



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 SPUD ReZONING**

**Simplified Planned Unit Development District**  
 9841 SW 44th St.

Project Name \_\_\_\_\_

9841 SW 44th St.

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

*Storage barn*

Summary Purpose Statement / Proposed Development \_\_\_\_\_

Staff Use Only:	1656
Case No.: SPUD -	_____
File Date:	6-27-24
Ward No.:	W3
Nbhd. Assoc.:	----
School District:	Mustang
Extg Zoning:	R-1
Overlay:	_____

3.04 acres, more or less

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..) of drawings, maps, or other documents will not be accepted.
- A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

**Property Owner Information (if other than Applicant):**

Ascend Development Group, LLC

Name \_\_\_\_\_

3510 JOSHUA LANE,

Mailing Address \_\_\_\_\_

MOORE, OK 73165

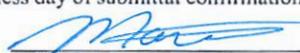
City, State, Zip Code \_\_\_\_\_

405 435 1800

Phone \_\_\_\_\_

davin@77companies.com

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 \_\_\_\_\_

dmbbox@wbflaw.com; mschwartz@wbflaw.com;

esilberg@wbflaw.com

Email \_\_\_\_\_

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto: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  
**\$1153.50**



Doc#:R 2021 25908  
Bk&Pg:RB 5336 89-89  
Filed:07-27-2021  
12:44:13 PM  
Canadian County, OK

DAR  
WD  
1E

**WARRANTY DEED**  
STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
File No.: 1095422  
Stewart Title Guaranty Company

**Know All Men by These Presents:**

THAT, **Donita Carol Douglas a/k/a Donita Douglas, a single person and Dana Sue Proctor a/k/a Dana Proctor, a single person**, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Ascend Development Group, LLC** party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to wit:

The South Half (S/2) of the Middle Third (M/3) of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS AND EXCEPT the following tract of land in the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter (SE/4); Thence West along the South line of said Southeast Quarter (SE/4) a distance of 1132.44 feet to the true point of beginning; Thence continuing West along the South line of the Southeast Quarter (SE/4) a distance of 270.56 feet; Thence North and parallel to the East line of said Southeast Quarter (SE/4) a distance of 483.0 feet; Thence East a distance of 270.56 feet; Thence South a distance of 483.0 feet to the point of beginning.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

**TAX ID No.: 97652**

Grantee's Mailing Address: 3132 SW 140th Street, Oklahoma City, OK 73170

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/parties of the second part, his/her/their/its 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 22nd day of July, 2021

*Donita Carol Douglas*  
Donita Carol Douglas a/k/a Donita Douglas  
*Dana Sue Proctor*  
Dana Sue Proctor a/k/a Dana Proctor

1095422  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of July, 2021, personally appeared, Donita Carol Douglas a/k/a Donita Douglas, a single person and Dana Sue Proctor a/k/a Dana Proctor, a single person, to me well known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

*[Signature]*  
Commission Expires: \_\_\_\_\_

RETURN TO:  
Stewart Title of Oklahoma, Inc.  
5101 Gaillardia Corporate Place, Suite C  
Oklahoma City, OK 73142

Filing Fees: \$22.00  
Doc Stamps: \$1,153.50



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said SE/4; thence N 89° 51' 11" W along the South line of said SE/4 a distance of 880.36 feet to the POINT OF BEGINNING; thence continuing N 89°51'11"W a distance of 177.52 feet; thence N 00°08'49" E a distance of 734.31 feet to a point on a non-tangent curve to the left; thence 78.92 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 71.56 feet which bears N 59°33'16" E; thence S 89°51'11" E a distance of 109.54 feet; thence S 00°19'37" E a distance of 770.75 feet to the POINT OF BEGINNING.

## LETTER OF AUTHORIZATION

Ascend Development Group, 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:

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said SE/4; thence N 89° 51' 11" W along the South line of said SE/4 a distance of 880.36 feet to the POINT OF BEGINNING; thence continuing N 89° 51' 11" W a distance of 177.52 feet; thence N 00° 08' 49" E a distance of 734.31 feet to a point on a non-tangent curve to the left; thence 78.92 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 71.56 feet which bears N 59° 33' 16" E; thence S 89° 51' 11" E a distance of 109.54 feet; thence S 00° 19' 37" E a distance of 770.75 feet to the POINT OF BEGINNING. Said tract contains 132,536 Sq Ft or 3.04 Acres, more or less.

By:  Davin Methvin 06/18/24

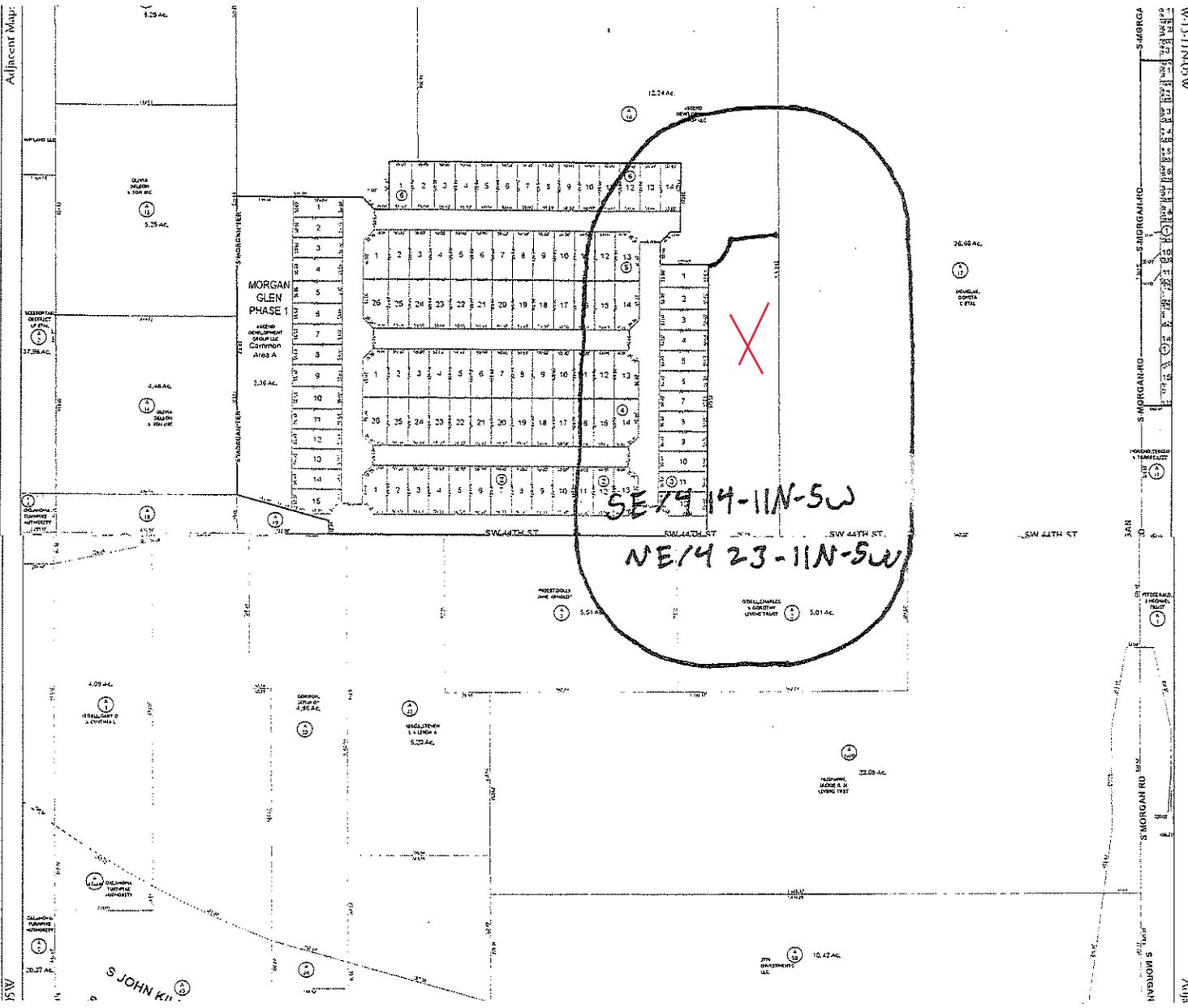
Title: Owner of record

Date: 06/18/24



Owner	Mailing Address	Lot	Block	Legal Description
ASCEND DEVELOPEMENT GROUP, LLC	3510 JOSHUA LANE.MOORE.OK.73165			PT SE/4 14-11N-5W (A#16 ON THE MAP) - INCLUDES SUBJECT PROPERTY
ASCEND DEVELOPEMENT GROUP, LLC	3510 JOSHUA LANE.MOORE.OK.73165			PT SE/4 14-11N-5W (A#17 ON THE MAP)
JACKIE R HUSMANN JR LIVING TRUST	530 COUNTRY RD 500.CENTRE.AL.35960			PT NE/4 23-11N-5W (A#40 ON THE MAP)
CHARLES & DOROTHY O'DELL LIVING TRUST	9840 SW 44TH ST.MUSTANG.OK.73064			PT NE/4 23-11N-5W (A#2 ON THE MAP)
DOLLY JANE ARNOLD PRIEST	10000 SW 44TH ST.MUSTANG.OK.73064			PT NE/4 23-11N-5W (A#3 ON THE MAP)
PTER PRZEMYSLAW JANDACZK AND JAROSLAW P TOPOLEWSKI	10012 SW 43RD STREET.MUSTANG.OK.73064	10	2	MORGAN GLEN 1
RAUSCH COLEMAN HOMES OKC LLC	4058 N COLLEGE AVE STE 300.FAYETTEVILLE.AR.72703	11	2	MORGAN GLEN 1
CINDY MAY KNEPP	10004 SW 43RD ST.MUSTANG.OK.73064	12	2	MORGAN GLEN 1
PAUL BENJAMIN MONROE LEMOINS & SARA FAITH KING	10000 SW 43RD ST.MUSTANG.OK.73064	13	2	MORGAN GLEN 1
CONNOR CLARK SIMMONS & ASHLYN JENISE SIMMONS	4204 OLIVIA ST.MUSTANG.OK.73064	1	3	MORGAN GLEN 1
KAYLE ANN MCGINNIS AND JOSUE RODRIGUEZ AQUIRRE	4208 OLIVIA ST.MUSTANG.OK.73064	2	3	MORGAN GLEN 1
LUCAS J LILLY & REBECCA M LILLY	4212 OLIVIA ST.MUSTANG.OK.73064	3	3	MORGAN GLEN 1
LAURA ELLEN YANT	4216 OLIVIA ST.MUSTANG.OK.73064	4	3	MORGAN GLEN 1
DARIAN XAVIER VAUGHAN & ANISHA MAE VAUGHAN	4300 OLIVIA ST.MUSTANG.OK.73064	5	3	MORGAN GLEN 1
TRESSA SHAVON ALLEN	4304 OLIVIA ST.MUSTANG.OK.73064	6	3	MORGAN GLEN 1
SANDRA APRIL	4308 OLIVIA ST.MUSTANG.OK.73064	7	3	MORGAN GLEN 1
LINCOLN BRETT CHRISTIE & JENNIFER ANN CHRISTIE	4312 OLIVIA ST.MUSTANG.OK.73064	8	3	MORGAN GLEN 1
LE THI NGUYEN & JULIAN VAUGHN NGUYEN	4316 OLIVIA ST.MUSTANG.OK.73064	9	3	MORGAN GLEN 1
SHELLY KAY CULP	4400 OLIVIA ST.MUSTANG.OK.73064	10	3	MORGAN GLEN 1
ANH KIM PHAM	4404 OLIVIA ST.MUSTANG.OK.73064	11	3	MORGAN GLEN 1
KAITLYN ANNE GIFFORD	4408 OLIVIA ST.MUSTANG.OK.73064	12	3	MORGAN GLEN 1
PALLAVI WALAWALKAR & MILIND WALAWALKAR	3984 VIA CANGREJO.SAN DIEGO.CA.92130	11	4	MORGAN GLEN 1
ARG VIII LLC	4058 N COLLEGE AVE STE 300.FAYETTEVILLE.AR.72703	12	4	MORGAN GLEN 1
DAVID WONG & VIVIAN CUI WONG, TRUSTEES OF THE DAVID AND VIVIAN WONG FAMILY TRUST	3014 CREEK ESTATES CT.SAN JOSE.CA.95135	13	4	MORGAN GLEN 1
WILLIAM EDWARD SMITH	10001 SW 43RD ST.MUSTANG.OK.73064	14	4	MORGAN GLEN 1
ALVARADO FAMILY, LLC	10005 SW 43RD ST.MUSTANG.OK.73064	15	4	MORGAN GLEN 1
DAVID J ZAVALA AND LIZETH JAZMIN JUAREZ VAZQUEZ	10009 SW 43RD ST.MUSTANG.OK.73064	16	4	MORGAN GLEN 1
SHARIF AMR SOLIMAN	10008 SW 41ST ST.MUSTANG.OK.73064	11	5	MORGAN GLEN 1
JOSEPH ABRAHAM GEORGE & ANU AKSA GEORGE	10004 SW 41ST ST.MUSTANG.OK.73064	12	5	MORGAN GLEN 1
MARTHA LOPEZ & DARI LOPEZ	10000 SW 41ST ST.MUSTANG.OK.73064	13	5	MORGAN GLEN 1
JAMES V STEPHAN	10001 SW 42ND ST.MUSTANG.OK.73064	14	5	MORGAN GLEN 1
JOSE ANTONIO GOMEZ JR AND MARISELA RUBY CORDOVA	10005 SW 42ND ST.MUSTANG.OK.73064	15	5	MORGAN GLEN 1
RONALD MARTIN ALBERCA JR	10009 SW 42ND ST.MUSTANG.OK.73064	16	5	MORGAN GLEN 1
MAOR BEN HAROOSH & ARIELLE HAGEGE	115 STERN ST PT 12.KIRYAT ONO ISRAEL.55607-44	10	6	MORGAN GLEN 1

ANDRE LEE MURPHY & RACHEL MARIE MURPHY & APRIL LYNN MURPHY	10005 SW 41ST ST.MUSTANG.OK.73064	11	6	MORGAN GLEN 1
CHANDIN SAGE MORROW	10001 SW 41ST ST.MUSTANG.OK.73064	12	6	MORGAN GLEN 1
JOHN HADELER & AILEEN WATANABE, TRUSTEES OF THE JOHN HADELER & AILEEN WATANABE REVOCABLE TRUST	364 STONECREST DR.SAN FRANCISCO.CA.94132	13	6	MORGAN GLEN 1
BROCK A COPPENBARGER 2023 IRREVOCABLE TRUST	1121 KIMBERLIN LN.TUTTLE.OK.73089	14	6	MORGAN GLEN 1
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.

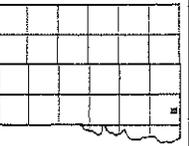


Adjacent Map: W 13-11N-05E



Canadian County  
 Assessor's Office  
 200 N Choctaw Ave  
 El Reno, OK 73036  
 Ph: (405) 295-6331  
 Fax: (405) 422-2406  
[www.canadiancounty.org](http://www.canadiancounty.org)

Township 11 North  
 Range 05 West



1 inch equals 200 feet  
 Scale: 1:2,400  
 0 100 200  
 Feet

All in

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**9841 S.W. 44<sup>th</sup> St.**

**June 27, 2024**

**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@wbflaw.com](mailto:dmbox@wbflaw.com)

## SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

All uses permitted within R-1.

8300.60. Personal Storage. \*The property shall be permitted to be developed with a maximum of one (1) barn structure, for the use of indoor storage (indoor storage structure). The indoor storage structure shall be permitted for storage of recreational vehicles, equipment, boats, tools, and related personal equipment. The indoor storage structure shall be permitted as a principal use, and shall not be considered an accessory use or accessory building. The indoor storage structure shall be the only personal storage use permitted on the property.

2. **Maximum Building Height:**

The indoor storage structure shall have a maximum building height of 25 feet. Development of all other uses shall be per R-1 regulations.

**3. Maximum Building Size:**

The indoor storage structure shall have a maximum square footage of 5,000 square feet. Development of all other uses shall be per R-1 regulations.

**4. Maximum Number of Buildings:**

There shall be a maximum of one (1) indoor storage structure on the property. Development of all other uses shall be per R-1 regulations.

**5. Building Setback Lines**

Front Yard: 25 feet.

Rear Yard: Per R-1 regulations.

Side Yard: 25 feet.

**6. Sight-proof Screening:**

Site-proof screening shall not be required.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Free standing accessory signs**

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

**8.2 Attached signs**

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

**8.3 Non-Accessory Signs**

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

**8.4 Electronic Message Display signs**

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

**9. Access:**

There shall be one (1) access point permitted from S.W. 44<sup>th</sup> St.

**10. Sidewalks:**

Sidewalks shall not be required.

## **II. Other Development Regulations:**

### **1. Architecture:**

The indoor storage structure shall be permitted to be developed with metal building materials, including overhead doors.

Development of all other uses shall be as follows: Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

Per R-1 regulations.

### **3. Street Improvements:**

Street improvements shall not be required.

### **4. Site Lighting:**

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

### **5. Dumpsters:**

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 SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

### **6. Parking:**

The indoor storage structure shall not require paved parking improvements. A carport shall be permitted on the north wall of the indoor storage structure, which shall not exceed 24 feet in width. A graveled roadway shall be permitted to access the carport structure. For all other uses, the design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

### **7. Maintenance:**

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.

**8. Drainage:**

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

**III. Supporting Documents:**

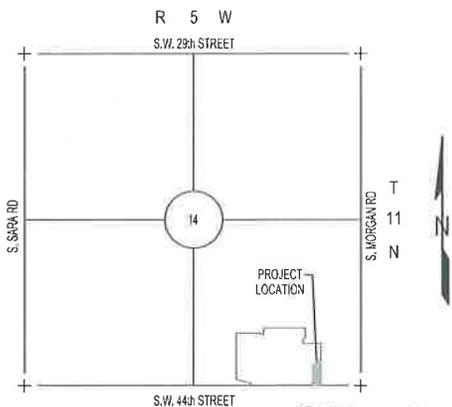
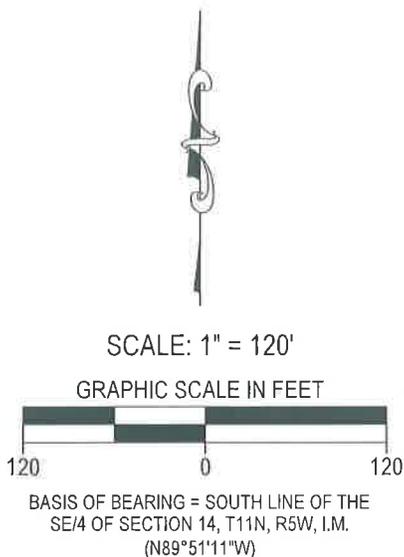
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said SE/4; thence N 89° 51' 11" W along the South line of said SE/4 a distance of 880.36 feet to the POINT OF BEGINNING; thence continuing N 89°51'11"W a distance of 177.52 feet; thence N 00°08'49" E a distance of 734.31 feet to a point on a non-tangent curve to the left; thence 78.92 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 71.56 feet which bears N 59°33'16" E; thence S 89°51'11" E a distance of 109.54 feet; thence S 00°19'37" E a distance of 770.75 feet to the POINT OF BEGINNING.

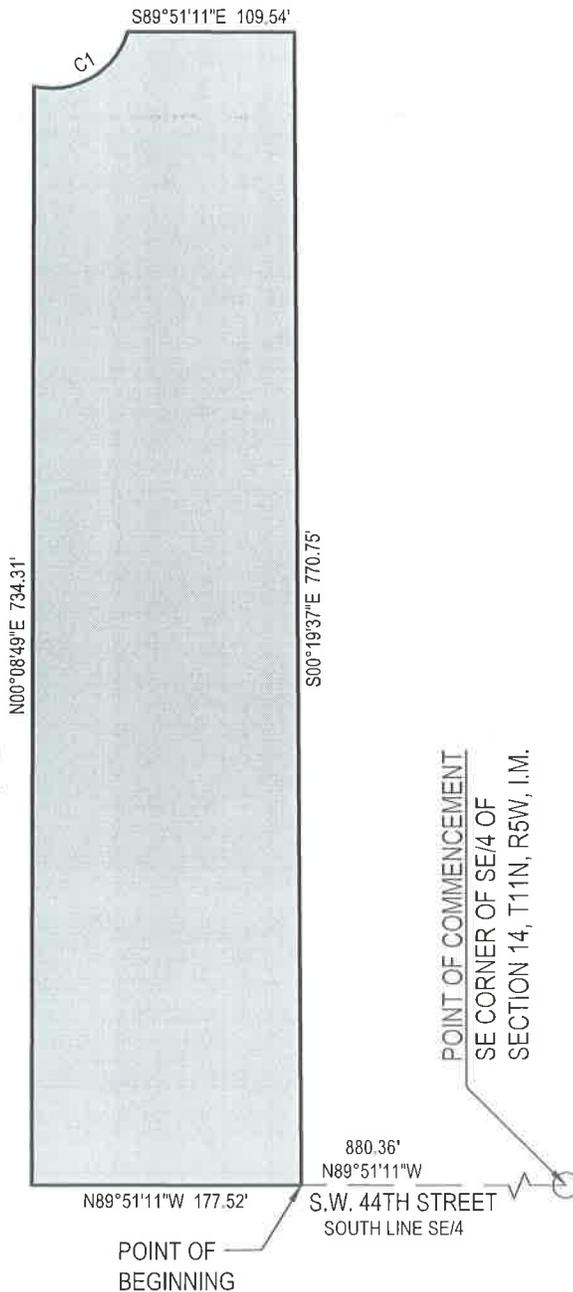
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.92'	52.00'	086°57'15"	N59° 33' 16"E	71.56'



LOCATION MAP  
SCALE: 1" = 3000'

Oklahoma City Planning Commission  
Deed Approval # 27610

MAY 31 2024



**LEGAL DESCRIPTION**

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence N 89° 51' 11" W along the South line of said SE/4 a distance of 880.36 feet to the POINT OF BEGINNING; thence continuing

N 89° 51' 11" W a distance of 177.52 feet; thence N 00° 08' 49" E a distance of 734.31 feet to a point on a non-tangent curve to the left; thence

78.92 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 71.56 feet which bears N 59° 33' 16" E; thence S 89° 51' 11" E a distance of 109.54 feet; thence S 00° 19' 37" E a distance of 770.75 feet to the POINT OF BEGINNING.

Said tract contains 132,536 Sq Ft or 3.04 Acres, more or less.

EXHIBIT 'A'	
 <p><b>Crafton Tull</b> architecture   engineering   surveying 405.787.4273   405.757.6276   www.craftontull.com</p> <p><small>CERTIFICATE OF AUTHORIZATION OK 1878-00000-00000-000000</small></p>	<p>300 Painte Parkway Blvd. Tulsa, Oklahoma 74399</p> <p>SHEET NO. 1 of 1 DATE 3/15/2022 PROJECT NO. 216067-00</p>