THENCE North 04°04'21" East a distance of 113.74 feet;

THENCE North 08°02'41" East a distance of 122.39 feet;

THENCE North 06°30'44" East a distance of 19.58 feet to the POINT OF BEGINNING;

THENCE continuing North 06°30'44" East a distance of 137.77 feet;

THENCE North 05°18'09" West a distance of 86.62 feet;

THENCE North 26°11'12" East a distance of 110.50 feet;

THENCE North 41°06'51" East a distance of 97.43 feet;

THENCE North 73°52'00" East a distance of 129.52 feet;

THENCE North 66°09'32" East a distance of 102.96 feet;

THENCE North 72°35'43" East a distance of 243.05 feet;

THENCE South 82°12'13" East a distance of 114.82 feet;

THENCE North 78°00'37" East a distance of 67.42 feet;

THENCE South 61°10'05" East a distance of 96.27 feet;

THENCE South 73°14'12" East a distance of 108.80 feet;

THENCE South 58°40'14" East a distance of 137.28 feet;

THENCE South 72°20'11" East a distance of 150.07 feet;

THENCE North 82°31'19" East a distance of 156.28 feet;

THENCE North 60°39'20" East a distance of 44.64 feet;

THENCE South 86°40'03" East a distance of 28.71 feet to a point on a non-tangent curve, said point being on the west line of Parcel No. 8 as described in AMENDED REPORT OF COMMISSIONERS Case No. CJ-2007-8481 (Consolidated with Case No. CJ-2007-8482) recorded in Book 10787, Page 712;

THENCE Southeasterly along the west line of said Parcel No. 8 and a curve to the left having a radius of 7944.44 feet for an arc length of 295.55 feet, subtended by a chord with a bearing of South 02°36'08" East and a chord length of 295.53 feet;

THENCE South 86°02'38" West a distance of 90.89 feet to a point of curvature;

THENCE Southwesterly along a curve to the left having a radius of 340.00 feet for an arc length of 71.77 feet, subtended by a chord with a bearing of South 79°59'47" West and a chord length of 71.64 feet;

THENCE South 73°56'57" West a distance of 221.06 feet to a point of curvature;

THENCE Southwesterly along a curve to the right having a radius of 260.00 feet for an arc length of 71.64 feet, subtended by a chord with a bearing of South 81°50'34" West and a chord length of 71.41 feet;

THENCE South 89°44'10" West a distance of 271.42 feet to a point of curvature;

THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of North 66°24'59" West and a chord length of 24.26 feet to a point of reverse curvature;

THENCE Southwesterly along a curve to the left having a radius of 74.00 feet for an arc length of 123.20 feet, subtended by a chord with a bearing of South 89°44'10" West and a chord length of 109.46 feet to a point of reverse curvature;

THENCE Southwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of South 65°53'19" West and a chord length of 24.26 feet;

THENCE South 89°44'10" West a distance of 305.38 feet to a point of curvature;

THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 16.43 feet, subtended by a chord with a bearing of North 74°34'11" West and a chord length of 16.23 feet to a point of reverse curvature;

THENCE Southwesterly along a curve to the left having a radius of 52.00 feet for an arc length of 65.31 feet, subtended by a chord with a bearing of South 85°08'43" West and a chord length of 61.10 feet;

THENCE South 89°44'10" West a distance of 183.88 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 596,829.71 square feet or 13.7013 acres, more or less.

710102105474B

AFTER RECORDING, PLEASE RETURN TO:

Dawn M Brooks
Chicago Title Oklahoma
210 Park Avenue, Suite 210
Oklahoma City, OK 73102

2021122201224480 B: 15009 P: 366
12/22/2021 01:42:49 PM Pgs: 6
Fee: \$28.00 Doc Stamp: \$5250.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



SPECIAL WARRANTY DEED
(EDGE CREEK, LLC)

KNOW ALL MEN BY THESE PRESENTS:

THAT LONE OAK HOLDING COMPANY, an Oklahoma corporation, and LONE OAK, INC., an Oklahoma corporation (collectively, the "Seller"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and assign unto EDGE CREEK, LLC, an Oklahoma limited liability company (the "Buyer"), whose address is 32 NW 144th Circle, Suite A, Edmond, Oklahoma 73013, the SURFACE ONLY of the real property and premises situated in Oklahoma County, Oklahoma, described on Schedule "A," attached as a part hereof, together with all improvements thereon and appurtenances thereto and warrants title to the same against all claims of any person claiming by, through or under the Seller, BUT NOT OTHERWISE.

THE SELLER HEREBY RESERVES ALL INTERESTS IN AND TO ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER THE PROPERTY AND ALL RIGHTS, INTERESTS AND ESTATES OF WHATSOEVER NATURE WHICH ARE INCIDENT THERETO.

TO HAVE AND TO HOLD the above described property unto the Buyer, and the Buyer's successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatsoever nature made or suffered to be made by the Seller, but subject to the matters described on Schedule "B" attached as a part hereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, the Seller has executed this document this 21st day of December, 2021.

LONE OAK HOLDING COMPANY, an Oklahoma corporation

By: [Signature]
H. R. Curry, Vice President

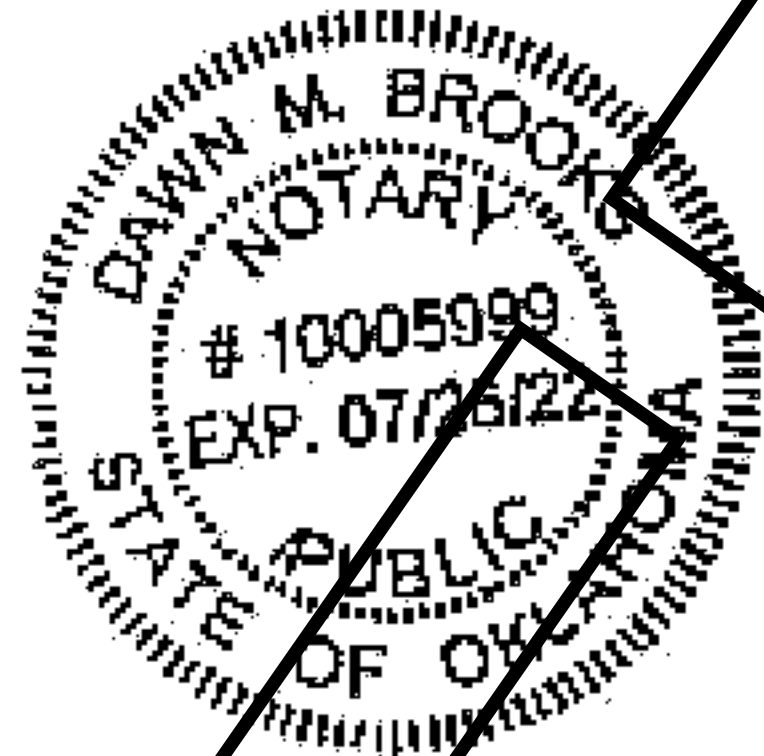
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

SS:

This instrument was acknowledged before me on the 21st day of December, 2021, by H. R. Curry, as Vice President of Lone Oak Holding Company, an Oklahoma corporation.

(SEAL)



[Signature]
Notary Public

My Commission Expires: _____
My Commission Number: _____

LONE OAK, INC., an Oklahoma corporation

By: _____

H. R. Curry, Vice President

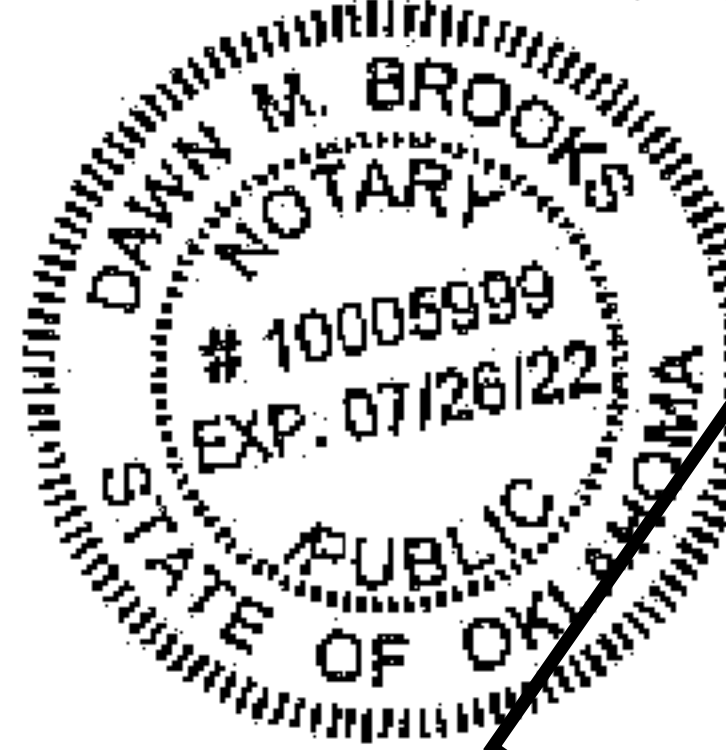
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

SS:

This instrument was acknowledged before me on the 21st day of December, 2021, by H. R. Curry, as Vice President of Lone Oak, Inc., an Oklahoma corporation.

(SEAL)



Notary Public

My Commission Expires: _____
My Commission Number: _____

SCHEDULE "A"

Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter (SE/4) of said Section Two (2);

THENCE North 89°44'10" East, along the south line of said Southeast Quarter (SE/4), a distance of 521.33 feet to the POINT OF BEGINNING;

THENCE North 00°15'50" West, perpendicular to said south line, a distance of 94.61 feet;

THENCE North 02°31'42" West a distance of 70.98 feet;

THENCE North 04°04'21" East a distance of 113.74 feet;

THENCE North 08°02'41" East a distance of 122.39 feet;

THENCE North 06°30'44" East a distance of 157.35 feet;

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THENCE North 26°11'12" East a distance of 110.50 feet;

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THENCE North 60°39'20" East a distance of 44.64 feet;

THENCE South 86°40'03" East a distance of 28.71 feet to a point on a non-tangent curve, said point being on the west line of Parcel No. 8 as described in AMENDED REPORT OF COMMISSIONERS Case No. CJ-2007-8481 (Consolidated with Case No. CJ-2007-8482) recorded in Book 10787, Page 712;

THENCE along the west line of said Parcel No. 8 the following four (4) courses:

1. Southeasterly along a curve to the left having a radius of 7944.44 feet for an arc length of 726.22 feet, subtended by a chord with a bearing of South $04^{\circ}09'18''$ East and a chord length of 725.97 feet;
 2. South $38^{\circ}58'51''$ West a distance of 59.28 feet;
 3. South $89^{\circ}44'10''$ West a distance of 653.48 feet;
 4. South $00^{\circ}09'44''$ West a distance of 33.00 feet to a point on the south line of said Southeast Quarter (SE/4);
- THENCE South $89^{\circ}44'10''$ West, along said south line, a distance of 807.58 feet to the POINT OF BEGINNING.

SCHEDULE "B"

Permitted Exceptions

1. Statutory Roadway Easement in favor of the State of Oklahoma across the South 33 feet of subject property.
2. Journal Entry for Conservancy District No. 11 recorded in Book 2213, Page 228.
3. Final Order Establishing Vested Surface Water Rights recorded in Book 3565, Page 232.
4. Right of Way in favor of Deer Creek Water Corporation recorded in Book 4035, Page 903.
5. Easement in favor of City of Oklahoma City recorded in Book 7727, Page 108.
6. Easement in favor of City of Oklahoma City recorded in Book 7727, Page 110.
7. Easement set forth in Amended Report of Commissioners Case No. CJ-2007-8481, consolidated with Case No. CJ-2007-8482, recorded in Book 10787, Page 712 and Journal Entry recorded in Book 11409, Page 195.
8. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 11178, Page 350.
9. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 11178, Page 353.
10. Notice of Settlement by and between Tronox LLC and Lone Oak, Inc. recorded in Book 13637, Page 514.
11. The following matters shown on survey dated November 18, 2021, last revised December 16, 202, prepared under Project No. 317-723 by Darin L. Raibourn, Licensed Professional Land Surveyor No. 1637 for Civil & Environmental Consultants, Inc.:
 - i. Underground electric line across the East without the benefit of an easement'
 - ii. Fence over North property line

LETTER OF AUTHORIZATION

Edgocreek LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

NW 150 West of Portland
West of Portland

By: _____

Title: _____

MOR

Date: _____

9/11/2023

CERTIFICATE OF BONDED ABTRACTOR

(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 600 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (9), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: October 17, 2023 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2834732-OK99

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OWNERSHIP REPORT
ORDER 2834732-OK99

DATE PREPARED: October 25, 2023
EFFECTIVE DATE: October 17, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3806	R168680190	EDGE CREEK LLC		32 NW 144TH CIRCLE, Unit STE A	EDMOND	OK	73013	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP PT OF SE4 SEC 2 13N 4W SE4 OF SE4 BEG 521.33FT E OF SW/C SE4 TH N94.61FT NWLY70.98FT NELY113.74FT NE122.39FT NELY157.35FT NWLY86.62FT NE110.5FT NE97.43FT NE129.52FT NE102.96FT NE243.05FT SE114.82FT NE67.42FT SE96.27FT SE108.8FT SE137.28FT SE150.07FT NE156.28FT NE44.64FT SE28.71FT LEFT ON A CURVE SELY726.22FT SW59.28FT W653.48FT S33FT W807.58FT TO BEG (SUBJECT PROPERTY WITHIN)	0 UNKNOWN UNINCORPORATED
3806	R215511000	CROWN LONE OAK LLC		2240 E 49TH ST	TULSA	OK	74105-8720	CROWN AT LONE OAK APARTMENTS	000	000	CROWN AT LONE OAK APARTMENTS BLK 000 LOT 000	15400 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R215491000	CITY OF OKLAHOMA CITY		400 W MAIN ST	OKLAHOMA CITY	OK	73102	CROWN AT LONE OAK ROAD	000	000	CROWN AT LONE OAK ROAD BLK 000 LOT 000 THIS IS A PUBLIC ROAD	0 UNKNOWN OKLAHOMA CITY
3806	R218281000	LONE OAK RE HOLDINGS LLC		15101 CROWN AT LONE OAK RD	EDMOND	OK	73013	LONE OAK OFFICE PARK	000	000	LONE OAK OFFICE PARK UNIT A	15101 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R218281010	405 DEVELOPMENTS LLC		3222 SW 119TH ST	OKLAHOMA CITY	OK	73170-4505	LONE OAK OFFICE PARK	000	000	LONE OAK OFFICE PARK UNIT B	
3806	R168680105	TRONOX LLC		3301 NW 150TH ST	OKLAHOMA CITY	OK	73134	SPRING CREEK TOWNSHIP	000	000	PT E/2 SEC 2 13N 4W BEG 2029.52FT N & 625.14FT E OF SE/C SE4 TH SW730.92FT SE125FT SE49.30FT SW274.51FT SW59.13FT NW870.82FT NE1269.62FT S966.64FT CONT 20.18ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED

OWNERSHIP REPORT
ORDER 2834732-OK99

DATE PREPARED: October 25, 2023
EFFECTIVE DATE: October 17, 2023 AT 7:30 AM

3806	R168680195	LONE OAK HOLDING COMPANY		32 NW 144TH CIR STE B	EDMOND	OK	73013-2506	SPRING CREEK TOWNSHIP	04W	002	SPRING CREEK TOWNSHIP PT OF SE4 SEC 2 13N 4W SE4 OF SE4 EX A TR BEG 521.33FT E OF SW/C SE4 TH N94.61FT NWLY70.98FT NELY113.74FT NE122.39FT NELY157.35FT NWLY86.62FT NE110.5FT NE97.43FT NE129.52FT NE102.96FT NE243.05FT SE114.82FT NE67.42FT SE96.27FT SE108.8FT SE137.28FT SE150.07FT NE156.28FT NE44.64FT SE28.71FT LEFT ON A CURVE SELY726.22FT SW59.28FT W653.48FT S33FT W807.58FT TO BEG CONT 28.01 ACRES MORE OR LESS & EX BEG SE/C SE4 TH W1328.99FT N33FT E653.48FT NE59.28FT RIGHT ON CURVE NW1164.72FT NE82.23FT E679.40FT S1321.82FT TO BEG	0 UNKNOWN UNINCORPORATED
3806	R216841000	B SQUARED INVESTMENTS LLC		19700 N MACARTHUR BLVD	EDMOND	OK	73012-9300	THE ADDRESS AT LONE OAK	000	001	THE ADDRESS AT LONE OAK BLK 000 LOT 001	15100 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841010	B SQUARED INVESTMENTS LLC		19700 N MACARTHUR BLVD	EDMOND	OK	73012-9300	THE ADDRESS AT LONE OAK	000	002	THE ADDRESS AT LONE OAK BLK 000 LOT 002	15124 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841020	AG PUPPY WEST RE HOLDINGS LLC		12360 MARKET DR	OKLAHOMA CITY	OK	73114	THE ADDRESS AT LONE OAK	000	003	THE ADDRESS AT LONE OAK BLK 000 LOT 003	15200 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841030	THE ADDRESS AT LONE OAK LLC		2240 E 49TH ST	TULSA	OK	74105	THE ADDRESS AT LONE OAK	000	004	THE ADDRESS AT LONE OAK BLK 000 LOT 004	15300 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841040	THE ADDRESS AT LONE OAK LLC		2240 E 49TH ST	TULSA	OK	74105	THE ADDRESS AT LONE OAK	000	005	THE ADDRESS AT LONE OAK BLK 000 LOT 005	15324 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841050	THE ADDRESS AT LONE OAK LLC		2240 E 49TH ST	TULSA	OK	74105	THE ADDRESS AT LONE OAK	000	006	THE ADDRESS AT LONE OAK BLK 000 LOT 006	15325 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841060	LANDMARK KMZ LLC		2900 WASHINGTON DR	NORMAN	OK	73069	THE ADDRESS AT LONE OAK	000	007	THE ADDRESS AT LONE OAK BLK 000 LOT 007	15301 CROWN AT LONE OAK RD OKLAHOMA CITY

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EFFECTIVE DATE: October 17, 2023 AT 7:30 AM

3806	R216841070	LANDMARK 724 LLC		2900 WASHINGTON DR	NORMAN	OK	73069	THE ADDRESS AT LONE OAK	000	008	THE ADDRESS AT LONE OAK BLK 000 LOT 008	15201 CROWN AT LONE OAK RD OKLAHOMA CITY
3806	R216841080	THE ADDRESS AT LONE OAK LLC		2240 E 49TH ST	TULSA	OK	74105	THE ADDRESS AT LONE OAK	000	009	THE ADDRESS AT LONE OAK BLK 000 LOT 009	15125 CROWN AT LONE OAK RD OKLAHOMA CITY
3807	R214753700	EFE MEHMET	ILHAN OZGE	15108 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	004	LONE OAK EAST PH I 011 004	15108 HILL BRANCH RD OKLAHOMA CITY
3807	R214753710	MOHN FATHOM MICHELLE		15112 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	005	LONE OAK EAST PH I 011 005	15112 HILL BRANCH RD OKLAHOMA CITY
3807	R214753720	ALVARADO MIGUEL ANGEL CHIRINOS	ABREU MARIA A LOGINOV	15200 HILL BRANCH RD	EDMOND	OK	73013-7808	LONE OAK EAST PH I	011	006	LONE OAK EAST PH I 011 006	15200 HILL BRANCH RD OKLAHOMA CITY
3807	R214753730	DODD BLAKE A & HEATHER H		15204 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	007	LONE OAK EAST PH I 011 007	15204 HILL BRANCH RD OKLAHOMA CITY
3807	R214753740	BACHMANN RYAN TIMOTHY	MUNIZ SHEILA	15208 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	008	LONE OAK EAST PH I 011 008	15208 HILL BRANCH RD OKLAHOMA CITY
3807	R214753750	PEREZ GREGORIO O	GRAMAJO ADILMA E GIRON	15212 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	009	LONE OAK EAST PH I 011 009	15212 HILL BRANCH RD OKLAHOMA CITY
3807	R214753760	FIELDING RACHEL		15216 HILL BRANCH RD	EDMOND	OK	73013-7808	LONE OAK EAST PH I	011	010	LONE OAK EAST PH I 011 010	15216 HILL BRANCH RD OKLAHOMA CITY
3807	R214753770	FRANKLIN BRANDON		15220 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	011	LONE OAK EAST PH I 011 011	15220 HILL BRANCH RD OKLAHOMA CITY
3807	R214753780	SEVICI UZEYIR	SEVICI KUBRA	15224 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	012	LONE OAK EAST PH I 011 012	15224 HILL BRANCH RD OKLAHOMA CITY
3807	R214753790	CLARK CHRISTOPHER C		15228 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	013	LONE OAK EAST PH I 011 013	15228 HILL BRANCH RD OKLAHOMA CITY
3807	R214753800	BROX JARED AUSTON		15232 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	014	LONE OAK EAST PH I 011 014	15232 HILL BRANCH RD OKLAHOMA CITY
3807	R214753810	WHITE WHITNEY		15300 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	015	LONE OAK EAST PH I 011 015	15300 HILL BRANCH RD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2834732-OK99

DATE PREPARED: October 25, 2023
EFFECTIVE DATE: October 17, 2023 AT 7:30 AM

3807	R214753820	MCBRIDE LYDIA M TRS	MCBRIDE LYDIA M LIV TRUST	15304 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	016	LONE OAK EAST PH I 011 016	15304 HILL BRANCH RD OKLAHOMA CITY
3807	R214753830	SPIVEY KIMBERLY DAWN		15308 HILL BRANCH RD	EDMOND	OK	73013	LONE OAK EAST PH I	011	017	LONE OAK EAST PH I 011 017	15308 HILL BRANCH RD OKLAHOMA CITY
3841	R168681475	MAYA INN INC	HEENA HOTEL LLC KAJAL INN INC	3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP 000 000 PT NE4 SEC 11 13N 4W BEING N/2 OF NE4 EX W165FT SUBJ TO ESMTS OF RECORD & EX BEG SE/C NE4 N/2 TH W338.81FT LEFT ON CURVE NW308.09FT NW496.38FT RIGHT ON CURVE NWLY342.96FT NW45.34FT NW504.99FT RIGHT ON CURVE NW459.96FT LEFT ON CURVE NW161.64FT W278.53FT NW149.23FT W313.94FT N60FT E2492.99FT S1314.82FT TO BEG	0 UNKNOWN UNINCORPORATED
3841	R140726070	NEEHA INC	C/O CHAMPION HOTELS	3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107- 1818	UNPLTD PT SEC 11 13N 4W	000	000	UNPLTD PT SEC 11 13N 4W 000 000 PT NE4 SEC 11 13N 4W BEING W165FT OF N/2 NE4	4024 NW 150TH ST OKLAHOMA CITY
3841	R140726065	STATE OF OKLA DEPT	OF TRANSPORTA TION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	UNPLTD PT SEC 11 13N 4W	000	000	UNPLTD PT SEC 11 13N 4W 000 000 PT NE4 SEC 11 13N 4W BEG AT SE/C NE4 TH W345FT NELY 765.64FT N580.58FT E125FT S1314.95FT TO BEG CONT 4.63ACRS MORE OR LESS & BEG SE/C NE4 N/2 TH W338.81FT LEFT ON CURVE NW308.09FT W496.38FT RIGHT ON CURVE NWLY342.96FT NW45.34FT NW504.99FT RIGHT ON CURVE NW459.96FT LEFT ON CURVE NW161.64FT W278.53FT NW149.23FT W313.94FT N60FT E2492.99FT S1314.82FT TO BEG CONT 19.06ACRS MORE OR LESS & BEG 125FT W OF S/2 OF NE4 TH S580.50FT SW359.11FT NW175.55FT LEFT ON CURVE NW626.18FT NELY137.75FT E213.81FT TO BEG	0 UNKNOWN

OWNERSHIP REPORT
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DATE PREPARED: October 25, 2023
EFFECTIVE DATE: October 17, 2023 AT 7:30 AM

3805	R168680135	LONE OAK INC	32 NW 144TH CIR STE B	EDMOND	OK	73013- 2506	SPRING CREEK TOWNSHIP	0	0	SPRING CREEK TOWNSHIP PT E/2 SEC 2 13N 4W BEING E/2 OF SEC 2 EX SE4 OF SE4 SUBJ TO ESMTS OF RECORD & EX BEG SW/C SE4 TH N50FT E454.44FT NE102.74FT RIGHT ON CURVE SE100.92FT SE129.19FT E547.95FT S33FT W1328.99FT TO BEG CONT 1.37ACRS MORE OR LESS TO STATE & EX BEG BEG SE/C NE4 TH W595.03FT NELY481.51FT NWLY50.25FT NELY390FT NW257.10FT NELY250FT NE252.24FT NELY500FT NE75.66FT NELY428.73FT LEFT ON CURVE NELY80.53FT NW44.82FT NW180.62FT W440FT NW601.47FT N33FT E1550FT S2776.33FT TO BEG CONT 31.44ACRS MORE OR LESS TO STATE & EX BEG SE/C NE4 SE4 TH W679.40FT NELY RIGHT	
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											ON CURVE 125.74FT NW82.41FT NE250FT NE203.04FT NE668.49FT E595.03FT S1321.85FT TO BEG CONT 19.44ACRS MORE OR LESS & EX A TR BEG 330FT W & 90FT S OF NE/C NE4 TH SE44.82FT RIGHT ON CURVE SW80.53FT SW428.73FT SW75.66FT SW500FT SW252.24FT NE514.13FT NE195FT NW81.39FT NE175FT NW261.39FT N33.74FT NW51.44FT E63.04FT SE180.62FT TO BEG CONT 4.51ACRS MORE OR LESS & EX BEG 573.04FT W & 75FT S OF NE/C NE4 TH SE51.44FT S33.74FT SE261.39FT NW105.95FT NW156.77FT W400FT NW394.24FT NW503.24FT N33FT E350FT S33FT SE601.47FT E376.96FT TO BEG CONT 2.77ACRS MORE OR LESS TO STATE & EX BEG 2662.21FT N & 70FT E OF	
R168680135	(continued)											

											SW/C SE4 E359.90FT S653.96FT SE173.09FT SE61.80FT SE42.96FT SE22.13FT SE50.45FT S383.86FT W401.07FT N1387.01FT TO BEG & EX BEG 158.27 E OF SW/C SE4 TH N50FT NELY35.45FT N30.30FT NE21.29FT N1052.24FT LEFT ON CURVE NW27.19FT RIGHT ON CURVE NE80.20FT E60FT RIGHT ON CURVE SE80.50FT LEFT ON CURVE SW27.19FT S1052.24FT SE21.29FT SWLY29.90FT SE35.26FT S50FT W124FT TO BEG PLTD INTO CROWN AT LONE OAK RD & EX BEG 2029.52FT N & 625.14FT E OF SE/C SE4 TH SW730.92FT SE125FT SE49.30FT SW274.51FT SW59.13FT NW870.82FT NE1269.62FT S966.64FT CONT 20.18ACRS MORE OR LESS & EX EX BEG SW/C SE4 TH N1274.57FT E570.51FT	
R168680135	(continued)											

OWNERSHIP REPORT
ORDER 2834732-OK99

DATE PREPARED: October 25, 2023
EFFECTIVE DATE: October 17, 2023 AT 7:30 AM

	R168680135	(continued)									SW371.70FT SW87.39FT SW204.41FT SE76.24FT SW177.02FT SW99.50FT SW233.55FT S50FT W396.04FT TO BEG & EX PLTD CROWN AT LONE OAK ROAD 1.92ACRS MORE OR LESS & EX BEG 1274.57 FT N OF SW/C SE4 TH N1387.64FT E70FT S1387.01FT W70FT TO BEG & EX BEG 1860.12N N & 652.87FT W OF SE/C SE4 SEC 2 TH SW552.89FT NW49.30FT NW125FT NE730.92FT SW59.21FT SW113.04FT TO BEG CONT 2.20ACRS MORE OR LESS & EX BEG 1546.83FT W & 73.01FT S OF NE/C NE4 TH SE149.69FT SE116.13FT SW475FT SE430.94FT SE454.71FT SE94.95FT S96.36FT E261.31FT SW60.09FT W258.04FT S397.76FT W842.72FT NW75.44FT RIGHT ON CURVE NW366.92FT N71.09FT LEFT ON CURVE	
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											NW278.28FT NW464.39FT RIGHT ON CURVE NW143.39FT NWLY79.42FT LEFT ON CURVE NW177.69FT NW240.43FT NE715.99FT SE78.12FT N16.10FT TO BEG & EX BEG 1599.21FT S & 591.41FT W OF NE/C NE4 TH SWLY4.06FT SE257.10FT SWLY195.10FT W1115.88FT NW57.71FT E842.72FT N397.76FT E258.04FT TO BEG & EX BEG 620.03FT W 194.9FT S 156.77 SE 105.95 SE 175FT SWLY 81.39FT SELY 195 SWLY 514.13FT SW 250FT SWLY 257.1FT SE 195.1FT SWLY OF NE/C NE4 TH SWLY194.9FT SWLY50.25FT SWLY123.88FT SW1243.52FT N824.62FT NW165.81FT ON A LEFT CURVE NW37.21FT E1115.92FT TO BEG CONT 17.03 ACRES MORE OR LESS & EX A TR BEG 521.33FT E OF SW/C SE4 TH	
	R168680135	(continued)										
											N94.61FT NWLY70.98FT NELY113.74FT NE122.39FT NELY157.35FT NWLY86.62FT NE110.5FT NE97.43FT NE129.52FT NE102.96FT NE243.05FT SE114.82FT NE67.42FT SE96.27FT SE108.8FT SE137.28FT SE150.07FT NE156.28FT NE44.64FT SE28.71FT LEFT ON A CURVE SELY726.22FT SW59.28FT W653.48FT S33FT W807.58FT TO BEG	
	R168680135	(continued)										

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

Edgecreek

October 30, 2023

PREPARED FOR:

Edgecreek, LLC
32 NW 144th Circle, Unit A
Edmond, OK 73013

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Edgecreek consisting of 13.7 acres, is located within the Southeast Quarter (SE/4) of Section 2, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Edgecreek, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-706. Surrounding properties are zoned and used for:

North: PUD-706 District and is currently undeveloped.
East: PUD-706 District and used for Portland Ave.
South: PUD-164 and I-1 Districts and is currently undeveloped.
West: PUD-706 and used for a mixed-use development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to permit a residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 164th St. The nearest street to the east is Portland Ave. The nearest street to the south is NW 150th St. The nearest street to the west is Crown at Lone Oak Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 15 located at 2817 NW 122nd St. It is approximately 3 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential** and **I-1 Light Industrial** Districts shall govern this PUD, except as herein modified.

In the event the subject property is developed in accordance with the R-4 General Residential District, there shall be a maximum of twenty-five (25) dwelling units per acre permitted within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, hardie board siding, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted on the ground floor. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

In the event an industrial development abuts a residential development, there shall be a 25-foot landscaped buffer between the developments.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be taken from Portland Ave. and NW 150th St.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

In the event the property is developed in accordance with the R-4 regulations, the maximum building height shall be 3 stories.

In the event the property is developed in accordance with the I-1 regulations, the maximum height shall be in accordance with the base zoning district.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

Exhibit A

LEGAL DESCRIPTION:

A tract of land lying in the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter (SE/4) of said Section Two (2);

THENCE North 89°44'10" East, along the south line of said Southeast Quarter (SE/4), a distance of 521.33 feet;

THENCE North 00°15'50" West, perpendicular to said south line, a distance of 94.61 feet;

THENCE North 02°31'42" West a distance of 70.98 feet;

THENCE North 04°04'21" East a distance of 113.74 feet;

THENCE North 08°02'41" East a distance of 122.39 feet;

THENCE North 06°30'44" East a distance of 19.58 feet to the POINT OF BEGINNING;

THENCE continuing North 06°30'44" East a distance of 137.77 feet;

THENCE North 05°18'09" West a distance of 86.62 feet;

THENCE North 26°11'12" East a distance of 110.50 feet;

THENCE North 41°06'51" East a distance of 97.43 feet;

THENCE North 73°52'00" East a distance of 129.52 feet;

THENCE North 66°09'32" East a distance of 102.96 feet;

THENCE North 72°35'43" East a distance of 243.05 feet;

THENCE South 82°12'13" East a distance of 114.82 feet;

THENCE North 78°00'37" East a distance of 67.42 feet;

THENCE South 61°10'05" East a distance of 96.27 feet;

THENCE South 73°14'12" East a distance of 108.80 feet;

THENCE South 58°40'14" East a distance of 137.28 feet;

THENCE South 72°20'11" East a distance of 150.07 feet;

THENCE North 82°31'19" East a distance of 156.28 feet;

THENCE North 60°39'20" East a distance of 44.64 feet;

THENCE South 86°40'03" East a distance of 28.71 feet to a point on a non-tangent curve, said point being on the west line of Parcel No. 8 as described in AMENDED REPORT OF COMMISSIONERS Case No. CJ-2007-8481 (Consolidated with Case No. CJ-2007-8482) recorded in Book 10787, Page 712;

THENCE Southeasterly along the west line of said Parcel No. 8 and a curve to the left having a radius of 7944.44 feet for an arc length of 295.55 feet, subtended by a chord with a bearing of South 02°36'08" East and a chord length of 295.53 feet;

THENCE South 86°02'38" West a distance of 90.89 feet to a point of curvature;

THENCE Southwesterly along a curve to the left having a radius of 340.00 feet for an arc length of 71.77 feet, subtended by a chord with a bearing of South 79°59'47" West and a chord length of 71.64 feet;

THENCE South 73°56'57" West a distance of 221.06 feet to a point of curvature;

THENCE Southwesterly along a curve to the right having a radius of 260.00 feet for an arc length of 71.64 feet, subtended by a chord with a bearing of South 81°50'34" West and a chord length of 71.41 feet;

THENCE South 89°44'10" West a distance of 271.42 feet to a point of curvature;

THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of North 66°24'59" West and a chord length of 24.26 feet to a point of reverse curvature;

THENCE Southwesterly along a curve to the left having a radius of 74.00 feet for an arc length of 123.20 feet, subtended by a chord with a bearing of South 89°44'10" West and a chord length of 109.46 feet to a point of reverse curvature;

THENCE Southwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of South 65°53'19" West and a chord length of 24.26 feet;

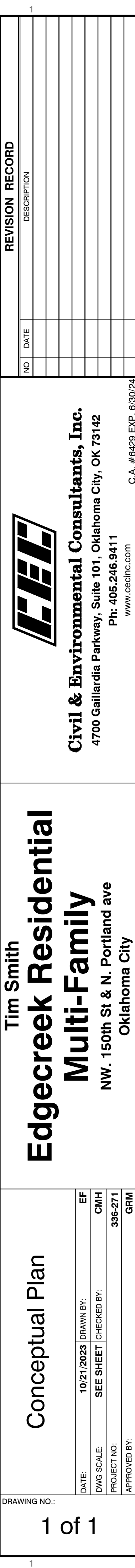
THENCE South 89°44'10" West a distance of 305.38 feet to a point of curvature;

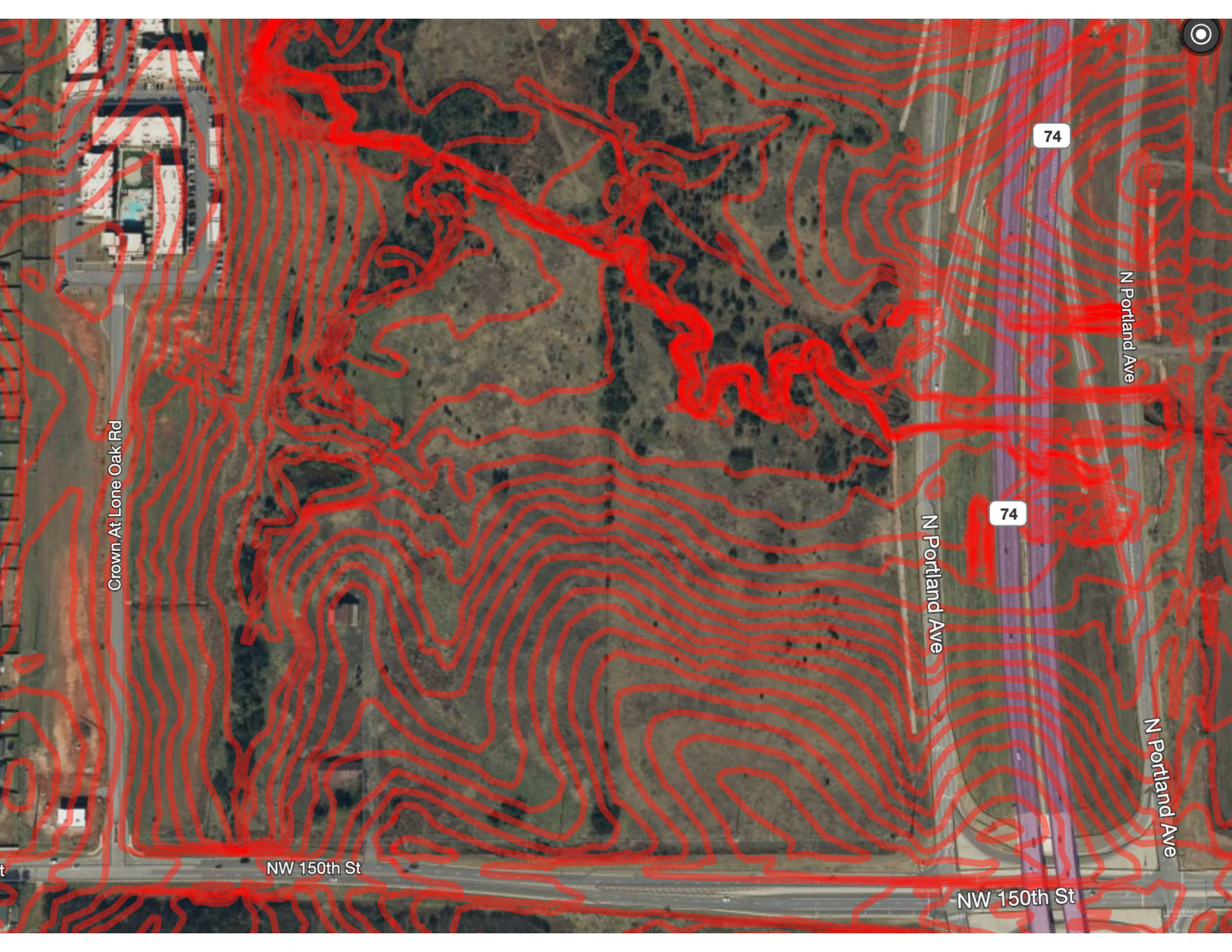
THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 16.43 feet, subtended by a chord with a bearing of North 74°34'11" West and a chord length of 16.23 feet to a point of reverse curvature;

THENCE Southwesterly along a curve to the left having a radius of 52.00 feet for an arc length of 65.31 feet, subtended by a chord with a bearing of South 85°08'43" West and a chord length of 61.10 feet;

THENCE South 89°44'10" West a distance of 183.88 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 596,829.71 square feet or 13.7013 acres, more or less.





Crown At Lone Oak Rd

NW 150th St

N Portland Ave

74

74

N Portland Ave

N Portland Ave

NW 150th St