



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 PUD ReZONING

Planned Unit Development District

NW 150th St. & Peacock Trail Rd.

Name of Development or Applicant

Oklahoma County - R140704600 3031 NW 150th St

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2048
Case No.: PUD -	
File Date:	11-20-24
Ward No.:	W8
Nbhd. Assoc.:	-----
School District:	Edmond
Extg Zoning:	PUD-1726
Overlay:	CUP-36

9.9173

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 \$2700.00 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

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

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.



20100706010813480
07/06/2010 02:29:15 PM
Bk:RE11484 Pg:54 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

(Statutory Form – Corporation)

KNOW ALL MEN BY THESE PRESENTS:

THAT **North Harvey Properties, 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 **North Harvey Properties, LLC**, 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

Return to
2904 Via Esperanza
Edmond, OK 73013

The Oklahoma City Abstract & Title Co.
P.O. Box 260
Oklahoma City, Oklahoma 73101-0260
Order # 29014995 JH

The purpose of this deed is to show the lot split approval from the City of Oklahoma City of the property purchased by North Harvey Properties, LLC from Esperanza Owners Association, Inc. combined with the property already owned by North Harvey Properties, LLC

EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68 ARTICLE 32, SECTION 3202 PAR 3.

SUBJECT TO easements, restrictions, and mineral conveyances or record.

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 30th day of June, 2010.

North Harvey Properties, LLC

By: _____

J. R. Emrich, Manager

By: _____

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) ss:

CORPORATION ACKNOWLEDGEMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of June, 2010 personally appeared **J. R. Emrich** to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Manager 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 this 30th day of June, 2010.

My commission expires: _____

File # 29014995



Jackie Hattaway
Notary Public

EXHIBIT "A"

A portion of Section 1, Township 13 North, Range 4 West, Indian Meridian including a portion of ESPERANZA SEC. 1 according to the plat thereof as recorded in the Public Records of Oklahoma County, Oklahoma, Section 1, Township 13 North, Range 4 West, Indian Meridian, being more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of Section 1, Township 13 North, Range 4 West, Indian Meridian same being the Southwest Corner of Esperanza Sec. 1, according to the plat thereof as recorded in the Public Records of Oklahoma County, Oklahoma, thence $N00^{\circ}06'23''W$ along the West line of said Esperanza Sec. 1 a distance of 762.20 feet; thence $S79^{\circ}33'22''E$, 691.29 feet; thence $N89^{\circ}28'28''E$, 900.00 feet, thence $S00^{\circ}16'14''E$, 630.44 feet; thence $S89^{\circ}28'00''W$, 84.89 feet; thence $N00^{\circ}32'00''W$, 50.00 feet, $N44^{\circ}43'28''E$, 35.52 feet, thence $N00^{\circ}16'08''W$, 124.15 feet, thence $S89^{\circ}26'26''W$, 449.62 feet, thence $N00^{\circ}07'54''W$, 248.93 feet; thence $S89^{\circ}22'32''W$, 750.44 feet; thence $S00^{\circ}06'23''E$, 446.65 feet; thence $S89^{\circ}28'00''W$, 324.02 Feet to the Point Of Beginning.

This description prepared by Kevin J. Ingram, Oklahoma Licensed Surveyor No. 1717 on 12-19-2009 (revised 06-02-10) with a basis of bearing being assumed $N89^{\circ}28'00''E$ along the South line of Esperanza SEC. 1 according to the plat thereof as recorded in the Public Records of Oklahoma County, Oklahoma. Said described Lands lying and being in Oklahoma County, Oklahoma and subject to any easements or rights-of-way of record. Containing 14.204 acres more or less.

Oklahoma City Planning Commission
Deed Approval # 23045

JUN 09 2010

Correction deed
WJ

20100706010813480
Filing Fee: \$15.00
Doc. Stamps: \$.00
07/06/2010 02:29:15 PM
DEED

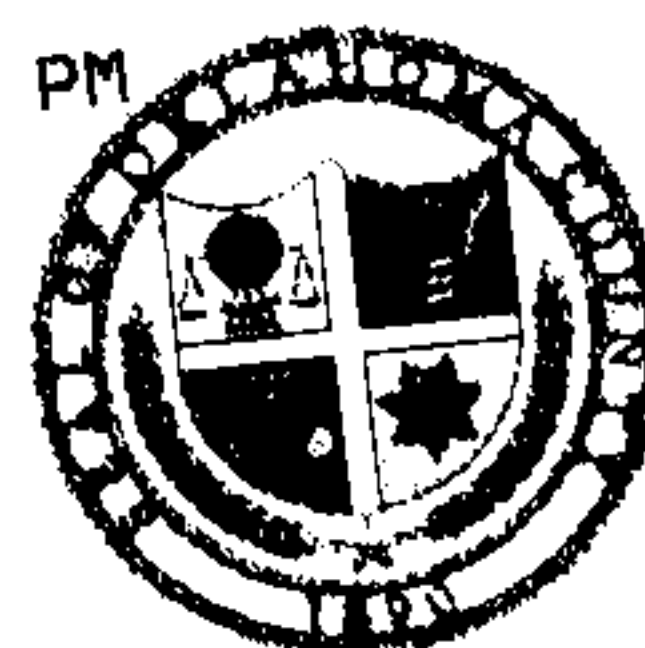


Exhibit A
Legal Description

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

A tract of land in the Southeast Quarter (SE/4) of section One (1) Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence N89°28'00"E a distance of 249.39 feet to the point of beginning; Thence from said point of beginning N00°32'00"W a distance of 50.00 feet; Thence N44°40'49"E a distance of 35.49 feet; Thence N00°06'23"W a distance of 355.99 feet to a point of curvature to the left, said curve having a radius of 30.00 feet, a delta angle of 37°43'11", a chord bearing of N18°57'58"W, a chord length of 19.40 feet; Thence along the arc of said curve, a distance of 19.75 feet to a point of reverse curvature to the right, said curve having a radius of 52.00 feet, a delta angle of 44°37'47", a chord bearing of N34°29'20"E, a chord length of 99.08 feet; Thence along the arc of said curve a distance of 131.26 feet; Thence N00°06'23"W a distance of 168.90 feet; Thence S79°33'22"E a distance of 361.72 feet; Thence N89°28'28"E a distance of 900.00 feet; Thence S00°16'14"E a distance of 630.43 feet to a point on the South line of said SE/4; Thence S89°28'10"W a distance of 84.89 feet; Thence N00°32'00"W a distance of 50.00 feet; Thence N44°43'28"E a distance of 35.52 feet; Thence N00°16'14"W a distance of 124.15 feet; Thence S89°26'26"W a distance of 449.62 feet; Thence N00°37'54"E a distance of 248.94 feet; Thence S89°22'32"W a distance of 750.44 feet; Thence S00°06'23"E a distance of 446.65 feet to a point in the South line of said SE/4; Thence S89°28'00"W a distance of 74.63 feet to the Point of Beginning.

AND

A tract of land in the Southeast Quarter (SE/4) of section One (1) Township Thirteen (13) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence N00°06'23"W a distance of 762.21 feet; Thence S79°33'22"E a distance of 25.43 feet; Thence S00°06'23"E a distance of 757.36 feet; Thence S89°28'00"W a distance of 25.00 feet to the point of beginning.

AND

Formerly a portion of Common Area C, ESPERANZA SECTION 1, Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and being a portion of the Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West of the I.M., being more particularly described as follows: Commencing at the southwest corner of ESPERANZA SECTION 1 and Common Area C; Thence N89°28'00"E along the south line of said ESPERANZA SECTION 1 and said Common Area C, a distance of 25.00 feet; Thence departing said south line and continuing along the bearing of N89°28'00"E 1,471.54 feet to a southwest corner of ESPERANZA SECTION 1 and Common Area C, same being the point of beginning; Thence along a west line of said ESPERANZA SECTION 1 and Common Area C, the following 3 courses: N00°32'00"W 50.00 feet; Thence N44°43'28"E 35.52 feet; Thence N00°16'14"W 555.44 feet; Thence N89°28'28"E 60 feet; Thence S00°16'14"E along an east line of said ESPERANZA SECTION 1 and Common Area C, a distance of 630.44 feet to the aforesaid south line; Thence S89°28'00"W along said south line 84.89 feet to the point of beginning.


Containing 431,997.74 Sq. Ft. or 9.9173 Acres, more or less.

The property described hereon is located completely within the property described in First American Title Insurance Company's Commitment No. 2891377-OK15 dated September 4th, 2024.

LETTER OF AUTHORIZATION

I, NORTH HARVEY PROPERTIES, LLC or,
Property Owner of Record
J. R. EMAICH authorize,
Agent of the Property Owner of Record and Title
Williams, Box, Forshee & Bullard, P.C.
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: MANAGER
Manager / Proprietor
Date: 10/1/24
MM/DD/YYYY

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:


See Attached Exhibit

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 13, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2899806-OK99

Legal Description

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

A tract of land in the Southeast Quarter (SE/4) of section One (1) Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence N89°28'00"E a distance of 249.39 feet to the point of beginning; Thence from said point of beginning N00°32'00"W a distance of 50.00 feet; Thence N44°40'49"E a distance of 35.49 feet; Thence N00°06'23"W a distance of 355.99 feet to a point of curvature to the left, said curve having a radius of 30.00 feet, a delta angle of 37°43'11", a chord bearing of N18°57'58"W, a chord length of 19.40 feet; Thence along the arc of said curve, a distance of 19.75 feet to a point of reverse curvature to the right, said curve having a radius of 52.00 feet, a delta angle of 44°37'47", a chord bearing of N34°29'20"E, a chord length of 99.08 feet; Thence along the arc of said curve a distance of 131.26 feet; Thence N00°06'23"W a distance of 168.90 feet; Thence S79°33'22"E a distance of 361.72 feet; Thence N89°28'28"E a distance of 900.00 feet; Thence S00°16'14"E a distance of 630.43 feet to a point on the South line of said SE/4; Thence S89°28'10"W a distance of 84.89 feet; Thence N00°32'00"W a distance of 50.00 feet; Thence N44°43'28"E a distance of 35.52 feet; Thence N00°16'14"W a distance of 124.15 feet; Thence S89°26'26"W a distance of 449.62 feet; Thence N00°37'54"E a distance of 248.94 feet; Thence S89°22'32"W a distance of 750.44 feet; Thence S00°06'23"E a distance of 446.65 feet to a point in the South line of said SE/4; Thence S89°28'00"W a distance of 74.63 feet to the Point of Beginning.

AND

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Containing 431,997.74 Sq. Ft. or 9.9173 Acres, more or less.

The property described hereon is located completely within the property described in First American Title Insurance Company's Commitment No. 2891377-OK15 dated September 4th, 2024.

OWNERSHIP REPORT
ORDER 2899806-OK99

DATE PREPARED: NOVEMBER 18, 2024
EFFECTIVE DATE: NOVEMBER 13, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3802	R140704600	NORTH HARVEY PROPERTIES LLC		2904 VIA ESPERANZA	EDMOND	OK	73013-8972	UNPLTD PT SEC 01 13N 4W	0	0	UNPLTD PT SEC 01 13N 4W 000 000 PT SE4 SEC 1 13N 4W BEG SW/C SE4 TH N762.20FT SE691.29FT E900FT S630.44FT W84.89FT N50FT NE35.52FT N124.15FT W449.62FT N248.93FT W750.44FT S446.65FT W324.02FT TO BEG CONT 14.18ACRS MORE OR LESS EX BEG 25FT E OF SW/C SE4 TH N757.36FT SE304.14FT S168.90FT LEFT ON CURVE SW131.26FT RIGHT ON CURVE SE19.75FT S355.99FT SW35.49FT S50FT W224.39FT TO BEG (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3802	R140704605	WE150TH LLC		3148 VIA ESPERANZA	EDMOND	OK	73013	UNPLTD PT SEC 01 13N 4W	0	0	PT SE4 SEC 1 13N 4W BEG 25FT E OF SW/C SE4 TH N757.36FT SE304.14FT S168.90FT LEFT ON CURVE SW131.26FT RIGHT ON CURVE SE19.75FT S355.99FT SW35.49FT S50FT W224.39FT TO BEG CONT 4.33ACRS MORE OR LESS (PART OF SUBJECT PROPERTY WITHIN)	UNKNOWN OKLAHOMA COUNTY
3802	R140701000	C M PARTNERS LLC		PO BOX 23100	BARLING	AR	72916	UNPLTD PT SEC 01 13N 4W	0	0	UNPLTD PT SEC 01 13N 4W 000 000 PT SE4 SEC 1 13N 4W BEG 324.02FT E OF SW/C SE4 TH N446.64FT E750.44FT S248.93FT E449.62FT S124.15FT SW35.52FT S50FT W1172.53FT TO BEG CONT 9.7005ACRS MORE OR LESS	3101 NW 150TH ST OKLAHOMA CITY
3802	R140704550	HOLMBOE INVESTMENT CO INC		12407 HOLMBOE AVE	OKLAHOMA CITY	OK	73114-8114	UNPLTD PT SEC 01 13N 4W	0	0	UNPLTD PT SEC 01 13N 4W 000 000 PT OF SE4 SEC 1 13N 4W BEG 1094.77FT W OF SE/C OF SE4 TH N650.43FT E669.76FT S650.34FT W669.76FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3802	R202591020	BROWNING GEORGE B TRS	BROWNING ANA GRACE TRS	3012 VIA ESPERANZA	EDMOND	OK	73013-8913	ESPERANZA SEC 1	1	3	ESPERANZA SEC 1 001 003	3012 VIA ESPERANZA OKLAHOMA CITY
3802	R202591030	MOORE MICHAEL B & SHELLY		3024 VIA ESPERANZA	EDMOND	OK	73013-8913	ESPERANZA SEC 1	1	4	ESPERANZA SEC 1 001 004	3024 VIA ESPERANZA OKLAHOMA CITY
3802	R202591040	SMITH JEFFREY	SMITH DEBRA	3036 VIA ESPERANZA	EDMOND	OK	73013	ESPERANZA SEC 1	1	5	ESPERANZA SEC 1 001 005	3036 VIA ESPERANZA OKLAHOMA CITY
3802	R202591050	WIELAND JOSHUA M & THAI AN CO TRS	WIELAND FAMILY TRUST	3100 VIA ESPERANZA	EDMOND	OK	73013-8914	ESPERANZA SEC 1	1	6	ESPERANZA SEC 1 001 006	3100 VIA ESPERANZA OKLAHOMA CITY
3802	R202591060	TITA MOSES	TITAMONHKU MI KUNA MARIE	3112 VIA ESPERANZA	EDMOND	OK	73013-8914	ESPERANZA SEC 1	1	7	ESPERANZA SEC 1 001 007	3112 VIA ESPERANZA OKLAHOMA CITY
3802	R202591070	LI JENNIFER	GHATA GEORGE	3124 VIA ESPERANZA	OKLAHOMA CITY	OK	73013	ESPERANZA SEC 1	1	8	ESPERANZA SEC 1 001 008	3124 VIA ESPERANZA OKLAHOMA CITY

OWNERSHIP REPORT
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3802	R202591080	TOELLE MICHAEL D & TAMARA G CO TRS	TOELLE MICHAEL D & TAMARA G LIV TRUST	3136 VIA ESPERANZA	EDMOND	OK	73013	1	1	9	ESPERANZA SEC 1 001 009	3136 VIA ESPERANZA OKLAHOMA CITY
3802	R202591090	WILLS TRACEY L & JEFF M TRS	WILLS TRACEY L LIVING TRUST	3148 VIA ESPERANZA	EDMOND	OK	73013-8914	1	1	10	ESPERANZA SEC 1 001 010	3148 VIA ESPERANZA OKLAHOMA CITY
3802	R202591100	ESCONDIDO LLC		3200 VIA ESPERANZA	EDMOND	OK	73013	1	1	11	ESPERANZA SEC 1 001 011	3200 VIA ESPERANZA OKLAHOMA CITY
3802	R202591110	ASHFAQ AHMAD	JAHANGIR ZAINAB	600 NW 153RD ST	EDMOND	OK	73013	1	1	12	ESPERANZA SEC 1 001 012	3212 VIA ESPERANZA EDMOND
3802	R202591120	KARAM NAJI		3224 VIA ESPERANZA	EDMOND	OK	73013-8930	1	1	13	ESPERANZA SEC 1 001 013	3224 VIA ESPERANZA OKLAHOMA CITY
3802	R202591130	ZEIDERS GREGORY J	ZEIDERS ROBYN E	3236 VIA ESPERANZA	EDMOND	OK	73013-8930	1	1	14	ESPERANZA SEC 1 001 014	3236 VIA ESPERANZA OKLAHOMA CITY
3802	R202591140	DOSHI VIRAL	SHAH GARGI	1504 NW 191ST ST	EDMOND	OK	73012	1	1	15	ESPERANZA SEC 1 001 015	3248 VIA ESPERANZA OKLAHOMA CITY
3802	R202591150	ONWUCHURUBA FAMILY REV LIV TRUST		3260 VIA ESPERANZA	EDMOND	OK	73013-8930	1	1	16	ESPERANZA SEC 1 001 016	3260 VIA ESPERANZA OKLAHOMA CITY
3802	R202591160	SEIKEL JIM & DONNA TRS	JIM SEIKEL 2013 REV TR & DONNA SEIKEL 2013 REV TR	15401 VIA SERENA	EDMOND	OK	73013-8933	1	1	17	ESPERANZA SEC 1 001 017	15401 VIA SERENA OKLAHOMA CITY
3802	R202591220	AKAND MOHAMMAD & SALMA		3137 VIA ESPERANZA	EDMOND	OK	73013	1	2	5	ESPERANZA SEC 1 002 005	3137 VIA ESPERANZA OKLAHOMA CITY
3802	R202591230	HAMILTON STEPHEN F & PAMELA CRAVEN TRS	HAMILTON STEPHEN F LIV TRUST	3125 VIA ESPERANZA	EDMOND	OK	73013-8929	1	2	6	ESPERANZA SEC 1 002 006	3125 VIA ESPERANZA OKLAHOMA CITY
3802	R202591240	GREEN RANDEL W TRS	GREEN RANDEL W TRUST	3113 VIA ESPERANZA	EDMOND	OK	73013-8929	1	2	7	ESPERANZA SEC 1 002 007	3113 VIA ESPERANZA OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2899806-OK99

DATE PREPARED: NOVEMBER 18, 2024
EFFECTIVE DATE: NOVEMBER 13, 2024 AT 7:30 AM

3802	R202591325	ESPERANZA OWNERS ASSOCIATION INC		3126 S BOULEVARD STE 165	EDMOND	OK	73013-5308	ESPERANZA SEC 1	0	0	ESPERANZA SEC 1 000 000 COMMON AREA C D F & G & PRIVATE STREETS EX PT OF COMMON AREA C KNOW VACATED DESC BEG BEG SW/C ESPERANZA SEC 1 & COMMON AREA C TH N762.20FT SE25.43FT S757.36FT W25FT TO BEG & EX BEG 1496.54FT E OF SW/C ESPERANZA SEC 1 & COMMON AREA C TH N50FT NE35.52FT N555.44FT E60FT S630.44FT W84.89FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3803	R140707015	TRONOX LLC		400 N WALNUT AVE	OKLAHOMA CITY	OK	73104	UNPLTD PT SEC 01 13N 4W	0	0	UNPLTD PT SW4 SEC 1 13N 4W BEG SE/C SW4 TH W327.53FT N50FT NW361.56FT NW439.01FT NW425.89FT NWLY106.06FT NE625.71FT N176.65FT E576.32FT S1520.49FT TO BEG CONT 23.06ACRS MORE OR LESS	0 UNKNOWN
3845	R140736075	CALIBER INVESTMENT GROUP LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	UNPLTD PT SEC 12 13N 4W	0	0	UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 511.50FT W OF NE/C NE4 TH S297FT W330FT N121FT E160.91FT N176FT E170FT TO BEG CONT 1.60ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3845	R140736077	PEACEFUL ACRES INC	C/O CHEEK & FALCONE PLLC	6301 WATERFORD BLVD STE 320	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 12 13N 4W	0	0	UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 681.50FT W OF NE/C NE4 TH S176FT W160.91FT N176FT E160FT TO BEG CONT .65ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3845	R140736090	B3DC LLC	C/O SAVAGE SAVAGE AND BROWN INC	PO BOX 22845	OKLAHOMA CITY	OK	73123-1845	UNPLTD PT SEC 12 13N 4W	0	0	UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 50FT S OF NW/C NE4 TH E314FT S343FT NW333.23FT N230.27FT TO BEG CONT 2.0662ACRS MORE OR LESS	3232 NW 150TH ST OKLAHOMA CITY
3845	R168681650	CALIBER INVESTMENT GROUP LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	SPRING CREEK TOWNSHIP	0	0	SPRING CREEK TOWNSHIP 000 000 PT NE4 SEC 12 13N 4W BEG 50FT S & 314FT E OF NW/C NE4 TH E509.28FT SE35.36FT S75FT SWLY ON A CURVE 389.06FT SW104.02FT SWLY ON A CURVE 368.50FT W738.25FT N721.93FT SELY333.23FT N343FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3845	R168681655	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SPRING CREEK TOWNSHIP	0	0	SPRING CREEK TOWNSHIP 000 000 PT OF NE4 SEC 12 13N 4W W50FT OF NE4 EXEMPT	0 UNKNOWN UNINCORPORATED

3845	R203691000	CALIBER INVESTMENT GROUP LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 001 000 LOT 1 EX A TR BEG 324.13FT SE & RIGHT ON CURVE SE168.26FT OF SW/C SD LOT 1 TH RIGHT ON CURVE SE147.11FT NE246.51FT NW192.49FT SW225.01FT TO BEG & EX BEG SLY SE/C LOT 1 TH W246.06FT N73.77FT W20FT N114.30FT E20FT N28.04FT E42.04FT N135FT E13.61FT NE53.83FT E40.79FT SE43.85FT E80.23FT S320.23FT SW35.41FT TO BEG & EX BEG ELY NE/C OF LOT 1 TH S350FT W270FT N375FT E245FT SE35.25FT TO BEG & EX BEG 324.23FT N & 227.68FT W OF SE/C SD LOT TH S135FT W42.04FT S28.04FT W20FT N37.33FT E19.04FT N10.71FT E23FT N115FT E20FT TO BEG & EX BEG 265.63FT W &159.73FT N OF SE/C OF SD LOT 1 TH W20FT N210FT E146.42FT SW53.83FT W33.63FT S115FT W23FT S10.71FT W19.04FT S66.27FT TO BEG & EX BEG 330.70FT N OF SE/C OF SD LOT 1 TH W79.81FT NW43.95FT W33.35FT N46.65FT E83.87FT SE39.24FT E32.36FT S54.33FT TO BEG & EX BEG 535FT E OF NLY NW/C SD LOT 1 TH E344.11FT S214FT W153.88FT S138.63FT NW192.49FT NW23.93FT N260FT TO BEG & EX BEG 245FT W OF NLY NE/C LOT 1 TH S375FT W166.65FT N375FT E166.65FT TO BEG & EX A TR BEG NW/C SD LOT 1 TH E535FT S259.99FT SE23.93FT SW225.01FT LEFT ON CURVE NW168.26FT NW324.14FT NW35.91FT LEFT ON CURVE NELY254.29FT N75FT NE35.36FT TO BEG	3100 NW 150TH ST OKLAHOMA CITY
3845	R203692020	SEAGLASS INVESTMENTS LLC		13901 MCAULEY BLVD 303	OKLAHOMA CITY	OK	73134	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 BLK 1 PT OF LOT 1 BEG 535FT E OF NLY NW/C SD LOT 1 TH E344.11FT S214FT W153.88FT S138.63FT NW192.49FT NW23.93FT N260FT TO BEG CONT [2.13ACRS 92715.02SQFT]	3012 NW 150TH ST OKLAHOMA CITY
3845	R203692030	150 MAY HOLDINGS LLC		22855 BOB WHITE DR	EDMOND	OK	73025	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 BLK 001 PT OF LOT 1 BEG NW/C SD LOT 1 TH E535FT S259.99FT SE23.93FT SW225.01FT LEFT ON CURVE NW168.26FT NW66.47FT N211.85FT W260FT LEFT ON CURVE N117.27FT N75FT NE35.36FT TO BEG CONT 4.34ACRS MORE OR LESS	UNKNOWN
3848	R219551030	SLATE NON-NC/NON-WA PROPERTY OWNER LLC		624 S DENVER AVE STE 300	TULSA	OK	74119	PARKWAY SQUARE	1	4	PARKWAY SQUARE BLK 001 LOT 004	3233 NW 149TH ST OKLAHOMA CITY
3848	R219551040	SLATE NON-NC/NON-WA PROPERTY OWNER LLC		624 S DENVER AVE STE 300	TULSA	OK	74119	PARKWAY SQUARE	1	5	PARKWAY SQUARE BLK 001 LOT 005	3231 NW 149TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2899806-OK99

DATE PREPARED: NOVEMBER 18, 2024
EFFECTIVE DATE: NOVEMBER 13, 2024 AT 7:30 AM

3848	R219551050	SLATE NON-NC/NON-WA PROPERTY OWNER LLC		624 S DENVER AVE STE 300	TULSA	OK	74119	PARKWAY SQUARE	1	6	PARKWAY SQUARE BLK 001 LOT 006	3229 NW 149TH ST OKLAHOMA CITY
3848	R219551060	SLATE NON-NC/NON-WA PROPERTY OWNER LLC		624 S DENVER AVE STE 300	TULSA	OK	74119	PARKWAY SQUARE	1	7	PARKWAY SQUARE BLK 001 LOT 007	3227 NW 149TH ST OKLAHOMA CITY
3848	R219551070	SLATE NON-NC/NON-WA PROPERTY OWNER LLC		624 S DENVER AVE STE 300	TULSA	OK	74119	PARKWAY SQUARE	1	8	PARKWAY SQUARE BLK 001 LOT 008	3225 NW 149TH ST OKLAHOMA CITY
3848	R219552280	SLATE NON-NC/NON-WA PROPERTY OWNER LLC		624 S DENVER AVE STE 300	TULSA	OK	74119	PARKWAY SQUARE	0	0	PARKWAY SQUARE COMMON AREA A B C D	0 UNKNOWN

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

NW 150th St. & Peacock Trail Rd.

November 20, 2024

PREPARED FOR:

Seven Oaks, LLC
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PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of NW 150th St. & Peacock Trail Rd. consisting of 9.9137 acres, is located within the Southeast Quarter (SE/4) of Section 1, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is North Harvey Properties, LLC. The developer of this property is Seven Oaks, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1726. Surrounding properties are zoned and used for:

North: PUD-678 District and used for residential development.
East: PUD-1925 District and is currently undeveloped.
South: R-4 District and used for a multifamily development.
West: O-2 District and used for is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a single-family residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Via Esperanza. The nearest street to the east is Peacock Trail Rd. The nearest street to the south is NW 150th St. The nearest street to the west is N. Portland Rd.

Streets within this PUD shall be private and may have mountable curbs.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 15 located at 2817 NW 122nd St. It is approximately 2.5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject

to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

All uses within the R-1 District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, siding, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20'centers and shall be solid and opaque. An entry gate may be permitted. In lieu of screening along the north PUD boundary line, the existing landscaping shall be permitted to remain and shall satisfy screening requirements.

9.5 SUBDIVISION/LOT REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended. The minimum lot size shall be 5,000 square feet and the minimum lot width shall be thirty feet (30'). There shall be a maximum of 80% lot coverage.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

Access may be taken from NW 150th St.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be two (2) parking spaces per dwelling unit and garages shall count toward meeting the parking requirement. Driveways within this PUD shall be a minimum of 18 feet in length.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 OFF-PREMISE SIGNS

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

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Four (4) foot sidewalks shall be constructed on one side of the interior streets prior to any occupancy certificates being issued. Said sidewalks shall be constructed along the mountable curb.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Front: 8 feet
Side: 5 feet
Rear: 10 feet

No additional setback shall be required for garages. Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback; however, said appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Description

Exhibit B - Conceptual Master Development Plan

Exhibit C - Topography Plan

Exhibit A
Legal Description

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

A tract of land in the Southeast Quarter (SE/4) of section One (1) Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence N89°28'00"E a distance of 249.39 feet to the point of beginning; Thence from said point of beginning N00°32'00"W a distance of 50.00 feet; Thence N44°40'49"E a distance of 35.49 feet; Thence N00°06'23"W a distance of 355.99 feet to a point of curvature to the left, said curve having a radius of 30.00 feet, a delta angle of 37°43'11", a chord bearing of N18°57'58"W, a chord length of 19.40 feet; Thence along the arc of said curve, a distance of 19.75 feet to a point of reverse curvature to the right, said curve having a radius of 52.00 feet, a delta angle of 44°37'47", a chord bearing of N34°29'20"E, a chord length of 99.08 feet; Thence along the arc of said curve a distance of 131.26 feet; Thence N00°06'23"W a distance of 168.90 feet; Thence S79°33'22"E a distance of 361.72 feet; Thence N89°28'28"E a distance of 900.00 feet; Thence S00°16'14"E a distance of 630.43 feet to a point on the South line of said SE/4; Thence S89°28'10"W a distance of 84.89 feet; Thence N00°32'00"W a distance of 50.00 feet; Thence N44°43'28"E a distance of 35.52 feet; Thence N00°16'14"W a distance of 124.15 feet; Thence S89°26'26"W a distance of 449.62 feet; Thence N00°37'54"E a distance of 248.94 feet; Thence S89°22'32"W a distance of 750.44 feet; Thence S00°06'23"E a distance of 446.65 feet to a point in the South line of said SE/4; Thence S89°28'00"W a distance of 74.63 feet to the Point of Beginning.

AND

A tract of land in the Southeast Quarter (SE/4) of section One (1) Township Thirteen (13) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SE/4; Thence N00°06'23"W a distance of 762.21 feet; Thence S79°33'22"E a distance of 25.43 feet; Thence S00°06'23"E a distance of 757.36 feet; Thence S89°28'00"W a distance of 25.00 feet to the point of beginning.

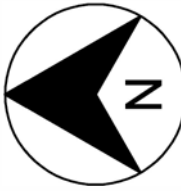
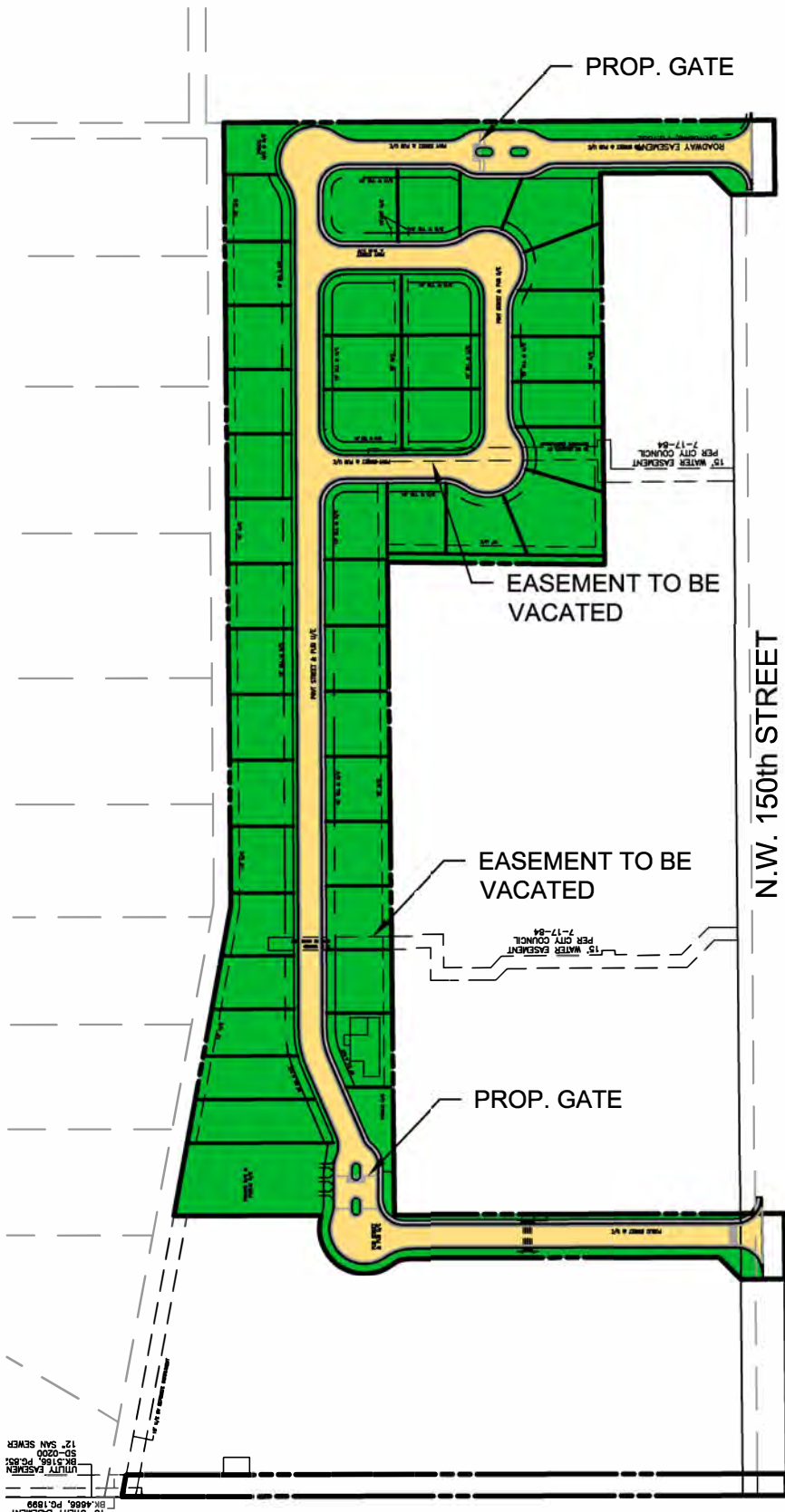
AND

Formerly a portion of Common Area C, ESPERANZA SECTION 1, Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and being a portion of the Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West of the I.M., being more particularly described as follows: Commencing at the southwest corner of ESPERANZA SECTION 1 and Common Area C; Thence N89°28'00"E along the south line of said ESPERANZA SECTION 1 and said Common Area C, a distance of 25.00 feet; Thence departing said south line and continuing along the bearing of N89°28'00"E 1,471.54 feet to a southwest corner of ESPERANZA SECTION 1 and Common Area C, same being the point of beginning; Thence along a west line of said ESPERANZA SECTION 1 and Common Area C, the following 3 courses: N00°32'00"W 50.00 feet; Thence N44°43'28"E 35.52 feet; Thence N00°16'14"W 555.44 feet; Thence N89°28'28"E 60 feet; Thence S00°16'14"E along an east line of said ESPERANZA SECTION 1 and Common Area C, a distance of 630.44 feet to the aforesaid south line; Thence S89°28'00"W along said south line 84.89 feet to the point of beginning.

Containing 431,997.74 Sq. Ft. or 9.9173 Acres, more or less.

The property described hereon is located completely within the property described in First American Title Insurance Company's Commitment No. 2891377-OK15 dated September 4th, 2024.

EXHIBIT B



ORIGINAL PAPER SIZE 8.5 x11



ENGINEERING • PLANNING • CONSULTING
P.O. Box 14534 Oklahoma City, OK 73113
405-778-3385
www.cedarcreekinc.com



Exhibit C