



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 REZONING

Wild Horse Ranch III

Project Name

5600 S

NE of SW 59th Street & Mustang Rd, Canadian County

Address / Location of Property to be Rezoned

Proposed Commercial Development

Purpose Statement / Proposed Development

 C-1

Proposed Zoning District

Staff Use Only:

Case No.: PC - 10917

File Date: 13DEC'23

Ward No.: 3

Nbhd. Assoc.: ---

School District: Mustang

Extg Zoning: PUD-265

Overlay: ---

Undeveloped

Present Use of Property

2.78 acres

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.
- ☐ Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Robert "Lawson" Crout
Redcliff Development, L.P.

Name

PO BOX 250

Mailing Address

Mustang, OK 73064


City, State, Zip Code

(405) 760-3909

Phone

lawsonciv@aol.com

Email


Signature of Applicant

Crafton Tull & Associates, Inc.

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

jeffrey.dixon@craftontull.com

Phone

jessica.murphy@craftontull.com

(405) 787-6270

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.

Doc#:R 2015 6937
Bk&Pg:RB 4254 534
Filed:03-30-2015
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Canadian County, OK

KLJ
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MARGARET E. LITTLE NON-EXEMPT FAMILY TRUST (83.8665% OF UNDIVIDED INTEREST) and MARGARET E. LITTLE EXEMPT FAMILY TRUST (16.1335% OF UNDIVIDED INTEREST), party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto REDCLIFF DEVELOPMENT, L.P., an Oklahoma Limited Partnership, parties of the second part, the following described real property and premises situated in Mustang, Canadian County, State of Oklahoma, to-wit:

Approximately 32.54 acres

A part of the Southwest Quarter (SW/4) of Section TWENTY-TWO (22), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows, to-wit: Beginning at the Southwest corner of said section; Thence North 100 rods (1,650 feet); Thence East a distance of 64 rods (1,056 feet); Thence South a distance of 100 rods (1,650 feet); Thence West along the South line of said section, a distance of 64 rods (1,056 feet) to the Point of Beginning. LESS AND EXCEPT: Beginning at a point 87 1/2 rods (1,443.75 feet) North of the Southwest corner, of said SW/4; Thence North along the West line of said Section a distance of 12 1/2 rods (206.25 feet); Thence East, a distance of 64 rods (1,056 feet); Thence South, a distance of 12 1/2 rods (206.25 feet); Thence West a distance of 64 rods (1,056 feet) to the Point of Beginning. AND LESS AND EXCEPT: Beginning at the Southwest corner of said SW/4; Thence North along the West line of said SW/4 a distance of 1,443.75 feet; Thence N 89°53'10" E a distance of 60.00 feet; Thence S 00°06'50" E a distance of 1,359.15 feet; Thence S 44°55'24" E a distance of 35.47 feet; Thence S 89°43'57" E a distance of 315.40 feet; Thence S 00°16'03" W a distance of 60.00 feet to a point on the South line of said SW/4; Thence West along said South line a distance of 400.00 feet to the Point or Place of Beginning.

Exemption Documentary Tarp Tax O.S. Title 68, Article 32, Section 3202, Paragraph #3.

LESS AND EXCEPT all oil, gas and other mineral rights in and under the land...

RETURN TO:

REDCLIFF DEVELOPMENT, LP
P.O. BOX 250
MUSTANG, OK 73064

TAXES TO:

REDCLIFF DEVELOPMENT, LP
P.O. BOX 250
MUSTANG, OK 73064



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 party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered 11 day of March, 20 15.

MARGARET E. LITTLE
NON-EXEMPT FAMILY TRUST

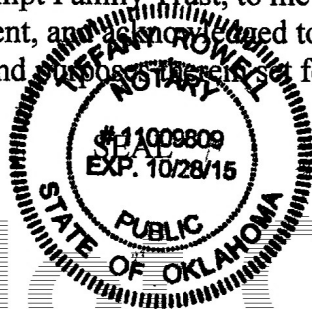
James H. Little
James H. Little, Trustee

MARGARET E. LITTLE EXEMPT
FAMILY TRUST

James H. Little
James H. Little, Trustee

STATE OF OKLAHOMA)
) SS:
COUNTY OF CANADIAN)

Before me, a Notary Public in and for this State, on this 11 day of March, 2015, personally appeared JAMES H. LITTLE, Trustee of Margaret E. Little Non-Exempt Family Trust and Margaret E. Little Exempt Family Trust, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and behoof of said limited liability company.



Jeffery Powell
My commission expires: 10-28-15

WILD HORSE RANCH III REZONING

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter (SW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Canadian County, Oklahoma, more particularly described as follows:

Commencing at a point 49.66 feet S 89°48'58" E and 964.45 feet N 00°11'03" W of the Southeast Corner (SE/C) of said Southwest Quarter (SW/4) for a Point of Beginning:

Thence N 00°12'14" W a distance of 479.30 feet;

Thence S 89°58'21" E a distance of 252.68 feet;

Thence S 00°13'39" E a distance of 478.28 feet;

Thence S 89°47'45" W a distance of 252.87 feet to the Point of Beginning containing 121,026 square feet or 2.78 acres, more or less.

REDCLIFF DEVELOPMENT, LP

***PO Box 250
Mustang, OK 73064
405-376-3704***

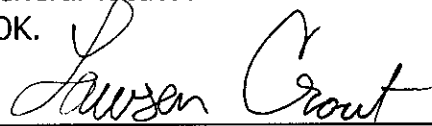
September 11th, 2023

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed Wild Horse Ranch III

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of platting and planning of Wild Horse Ranch III being a part of the SW/4, Section 22, T-11-N, R-5-W and general located NE of SW 59th Street & Mustang Rd., Canadian County, Oklahoma City, OK.



By: Robert "Lawson" Crout IV, President
Crout Development Company, its
General Partner

CTA Project #22611600

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

REZONING: WILD HORSE RANCH III

Thence S 89°47'45" W a distance of 252.87 feet to the Point of Beginning containing 121,026 square feet or 2.78 acres, more or less.

T11N R05W S22 SW4 A#2-PT SW4 BEG 1650'N & 60'E OF SW/C, TH E2580' N495' W2580', S495' TPB.

090004847

POAGE FAMILY INVESTMENTS LLC

PO BOX 850680.YUKON.OK.73085-0680

T11N R05W S22 SW4 A#4-PT SW4 BEG 64RDS E OF SW/C, TH N100RDS E24RDS S60RDS, W20RD S40RDS W4RDS TPB

090004850

BROWN,ROBERT S & DENISE S

PO BOX 1024.MUSTANG.OK.73064-8024

T11N R05W S22 SW4 A#7 PT SW4 BEG 1122' E SW COR TH N660 E330 S660 W330 TPB

90004851

CREEKSIDE PLAZA LLC

805 S MUSTANG RD.YUKON.OK.73099

T11N R05W S22 SW4 A#8 PT SW4 BEG 1443.75'N & 60'E OF SW/C TH N206.25' E996', S206.25' W996' TPB.

090005878

SAVANNAH SUITES LP

P O BOX 250.MUSTANG.OK.73064

T11N R05W S27 NW4 A#3-PT NW4 BEG 70'S & 260'E NW/C, TH E104.66' S200' W104.66', N200' TPB.

090077299

STATE OF OKLAHOMA

200 NE 21ST ST.OKLAHOMA CITY.OK.73105-0000

T11N R05W S22 SW4 A#9-PT SW4 BEG 1443.75'N SW/C OF SW4 TH N206.25' E60', S206.25' W60' TPB.

090085767

MOUEED LLC

5204 N HAMILTON DR.OKLAHOMA CITY.OK.73112-

T11N R05W S27 NW4 A#35 PT NW4 BEG 260'E & 70'S NW/C, TH S200', W200' N175' NE35.28' E175' TPB.

090095249

GARCIA,MARIA AVILENE

1513 N SAVANNAH TERR.MUSTANG.OK.73064

SAVANNAH LAKES 2ND ADDITION LOT 1 BLK 2

090095250

FARMER,SHANNON K & SANDRA M

1509 N SAVANNAH TER.MUSTANG.OK.73064-0000

SAVANNAH LAKES 2ND ADDITION LOT 2 BLK 2

090095251

LEE,JASON

1505 N SAVANNAH TERR.MUSTANG.OK.73064-0000

SAVANNAH LAKES 2ND ADDITION LOT 3 BLK 2

090095315

SAVANNAH LAKES PROP OWNERS ASSOC

1216 N SAVANNAH TERR.MUSTANG.OK.73064-0648

SAVANNAH LAKES 2ND ADDITION LIFT STATION LOT

090097666

TODD LAND & LIVESTOCK INC

C/O KIM HODGE.3091 OLD MARBLE FALLS RD.ROUND MOUNTAIN.TX.78663-

T11N R05W S21 SE4 A#22 PT SE4 BEG 1,323.84'S & 60'W NE/C, TH W200' N661.92', E190' S98.04 SE100.5' S463.79' TPB. A/K/A PT LT 2 UNRECORDED PLAT THOROUGHbred, ACRES

090111216

SAVANNAH DEVELOPMENT LP

PO BOX 250.MUSTANG.OK.73064-0000

SAVANNAH COMMONS LOT 16 & AN UNDIV 1/18 INT IN COMMON AREA

090124882

LEDGE STONE DEVELOPING LLC

PO BOX 1351.BETHANY.OK.73008-0000

T11N R05W S21 SE4 A#24 PT SE4 BEG 523'W SE/C, TH W137.41' N580.08' NE540.48', E210.01' S426.66' SW50.99' S386.89' SW35.21' W427.39' S75' TPB.

090127765

MENDEZ,RICARDO J REYES & PARES,RACIO

5509 LEDGESTONE DR.MUSTANG.OK.73064-

LEDGESTONE PHASE 1 LOT 1 BLOCK 1

090127781

LEDGE STONE PROPERTY OWNERS ASSOCIATION

PO BOX 1351.BETHANY.OK.73008

LEDGESTONE PHASE 1 COMMON AREA "A" & PD/E BLOCK 1

090127851

FRANCIS,STACY L

5512 LEDGESTONE DR.MUSTANG.OK.73064-

LEDGESTONE PHASE 1 LOT 22 BLOCK 4

090133077

ELLARD,JON

245 E GEORGIA TER.MUSTANG.OK.73064

SAVANNAH LAKES 6TH ADDITION LOT 1 BLOCK 16

090133078

CF KL ASSETS 2019-1 LLC

320 N SANGAMON ST.CHICAGO.IL.60607-

SAVANNAH LAKES 6TH ADDITION LOT 2 BLOCK 16

090133079

WEILAND,GARY & RACHEL

253 E GEORGIA TER.MUSTANG.OK.73064-

SAVANNAH LAKES 6TH ADDITION LOT 3 BLOCK 16

090133092

OBASOHAN,UYIEKPEN

244 E GEORGIA TER.MUSTANG.OK.73064-

SAVANNAH LAKES 6TH ADDITION LOT 1 BLOCK 17

090133093

LEEP,LLOYD & BRITINI
248 E GEORGIA TER.MUSTANG.OK.73064
SAVANNAH LAKES 6TH ADDITION LOT 2 BLOCK 17

090135995

7-ELEVEN LLC
2021 S MACARTHUR.OKLAHOMA CITY.OK.73128-0000
T11N R05W S22 SW4 A#16 PT SW4 - BEG 84.59'N & 60'E OF SW/C, TH N299' E232.01', N40.82' E32' S11.03'
NW11.59' W10.48' S355.02' W217.01' NW35.48' TPB.

090140543

SAPEP INTERNATIONAL LLC
1200 WATERFALL VIEW.MESQUITE.NV.89034
T11N R05W S27 NW4 A#46 PT NW4 - BEG 365.02'E & 70'S OF NW/C, TH E135.34' S200', W135.34' N200' TPB.

090143161

SAVANNAH TERRACE LP
1329 E LARK ST.SPRINGFIELD.MO.65804
SAVANNAH TERRACE LOT 1

090144857

RMC INVESTMENTS LLC
706 24TH AVE NW.NORMAN.OK.73069-
WILD HORSE RANCH LOT 1 BLOCK 1

090144858

WASH YOUR WAGON LLC
PO BOX 465.MUSTANG.OK.73064
WILD HORSE RANCH LOT 2 BLOCK 1

090154135

WEBO MUSTANG LLC
1301 CORNELL PKWY STE 1000.OKLAHOMA CITY.OK.73108
WILD HORSE RANCH II LOT 1 BLOCK 2

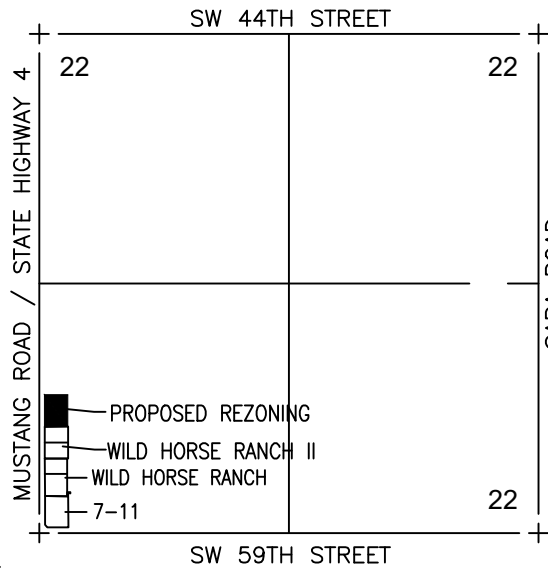
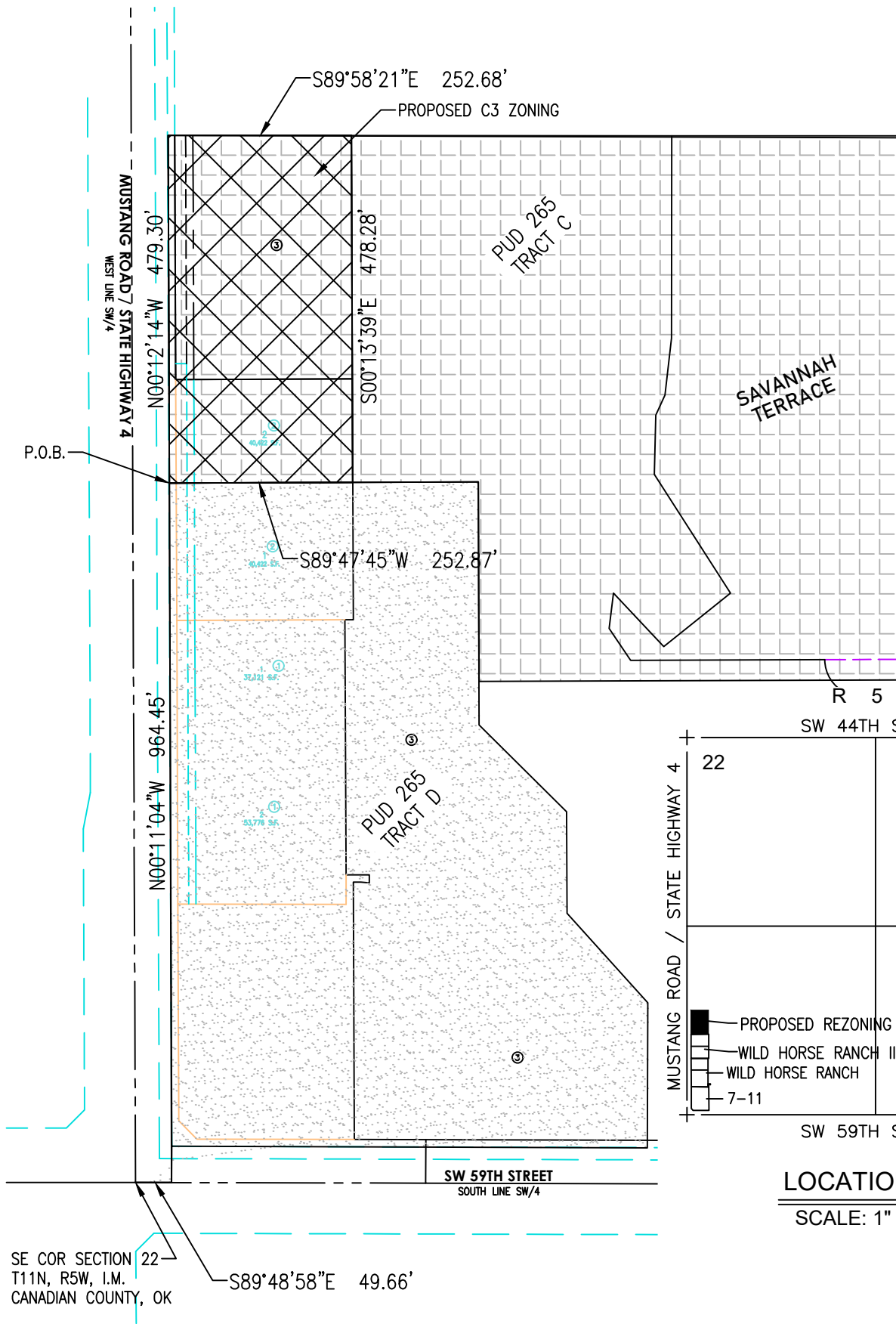
Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: December 1, 2023 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

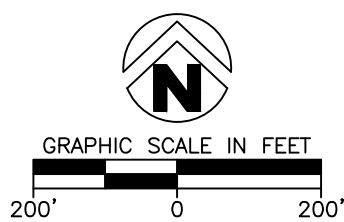

Amanda Hays, License # 4893


COMPLETED: December 1, 2023
Order No. 23299662



LOCATION MAP
SCALE: 1" = 2000'

SE COR SECTION 22
T11N, R5W, I.M.
CANADIAN COUNTY, OK



PROJECT NO.: 22611600		CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2024  Crafton Tull architecture engineering surveying 405.787.6270 t 405.787.6276 f www.craftontull.com	300 Pointe Parkway Blvd. Yukon, Oklahoma 73099
DRAWN BY: RFK	DATE: 11/29/2023		
SHEET: 1 OF 3	CHECKED:		
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