



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
N. Kelley Ave. & E. Hefner Rd.

Project Name

11100 N. Kelley Ave.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only	1723
Case No.: SPUD -	
File Date:	2-27-25
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	OKC
Exig Zoning:	SPUD-902
Overlay:	

5 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 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)

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

Email

mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc.) or links in FileShare services (Dropbox, etc.) can not be accepted for security purposes.

104

WARRANTY DEED

(Statutory Form-LLC)



20140728010994340
07/28/2014 01:17:37 PM
Bk: RE12555 Pg: 1267 Pgs: 2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

THAT **Kalidy, LLC successor by merger to Kalidy Homes, LLC, An Oklahoma Limited Liability Company**, party of the first part, in consideration of the sum of Ten dollars and Zero cents and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **OKC Sports Center, Inc., an Oklahoma corporation**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE ATTACHED EXHIBIT A

Mail Deed and Tax Statement to:

4300 S County Line Rd
Oklahoma City OK 73169

The Oklahoma City Abstract & Title Co.
P.O. Box 260
Oklahoma City, Oklahoma 73101-0260
Order # 14073606

SUBJECT to easements, restrictions and mineral conveyances of record. But 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 parties of the second part, 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.

Signed and delivered this 20th day of June, 2014.

Kalidy, LLC

By: Sabih Kalidy, Manager

By: _____

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) ss:

ACKNOWLEDGEMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of June, 2014 personally appeared Sabih Kalidy to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Managing Member and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

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

My commission expires: _____

File # 1403603



Jackie Hatten

Notary Public

Dec Stamps \$ 750.00

EXHIBIT A

A tract of land in the Southwest Quarter (SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest Corner of said Southwest Quarter; Thence South 89°55'58" East along the south line of said Southwest Quarter a distance of 450.00 feet; Thence North 00°04'02" East a distance of 50.00 feet to a point on the south right-of-way line of Hefner Road; Thence North 00°04'02" East a distance of 554.08 feet; Thence South 89°55'58" East a distance of 18.00 feet to the POINT OF BEGINNING; Thence North 00°04'02" East a distance of 197.80 feet; Thence along a curve to the right, (having a radius of 444.15 feet, and a chord bearing of North 61°35'48" East a distance of 85.43 feet) an arc distance of 85.56 feet; Thence North 67°06'55" East a distance of 89.84 feet; Thence along a curve to the right, (having a radius of 333.53 feet, and a chord bearing of North 77°19'16" East a distance of 118.20 feet) an arc distance of 118.83 feet; Thence North 87°31'37" East a distance of 89.60 feet; Thence along a curve to the left, (having a radius of 1930.44 feet, and a chord bearing of North 84°21'39" East a distance of 213.25 feet) an arc distance of 213.36 feet; Thence along a curve to the left, (having a radius of 618.86 feet, and a chord bearing of North 75°39'43" East a distance of 119.21 feet) an arc distance of 119.40 feet; Thence South 68°36'44" East a distance of 36.92 feet; Thence along a curve to the left, (having a radius of 540.37 feet, and a chord bearing of South 28°20'36" East a distance of 15.41 feet) an arc distance of 15.41 feet; Thence South 00°04'02" West a distance of 327.49 feet; Thence North 89°55'58" West a distance of 732.00 feet to the POINT OF BEGINNING.

Oklahoma City Planning Commission
Deed Approval # 24125

JUL 16 2014

20140728010994340
Filing Fee: \$15.00
Doc. Stamps: \$750.00
07/28/2014 01:17:37 PM
DEED



Exhibit A

Legal Description

A tract of land in the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma

County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW¼; THENCE South 89°55'58" East, along the South line of said SW¼, a distance of 450.00 feet; THENCE North

00°04'02" East a distance of 50.00 feet to a point on the South right-of-way line of Hefner Road; THENCE North 00°04'02" East a distance of 554.08 feet; THENCE

South 89°55'58" East a distance of 18.00 feet to the POINT OF BEGINNING; THENCE North 00°04'02" East a distance of 197.80 feet; THENCE along a curve to

the right (having a radius of 444.15 feet and a chord bearing of North 61°35'48" East a distance of 85.43 feet) an arc distance of 85.56 feet; THENCE North

67°06'55" East a distance of 89.84 feet; THENCE along a curve to the right

(having a radius of 333.53 feet and a chord bearing North 77°19'16" East a distance of 118.20 feet) an arc distance of 118.83 feet; THENCE North 87°31'37" East a

distance of 89.60 feet; THENCE along a curve to the left (having a radius of 1930.44 feet and a chord bearing North 84°21'39" East a distance of 213.25 feet) an

arc distance of 213.36 feet; THENCE along a curve to the left (having a radius of 618.86 feet and a chord bearing North 75°39'43" East a distance of 119.21 feet)

an arc distance of 119.40 feet; THENCE South 68°36'44" East a distance of 36.92 feet; THENCE along a curve to the left (having a radius of 540.37 feet and a

chord bearing South 28°20'36" East a distance of 15.41 feet) an arc distance of 15.41 feet;

THENCE South 00°04'02" West a distance of 327.49 feet; THENCE North 89°55'58" West a distance of 732.00 feet to the POINT OF BEGINNING. EASEMENT PARCEL: Easement estate as created by that certain Private Road Access Agreement, dated July 25, 2014, by and between OKC Sports Center, Inc., an Oklahoma

corporation and Kalidy Homes, LLC, an Oklahoma limited liability company, filed July 28, 2014, and recorded in Book 12595, Page 1269, over and across the

following described tract or parcel of land:

A tract of land located in the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian,

Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW¼; THENCE North 00°01'11" West, along the West line of said SW¼, a distance of 1063.61 feet to the POINT

OF BEGINNING; THENCE North 00°01'11" West a distance of 110.53 feet; THENCE North 89°58'49" East a distance of 50.00 feet; THENCE South 39°28'38" East a

distance of 38.60 feet; THENCE along a curve to the right (having a radius of 130.00 feet and a chord bearing South 48°23'49" East a distance of 109.96 feet) an

arc distance of 113.54 feet; THENCE South 23°22'40" East a distance of 45.22 feet; THENCE along a curve to the right (having a radius of 158.13 feet and a chord

bearing South 12°55'07" East a distance of 57.41 feet) an arc distance of 57.73 feet; THENCE South 02°27'33" East a distance of 67.55 feet; THENCE South

02°27'33" East a distance of 0.67 feet; THENCE along a curve to the left (having a radius of 70.00 feet and a chord bearing South 40°10'48" East a distance of

85.65 feet) an arc distance of 92.17 feet; THENCE South 77°54'05" East a distance of 107.07 feet; THENCE along a curve to the left (having a radius of 70.00 feet

and a chord bearing North 77°08'11" East a distance of 59.08 feet) an arc distance of 60.99 feet; THENCE along a curve to the right (having a radius of 504.15 feet

and a chord bearing North 59°38'40" East a distance of 131.10 feet) an arc distance of 131.47 feet; THENCE North 67°06'55" East a distance of 89.84 feet;

THENCE along a curve to the right (having a radius of 393.53 feet and a chord bearing North 77°19'16" East a distance of 139.46 feet) an arc distance of 140.20

feet; THENCE North 87°31'37" East a distance of 46.28 feet; THENCE North 87°31'37" East a distance of 43.32 feet; THENCE along a curve to the left (having a

radius of 1870.38 feet and a chord bearing North 84°21'39" East a distance of 206.61 feet) an arc distance of 206.72 feet; THENCE along a curve to the left (having

a radius of 558.87 feet and a chord bearing North 75°40'39" East a distance of 107.35 feet) an arc distance of 107.51 feet; THENCE North 21°57'54" East a distance

of 34.15 feet; THENCE South 22°37'53" East a distance of 109.92 feet; THENCE North 68°36'48" West a distance of 36.92 feet; THENCE along a curve to the right

(having a radius of 618.85 feet and a chord bearing South 75°39'40" West a distance of 119.23 feet) an arc distance of 119.42 feet; THENCE along a curve to the right (having a radius of 1930.44 feet and a chord bearing South 84°21'39" West a distance of 213.25 feet) an arc distance of 213.36 feet; THENCE South 87°31'37" West a distance of 89.60 feet; THENCE along a curve to the left (having a radius of 333.53 feet and a chord bearing South 77°19'16" West a distance of 118.20 feet) an arc distance of 118.83 feet; THENCE South 67°06'55" West a distance of 89.84 feet; THENCE along a curve to the left (having a radius of 444.15 feet and a chord bearing South 61°35'48" West a distance of 85.43 feet) an arc distance of 85.56 feet; THENCE along a curve to the left (having a radius of 444.15 feet and a chord bearing South 54°07'33" West a distance of 30.26 feet) an arc distance of 30.27 feet; THENCE along a curve to the right (having a radius of 130.00 feet and a chord bearing South 77°08'09" West a distance of 109.72 feet) an arc distance of 113.27 feet; THENCE North 77°54'05" West a distance of 107.07 feet; THENCE along a curve to the right (having a radius of 130.00 feet and a chord bearing North 40°10'50" West a distance of 159.07 feet) an arc distance of 171.17 feet; THENCE North 02°27'33" West a distance of 68.22 feet; THENCE along a curve to the left (having a radius of 98.13 feet and a chord bearing North 12°55'07" West a distance of 35.63 feet) an arc distance of 35.83 feet; THENCE North 23°22'40" West a distance of 45.22 feet; THENCE along a curve to the left (having a radius of 70.00 feet and a chord bearing North 41°13'18" West a distance of 42.90 feet) an arc distance of 43.61 feet; THENCE South 55°18'48" West a distance of 28.44 feet; THENCE South 89°58'49" West a distance of 50.00 feet to the POINT OF BEGINNING.


Containing 217,796.55Sq. Ft. or 5.000 Acres, more or less.

The property described hereon is located completely within the property described in Fidelity National Title Insurance Company 's Commitment No 3022400134 dated April 23, 2024

LETTER OF AUTHORIZATION

I, OKC Sportscenter, Inc. or,
Property Owner of Record
Mike Garrett authorize,
Agent of the Property Owner of Record and Title
Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By 
Signature
Title: VP / Board of Directors
Manager / Proprietor
Date: 2/24/25-
MM/DD/YYYY

(1000 FEET RADIUS REPORT)

STATE 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 1000 feet in all directions of the following described land:

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (14), both inclusive.

Dated: February 21, 2025 at 7:30 AM

By: Steve Kaus

Steven Jakowski
 Abstractor License No. 4192
 OAB Certificate of Authority # 0049
 File No. 2918752-OK99

Legal Description

A tract of land in the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma

County, Oklahoma, being more particularly described as follows:

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OWNERSHIP REPORT
ORDER 2918752-OK99

DATE PREPARED: FEBRUARY 27, 2025
EFFECTIVE DATE: FEBRUARY 21, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3691	R134908000	OKC SPORTS CENTER INC	8300 S COUNTY LINE RD	OKLAHOMA CITY	OK	73169-1606	UNPLTD PT SEC 23 13N 3W	0	0	UNPLTD PT SEC 23 13N 3W 000 000 PT SW4 SEC 23 13N 3W BEG 450FT E & 50FT N & CONT N554.08FT & 18FT E OF SW/C SW4 TH N197.80FT NE ON A CURVE 85.56FT NE89.84FT NELY ON A CURVE 118.83FT ELY89.60FT NELY ON A CURVE 213.36FT NELY ALONG A CURVE 119.40FT SE36.92FT SE ON A CURVE 15.41FT S327.49FT W732FT TO BEG CONT 5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD (PART OF SUBJECT PROPERTY)	11100 N KELLEY AVE OKLAHOMA CITY
3691	R214551960	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 COMMON AREAS A B C1 C2 C3 C4 D E1 E2 E3 E4 F & G & PRIVATE STREETS (PART OF SUBJECT PROPERTY WITHIN)	A-G COMMON AREA
3686	R134462000	JAHCO OKLAHOMA PROPERTIES II LLC	1008 E HEFNER RD	OKLAHOMA CITY	OK	73131-1628	UNPLTD PT SEC 22 13N 3W	0	0	UNPLTD PT SEC 22 13N 3W 000 000 PT SE4 SEC 22 13N 3W BEG AT SE/C SE4 TH N1214.33FT W462.44FT SWLY1116.80FT S505FT E1319.82FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3686	R168513575	EN POINTE OKLAHOMA PROPERTIES LLC	2761 WASHINGTON DR STE 101 B	NORMAN	OK	73069	BRITTON TOWNSHIP	0	0	BRITTON TOWNSHIP 000 000 PT SE4 & NE4 SEC 22 13N 3W BEING N 1/2 OF SE4 & SW4 OF SE4 & A TR BEG 1214.33FT N OF SE/C SE4 TH W462.44FT SW1116.80FT N807.02FT E1321.11FT S100FT TO BEG PLUS A TR IN NE4 BEG SE/C NE4 TH W2644.80FT N92.47FT E399.61FT NE695.08FT NE537.62FT SE230FT NE652.58FT NE661.05FT E245.23FT S1315.45FT TO BEG SUBJ TO ESMTS OF RECORD	11411 N KELLEY AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2918752-OK99

DATE PREPARED: FEBRUARY 27, 2025
EFFECTIVE DATE: FEBRUARY 21, 2025 AT 7:30 AM

3691	R168513700	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	BRITTON TOWNSHIP	0	0	BRITTON TOWNSHIP PT SW4 SEC 23 13N 3W BEING SW4 EX A TR BEG 450FT E & 50FT N & CONT N554.08FT & 18FT E OF SW/C SW4 TH N197.80FT NE ON A CURVE 85.56FT NE89.84FT NELY ON A CURVE 118.83FT ELY89.60FT NELY ON A CURVE 213.36FT NELY ALONG A CURVE 119.40FT SE36.92FT SE ON A CURVE 15.41FT S327.49FT W732FT TO BEG & EX 10.40ACRS PLTD INTO HEFNER WOODS OFFICE PARK & EX 20.99ACRS PLTD INTO HEFNER WOODS ON THE LAKE PH 1 & EX A TR BEG NW/C SW4 TH E721.06FT S245.07FT SW486.81FT W241.10FT N329.21FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN UNINCORPORATED
3691	R214071000	DANCE UNLIMITED BUILDING LLC	10612 PINEWOOD FOREST CIR	OKLAHOMA CITY	OK	73151	HEFNER WOODS OFFICE PARK	1	1	HEFNER WOODS OFFICE PARK 001 001	1217 E HEFNER RD OKLAHOMA CITY
3691	R214071010	LINKSUS LLC	PO BOX 2103	OKLAHOMA CITY	OK	73156	HEFNER WOODS OFFICE PARK	1	2	HEFNER WOODS OFFICE PARK 001 002	1209 E HEFNER RD OKLAHOMA CITY
3691	R214071020	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK	1	3	HEFNER WOODS OFFICE PARK 001 003	1201 E HEFNER RD OKLAHOMA CITY
3691	R214071030	SJS PROPERTIES LLC	900 NW 16TH ST	OKLAHOMA CITY	OK	73106	HEFNER WOODS OFFICE PARK	2	1	HEFNER WOODS OFFICE PARK BLK 002 LOT 000 LOTS 1 & 2	1137 E HEFNER RD OKLAHOMA CITY
3691	R214071050	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK	2	3	HEFNER WOODS OFFICE PARK 002 003	1121 E HEFNER RD OKLAHOMA CITY
3691	R214071060	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK	2	4	HEFNER WOODS OFFICE PARK 002 004	1117 E HEFNER RD OKLAHOMA CITY
3691	R214071070	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK	2	5	HEFNER WOODS OFFICE PARK 002 005	1125 E HEFNER RD OKLAHOMA CITY
3691	R214071080	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK	2	6	HEFNER WOODS OFFICE PARK 002 006	1133 E HEFNER RD OKLAHOMA CITY

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3691	R214071090	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226	HEFNER WOODS OFFICE PARK	0	0	HEFNER WOODS OFFICE PARK 000 000 COMMON AREAS A & B	1121A-B E HEFNER RD OKLAHOMA CITY
3691	R214551000	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	1	HEFNER WOODS ON THE LAKE PH 1 001 001	11209 PARADISE OUT LN OKLAHOMA CITY
3691	R214551010	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	2	HEFNER WOODS ON THE LAKE PH 1 001 002	11211 PARADISE OUT LN OKLAHOMA CITY
3691	R214551020	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	3	HEFNER WOODS ON THE LAKE PH 1 001 003	11213 PARADISE OUT LN OKLAHOMA CITY
3691	R214551030	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	4	HEFNER WOODS ON THE LAKE PH 1 001 004	11215 PARADISE OUT LN OKLAHOMA CITY
3691	R214551040	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	5	HEFNER WOODS ON THE LAKE PH 1 001 005	11217 PARADISE OUT LN OKLAHOMA CITY
3691	R214551050	BAF 2 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746-1053	HEFNER WOODS ON THE LAKE PH 1	1	6	HEFNER WOODS ON THE LAKE PH 1 001 006	11219 PARADISE OUT LN OKLAHOMA CITY
3691	R214551060	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	7	HEFNER WOODS ON THE LAKE PH 1 001 007	11223 PARADISE OUT LN OKLAHOMA CITY
3691	R214551070	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	8	HEFNER WOODS ON THE LAKE PH 1 001 008	11225 PARADISE OUT LN OKLAHOMA CITY
3691	R214551080	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	9	HEFNER WOODS ON THE LAKE PH 1 001 009	11227 PARADISE OUT LN OKLAHOMA CITY

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3691	R214551090	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	10	HEFNER WOODS ON THE LAKE PH 1 001 010	11229 PARADISE OUT LN OKLAHOMA CITY
3691	R214551100	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	11	HEFNER WOODS ON THE LAKE PH 1 001 011	11231 PARADISE OUT LN OKLAHOMA CITY
3691	R214551110	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	12	HEFNER WOODS ON THE LAKE PH 1 001 012	11233 PARADISE OUT LN OKLAHOMA CITY
3691	R214551120	BAF 4 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	1	13	HEFNER WOODS ON THE LAKE PH 1 001 013	11235 PARADISE OUT LN OKLAHOMA CITY
3691	R214551130	BAF 4 LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701- 3792	HEFNER WOODS ON THE LAKE PH 1	1	14	HEFNER WOODS ON THE LAKE PH 1 001 014	11237 PARADISE OUT LN OKLAHOMA CITY
3691	R214551140	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	15	HEFNER WOODS ON THE LAKE PH 1 001 015	11241 PARADISE OUT LN OKLAHOMA CITY
3691	R214551150	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	16	HEFNER WOODS ON THE LAKE PH 1 001 016	11243 PARADISE OUT LN OKLAHOMA CITY
3691	R214551160	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	17	HEFNER WOODS ON THE LAKE PH 1 001 017	11245 PARADISE OUT LN OKLAHOMA CITY
3691	R214551170	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	18	HEFNER WOODS ON THE LAKE PH 1 001 018	11247 PARADISE OUT LN OKLAHOMA CITY
3691	R214551180	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	19	HEFNER WOODS ON THE LAKE PH 1 001 019	11249 PARADISE OUT LN OKLAHOMA CITY

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3691	R214551190	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	20	HEFNER WOODS ON THE LAKE PH 1 001 020	11251 PARADISE OUT LN OKLAHOMA CITY
3691	R214551200	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	21	HEFNER WOODS ON THE LAKE PH 1 001 021	11253 PARADISE OUT LN OKLAHOMA CITY
3691	R214551210	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	22	HEFNER WOODS ON THE LAKE PH 1 001 022	11255 PARADISE OUT LN OKLAHOMA CITY
3691	R214551220	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	23	HEFNER WOODS ON THE LAKE PH 1 001 023	11301 PARADISE OUT LN OKLAHOMA CITY
3691	R214551230	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	24	HEFNER WOODS ON THE LAKE PH 1 001 024	11303 PARADISE OUT LN OKLAHOMA CITY
3691	R214551240	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	25	HEFNER WOODS ON THE LAKE PH 1 001 025	11305 PARADISE OUT LN OKLAHOMA CITY
3691	R214551250	BAF ASSETS 6 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	1	26	HEFNER WOODS ON THE LAKE PH 1 001 026	11307 PARADISE OUT LN OKLAHOMA CITY
3691	R214551260	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	27	HEFNER WOODS ON THE LAKE PH 1 001 027	11309 PARADISE OUT LN OKLAHOMA CITY
3691	R214551270	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	28	HEFNER WOODS ON THE LAKE PH 1 001 028	11311 PARADISE OUT LN OKLAHOMA CITY
3691	R214551280	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	29	HEFNER WOODS ON THE LAKE PH 1 001 029	11315 PARADISE OUT LN OKLAHOMA CITY

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3691	R214551290	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	30	HEFNER WOODS ON THE LAKE PH 1 001 030	11317 PARADISE OUT LN OKLAHOMA CITY
3691	R214551300	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	31	HEFNER WOODS ON THE LAKE PH 1 001 031	11319 PARADISE OUT LN OKLAHOMA CITY
3691	R214551310	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	32	HEFNER WOODS ON THE LAKE PH 1 001 032	11321 PARADISE OUT LN OKLAHOMA CITY
3691	R214551320	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	33	HEFNER WOODS ON THE LAKE PH 1 001 033	11325 PARADISE OUT LN OKLAHOMA CITY
3691	R214551330	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	34	HEFNER WOODS ON THE LAKE PH 1 001 034	11327 PARADISE OUT LN OKLAHOMA CITY
3691	R214551340	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	35	HEFNER WOODS ON THE LAKE PH 1 001 035	11331 PARADISE OUT LN OKLAHOMA CITY
3691	R214551350	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	36	HEFNER WOODS ON THE LAKE PH 1 001 036	11335 PARADISE OUT LN OKLAHOMA CITY
3691	R214551360	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	37	HEFNER WOODS ON THE LAKE PH 1 001 037	11337 PARADISE OUT LN OKLAHOMA CITY
3691	R214551370	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	38	HEFNER WOODS ON THE LAKE PH 1 001 038	11339 PARADISE OUT LN OKLAHOMA CITY
3691	R214551380	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	39	HEFNER WOODS ON THE LAKE PH 1 001 039	11341 PARADISE OUT LN OKLAHOMA CITY

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3691	R214551390	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	40	HEFNER WOODS ON THE LAKE PH 1 001 040	11343 PARADISE OUT LN OKLAHOMA CITY
3691	R214551400	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	41	HEFNER WOODS ON THE LAKE PH 1 001 041	11347 PARADISE OUT LN OKLAHOMA CITY
3691	R214551410	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	42	HEFNER WOODS ON THE LAKE PH 1 001 042	11349 PARADISE OUT LN OKLAHOMA CITY
3691	R214551420	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	43	HEFNER WOODS ON THE LAKE PH 1 001 043	11351 PARADISE OUT LN OKLAHOMA CITY
3691	R214551430	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	44	HEFNER WOODS ON THE LAKE PH 1 001 044	11353 PARADISE OUT LN OKLAHOMA CITY
3691	R214551440	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	45	HEFNER WOODS ON THE LAKE PH 1 001 045	11355 PARADISE OUT LN OKLAHOMA CITY
3691	R214551450	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	46	HEFNER WOODS ON THE LAKE PH 1 001 046	11357 PARADISE OUT LN OKLAHOMA CITY
3691	R214551460	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	47	HEFNER WOODS ON THE LAKE PH 1 001 047	11359 PARADISE OUT LN OKLAHOMA CITY
3691	R214551470	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	1	48	HEFNER WOODS ON THE LAKE PH 1 001 048	11361 PARADISE OUT LN OKLAHOMA CITY
3691	R214551480	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	2	1	HEFNER WOODS ON THE LAKE PH 1 002 001	11348 PARADISE OUT LN OKLAHOMA CITY

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3691	R214551490	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	2	2	HEFNER WOODS ON THE LAKE PH 1 002 002	11346 PARADISE OUT LN OKLAHOMA CITY
3691	R214551500	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	2	3	HEFNER WOODS ON THE LAKE PH 1 002 003	11344 PARADISE OUT LN OKLAHOMA CITY
3691	R214551510	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	2	4	HEFNER WOODS ON THE LAKE PH 1 002 004	11342 PARADISE OUT LN OKLAHOMA CITY
3691	R214551520	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	2	5	HEFNER WOODS ON THE LAKE PH 1 002 005	11340 PARADISE OUT LN OKLAHOMA CITY
3691	R214551530	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	2	6	HEFNER WOODS ON THE LAKE PH 1 002 006	11338 PARADISE OUT LN OKLAHOMA CITY
3691	R214551540	BAF ASSETS 6 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	3	1	HEFNER WOODS ON THE LAKE PH 1 003 001	11224 PARADISE OUT LN OKLAHOMA CITY
3691	R214551550	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	3	2	HEFNER WOODS ON THE LAKE PH 1 003 002	11226 PARADISE OUT LN OKLAHOMA CITY
3691	R214551560	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	3	3	HEFNER WOODS ON THE LAKE PH 1 003 003	11228 PARADISE OUT LN OKLAHOMA CITY
3691	R214551570	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	3	4	HEFNER WOODS ON THE LAKE PH 1 003 004	11230 PARADISE OUT LN OKLAHOMA CITY
3691	R214551580	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	3	5	HEFNER WOODS ON THE LAKE PH 1 003 005	11232 PARADISE OUT LN OKLAHOMA CITY

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3691	R214551590	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	3	6	HEFNER WOODS ON THE LAKE PH 1 003 006	11234 PARADISE OUT LN OKLAHOMA CITY
3691	R214551600	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	1	HEFNER WOODS ON THE LAKE PH 1 004 001	11220 PARADISE IN DR OKLAHOMA CITY
3691	R214551610	BAF ASSETS 6 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	4	2	HEFNER WOODS ON THE LAKE PH 1 004 002	11224 PARADISE IN DR OKLAHOMA CITY
3691	R214551620	BAF 2 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	4	3	HEFNER WOODS ON THE LAKE PH 1 004 003	11226 PARADISE IN DR OKLAHOMA CITY
3691	R214551630	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	4	HEFNER WOODS ON THE LAKE PH 1 004 004	11228 PARADISE IN DR OKLAHOMA CITY
3691	R214551640	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	5	HEFNER WOODS ON THE LAKE PH 1 004 005	11230 PARADISE IN DR OKLAHOMA CITY
3691	R214551650	BAF 1 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	6	HEFNER WOODS ON THE LAKE PH 1 004 006	11232 PARADISE IN DR OKLAHOMA CITY
3691	R214551660	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	7	HEFNER WOODS ON THE LAKE PH 1 004 007	11236 PARADISE IN DR OKLAHOMA CITY
3691	R214551670	BAF 1 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	8	HEFNER WOODS ON THE LAKE PH 1 004 008	11238 PARADISE IN DR OKLAHOMA CITY
3691	R214551680	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	9	HEFNER WOODS ON THE LAKE PH 1 004 009	11240 PARADISE IN DR OKLAHOMA CITY

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3691	R214551690	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	10	HEFNER WOODS ON THE LAKE PH 1 004 010	11242 PARADISE IN DR OKLAHOMA CITY
3691	R214551700	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	11	HEFNER WOODS ON THE LAKE PH 1 004 011	11244 PARADISE IN DR OKLAHOMA CITY
3691	R214551710	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	12	HEFNER WOODS ON THE LAKE PH 1 004 012	11246 PARADISE IN DR OKLAHOMA CITY
3691	R214551720	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	13	HEFNER WOODS ON THE LAKE PH 1 004 013	11300 PARADISE IN DR OKLAHOMA CITY
3691	R214551730	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	14	HEFNER WOODS ON THE LAKE PH 1 004 014	11302 PARADISE IN DR OKLAHOMA CITY
3691	R214551740	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	15	HEFNER WOODS ON THE LAKE PH 1 004 015	11304 PARADISE IN DR OKLAHOMA CITY
3691	R214551750	BAF ASSETS 6 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	4	16	HEFNER WOODS ON THE LAKE PH 1 004 016	11306 PARADISE IN DR OKLAHOMA CITY
3691	R214551760	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	17	HEFNER WOODS ON THE LAKE PH 1 004 017	11308 PARADISE IN DR OKLAHOMA CITY
3691	R214551770	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	18	HEFNER WOODS ON THE LAKE PH 1 004 018	11310 PARADISE IN DR OKLAHOMA CITY
3691	R214551780	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	19	HEFNER WOODS ON THE LAKE PH 1 004 019	11314 PARADISE IN DR OKLAHOMA CITY

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3691	R214551790	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	20	HEFNER WOODS ON THE LAKE PH 1 004 020	11316 PARADISE IN DR OKLAHOMA CITY
3691	R214551800	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	21	HEFNER WOODS ON THE LAKE PH 1 004 021	11318 PARADISE IN DR OKLAHOMA CITY
3691	R214551810	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	22	HEFNER WOODS ON THE LAKE PH 1 004 022	11320 PARADISE IN DR OKLAHOMA CITY
3691	R214551820	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	23	HEFNER WOODS ON THE LAKE PH 1 004 023	11322 PARADISE IN DR OKLAHOMA CITY
3691	R214551830	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	24	HEFNER WOODS ON THE LAKE PH 1 004 024	11324 PARADISE IN DR OKLAHOMA CITY
3691	R214551840	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	25	HEFNER WOODS ON THE LAKE PH 1 004 025	11328 PARADISE IN DR OKLAHOMA CITY
3691	R214551850	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	26	HEFNER WOODS ON THE LAKE PH 1 004 026	11330 PARADISE IN DR OKLAHOMA CITY
3691	R214551860	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	27	HEFNER WOODS ON THE LAKE PH 1 004 027	11332 PARADISE IN DR OKLAHOMA CITY
3691	R214551870	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	28	HEFNER WOODS ON THE LAKE PH 1 004 028	11334 PARADISE IN DR OKLAHOMA CITY
3691	R214551880	BAF ASSETS 6 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746- 1053	HEFNER WOODS ON THE LAKE PH 1	4	29	HEFNER WOODS ON THE LAKE PH 1 004 029	11336 PARADISE IN DR OKLAHOMA CITY

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3691	R214551890	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	30	HEFNER WOODS ON THE LAKE PH 1 004 030	11338 PARADISE IN DR OKLAHOMA CITY
3691	R214551900	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	31	HEFNER WOODS ON THE LAKE PH 1 004 031	11340 PARADISE IN DR OKLAHOMA CITY
3691	R214551910	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	32	HEFNER WOODS ON THE LAKE PH 1 004 032	11342 PARADISE IN DR OKLAHOMA CITY
3691	R214551920	BAF 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	4	33	HEFNER WOODS ON THE LAKE PH 1 004 033	11344 PARADISE IN DR OKLAHOMA CITY
3691	R214551970	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD A	0 UNKNOWN OKLAHOMA CITY
3691	R214551980	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD B	0 UNKNOWN OKLAHOMA CITY
3691	R214551990	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD C	0 UNKNOWN OKLAHOMA CITY
3691	R214552000	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD D	0 UNKNOWN OKLAHOMA CITY
3691	R214552010	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD E	0 UNKNOWN OKLAHOMA CITY
3691	R214552020	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD F	0 UNKNOWN OKLAHOMA CITY

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3691	R214552030	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD G	0 UNKNOWN OKLAHOMA CITY
3691	R214552040	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD H	0 UNKNOWN OKLAHOMA CITY
3691	R214552050	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD I	0 UNKNOWN OKLAHOMA CITY
3691	R214552060	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD J	0 UNKNOWN OKLAHOMA CITY
3691	R214552070	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD K	0 UNKNOWN OKLAHOMA CITY
3691	R214552080	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD L	0 UNKNOWN OKLAHOMA CITY
3691	R214552090	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD M	0 UNKNOWN OKLAHOMA CITY
3691	R214552100	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	HEFNER WOODS ON THE LAKE PH 1	0	0	HEFNER WOODS ON THE LAKE PH 1 000 000 CD N	0 UNKNOWN OKLAHOMA CITY
3704	R134932000	JAHCO OKLAHOMA PROPERTIES II LLC	1008 E HEFNER RD	OKLAHOMA CITY	OK	73131-1628	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEG 50FT S & 50FT E OF NW/C NW4 TH E613.60FT S280.26FT W613.65FT N280.45FT TO BEG CONT 3.95ACRS MORE OR LESS	1008 E HEFNER RD OKLAHOMA CITY

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3704	R134932500	THE ACADEMY OF CLASSICAL CHRISTIAN STUDIES INC	1120 E HEFNER RD	OKLAHOMA CITY	OK	73131- 1600	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEING NE4 OF NW4 NW4 EX A TR BEG 1331.55FT W OF NE/C NW4 TH S661.73FT W13.02FT N661.73FT E10.17FT TO BEG	1120 E HEFNER RD OKLAHOMA CITY
3704	R134932525	HEFNER LAND GROUP LLP	1328 E HEFNER RD	OKLAHOMA CITY	OK	73131- 1626	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT NW4 SEC 26 13N 3W BEING N/2 OF W/2 NE4 NW4 PLUS A TR BEG 1331.55FT W OF NE/C NW4 TH S661.73FT W13.02FT N661.73FT E10.17FT TO BEG	1328 E HEFNER RD OKLAHOMA CITY
3704	R134932535	FIVE ACRES LLC	4999 W CHARTER OAK RD	EDMOND	OK	73025- 1923	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEG 330.25FT W OF NE/C NW4 TH S597FT W333.35FT N597FT E333.19FT TO BEG CONT 4.57ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3704	R134932700	GREGORY JOSEPH	10724 N KELLEY AVE	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 26 13N 3W	0	0	UNPLTD PT SEC 26 13N 3W 000 000 PT NW4 SEC 26 13N 3W BEG 120FT N OF SW/C OF W/2 S/2 N/2 NW4 NW4 TH N210.87FT E663.23FT S330.87FT W302.59FT N120FT W360FT TO BRG SUBJ TO ESMTS OF RECORD	10724 N KELLEY AVE OKLAHOMA CITY
3705	R134480900	BENTWOOD INVESTMENTS LLC	3117 N SOONER RD, Unit 150	EDMOND	OK	73034	UNPLTD PT SEC 27 13N 3W	0	0	UNPLTD PT NE4 SEC 27 13N 3W DESC BEG NE/C NE4 TH S858.27FT W826.71FT NW469FT NW478FT E1225.03FT TO BEG CONT 19.94ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

N. Kelley Ave. & E. Hefner Rd.

February 27, 2025

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

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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 **C-3 Community Commercial 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:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association

8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

2. Maximum Building Height:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

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 Freestanding On-Premise 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 Off-Premise 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:

Access may be taken from N. Kelley Ave. and E. Hefner Rd.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, 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.

2. Open Space:

Open space shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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

