



The City of Oklahoma City
Planning 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

WHISPERING BEND (Whispering Bend Development, LLC)

Name of Development or Applicant

11301 N. County Line Road

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

single family residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:	2049
Case No.: PUD	_____
File Date:	11-21-24
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	Piedmont
Extg Zoning:	R-1
Overlay:	_____

72.48 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

STK Developments, LLC

Name

P. O. Box 6115

Mailing Address

Edmond, OK 73083

City, State, Zip Code

Phone

Email

Mark Grubbs

Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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.

State Of Oklahoma
Canadian County
Documentary Stamps
\$3900.00



Doc#: R 2021 44167
Bk&Pg: RB 5428 871-873
Filed: 12-27-2021 11:52:19 AM
Canadian County, OK

SRB
WD
3E

After Recording return to:

Apex Title
3510 S 79th E Ave
Tulsa, OK 74145

Mail Tax Statement: PO Box 6115 PO BOX 6115 Edmond, OK 73083 Edmond, OK 73083

Documentary Stamps: \$3,900.00

WARRANTY DEED (OKLAHOMA STATUTORY FORM)

File No.: 3-211663

That Crooked Finger, LLC, an Oklahoma limited liability company, party(ies) of the first part, in consideration of the sum of TEN & 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 STK Developments, LLC, party(ies) of the second part, the following described real property and premises situated in Canadian County, State of OK, to wit:

The North One Half (N/2) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS the East Seven Hundred Ninety-two feet (E. 792') of the North Two Hundred Seventy-five feet (N. 275'),
AND LESS, Commencing at the Southeast Corner of said Section Twenty-four (24), Thence North 00°10'11" West a distance of 1329.32 feet to the Southeast Corner of the North Half (N/2), Southeast Quarter (SE/4) of said Section Twenty-four (24) for point of beginning; Thence North 89°55'27" West a distance of 310.00 feet; Thence North 00°10'11" West a distance of 210.00 feet; Thence South 89°55'27" East a distance of 310.00 feet to the East line of said Southeast Quarter (SE/4); Thence South 00°10'11" East a distance of 210.00 feet to the point of beginning.
AND LESS A tract of land located in the North Half of the Southeast Quarter (N/2 SE/4) of A part of the North One-Half (1/2) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, Described by metes and bounds as COMMENCING at the Southeast Corner of said N/2, SE/4 THENCE North 00°11'36" West along the East line of said N/2, SE/4 a distance of 210.00 feet to the POINT OF BEGINNING; THENCE North 89°56'53" West a distance of 310.00 feet; Thence North 00°10'11" West a distance of 210.00 feet; Thence South 89°56'53" East 310.00 feet to the East line of said N/2, SE/4; THENCE South 00°11'36" East along the East line of said N/2, SE/4 a distance of 210.00 feet to the POINT OF BEGINNING.

*LESS AND EXCEPT all interest in and to all of the oil, gas and other minerals in and under that may be produced from said premises; interest and estates of whatsoever nature incident to or growing out of said outstanding minerals.

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

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, and to the heirs, successors 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. EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 14 day of December, 2021

Crooked Finger, LLC, an Oklahoma limited liability company

By: Debra A. Lowery
Debra A. Lowery, Manager

By: Michael J. Lowery
Michael J. Lowery, Manager

By: Tammy J. Lowery Beard
Tammy J. Lowery Beard, Manager

STATE OF OKLAHOMA) ss.

COUNTY OF Oklahoma OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this the 14th day of December, 2021, personally appeared Debra A. Lowery, Michael J. Lowery and Tammy J. Lowery Beard, as Managers of Crooked Finger, LLC, an Oklahoma limited liability company, who acknowledged to me that he/she executed the above and foregoing in his/her official capacity thereof; the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

In witness whereof, I hereunto set my hand and affixed my notarial seal the date and year last above written.


Notary Public



My Commission Expires:

Company: ABC Title, LLC

Tax ID #: 141244-000000-000001

File/Insured by: ABC Title, LLC/ WFG National Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION
WHISPERING BEND

The North One Half (N/2) of the Southeast Quarter (SE/4) of Section 24, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;

LESS AND EXCEPT the East 792 feet of the North 275 feet;

And,

LESS AND EXCEPT commencing at the Southeast Corner of said Section 24;
Thence N 00°10'11" W a distance of 1329.32 feet to the Southeast Corner of the North Half of the Southeast Quarter of said Section 24 for a point of beginning;
Thence N 89°55'27" W a distance of 310.00 feet;
Thence N 00°10'11" W a distance of 210.00 feet;
Thence S 89°55'27" E a distance of 310.00 feet to the East line of said SE/4;
Thence S 00°10'11" E a distance of 210.00 feet to the point of beginning;

And,

LESS AND EXCEPT a tract of land located in the North Half of the Southeast Quarter of a part of the N/2 of the SE/4 of Section 24, T13N, R5W of the Indian Meridian, Canadian County, Oklahoma, described by metes and bounds as
Commencing at the Southeast Corner of said N/2, SE/4;
Thence N 00°11'36" W along the East line of said N/2, SE/4 a distance of 210.00 feet to the Point of beginning;
Thence N 89°56'53" W a distance of 310.00 feet;
Thence N 00°10'11" W a distance of 210.00 feet;
Thence S 89°56'53" E 310.00 feet to the East line of said N/2, SE/4;
Thence S 00°11'36" E along the East line of said N/2, SE/4 a distance of 210.00 feet to the point of beginning.

STK Developments LLC
P. O. Box 6115
Edmond, OK 73083

November 20, 2024

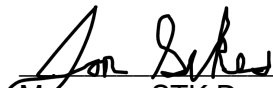
City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning and Platting property located at 11301 N.
County Line Road in Canadian County**

To Whom It May Concern:

As owner of the property described above, I hereby authorize Grubbs Consulting, LLC to act as agent on our behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning and the preliminary and final plat applications before the Oklahoma City Planning Commission and City Council on our property.

Respectfully,



Manager, STK Developments, LLC



November 21, 2024

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmasley@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: PUD Application for property located at 11301 N. County Line Road (Whispering Bend)

Attachments:

- 1 Rezoning application
 - 1 Legal Description of Property to be Rezoned (Exhibit A)
 - 1 Letter of Authorization
 - 1 Deed to Property
 - 1 Ownership Lists with certification (Oklahoma & Canadian Counties)
 - 1 PUD Design Statement with Exhibits
-

Comments: Please accept the attached PUD rezoning application and supporting documents for placement on the January 9, 2025, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format have been e-mailed to city staff along with the ownership lists in Excel Format. A preliminary plat application for the subject site is also being submitted so that it can be considered simultaneously with the PUD.

Thanks,

tmasley

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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 300 feet in all directions of the following described land:

The North One Half (N/2) of the Southeast Quarter (SE/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS the East Seven Hundred Ninety-two feet (E. 792') of the North Two Hundred Seventy-five feet (N. 275') AND LESS, Commencing at the Southeast Corner of said Section Twenty-four (24), Thence North 00°10'11" West a distance of 1329.32 feet to the Southeast Corner of the North Half (N/2), Southeast Quarter (SE/4) of said Section Twenty-four (24) for point of beginning; Thence North 89°55'27" West a distance of 310.00 feet; Thence North 00°10'11" West a distance of 210.00 feet; Thence South 89°55'27" East a distance of 310.00 feet to the East line of said Southeast Quarter (SE/4); Thence South 00°10'11" East a distance of 210.00 feet to the point of beginning. AND LESS A tract of land located in the North half of the Southeast Quarter (N/2 SE/4) of A part of the North One-Half (1/2) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, Described by metes and bounds as COMMENCING at the Southeast Corner of said N/2, SE/4 THENCE North 00°11'36" West along the East line of said N/2, SE/4 a distance of 210.00 feet to the POINT OF BEGINNING; THENCE North 89°56'53" West a distance of 310.00 feet; Thence North 00°10'11" West a distance of 210.00 feet; Thence South 89°56'53" East 310.00 feet to the East line of said N/2, SE/4; THENCE South 00°11'36" East along the East line of said N/2, SE/4 a distance of 210.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), 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: November 8, 2024 at 7:30 AM

First American Title Insurance Company

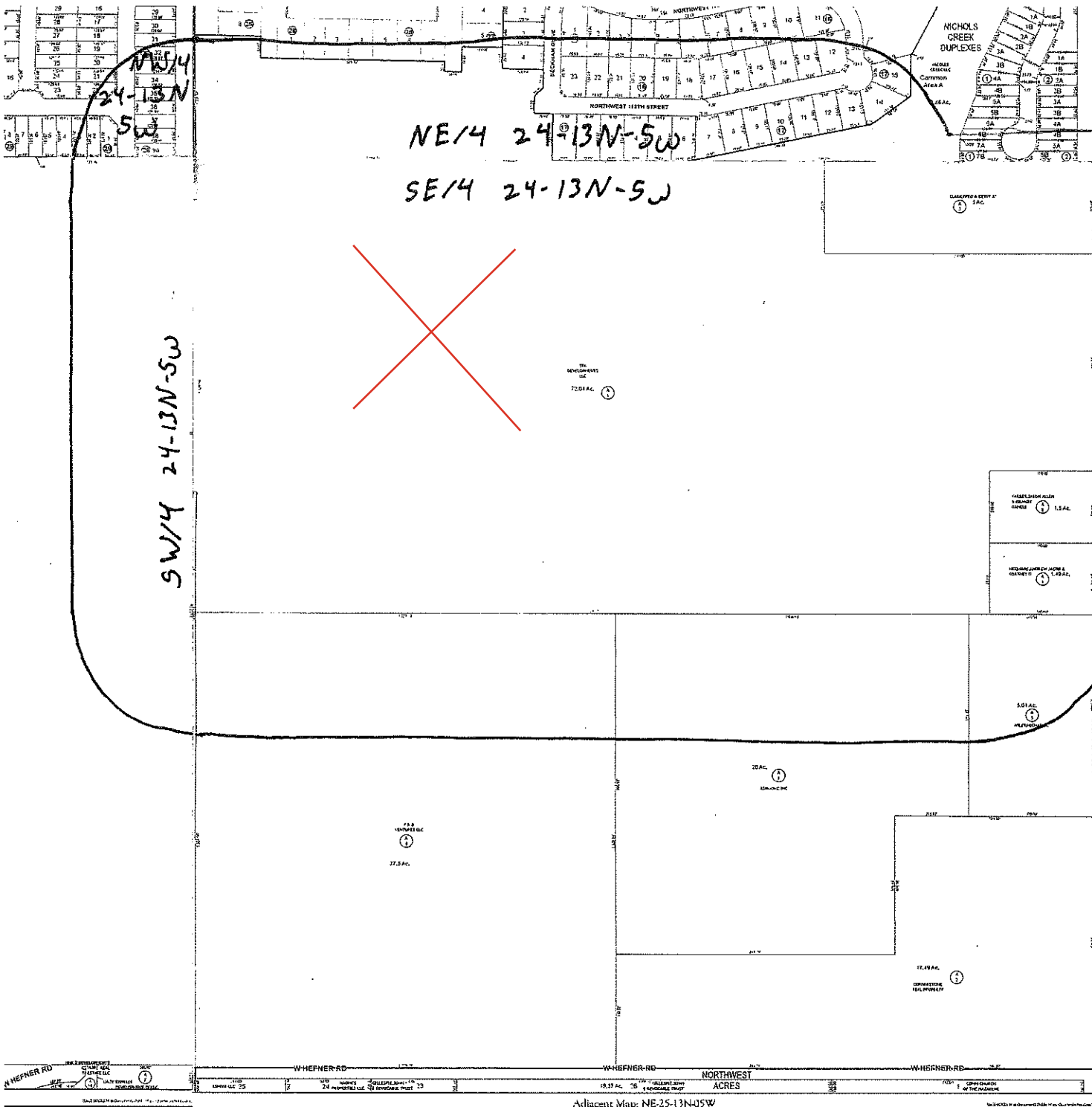
By: 

Sarah Overholser
Abstractor License No. 4803

OAB Certificate of Authority # 0058
File No. 2904451-WA99

Owner	Mailing Address	Lot	Block	Legal Description
STK DEVELOPMENTS LLC	PO BOX 6115,EDMOND,OK,73083			PT SE/4 24-13N-5W (A#1 ON THE MAP)
JASON ALLEN YARBER & BRANDY DANEELE YARBER	11319 N COUNTY LINE RD.YUKON,OK,73099			PT SE/4 24-13N-5W (A#8 ON THE MAP)
ANDREW JACOB MCQUADE & KORTNEY N MCQUADE	11313 N COUNTY LINE RD.YUKON,OK,73099			PT SE/4 24-13N-5W (A#1 ON THE MAP)
MICHAEL A WILEY	11025 N COUNTY LINE RD.YUKON,OK,73099			PT SE/4 24-13N-5W (A#5 ON THE MAP)
RLAK-OKC, INC	PO BOX 658,KINGFISHER,OK,73750			PT SE/4 24-13N-5W (A#7 ON THE MAP)
F & B VENTURES LLC C/O FRANCIS J BORELLI III	PO BOX 8633,EDMOND,OK,73083			PT SE/4 24-13N-5W (A#6 ON THE MAP)
HAROLD ROTHER FARMS INC	469 TONY ST,BURLINGTON,CO,80807			PT SW/4 24-13N-5W (A#1 ON THE MAP)
SEAN COLEMAN & JENNIFER COLEMAN	9420 NW,115TH ST.YUKON,OK,73099	2	29	ROBERTSON'S LANDING 4
RAUSCH COLEMAN HOMES OKC,LLC	4058 N COLLEGE AVE STE 300,FAYETTEVILLE,AR,72703	1	29	ROBERTSON'S LANDING 4
MADISVNN MACKENZIE WOLFE	11524 KREW WAY,YUKON,OK,73099	39	25	ROBERTSON'S LANDING 4
TYLER AUSTYN WAYNE GARCIA AND LAUREN JAE WILSON	11528 KREW WAY,YUKON,OK,73099	38	25	ROBERTSON'S LANDING 4
RAYMOND SANCHEZ GONZALES & EUGENIA GUTIERREZ GONZALES	11532 KREW WAY,YUKON,OK,73099	37	25	ROBERTSON'S LANDING 4
JOE G OMMWENGA & MARGARET W KARUKI	11536 KREW WAY,YUKON,OK,73099	36	25	ROBERTSON'S LANDING 4
GIACOMO DOMENACK	11600 KREW WAY,YUKON,OK,73099	35	25	ROBERTSON'S LANDING 4
ARG HOUSING LLC	4058 N COLLEGE AVE STE 300,FAYETTEVILLE,AR,72703	32, 33, 34	25	ROBERTSON'S LANDING 4
ROBERTSON'S LANDING PROPERTY OWNERS	PO BOX 1036,JENKS,OK,74037			ROBERTSON'S LANDING 4
NICOLES CREEK LLC	1500 SW 35TH ST.,MOORE,OK,73160			PT NE/4 24-13N-5W (A#1 ON THE MAP)
				AND
WILLIAM CHUNGA	11605 BECKHAM DR.YUKON,OK,73099	4	15	NICHOLS CREEK 2
TIEN NGUYEN & TRISTA NGUYEN	9148 NW,115TH ST.YUKON,OK,73099	1	17	NICHOLS CREEK 2
RAYMOND GERALD STENBERG & CAROLE STANLEY STENBERG	9144 NW,115TH ST.YUKON,OK,73099	2	17	NICHOLS CREEK 2
GREGORY JON STENBERG	9140 NW,115TH ST.YUKON,OK,73099	3	17	NICHOLS CREEK 2
CYNDA JEREE WOODHAM & CHRISTOPHER MICHAEL WOODHAM	9136 NW,115TH ST.YUKON,OK,73099	4	17	NICHOLS CREEK 2
JAMES SPEIGHTS & SHELBE SPEIGHTS	9132 NW,115TH ST.YUKON,OK,73099	5	17	NICHOLS CREEK 2
BRENNAN M. RING AND MARY KATHERINE RING, CO-TRUSTEES OF THEIR SUCCESSORS IN INTEREST UNDER THE KB RING FAMILY TRUST AGREEMENT	9128 NW,115TH ST.YUKON,OK,73099	6	17	NICHOLS CREEK 2
TERESA FANNING & CONRAD FANNING	9124 NW,115TH ST.YUKON,OK,73099	7	17	NICHOLS CREEK 2
EVAN P PEARSON & PAYTON M PEARSON	9120 NW,115TH ST.YUKON,OK,73099	8	17	NICHOLS CREEK 2
DOUGLAS C ADAMS	9116 NW,115TH ST.YUKON,OK,73099	9	17	NICHOLS CREEK 2
COBY C MACKIN & LEE R MACKIN	9112 NW,115TH ST.YUKON,OK,73099	10	17	NICHOLS CREEK 2
JAMES M IMES & DONI IMES	9108 NW,115TH ST.YUKON,OK,73099	11	17	NICHOLS CREEK 2
STEPHEN RYAN DODD & MARIEL ELISE DODD	9104 NW,115TH ST.YUKON,OK,73099	12	17	NICHOLS CREEK 2
STEPHANIE CASSADAY & STEVEN DARBY CASSADAY	9100 NW,115TH ST.YUKON,OK,73099	13	17	NICHOLS CREEK 2
BRENT KIMBALL WHITTING & ADRIAN TRIALON WHITTING	9032 NW,115TH ST.YUKON,OK,73099	14	17	NICHOLS CREEK 2
TIMOTHY E. NEWINGHAM AND SARAH N HALLETT, AS TRUSTEES OF THE TIMOTHY NEWINGHAM & SARAH HALLETT,S LIVING TRUST DATED THE 29TH DAY OF AUGUST, 2024	9028 NW,115TH ST.YUKON,OK,73099	15	17	NICHOLS CREEK 2
KYLE W RICKNER & JULIE A RICKNER	9145 NW,115TH ST.YUKON,OK,73099	23	16	NICHOLS CREEK 2
KMS FAMILY TRUST	9141 NW,115TH ST.YUKON,OK,73099-	22	16	NICHOLS CREEK 2
TIFFANY MICHELLE NICAR & ERIC JOHN NICAR	9137 NW,115TH ST.YUKON,OK,73099	21	16	NICHOLS CREEK 2
KEVIN RAY SHERRARD & AMANDA SHERRARD	9133 NW,115TH ST.YUKON,OK,73099	20	16	NICHOLS CREEK 2
ROBERT ENOS & MARCIA ENOS	9129 NW,115TH ST.YUKON,OK,73099	19	16	NICHOLS CREEK 2
DEMETRIUS LEONARD LEAVY & DANIELLE LEAVY	9125 NW,115TH ST.YUKON,OK,73099	18	16	NICHOLS CREEK 2
LEBLANC INVESTMENTS LLC	PO BOX 6718,EDMOND,OK,73083	17	16	NICHOLS CREEK 2

ROBERT LANGFELD & JULIE LYNN LANGFELD	9117 NW 115TH ST.YUKON.OK.73099	16	16	NICHOLS CREEK 2
JESSICA C LEKITES	9113 NW 115TH ST.YUKON.OK.73099	15	16	NICHOLS CREEK 2
LESLIE ALFRED BIAS & DEBORAH ANN BIAS	9109 NW 115TH ST.YUKON.OK.73099	14	16	NICHOLS CREEK 2
ANNA JOHNSTON & DUSTY JOHNSTON	9105 NW 115TH ST.YUKON.OK.73099	13	16	NICHOLS CREEK 2
JONAS HUFFMAN & JESSICA HUFFMAN	9101 NW 115TH ST.YUKON.OK.73099	12	16	NICHOLS CREEK 2
NICOLES CREEK LLC	1500 SW 35TH ST.MOORE.OK.73160			NICHOLS CREEK DUPLEXES COMMON AREA "A"
FCEMI LLC	22495 LINDY TERR.EDMOND.OK.73025	7A & 7B	1	NICHOLS CREEK DUPLEXES
KMBB INC	14324 290TH ST.BLANCHARD.OK.73010	5A & 5B	2	NICHOLS CREEK DUPLEXES
FRED CLARK & BETTY A CLARK	11601 N COUNTY LINE RD.YUKON.OK.73099			PT SE/4 24-13N-5W (A#3 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 feet in all directions of the following described land:

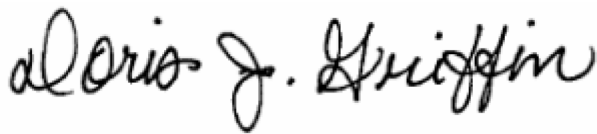
A tract of land in the North One Half (N/2) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described in attached Exhibit 'A'.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), 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: November 14, 2024 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2904448-OK99

EXHIBIT 'A'

File No.: **2904448-OK99 ()**

The North One Half (N/2) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS the East Seven Hundred Ninety-two feet (E. 792') of the North Two Hundred Seventy-five feet (N. 275'), AND LESS, Commencing at the Southeast Corner of said Section Twenty-four (24), Thence North 00°10'11" West a distance of 1329.32 feet to the Southeast Corner of the North Half (N/2), Southeast Quarter (SE/4) of said Section Twenty-four (24) for point of beginning; Thence North 89°55'27" West a distance of 310.00 feet; Thence North 00°10'11" West a distance of 210.00 feet; Thence South 89°55'27" East a distance of 310.00 feet to the East line of said Southeast Quarter (SE/4); Thence South 00°10'11" East a distance of 210.00 feet to the point of beginning. AND LESS A tract of land located in the North Half of the Southeast Quarter (N/2 SE/4) of A part of the North One-Half (1/2) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, Described by metes and bounds as COMMENCING at the Southeast Corner of said N/2, SE/4 THENCE North 00°11'36" West along the East line of said N/2, SE/4 a distance of 210.00 feet to the POINT OF BEGINNING; THENCE North 89°56'53" West a distance of 310.00 feet; Thence North 00°10'11" West a distance of 210.00 feet; Thence South 89°56'53" East 310.00 feet to the East line of said N/2, SE/4; THENCE South 00°11'36" East along the East line of said N/2, SE/4 a distance of 210.00 feet to the POINT OF BEGINNING.

A.P.N.

OWNERSHIP REPORT
FILE NUMBER 2904448-OK99

EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 A.M.

DATE PREPARED: NOVEMBER 19, 2024

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3875	R203161000	BACON BRENDA S	11213 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2169	CHAPEL CREEK SEC 1	001	001	CHAPEL CREEK SEC 1 001 001	11213 STANSBURY PL OKLAHOMA CITY
3875	R203161010	SMOTHERMAN DOUGLAS D	11301 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2156	CHAPEL CREEK SEC 1	002	001	CHAPEL CREEK SEC 1 002 001	11301 STANSBURY PL OKLAHOMA CITY
3875	R203161020	EID SAM & SONIA	2933 NW 63RD ST	OKLAHOMA CITY	OK	73116- 3601	CHAPEL CREEK SEC 1	002	002	CHAPEL CREEK SEC 1 002 002	11305 STANSBURY PL OKLAHOMA CITY
3875	R203161030	BURNS ELDON L JR	11309 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2156	CHAPEL CREEK SEC 1	002	003	CHAPEL CREEK SEC 1 002 003	11309 STANSBURY PL OKLAHOMA CITY
3875	R203161040	WYNE SOHAIL S	11313 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2156	CHAPEL CREEK SEC 1	002	004	CHAPEL CREEK SEC 1 002 004	11313 STANSBURY PL OKLAHOMA CITY
3875	R203161050	THOMPSON ERNEST DANIEL	11401 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC 1	002	005	CHAPEL CREEK SEC 1 002 005	11401 STANSBURY PL OKLAHOMA CITY
3875	R203161060	REASON JOHNNY & CARLA	8921 NW 113TH ST	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC 1	003	001	CHAPEL CREEK SEC 1 003 001	8921 NW 113TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2904448-OK99

EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 A.M.

DATE PREPARED: NOVEMBER 19, 2024

3875	R203161070	WELLS JANET M	8917 NW 113TH ST	OKLAHOMA CITY	OK	73162- 2151	CHAPEL CREEK SEC 1	003	002	CHAPEL CREEK SEC 1 003 002	8917 NW 113TH ST OKLAHOMA CITY
3875	R203161190	OIDTMAN ETHAN	8920 NW 113TH ST	OKLAHOMA CITY	OK	73162- 2150	CHAPEL CREEK SEC 1	004	001	CHAPEL CREEK SEC 1 004 001	8920 NW 113TH ST OKLAHOMA CITY
3875	R203161200	WOODS KIMBERLY BLACKWELL & RANDY A	8916 NW 113TH ST	OKLAHOMA CITY	OK	73162- 2150	CHAPEL CREEK SEC 1	004	002	CHAPEL CREEK SEC 1 004 002	8916 NW 113TH ST OKLAHOMA CITY
3875	R203161410	VEITCH WESLEY CAMERON & STACIE	8917 NW 112TH ST	OKLAHOMA CITY	OK	73162- 2161	CHAPEL CREEK SEC 1	004	023	CHAPEL CREEK SEC 1 004 023	8917 NW 112TH ST OKLAHOMA CITY
3875	R203161420	HERITAGE ROBERT W & JUDITH A	8921 NW 112TH ST	OKLAHOMA CITY	OK	73162- 2161	CHAPEL CREEK SEC 1	004	024	CHAPEL CREEK SEC 1 004 024	8921 NW 112TH ST OKLAHOMA CITY
3875	R203161430	STEVENS RICHARD H	8920 NW 112TH ST	OKLAHOMA CITY	OK	73162- 2160	CHAPEL CREEK SEC 1	005	001	CHAPEL CREEK SEC 1 005 001	8920 NW 112TH ST OKLAHOMA CITY
3875	R203161440	BLOTT CATHY ANN & DANNY LESLIE TRS, BLOTT CATHY ANN & DANNY LESLIE REV TRUST	PO BOX 720252	OKLAHOMA CITY	OK	73172- 0252	CHAPEL CREEK SEC 1	005	002	CHAPEL CREEK SEC 1 005 002	8916 NW 112TH ST OKLAHOMA CITY
3875	R204991120	RAUPE BRANDON M & REBECCA J TRS, ALPINE RIDGE TRUST	11425 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC II	008	000	CHAPEL CREEK SEC II 008 000 LOT 13 & S7.5FT OF LOT 12	11425 STANSBURY PL OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2904448-OK99

EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 A.M.

DATE PREPARED: NOVEMBER 19, 2024

3875	R204991090	TRUONG DONG, TANG NGHIA V	8913 NW 114TH ST	OKLAHOMA CITY	OK	73162- 2222	CHAPEL CREEK SEC II	008	010	CHAPEL CREEK SEC II 008 010	8913 NW 114TH ST OKLAHOMA CITY
3875	R204991100	DE LA ROSA GABRIEL R	8917 NW 114TH ST	OKLAHOMA CITY	OK	73162- 2222	CHAPEL CREEK SEC II	008	011	CHAPEL CREEK SEC II 008 011	8917 NW 114TH ST OKLAHOMA CITY
3875	R204991110	MCMILLAN CAMREN	11429 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2154	CHAPEL CREEK SEC II	008	012	CHAPEL CREEK SEC II 008 012 LOT 12 EX S7.5FT	11429 STANSBURY PL OKLAHOMA CITY
3875	R204991130	PEMBROOK JARED K	11421 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC II	008	014	CHAPEL CREEK SEC II 008 014	11421 STANSBURY PL OKLAHOMA CITY
3875	R204991140	AVALOS VICTOR MANUEL YOTZ, CHAVEZ ESTELA	11417 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC II	008	015	CHAPEL CREEK SEC II 008 015	11417 STANSBURY PL OKLAHOMA CITY
3875	R204991150	FERRELL TOMARO	11413 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2154	CHAPEL CREEK SEC II	008	016	CHAPEL CREEK SEC II 008 016	11413 STANSBURY PL OKLAHOMA CITY
3875	R204991160	ALAMI ABDELLAH	11409 STANSBURY PL	OKLAHOMA CITY	OK	73162- 2154	CHAPEL CREEK SEC II	008	017	CHAPEL CREEK SEC II 008 017	11409 STANSBURY PL OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2904448-OK99

EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 A.M.

DATE PREPARED: NOVEMBER 19, 2024

3875	R204991170	PEYTON DARIN D	11405 STANSBURY PL	OKLAHOMA CITY	OK	73162-2154	CHAPEL CREEK SEC II	008	018	CHAPEL CREEK SEC II 008 018	11405 STANSBURY PL OKLAHOMA CITY
3875	R204991230	MCKAUGHAN MARK A & NICOLE	11404 STANSBURY PL	OKLAHOMA CITY	OK	73162-2155	CHAPEL CREEK SEC II	010	001	CHAPEL CREEK SEC II 010 001	11404 STANSBURY PL OKLAHOMA CITY
3875	R204991240	POPLIN DESTINY RENAE, DENNEY TRAY PAUL	11408 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC II	010	002	CHAPEL CREEK SEC II 010 002	11408 STANSBURY PL OKLAHOMA CITY
3875	R204991250	RODRIGUEZ JOSEFINA HERNANDEZ	11412 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC II	010	003	CHAPEL CREEK SEC II 010 003	11412 STANSBURY PL OKLAHOMA CITY
3875	R204991260	ODOM SIUKWAN WINNIE & JIMMY DEAN	11416 STANSBURY PL	OKLAHOMA CITY	OK	73162-2155	CHAPEL CREEK SEC II	010	004	CHAPEL CREEK SEC II 010 004	11416 STANSBURY PL OKLAHOMA CITY
3875	R204991270	RODRIGUEZ HENRY & TRACEY TRS, RODRIGUEZ HENRY & TRACEY LIVING TRUST	8912 NW 114TH ST	OKLAHOMA CITY	OK	73162-2202	CHAPEL CREEK SEC II	010	005	CHAPEL CREEK SEC II 010 005	8912 NW 114TH ST OKLAHOMA CITY
3875	R205991000	ROBERTS JOHNATHAN & BRANDIE	8921 NW 111TH ST	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC III	012	001	CHAPEL CREEK SEC III 012 001	8921 NW 111TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2904448-OK99

EFFECTIVE DATE: NOVEMBER 14, 2024 AT 7:30 A.M.

DATE PREPARED: NOVEMBER 19, 2024

3875	R205991120	GRAY CHRISTI L	11209 STANSBURY PL	OKLAHOMA CITY	OK	73162-2169	CHAPEL CREEK SEC III	013	001	CHAPEL CREEK SEC III 013 001	11209 STANSBURY PL OKLAHOMA CITY
3875	R205991130	FALKNER JASON D & LISA M	11205 STANSBURY PL	OKLAHOMA CITY	OK	73162	CHAPEL CREEK SEC III	013	002	CHAPEL CREEK SEC III 013 002	11205 STANSBURY PL OKLAHOMA CITY
3875	R205991140	MEIER RONALD E & PATRICIA L TRS, MEIER RONALD & PATRICIA TRUST	11201 STANSBURY PL	OKLAHOMA CITY	OK	73162-2169	CHAPEL CREEK SEC III	013	003	CHAPEL CREEK SEC III 013 003	11201 STANSBURY PL OKLAHOMA CITY
3876	R129331240	HEIFER PATRICK L & KATY E	8924 NW 115TH ST	OKLAHOMA CITY	OK	73162-2208	WILLOW BEND SEC 2	008	001	WILLOW BEND SEC 2 008 001	8924 NW 115TH ST OKLAHOMA CITY
3876	R129331250	VAN CLEAVE JERRY W & NANCY S TRS, VAN CLEAVE JERRY W & NANCY S REV TRUST	8920 NW 115TH ST	OKLAHOMA CITY	OK	73162	WILLOW BEND SEC 2	008	002	WILLOW BEND SEC 2 008 002	8920 NW 115TH ST OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

WHISPERING BEND

PUD-

November 20, 2024

PREPARED FOR:

**Whispering Bend Development, LLC
1800 S. Sara Road
Yukon, OK 73099**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

TABLE OF CONTENTS

SECTION.....	PAGE
1.0 INTRODUCTION	4
2.0 LEGAL DESCRIPTION.....	4
3.0 OWNER/DEVELOPER	4
4.0 SITE AND SURROUNDING AREA	4
5.0 PHYSICAL CHARACTERISTICS	4
6.0 CONCEPT	4
7.0 SERVICE AVAILABILITY	4
8.0 SPECIAL DEVELOPMENT REGULATIONS	5
8.1 Use & Development Regulations	6
8.2 Landscape & Screening Regulations	6
8.3 Access Regulations	6
8.4 Sign Regulations	6
8.5 Parking Regulations	6
8.6 Common Area Regulations.....	6
8.7 Platting & Specific Plan Regulations.....	6
8.8 Façade/Architectural Regulations	7
8.9 Lighting Regulations	7
8.10 Drainage Regulations	7
8.11 Dumpster Regulations.....	7
8.12 Roofing Regulations	7
8.13 Sidewalk Regulations	7
8.14 Height Regulations	7
8.15 Public Improvements	7
8.16 General Design and Development Guidelines.....	7

9.0 DEVELOPMENT SEQUENCE	8
---------------------------------------	----------

10.0 EXHIBITS	8
----------------------------	----------

EXHIBIT A – Legal Description (attached hereto and made a part hereof)

EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 72.48 acres and is located in the Southeast Quarter of Section 24, Township 13 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, north of Hefner Road, along the west side of County Line Road.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Whispering Bend Development, LLC

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property consists of vacant farmland. The property is currently zoned R-1 Single Family Residential. Surrounding properties are zoned and used for:

North: R-1/vacant & residences

East: PUD-782 (R-1)/residences

South: AA/vacant

West: AA/vacant

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1220 feet in the southwest to 1204 feet east of center toward an existing pond, and an elevation of 1214 feet along County Line Road, sloping west toward to the pond. The subject property has a soil type of Bethany Silt Loam, and is currently covered by a mixture of grass pasture. A predominant tree line exists along an existing creek in the eastern portion of the property.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide an urban residential development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100.3, Table 6100.2 – minimum lot size and lot width for single family is reduced, and the maximum lot coverage is slightly increased.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts County Line Road, a minor arterial street according to Oklahoma City's street classification layer in the OKC Data Portal.

7.2 SANITARY SEWER

Public sanitary sewer will be extended throughout the development from the existing sanitary sewer bisecting the property.

7.3 WATER

Public water lines will be extended throughout the site from the existing twelve-inch public water line located along County Line Road.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 34, located 2.2 miles to the south at 8617 N. Council Road.

7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 unavailable to this site.

7.7 DRAINAGE

The property within this Planned Unit Development drains to the northeast.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in Urban Low Intensity 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 this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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, 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

- a) The PUD permits residential development in accordance with the use and development regulations of the R-1 Single Family Residential District, except as otherwise amended herein.:
 - 1) Minimum lot size for single family dwellings shall be 4,500 square feet.
 - 2) Minimum lot width for single family dwellings shall be 40 feet.
 - 3) Maximum lot coverage shall be 70%.

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.

8.3 ACCESS REGULATIONS

- a) Access shall be from County Line Road, with future secondary access points provided via street stubs to the undeveloped properties to the west, north and south.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code.

8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each development area shall not be required.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Platting shall be required for single family residential development.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATONS

- a) Facades for residential development shall comply with the Oklahoma City Municipal Code.

8.9 LIGHTING REGULATIONS

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

8.10 DRAINAGE REGULATIONS

- a) Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances

8.11 DUMPSTER REGULATIONS

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

8.12 ROOFING REGULATIONS

- a) Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

- a) Sidewalks shall be in accordance with the City of Oklahoma City Municipal Code requirements.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures in this PUD unless otherwise noted herein

8.15 PUBLIC IMPROVEMENTS

- a) 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.

8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a) Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A
LEGAL DESCRIPTION
WHISPERING BEND

The North One Half (N/2) of the Southeast Quarter (SE/4) of Section 24, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma;

LESS AND EXCEPT the East 792 feet of the North 275 feet;

And,

LESS AND EXCEPT commencing at the Southeast Corner of said Section 24;
Thence N 00°10'11" W a distance of 1329.32 feet to the Southeast Corner of the North Half of the Southeast Quarter of said Section 24 for a point of beginning;
Thence N 89°55'27" W a distance of 310.00 feet;
Thence N 00°10'11" W a distance of 210.00 feet;
Thence S 89°55'27" E a distance of 310.00 feet to the East line of said SE/4;
Thence S 00°10'11" E a distance of 210.00 feet to the point of beginning;

And,

LESS AND EXCEPT a tract of land located in the North Half of the Southeast Quarter of a part of the N/2 of the SE/4 of Section 24, T13N, R5W of the Indian Meridian, Canadian County, Oklahoma, described by metes and bounds as
Commencing at the Southeast Corner of said N/2, SE/4;
Thence N 00°11'36" W along the East line of said N/2, SE/4 a distance of 210.00 feet to the Point of beginning;
Thence N 89°56'53" W a distance of 310.00 feet;
Thence N 00°10'11" W a distance of 210.00 feet;
Thence S 89°56'53" E 310.00 feet to the East line of said N/2, SE/4;
Thence S 00°11'36" E along the East line of said N/2, SE/4 a distance of 210.00 feet to the point of beginning.

WHISPERING BEND

24-064

EXH-B
SHEET NUMBER

Proj. No.: 24-064
Date: 11/21/2024
Scale: (Horizontal) 1"=100'
(Vertical) N/A
Drawn By: KLT
Checked By: MCO
Approved By: MCO

REVISIONS		
NO.	DESCRIPTION	DATE

WHISPERING BEND
COUNTY LINE ROAD & HEFNER ROAD
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0641
Fax: (405) 285-0649
RUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

