

APPROVED

9-10-2024

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2022

MASTER DESIGN STATEMENT FOR

Echo Park

June 12, 2024

July 9, 2024

PREPARED FOR:

Three Jacks, LLC
13144 Green Hill Road
Oklahoma City, OK 73120
405-420-3994
kayla.watson@timbercraft.co

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Echo Park consisting of 80.99 acres MOL, is located within the Southwest Quarter (SW/4) of Section 3, 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 Three Jacks, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: AA and R-1 Districts and used for residential development.
East: PUD-706 District and used for residential development.
South: PUD-1651 District and is currently undeveloped.
West: R-1 and PUD-1012 Districts and used for residential 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 north half of the property is currently being developed for residential homes. The south half of the property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to allow for 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 Lone Oak Dr. The nearest street to the south is NW 150th St. The nearest street to the west is N. MacArthur Blvd.

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 37 located at 16820 N. Pennsylvania Ave. It is approximately 4 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 8.0.....SPECIAL 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-1 Single-Family Residential District shall govern this PUD, except as herein modified.

All uses within the R-1 District shall be 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 main structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, fiber cement siding, or other similar type finish. No more than 30% EIFS shall be permitted. No wood shall be used as a veneer, wood shall only be used as an accent material. 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. There must be two (2) trees with a minimum of 2-inch diameter with appropriate mulch and edging located in the front yard of each interior lot residential dwelling, or one (1) tree located in the front yard and one (1) tree located in the side yard of each corner lot residential dwelling.

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

Fences shall be of wood construction with metal fence posts and may not exceed 8 feet in height. Wood fence posts are not allowed. All fences must be maintained in good condition with no visible holes or loose or missing pickets. No fence shall be installed on the front portion of any Lot and must commence at the back corner of the residence.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the 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

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 per the Subdivision Regulations.

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 are prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

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 not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD. The maximum lot coverage within this PUD shall be 58%.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B-1 – Conceptual Master Development Plan for Phase 1
- Exhibit B-2 – Conceptual Master Development Plan for Phases 2-4

PUD-2022 Exhibit A – Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Three (3), 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 SW/4 of said Section 3; Thence North 00° 05'46" West, along the west line of said SW/4 a distance of 1329.13 feet to the point of beginning; Thence continuing North 00° 05'46" West along the west line of said SW/4 a distance of 665.13 feet; Thence South 89° 57'00" East a distance of 368.86 feet; Thence South 00° 03'00" West a distance of 114.95 feet; Thence South 66° 05'51" East a distance of 17.44 feet; Thence South 89° 57'00" East a distance of 69.05 feet; Thence North 45° 03'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 50.00 feet; Thence South 44° 57'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 170.00 feet; Thence North 45° 03'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 50.00 feet; Thence North 00° 03'00" East a distance of 85.00 feet; Thence South 89° 57'00" East a distance of 32.76 feet; Thence South 86° 50'01" East a distance of 77.35 feet; Thence North 00° 03'00" East a distance of 680.21 feet; Thence South 89° 57'00" East a distance of 393.95 feet; Thence South 00° 15'48" East a distance of 35.75 feet to a point of curvature; Thence along a curve to the left having a radius of 150.00 feet for an arc distance of 27.69 feet (the chord of said curve bears South 05°33'04" East a distance of 27.65 feet) to a point of reverse curvature; Thence along a curve to the right having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears South 08°53'17" East a distance of 11.92 feet); Thence South 46°26'24" East a distance of 36.26 feet; Thence South 00° 03'00" West a distance of 50.00 feet; Thence South 45° 03'00" West a distance of 35.36 feet; Thence South 45°03'00" West a distance of 35.36 feet; Thence South 00° 03'00" West a distance of 214.00 feet; Thence South 44° 57'00" East a distance of 35.36 feet; Thence South 00° 03'00" West a distance of 50.00 feet; Thence South 45° 03'00" West a distance of 35.36 feet; Thence South 00°03'00" West a distance of 38.00 feet to a point of curvature; Thence along a curve to the right having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears South 39° 18'39" West a distance of 158.21 feet); Thence South 89° 57'00" East a distance of 85.70 feet; Thence South 00°07'34" East a distance of 317.74 feet; Thence South 42° 12'03" West a distance of 47.10 feet to a point of curvature; Thence along a curve to the right having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears North 54°14'39" West a distance of 94.00 feet); Thence North 47°53'43" West a distance of 10.30 feet; Thence South 42°06'17" West a distance of 50.00 feet; Thence South 47° 53'43" East a distance of 10.30 feet to a point of curvature; Thence along a curve to the left having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears South 53 ° 33' 40" East a distance of 93.79 feet); Thence South 42 ° 12'03" West a distance of 280.97 feet; Thence South 63° 53'13" West a distance of 177.18 feet; Thence South 89° 52'44" West a distance of 880.21 feet to the point of beginning.

AND A tract of land lying the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1994.26 feet to the POINT OF BEGINNING; THENCE continuing North 00°05'46" West, along said west line, a distance of 664.00 feet to the northwest corner of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along the north line of said Southwest Quarter (SW/4), a distance of 910.55 feet; THENCE South 00°03'00" West a distance of 680.21 feet; THENCE North 86°50'01" West a distance of 77.35 feet; THENCE North 89°57'00" West a distance of 32.76 feet; THENCE South 00°03'00" West a distance of 85.00 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 170.00 feet; THENCE North 44°57'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 69.05 feet; THENCE North 66°05'51" West a distance of 17.44 feet; THENCE North 00°03'00" East a distance of 114.95 feet; THENCE North 89°57'00" West a

distance of 368.86 feet to the POINT OF BEGINNING. **AND COMMENCING** at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1329.13 feet; THENCE North 89°52'44" East a distance of 880.21 feet to the POINT OF BEGINNING; THENCE North 63°53'13" East a distance of 177.18 feet; THENCE North 42°12'03" East a distance of 280.97 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the right having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears North 53°33'40" West a distance of 93.79 feet); THENCE North 47°53'43" West a distance of 10.30 feet; THENCE North 42°06'17" East a distance of 50.00 feet; THENCE South 47°53'43" East a distance of 10.30 feet to a point of curvature; THENCE along a curve to the left having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears South 54°14'39" East a distance of 94.00 feet); THENCE North 42°12'03" East a distance of 47.10 feet; THENCE North 00°07'34" West a distance of 317.74 feet; THENCE North 89°57'00" West a distance of 85.70 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the left having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears North 39°18'39" East a distance of 158.21 feet); THENCE North 00°03'00" East a distance of 38.00 feet; THENCE North 45°03'00" East a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 50.00 feet; THENCE North 44°57'00" West a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 214.00 feet; THENCE North 45°03'00" East a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 50.00 feet; THENCE North 46°26'24" West a distance of 36.26 feet to a point of curvature on a non-tangent curve; THENCE along a non tangent curve to the left having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears North 08°53'17" West a distance of 11.92 feet) to a point of reverse curvature; THENCE along a curve to the right having a radius of 150.00 feet for an arc length of 27.69 feet (the chord of said curve bears North 05°33'04" West a distance of 27.65 feet); THENCE North 00°15'48" West a distance of 35.75 feet to a point on the north line of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along said north line, a distance of 1345.57 feet to the northeast corner of said Southwest Quarter (SW/4); THENCE South 00°20'43" East, along the east line of said Southwest Quarter (SW/4), a distance of 1321.23 feet; THENCE South 89°52'44" West a distance of 1327.91 feet; THENCE South 00°13'14" East a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 95.65 feet; THENCE North 00°13'14" West a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 352.04 feet to the POINT OF BEGINNING.

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That THREE JACKS, LLC hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the final plat of ECHO PARK, an addition to the City of Oklahoma City, being a part of the SOUTHWEST QUARTER (SW/4), Section 3, Township 13 North, Range 4 West of the Indian Meridian in Oklahoma County, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, streets and easements as shown on said final plat, which said final plat (consisting of two sheets) represents a correct survey of all property included therein under the name of ECHO PARK, an addition to the City of Oklahoma City, Oklahoma.

The undersigned do hereby further certify that they are the owners of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said final plat, except as set forth in the Bonded Abstractor's Certificate, and do hereby dedicate all streets and easements as shown on said final plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear. Common areas are the responsibility of the Property Owner's Association and/or property owners within this plat to maintain.

In witness whereof, the undersigned have caused this instrument to be executed on this 16th day of September, 2023.

THREE JACKS, LLC

By: Jack Evans
Manager

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of September, 2023, personally appeared Jack Evans to me known to be the identical person who subscribed, as Manager of THREE JACKS, LLC, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself.

My Commission Expires:

10/02/23 3:20:00

Julio Walter Gregg
Notary Public

ECHO PARK LEGAL DESCRIPTION:

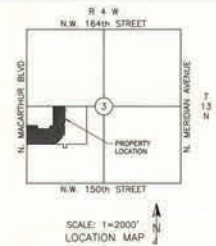
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THREE (3), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THREE (3); THENCE NORTH 07°05'48" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1329.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 07°05'48" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 685.13 FEET; THENCE SOUTH 89°57'00" EAST A DISTANCE OF 368.86 FEET; THENCE SOUTH 00°03'00" WEST A DISTANCE OF 114.95 FEET; THENCE SOUTH 66°05'51" EAST A DISTANCE OF 17.44 FEET; THENCE SOUTH 89°57'00" EAST A DISTANCE OF 89.05 FEET; THENCE NORTH 45°03'00" EAST A DISTANCE OF 35.36 FEET; THENCE SOUTH 89°57'00" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 44°57'00" EAST A DISTANCE OF 35.36 FEET; THENCE SOUTH 89°57'00" EAST A DISTANCE OF 32.76 FEET; THENCE SOUTH 86°50'01" EAST A DISTANCE OF 77.35 FEET; THENCE NORTH 07°03'00" EAST A DISTANCE OF 680.21 FEET; THENCE SOUTH 89°57'00" EAST A DISTANCE OF 393.95 FEET; THENCE NORTH 00°15'40" EAST A DISTANCE OF 35.75 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET FOR AN ARC LENGTH OF 27.69 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 03°33'04" EAST A DISTANCE OF 27.65 FEET) TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET FOR AN ARC LENGTH OF 11.92 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 08°33'17" EAST A DISTANCE OF 11.92 FEET); THENCE SOUTH 46°26'24" EAST A DISTANCE OF 36.26 FEET; THENCE SOUTH 00°03'00" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°03'00" WEST A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°03'00" WEST A DISTANCE OF 214.00 FEET; THENCE SOUTH 44°57'00" EAST A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°03'00" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°03'00" WEST A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°03'00" WEST A DISTANCE OF 38.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET FOR AN ARC LENGTH OF 171.31 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 39°18'39" WEST A DISTANCE OF 158.21 FEET); THENCE SOUTH 89°57'00" EAST A DISTANCE OF 85.70 FEET; THENCE SOUTH 00°07'24" EAST A DISTANCE OF 317.74 FEET; THENCE SOUTH 42°12'03" WEST A DISTANCE OF 47.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET FOR AN ARC LENGTH OF 84.19 FEET (THE CHORD OF SAID CURVE BEARS NORTH 54°14'39" WEST A DISTANCE OF 84.00 FEET); THENCE NORTH 47°53'43" WEST A DISTANCE OF 10.30 FEET; THENCE SOUTH 42°06'17" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 47°53'43" EAST A DISTANCE OF 10.30 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET FOR AN ARC LENGTH OF 93.95 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 53°33'40" EAST A DISTANCE OF 93.79 FEET); THENCE SOUTH 42°12'03" WEST A DISTANCE OF 280.97 FEET; THENCE SOUTH 67°53'13" WEST A DISTANCE OF 177.18 FEET; THENCE SOUTH 89°57'00" WEST A DISTANCE OF 860.21 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 1,006,803.39 SQUARE FEET OR 23.1130 ACRES, MORE OR LESS.

FINAL PLAT OF
ECHO PARK

A PART OF THE SOUTHWEST QUARTER OF SECTION 3
T 13 N, R 4 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE 1"=200'
LOCATION MAP

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Darin L. Raibourn, do hereby certify that I am a Licensed Professional Land Surveyor, and the final plat of ECHO PARK, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on this 16th day of September, 2023.

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and said Final Plat complies with the requirements of Title 11 (Eleven) Section 41-108.

By: Darin L. Raibourn
Professional Land Surveyor #1637

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of September, 2023, personally appeared Darin L. Raibourn to me known to be the identical person who executed as Licensed Professional Land Surveyor of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:

10/02/23 3:20:00

Julio Walter Gregg
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County, Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the final plat of ECHO PARK, an addition to the City of Oklahoma City, Oklahoma, is vested in THREE JACKS, LLC and on this 16th day of September, 2023, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 2023 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person; that there are no liens, mortgages or other encumbrances of any kind against the land included in the final plat, except mortgages of record.

ATTEST:

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 16th day of September, 2023.

Chicago Title Oklahoma Co.

By: Charles Francis Vice President
Charles Francis
Vice President

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of September, 2023, personally appeared Charles Francis to me known to be the identical person who executed as Vice President of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:

9-24-27

Julio Walter Gregg
Notary Public

CERTIFICATE OF CITY CLERK

I, Amy K. Simpson, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unremitted installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the final plat of ECHO PARK, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 16th day of September, 2023.

By: Amy K. Simpson
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Forest "Butch" Freeman, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2022 and prior years are paid on the final plat of ECHO PARK, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 17th day of November, 2023.

By: Forest "Butch" Freeman
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Geoffrey Butler, Planning Director of the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the final plat of ECHO PARK on 6/10/2021.

Date: 11/13/23

By: Geoffrey Butler
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE Council of the City of Oklahoma, that the final plat of ECHO PARK, an addition to the City of Oklahoma City, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma, this 16th day of November, 2023.

ADOPTED by the Mayor of the City of Oklahoma, this 16th day of November, 2023.

By: Amy K. Simpson
City Clerk

By: David Hoke
Mayor

LEGEND

BEARING/DISTANCE - RECORD
BEARING/DISTANCE - MEASURED

◆ BENCHMARK	W West
● IRON ROD	Sec Section
● "X" IN CONCRETE	Township
● IRON PIPE FOUND	R Range
□ TYPE 1 MONUMENT	N.M. Indian Meridian
□ TYPE 2 MONUMENT	OK Oklahoma
○ 1/2" IRON ROD	R.O.W. Right-of-Way
○ PROPERTY CORNER	UE Utility Easement
○ POINT OF BEGINNING	D.E. Drainage Easement
○ BUILDING LIMIT LINE	B.L. Building Limit Line
○ UTILITY EASEMENT	Av. Avenue
○ DRAINAGE EASEMENT	Blvd. Boulevard
N North	POB Point of Beginning
E East	W With
S South	And And
	FFK FOUND IN NAIL

NOTES:

1. MAINTENANCE OF COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
2. A MINIMUM 4' SIDEWALK SHALL BE CONSTRUCTED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
3. A SIDEWALK SHALL BE CONSTRUCTED ON ALL COMMON AREAS WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER.



OWNER / DEVELOPER
THREE JACKS, LLC
13909 TECHNOLOGY DR
SUITE B
OKLAHOMA CITY, OKLAHOMA 73116

ECHO PARK
SHEET 1 OF 2



Civil & Environmental Consultants, Inc.
4700 Galleria Parkway - Suite 101 - Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com

C.A. 2023 EXP. 02/2025

FINAL PLAT OF ECHO PARK

A PART OF THE SOUTHWEST QUARTER OF SECTION 3
T 13 N, R 4 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 80'



SCALE: 1"=2000'

LOCATION MAP

BASIS OF BEARING:

N 00° 05' 46" W

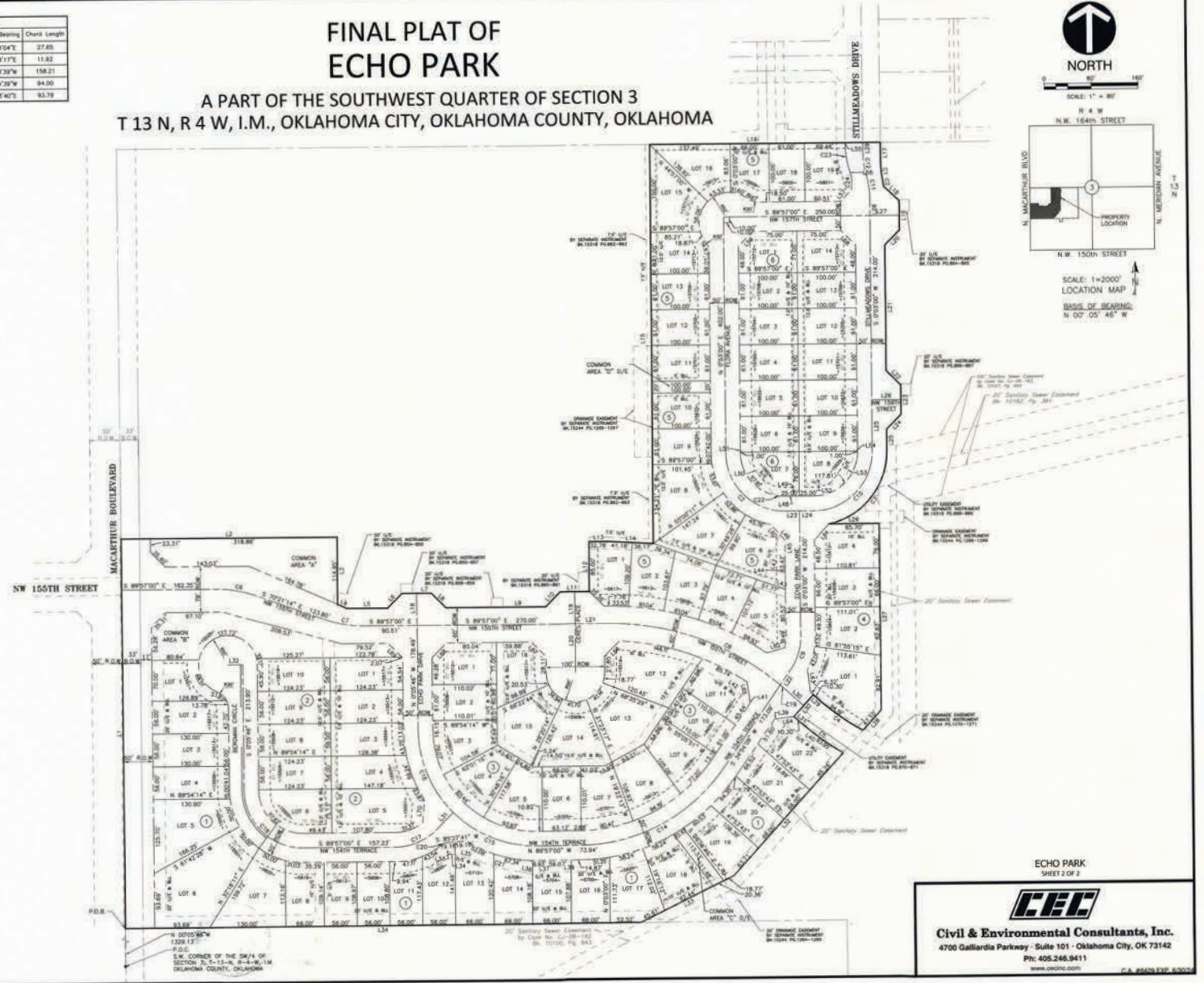
BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY CURVE TABLE		
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius
L1	665.13	N00°05'46"W	L18	36.26	S44°37'24"E	C1	27.68	150.00
L2	368.86	S89°57'00"E	L19	50.00	S00°03'00"W	C2	11.82	175.00
L3	114.90	S00°03'00"W	L20	35.36	S45°03'00"W	C3	171.31	125.00
L4	17.44	S45°03'00"W	L21	214.00	S00°03'00"W	C4	84.18	425.00
L5	89.60	S89°57'00"E	L22	35.36	S44°37'00"E	C5	53.95	475.00
L6	35.36	N45°03'00"E	L23	50.00	S00°03'00"W			
L7	30.00	S89°57'00"E	L24	35.36	S45°03'00"W			
L8	35.36	S44°37'00"E	L25	36.00	S00°03'00"W			
L9	170.00	S89°57'00"E	L26	85.70	S89°57'00"E			
L10	35.36	N45°03'00"E	L27	517.74	S00°03'00"W			
L11	50.00	S89°57'00"E	L28	47.10	S42°12'00"W			
L12	85.00	N00°03'00"E	L29	15.30	N47°52'43"W			
L13	32.78	S89°57'00"E	L30	50.00	S42°04'17"W			
L14	70.35	S89°57'00"E	L31	10.20	S47°57'43"E			
L15	680.21	N00°03'00"E	L32	280.97	S47°12'03"W			
L16	383.85	S89°57'00"E	L33	177.18	S63°53'13"W			
L17	35.75	S00°15'48"E	L34	880.21	S89°52'44"W			

CENTER LINE TABLE			CENTER LINE CURVE TABLE		
Line #	Length	Direction	Curve #	Length	Radius
L18	55.00	N00°03'00"E	C6	88.40	200.00
L19	55.00	N00°03'00"E	C7	88.40	200.00
L20	82.88	N00°03'00"E	C8	317.40	450.00
L21	317.78	S89°57'00"E	C9	60.83	100.00
L22	35.74	S45°03'00"E	C10	157.58	100.00
L23	25.00	S89°57'00"E	C11	40.66	100.00
L24	25.00	S89°57'00"E	C12	39.84	100.00
L25	88.00	S00°03'00"W	C13	288.76	300.00
L26	50.00	S89°57'00"E	C14	156.82	200.00
L27	50.00	S89°57'00"E	C15	156.82	200.00
L28	38.68	S00°03'00"W	C16	156.82	200.00
L29	18.81	S00°15'48"E	C17	78.67	100.00
L30	40.44	S47°53'43"E	C18	156.82	200.00
L31	40.88	N44°58'37"E	C19	12.89	450.00
L32	25.00	S89°54'14"E			

EASEMENT LINE TABLE			EASEMENT CURVE TABLE		
Line #	Length	Direction	Curve #	Length	Radius
L33	22.85	S47°54'36"E	C20	4.23	125.00
L34	1.88	S89°57'41"E	C21	74.83	245.00
L35	47.49	S70°08'13"E	C22	18.56	75.00
L36	15.57	S70°08'13"E			
L37	41.88	N60°29'02"E			
L38	42.86	S89°57'00"E			
L39	2.25	N45°30'13"E			

PROPERTY LINE TABLE			PROPERTY LINE CURVE TABLE		
Line #	Length	Direction	Curve #	Length	Radius
L40	114.83	N04°51'58"W	C23	41.34	150.00
L41	2.56	S09°40'51"E	C24	20.10	180.22
L42	100.70	S04°51'38"E			
L43	20.44	S70°18'50"E			
L44	57.28	S70°18'50"E			
L45	32.85	S00°03'00"W			
L46	14.08	S42°04'41"E			
L47	77.77	S70°18'50"E			
L48	13.80	N60°29'02"E			
L49	11.80	N70°04'50"E			
L50	86.97	S30°40'34"E			
L51	5.00	S00°03'00"W			
L52	81.79	S89°50'03"E			
L53	87.87	S22°18'45"W			
L54	5.85	S00°03'00"W			

LEGEND	
W	West
Sec.	Section
T	Township
R	Range
I.M.	Indian Meridian
OK	Oklahoma
S.O.W.	Right-of-Way
U.E.	Utility Easement
D.E.	Drainage Easement
B.L.	Building Limit Line
St.	Street
Av.	Avenue
Bvd.	Boulevard
P.O.B.	Point of Beginning
W	With
S.	And
F.N.	Found Per N.A.L.



ECHO PARK
SHEET 2 OF 2



Civil & Environmental Consultants, Inc.
4700 Gallardia Parkway - Suite 101 - Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com

<u>AREAS</u>	
DEVELOPED LOTS	43.74 AC 76
COMMON AREA / OPEN SPACE	14.14 AC 24
TOTAL=	57.88 AC
<u>DENSITY</u>	
LOTS	192
LOTS PER ACRE	3.31
<u>MINIMUM LOT SIZE</u>	
TOTAL LOT	6,000 S.F.

R 4 W
N.W. 164th STREET

N. MACARTHUR BLVD

3

PROPERTY LOCATION

N.W. 150th STREET

SCALE: 1"=2000'

N

REVISION RECORD

13	N
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Civil & Environmental Consultants, Inc.
4045 NW 64th Street - Suite 415 - Oklahoma City, OK 73116
Ph: 405.246.9411

THREE JACKS, LLC
ECHO PARK
PHASES 2, 3 & 4
150TH STREET & MACARTHUR AVENUE
OKLAHOMA CITY, OKLAHOMA

PRELIMINARY PLAT

DRAWING NO.

1

Exhibit B-2

ECHO PARK LEGAL DESCRIPTION:

A tract of land lying the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, and being more particularly described as follows:

COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3):

THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1994.26 feet to the POINT OF BEGINNING; THENCE continuing North 00°05'46" West, along said west line, a distance of 664.00 feet to the northwest corner of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along the north line of said Southwest Quarter (SW/4), a distance of 910.55 feet; THENCE South 00°03'00" West a distance of 680.21 feet; THENCE North 86°50'01" West a distance of 77.35 feet; THENCE North 89°57'00" West a distance of 32.76 feet; THENCE South 00°03'00" West a distance of 85.00 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 33.36 feet; THENCE North 89°57'00" West a distance of 17.00 feet; THENCE North 143°57'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 33.36 feet; THENCE North 89°57'00" West a distance of 69.05 feet; THENCE North 66°05'51" West a distance of 17.44 feet; THENCE North 00°03'00" East a distance of 114.95 feet; THENCE North 89°57'00" West a distance of 368.86 feet to the POINT OF BEGINNING.

[illegible]

Said described tracts of land, when combined, contain an area of 2,521,350.73 square feet or 57.8822 acres, more or less.

