



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

12800 N MacArthur Blvd

Project Name

12800 N MacArthur Blvd

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

Office/commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD - 1586
File Date:	11/2/23
Ward No.:	W8
Nbhd. Assoc.:	---
School District:	Deer Creek/Putnam City
Extg Zoning:	R-1
Overlay:	

+/-4.95 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):

FP Overlook, LLC

Name

300 Colorado St., Suite 1900

Mailing Address

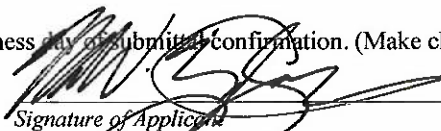
Austin, TX 78701

City, State, Zip Code

(512) 646-0881

Phone

Email


 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaock.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.

LEGAL DESCRIPTION

12800 N MacArthur Blvd.

A part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence South 00°14'30" East on the West line of said Southwest Quarter for a distance of 402.90 feet; thence South 75°47'20" East for a distance of 124.17 feet; thence North 71°07'16" East for a distance of 56.01 feet; thence North 23°25'22" East for a distance of 58.32 feet; thence South 85°21'38" East for a distance of 33.49 feet; thence North 71°27'04" East for a distance of 74.77 feet; thence South 68°14'58" East for a distance of 110.73 feet; thence North 29°10'39" East for a distance of 76.02 feet; thence North 57°09'35" East for a distance of 70.68 feet; thence North 14°40'12" East for a distance of 74.67 feet; thence North 37°06'49" East for a distance of 131.60 feet; thence North 61°03'56" East for a distance of 115.75 feet; thence South 48°31'56" East for a distance of 57.39 feet; thence South 65°13'30" East for a distance of 42.95 feet; thence North 24°00'47" East for a distance of 109.26 feet to the North line of said SW/4; thence due West on the North line of said SW/4 for a distance of 824.41 (827.90 calculated) feet to the point or place of beginning.

As recorded in Book RE13680, Page 1036, Oklahoma County, Oklahoma.



After recording return to:

FP Overlook LLC
c/o Formentera Operations, LLC
300 Colorado Street, Suite 1900
Austin, Texas 78701
Attn: Matthew Hutchison

(This space reserved for recording information)

**AMENDMENT AND CORRECTION OF ASSIGNMENT, CONVEYANCE AND
BILL OF SALE**

THE STATE OF OKLAHOMA

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COUNTY OF OKLAHOMA

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This **AMENDMENT AND CORRECTION OF ASSIGNMENT, CONVEYANCE AND BILL OF SALE** (this "**Correction Assignment**"), effective as of May 1, 2022 at 12:01 a.m., local time, where the respective Assets are located (the "**Effective Time**"), is made and executed by and among **REVOLUTION RESOURCES, LLC**, a Delaware limited liability company ("**Revolution**"), **REVOLUTION NPI HOLDING COMPANY, LLC**, a Delaware limited liability company ("**Revolution NPI**"), to **FP OVERLOOK LLC**, a Delaware limited liability company ("**Assignee**"), having a business address of 300 Colorado Street, Suite 1900, Austin, Texas 78701. Each of Revolution and Revolution NPI are referred to in this Correction Assignment individually as "**Assignor**" and collectively as "**Assignors**." For purposes of this Correction Assignment, Assignors and Assignee may sometimes be referred to individually hereunder as a "**Party**" or collectively as the "**Parties**."

WHEREAS, Assignors and Assignee executed that certain Assignment, Conveyance and Bill of Sale dated effective as of the Effective Time and recorded in the Official Public Records in Oklahoma County, Oklahoma on August 17, 2022 at Book 15245, and Page 620 (the "**Assignment**");

WHEREAS, since the execution and recording of the Assignment, it has been discovered that certain surface fee interests and other surface property were inadvertently left off of the Assignment's **Exhibit A-4** described in Section 1(i) therein; and

WHEREAS, the Parties now acknowledge and agree to amend and correct **Exhibit A-4** of the Assignment pursuant to the terms herein.

NOW THEREFORE, for adequate consideration, the receipt and sufficiency is hereby acknowledged, Assignors and Assignee hereby agree to amend and correct the Assignment as follows:

1. **Granting Clause**. To the extent necessary to effectuate the intent of this Correction Assignment, each Assignor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, convey, set over, assign, transfer and deliver unto Assignee, effective as of the Effective Time, all of such Assignor's respective right, title, and interest in, to and under all of those interests referenced in Paragraph 2 herein.

2. **Exhibit A-4**. **Exhibit A-4** of the Assignment is amended in its entirety, deleted, and replaced with the Exhibit A-4 attached hereto and made a part hereof.

3. **Confirmation**. Except as otherwise provided herein, the provisions of the Assignment shall remain in full force and effect in accordance with their respective terms following execution of this Correction Assignment.

4. **Conflicts.** This Correction Assignment amends and supplements the terms and conditions of the Assignment. If any provision of this Correction Assignment is construed to conflict with any provision of the Assignment (except as otherwise provided in this Correction Assignment), the provisions of this Amendment shall be deemed controlling to the extent of that conflict.

5. **Counterparts.** This instrument may be executed in any number of identical counterparts, each of which for all purposes shall be deemed an original, and all of which shall constitute collectively, one instrument. It is not necessary that each Party hereto execute the same counterpart so long as counterparts are executed by each such Party hereto.

6. **Recordation.** Assignee is solely responsible for, and each Assignor hereby consents to, the filing and recording of this Correction Assignment.

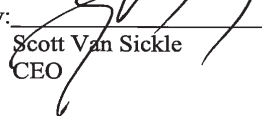
7. **Successors and Assigns.** This Correction Assignment shall be binding upon and shall inure to the benefit of each Assignor and Assignee, and their respective successors and assigns.

[Signature and Acknowledgment Pages Follow]

EXECUTED by the Parties for all purpose as of the Effective Time.

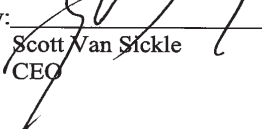
ASSIGNOR:

REVOLUTION RESOURCES, LLC

By: 

Scott Van Sickle
CEO

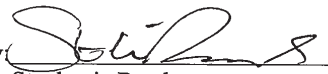
REVOLUTION NPI HOLDING COMPANY, LLC

By: 

Scott Van Sickle
CEO

ASSIGNEE:

FP OVERLOOK LLC

By: 

Stephanie Reed
Vice President

ACKNOWLEDGMENTS

THE STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA)

This instrument was acknowledged before me this 10th day of March, 2023,
 by Scott Van Sickle, as CEO, of Revolution Resources, LLC, a Delaware limited liability
 company, on behalf of said limited liability company.

[Signature]
 Notary Public, State of Oklahoma
 Commission No. 16005190

My Commission Expires:

5/26/2024



THE STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA)

This instrument was acknowledged before me this 10th day of March, 2023,
 by Scott Van Sickle, as CEO, of Revolution NPI Holding Company, LLC, a Delaware limited
 liability company, on behalf of said limited liability company.

[Signature]
 Notary Public, State of Oklahoma
 Commission No. 16005190

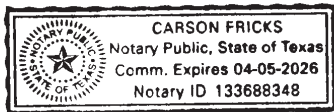
My Commission Expires:

5/26/2024



THE STATE OF TEXAS)
)
 COUNTY OF TRAVIS)

This instrument was acknowledged before me this 2nd day of March, 2023,
 by Stephanie Reed, as Vice President, of FP Overlook LLC, a Delaware limited
 liability company, on behalf of said limited liability company.



[Signature]
 Notary Public, State of Texas
 Commission No. 133688348

My Commission Expires:

4/5/2026

EXHIBIT A-4
SURFACE FEE INTERESTS AND OTHER SURFACE FEE PROPERTY

DESCRIPTION	COUNTY	LOCATION	TYPE	DATE	BOOK	PAGE
<p>Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows:</p> <p>Beginning at the Southwest Corner of said Gov't Lot 5 (AKA Southwest Corner of Northwest Quarter NW/4), said point being a 3/8" Iron Pin; Thence N 00° 07' 34" W on the West line of said Gov't Lot 5 a distance of 625.33 feet to a Mag Nail with CEC CA32 Shiner; Thence S 89° 36' 50" E a distance of 350.24 feet to a 5/8" Iron Pin with CA32 Cap; Thence S 05° 44' 13" W a distance of 216.36 feet to a 5/8" Iron Pin with CA32 Cap; Thence S 33° 35' 09" E a distance of 97.37 feet to a 5/8" Iron Pin with CA32 Cap; Thence N 89° 53' 25" E a distance of 143.47 feet to a 5/8" Iron Pin with CA32 Cap; Thence S 06° 22' 25" W a distance of 329.10 feet to a point on the South line of said Gov't Lot 5, said point being a 5/8" Iron Pin with CA32 Cap; Thence N 89° 58' 31" W on the South line of said Gov't Lot 5 a distance of 488.02 feet to the Point of Beginning. Parcel contains 6.15 acres as described</p>	Oklahoma	6-14N-4W	QC Deed	5/10/2019	14022	1041
<p>A tract of land lying in part of Gov't Lots 3, 4, 5 & the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Six (6), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows:</p> <p>Commencing at the Southwest Corner of Gov't Lot 5 (AKA Southwest Corner of the Northwest Quarter (NW/4) Section Six (6), said point being a 3/8" Iron Pin; Thence N 00° 07' 34" W on the West line of said Northwest Quarter (NW/4) a distance of 829.09 feet to the point of beginning said point being a Mag Nail with CA 32 Shiner; Thence continuing N 00° 07' 34" W on the West line of said Northwest Quarter (NW/4) a distance of 645.24 feet, said point being a Mag Nail with CA 32 Shiner;</p> <p>Thence S 86° 25' 26" E a distance of 1,230.17 feet to a 5/8" Iron Pin with CA 32 Cap; Thence N 03° 02' 32" E a distance of 195.28 feet to a 5/8" Iron Pin with CA 32 Cap; Thence S 88° 59' 57" E a distance of 248.37 feet to a 5/8" Iron Pin with CA 32 Cap; Thence S 02° 04' 30" W a distance of 292.72 feet to a 5/8" Iron Pin with CA 32 Cap; Thence N 87° 31' 58" W a distance of 253.17 feet to a 5/8" Iron Pin with CA 32 Cap; Thence N 03° 02' 32" E a distance of 51.08 feet to a 5/8" Iron Pin with CA 32 Cap; Thence N 86° 25' 26" W a distance of 842.53 feet to a 5/8" Iron Pin with CA 32 Cap; Thence S 23° 24' 43" W a distance of 83.84 feet to a 5/8" Iron Pin with CA 32 Cap; Thence S 00° 29' 04" W a distance of 220.21 feet to a 5/8" Iron Pin with CA 32 Cap; Thence N 89° 14' 09" E a distance of 81.01 feet to a 5/8" Iron Pin with CA 32 Cap; Thence S 03° 11' 42" W a distance of 296.78 feet to a 5/8" Iron Pin with CA 32 Cap; Thence N 88° 26' 15" W a distance of 412.78 feet to the POINT OF BEGINNING. Parcel 2 contains 8.12 acres as described</p>	Oklahoma	6-14N-4W	QC Deed	5/10/2019	14022	1041
<p>A tract of land lying in part of Gov't Lot 1 in the Northwest Quarter (NW/4) of Section Seven (7), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows:</p> <p>Beginning at the Northwest corner of said Gov't Lot 1 (a.k.a Northwest Corner of the Northwest Quarter (NW/4) of Section (7), said point being a 3/8" Iron Pin; Thence S 89°59'39" E on the North Line of said Gov't Lot 1 a distance of 475.00 Feet to a Mag Nail with CA32 Shiner;</p> <p>Thence S 00°00'00" E a distance of 474.94 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 90°00'00" W a distance of 472.28 feet to a point on the West Line of said Gov't Lot 1, said Point being a Mag Nail with CA32 Shiner;</p> <p>Thence N 00°19'41" W on the West Line of said Gov't Lot 1 a distance of 475.00 feet to the Point of Beginning.</p> <p>Parcel 1 contains 5.16 acres as described.</p>	Oklahoma	7-14N-4W	QC Deed	5/10/2019	14022	1041

EXHIBIT A-4
SURFACE FEE INTERESTS AND OTHER SURFACE FEE PROPERTY

DESCRIPTION	COUNTY	LOCATION	TYPE	DATE	BOOK	PAGE
<p>A tract of land lying in part of Gov't Lots 1 and 2, and the East Half of the Northwest Quarter (E/2 NW/4) of Section Seven (7), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows:</p> <p>Commencing at the Northwest corner of the Northwest Quarter (NW/4) of Section 7 (AKA the Northwest Corner of Gov't Lot 1), said point being a 3/8" Iron Pin; Thence S 89°59'39" E on the North Line of said Northwest Quarter (NW/4) a distance of 1,290.33 feet to the Northeast Corner of Gov't Lot 1, said point being a Mag Nail with CA32 Shiner and the Point of Beginning;</p> <p>Thence continuing S 89°59'39" E on the North Line of said Northwest Quarter (NW/4) a distance of 155.00 feet to a Mag Nail with CA32 Shiner;</p> <p>Thence S 31°38'13" W a distance of 117.42 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 01°55'13" W a distance of 1,023.23 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 88°06'41" E a distance of 185.39 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 01°53'19" W a distance of 405.00 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 88°06'41" W a distance of 450.00 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 01°53'19" E a distance of 405.00 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 88°06'41" E a distance of 234.61 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 01°55'13" E a distance of 1,023.25 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 32°38'58" W a distance of 117.56 feet to the Point of Beginning.</p> <p>Parcel 2 contains 5.10 acres as described.</p>	Oklahoma	7-14N-4W	QC Deed	5/10/2019	14022	1041
<p>A tract of land lying in part of the East Half of the Northwest Quarter (NW/4) of Section Seven (7), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows:</p> <p>Beginning at the Northeast Corner of the Northwest Quarter (NW/4) of Section 7, said point being a Cotton Gin Spindle with Hale and Buckley CA 819 Shiner;</p> <p>Thence S 00°13'57" E on the East Line of said Northwest (NW/4) a distance of 475.00 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 90°00'00" W a distance of 476.93 feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 00°00'00" E a distance of 475.04 feet to a point on the North Line of said Northwest (NW/4), said point being a Mag Nail with CA32 Shiner;</p> <p>Thence S 89°59'39" E on the North Line of said Northwest Quarter (NW/4) a distance of 475.00 Feet to the Point of Beginning.</p> <p>Parcel 3 contains 5.19 acres as described.</p>	Oklahoma	7-14N-4W	QC Deed	5/10/2019	14022	1041

EXHIBIT A-4
SURFACE FEE INTERESTS AND OTHER SURFACE FEE PROPERTY

DESCRIPTION	COUNTY	LOCATION	TYPE	DATE	BOOK	PAGE
<p>A tract of land lying in part of Gov't Lot 2 and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Seven (7), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows:</p> <p>Beginning at the Southwest Corner of Gov. Lot 2 (a.k.a Southwest corner of Northwest Quarter (NW/4) of Section 7), said point being a Railroad Spike;</p> <p>Thence N 00°19'41" W on the West line of said Gov't Lot 2 a distance of 113.91 feet to a Mag Nail with CA32 Shiner;</p> <p>Thence S 49°12'15" E a distance of 120.74 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 89°59'23" E a distance of 657.16 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 00°22'05" E a distance of 371.10 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 89°56'03" E a distance of 740.96 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 01°27'35" E a distance of 406.94 feet to a point on the South Line of said Northwest Quarter (NW/4), said point being a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 89°59'23" W on the South Line of said Northwest Quarter (NW/4) a distance of 1,501.63 feet to the point of beginning.</p> <p>Parcel 1 contains 7.66 acres as described.</p>	Oklahoma	7-14N-4W	QC Deed	5/10/2019	14022	1041
<p>A part of the Northeast Quarter (NE/4) of Section Eighteen (18), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, being more particularly described as follows:</p> <p>Beginning at the Northeast Corner of Section Eighteen (18), Township Fourteen (14) North, Range Four (4) West: Thence S00°05'38" E along the East line of Northeast Quarter (NE/4) a distance of 607.36 Feet; Thence N 89°52'28" W a distance of 358.66 feet; Thence N 00°05'38" E a distance of 607.36 feet; Thence S 89°52'28" E along the North Line of the Northeast Quarter (NE/4) a distance of 358.66 feet to the Point of Beginning, containing 5.0 acres, more or less, less and except all oil, gas and other minerals which the grantor reserves.</p>	Oklahoma	18-14N-4W	QC Deed	5/10/2019	14022	1041
<p>A tract of Land lying in part of Gov't Lot 1 and the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said Tract being more particularly described as follows:</p> <p>Commencing at the Northwest Corner of said Gov. Lot 1 (a.k.a Northwest Corner of the Northwest Quarter NW/4 of Section 18), said point being a 3/8" Iron Pin; Thence N 89°55'14" E on the North Line of said Northwest Quarter (NW/4) a distance of 1,032.51 Feet to the Point of Beginning, said Point Being a Mag Nail with CA32 Shiner;</p> <p>Thence continuing N 89°55'14" E on the North Line of said Northwest Quarter (NW/4) a distance of 550.00 Feet to a Mag Nail with CA32 Shiner;</p> <p>Thence S 00°00'00" E a distance of 400.00 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence S 89°55'14" W a distance of 550.00 Feet to a 5/8" Iron Pin with CA32 Cap;</p> <p>Thence N 00°00'00" E a distance of 400.00 Feet to the Point of Beginning;</p> <p>Parcel 1 contains 5.05 acres as described.</p>	Oklahoma	18-14N-4W	QC Deed	5/10/2019	14022	1041

EXHIBIT A-4
SURFACE FEE INTERESTS AND OTHER SURFACE FEE PROPERTY

DESCRIPTION	COUNTY	LOCATION	TYPE	DATE	BOOK	PAGE
<p>Beginning at a PK Nail at the Northwest Corner of Section 19-14N-R4W, Oklahoma County, Oklahoma;</p> <p>Thence S 89°57'39" E a distance of 2172.53 feet; Thence S 00°21'19" E a distance of 2641.65 feet; Thence S 89°59'53" W a distance of 862.87 feet; Thence N 00°43'44" W a distance of 345.90 feet; Thence N 47°54'49" E a distance of 135.31 Feet; Thence N 33°26'11" E a distance of 81.96 feet; Thence N 06°49'45" E a distance of 44.00 Feet; Thence N 20°19'53" W a distance of 177.88 feet; Thence N 26°05'14" W a distance of 120.42 feet; Thence N 07°41'50" W a distance of 114.15 feet; Thence N 15°32'28" W a distance of 112.38 feet; Thence N 46°23'47" W a distance of 68.24 Feet; Thence S 78°54'55" W a distance of 199.66 feet; Thence N 17°07'51" W a distance of 205.06 feet; Thence N 00°07'26" E a distance of 131.65 feet; Thence N 28°43'53" W a distance of 56.61 feet; Thence N 51°53'08" W a distance of 70.81 feet; Thence N 78°39'46" W a distance of 77.62 feet; Thence S 65°05'46" W a distance of 400.42 feet; Thence N 89°57'27" W a distance of 475.53 feet; Thence N 00°23'37" W a distance of 1321.51 feet to the Point of Beginning</p> <p>Said Tract contains 91.38 acres of land more or less.</p> <p align="center">LESS AND EXCEPT:</p> <p>Beginning at an Iron Rod with Cap South 00°23'27" East 639.77 feet from the Northwest Corner of Section 19-14N-R4W, Oklahoma County, Oklahoma; Thence North 74°22'01" East a distance of 484.07 feet; Thence South 34°03'04" East a distance of 415.21 feet; Thence South 42°32'45" East a distance of 454.85 feet; Thence South 40°43'30" East a distance of 513.02 Feet; Thence South 34°07'11" East a distance of 1287.37 feet to an Iron Rod with Cap on the South Line of said Northwest Quarter; Thence with the South line of said Northwest Quarter, South 89°59'53" West a distance of 741.39 feet to an Iron Rod Thence North 00°43'44" West a distance of 345.90 feet; Thence North 47°54'49" East a distance of 135.31 feet; Thence North 33°26'11" East a distance of 81.96 feet; Thence North 06°49'45" East a distance of 44.00 feet; Thence North 20°19'53" West a distance of 177.88 feet; Thence North 26°05'14" West a distance of 120.42 feet; Thence North 07°41'50" West a distance of 114.15 feet; Thence North 15°32'28" West a distance of 112.38 feet; Thence North 46°23'47" West a distance of 68.24 feet; Thence South 78°54'55" West a distance of 199.66 feet; Thence North 17°07'51" West a distance of 205.06 feet; Thence North 00°07'26" East a distance of 131.65 feet; Thence North 28°43'53" West a distance of 56.61 feet; Thence North 51°53'08" West a distance of 70.81 feet; Thence North 78°39'46" West a distance of 77.62 feet Thence South 65°05'46" West a distance of 400.42 feet; Thence North 89°57'27" West a distance of 475.53 feet to a PK Nail on the West line of said Section 19;</p> <p>Thence along the West Line of said Section 19, North 00°23'37" West a distance of 681.74 feet to the Point of Beginning.</p> <p>Said Tract contains 21.91 acres of land more or less.</p>	Oklahoma	19-14N-4W	QC Deed	5/10/2019	14022	1041

EXHIBIT A-4
SURFACE FEE INTERESTS AND OTHER SURFACE FEE PROPERTY

DESCRIPTION	COUNTY	LOCATION	TYPE	DATE	BOOK	PAGE
<p align="center">SE/4 24-14N-05W</p> <p>A tract of land located in the Southeast Quarter of Section 24, T14N-R5W of the Indian Meridian, Canadian County, Oklahoma and being more particularly described as follows: Commencing at an Iron Rod at the Southeast corner of Section 24, R14N-R5W of the Indian Meridian, Oklahoma County, Oklahoma. Thence along the South line of said Southeast Quarter, North 89° 40' 52" West a distance of 2611.93 feet to an Iron Rod at the Southwest corner of a tract of land as described in Warranty Deed filed of record in Book 1668, Page 490 of Canadian County, Oklahoma: Thence North 00° 20' 59" West a distance of 33 feet to an Iron Rod with cap on the Statutory Right-of-Way, said point being the true Point of Beginning. Thence along an existing fence line as described in said Warranty Deed, North 00° 20' 59" West a distance of 894.58 feet to an Iron Rod with cap; Thence South 89° 46' 14" East a distance of 450.00 feet to an Iron Rod with cap; Thence South 00° 20' 59" East a distance of 550.00 feet to an Iron Rod with cap; Thence North 89° 46' 14" West a distance of 420.00 feet to an Iron Rod with cap, said point being 30.00 feet East of the West line of the tract of land described in said Warranty Deed; Thence parallel with the West line of said tract, South 00° 20' 59" East a distance of 269.60 feet to an Iron Rod with cap; Thence South 38° 44' 17" East a distance of 96.61 feet to an Iron Rod with cap on the 33 feet Statutory Right-of-Way; Thence along the Statutory Right-of-Way, North 89° 40' 52" West a distance of 90.00 feet to the POINT OF BEGINNING</p>	Canadian	24-14N-05W	QC Deed	5/10/2019	4894	792
12800 N. MacArthur Boulevard, Oklahoma City, OK 73142	Oklahoma	15-13N-04W	Warranty Deed	3/7/2018	13680	1036
7528 NW 150th Street, Oklahoma City, Ok	Oklahoma	08-13N-04W	Warranty Deed	3/7/2018	13680	1037
0.858 acres, M/L, situate within a portion of NE4 of Section Eight (8), Township Thirteen North (T13N), Range Four West (R4W), Oklahoma County, OK	Oklahoma	08-13N-04W	Special Warranty Deed	4/27/2015	12815	1497

EXHIBIT A-4

FIELD OFFICES

DESCRIPTION
<p data-bbox="1018 358 1178 378">WEHLU Main Office:</p> <p data-bbox="766 402 1430 467">The WEHLU Main Office and assets are located on land in the SE/4 of Sec. 16-14N-04W, subject to lease agreement #105542 with the Commissioners of the Land Office for the State of Oklahoma, as described below:</p> <p data-bbox="800 492 1396 621">Subject to Short Term Surface Commercial Lease Contract between the Commissioners of the Land Office of the State of Oklahoma and Revolution Resources, effective 1/1/2022. Purpose: Oilfield equipment storage, pipe yard, and WEHLU Main Office. Commissioners of the Land Office Lease No. 105542, Contract No. 18161. 7.810 net acres, more or less, in the SE/4 of Sec. 16-14N-04W.</p>
<p data-bbox="1014 638 1182 657">WEHLU West Office:</p> <p data-bbox="777 682 1419 727">The WEHLU West Office and assets are located on land in the NW/4 of Sec. 06-14N-04W (M054-Parcel 1).</p>

FP Overlook, LLC
300 Colorado St., Suite 1900
Austin, TX 78701
PH: (512) 646-0881

October 17, 2023

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


Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,


Signature

STEPHANIE REED / VICE PRESIDENT
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5634/PUD

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 (9), 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: October 24, 2023 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2840480-OK99

LEGAL DESCRIPTION

12800 N MacArthur Blvd.

A part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence South $00^{\circ}14'30''$ East on the West line of said Southwest Quarter for a distance of 402.90 feet; thence South $75^{\circ}47'20''$ East for a distance of 124.17 feet; thence North $71^{\circ}07'16''$ East for a distance of 56.01 feet; thence North $23^{\circ}25'22''$ East for a distance of 58.32 feet; thence South $85^{\circ}21'38''$ East for a distance of 33.49 feet; thence North $71^{\circ}27'04''$ East for a distance of 74.77 feet; thence South $68^{\circ}14'58''$ East for a distance of 110.73 feet; thence North $29^{\circ}10'39''$ East for a distance of 76.02 feet; thence North $57^{\circ}09'35''$ East for a distance of 70.68 feet; thence North $14^{\circ}40'12''$ East for a distance of 74.67 feet; thence North $37^{\circ}06'49''$ East for a distance of 131.60 feet; thence North $61^{\circ}03'56''$ East for a distance of 115.75 feet; thence South $48^{\circ}31'56''$ East for a distance of 57.39 feet; thence South $65^{\circ}13'30''$ East for a distance of 42.95 feet; thence North $24^{\circ}00'47''$ East for a distance of 109.26 feet to the North line of said SW/4; thence due West on the North line of said SW/4 for a distance of 824.41 (827.90 calculated) feet to the point or place of beginning.

As recorded in Book RE13680, Page 1036, Oklahoma County, Oklahoma.

OWNERSHIP REPORT
ORDER 2840480-OK99

DATE PREPARED: OCTOBER 30, 2023
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MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3859	R140741030	REVOLUTION RESOURCES LLC		14301 CALIBER DR SUITE 110	OKLAHOMA CITY	OK	73134	UNPLTD PT SEC 15 13N 4W	000	000	UNPLTD PT SEC 15 13N 4W 000 000 PT SW4 SEC 15 13N 4W BEG NW/C OF SW4 S402.90FT SE124.17FT NE56.01FT NE58.32FT SE33.49FT NE74.77FT SE110.73FT NE76.02FT NE70.68FT NE74.67FT NE131.60FT NE115.75FT SE57.39FT SE42.95FT NE109.26FT W827.90FT TO BEG (SUBJECT PROPERTY)	12800 N MACARTHUR BLVD OKLAHOMA CITY
3859	R211282210	FOUNTAINS AT HIDDEN CREEK HOA INC		12809 CEEPWOOD CREEK DR	OKLAHOMA CITY	OK	73142	HIDDEN CREEK SEC 5	000	000	HIDDEN CREEK SEC 5 000 000 COMMON AREAS A THRU X & PRIVATE STREETS EX COMMON AREAS E I J K L U X & PT OF COMMON AREA D & PT OF JASMINE LN	0 UNKNOWN OKLAHOMA CITY
3859	R212941150	FOUNTAINS AT HIDDEN CREEK HOA INC		12809 CEEPWOOD CREEK DR	OKLAHOMA CITY	OK	73142	HIDDEN CREEK SEC 7	000	000	HIDDEN CREEK SEC 7 000 000 COMMON AREA I & PRIVATE STREET	0 UNKNOWN OKLAHOMA CITY
3859	R212941020	WILLIAMS STEPHANIE		12801 JASMINE LN	OKLAHOMA CITY	OK	73142-4122	HIDDEN CREEK SEC 7	001	003	HIDDEN CREEK SEC 7 001 003	12801 JASMINE LN OKLAHOMA CITY
3859	R212941030	PARRISH ROBERT O & RITA J		12805 JASMINE LN	OKLAHOMA CITY	OK	73142-4122	HIDDEN CREEK SEC 7	001	004	HIDDEN CREEK SEC 7 001 004	12805 JASMINE LN OKLAHOMA CITY
3859	R212941040	CAFFREY MARY GILMORE TRS	CAFFREY MARY GILMORE TRUST	12809 JASMINE LN	OKLAHOMA CITY	OK	73142-4122	HIDDEN CREEK SEC 7	001	005	HIDDEN CREEK SEC 7 001 005	12809 JASMINE LN OKLAHOMA CITY
3859	R212941050	BELL BRENT D	TURNER BRIAN K	12813 JASMINE LN	OKLAHOMA CITY	OK	73142-4122	HIDDEN CREEK SEC 7	001	006	HIDDEN CREEK SEC 7 001 006	12813 JASMINE LN OKLAHOMA CITY
3859	R212941060	SHOFFNER LARRY E TRS & REV TRUST	SHOFFNER LAURA A TRS & REV TRUST	12901 JASMINE LN	OKLAHOMA CITY	OK	73142	HIDDEN CREEK SEC 7	001	007	HIDDEN CREEK SEC 7 001 007	12901 JASMINE LN OKLAHOMA CITY
3859	R212941075	BAUER KIM		12900 JASMINE LN	OKLAHOMA CITY	OK	73142-4123	HIDDEN CREEK SEC 7	002	000	HIDDEN CREEK SEC 7 002 000 SOUTH PT OF LOT 1 DESC BEG 95.02FT S OF NE/C SD LOT TH S60FT W105FT NW35.36FT N35FT E130FT TO BEG	12900 JASMINE LN OKLAHOMA CITY

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3859	R212941070	NEW PHILLIP	SAUNDERS NEW JAMIE	12904 JASMINE LN	OKLAHOMA CITY	OK	73142-4123	HIDDEN CREEK SEC 7	002	001	HIDDEN CREEK SEC 7 002 001 NORTH PT OF LOT 1 DESC BEG NE/C SD LOT TH S95.02FT W130FT N4.23FT RIGHT ON CURVE NE75.14FT LEFT ON CURVE NE41.51FT E64.76FT TO BEG	12904 JASMINE LN OKLAHOMA CITY
3859	R129061250	DPI PROPERTIES LTD PTNRSHIP	C/O ST JOHNS HOME OWNER ASSOCIATION	12101 N MCCARTHUR	OKLAHOMA CITY	OK	73162	ST JOHNS	000	000	ST JOHNS COMMON LOTS A B & PRIVATE STREET	0 UNKNOWN OKLAHOMA CITY
3859	R129061070	GREER WELEMA J	BOCQUIN SENE C	12801 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142-4100	ST JOHNS	001	000	ST JOHNS 001 000 LOT 8 & SW/C LOT 9 BLK 1 ST JOHNS WOOD ADD TH NE2.43FT SE26.59FT SE63.46FT NW90FT TO BEG	12801 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061080	MITCHELL MARCIAL	MITCHELL CATHY	13704 PLANTATION WAY	EDMOND	OK	73013	ST JOHNS	001	000	ST JOHNS 001 000 LOT 9 EX BEG SWLY/C LOT 9 TH NE2.43FT SE26.59FT SE63.46FT NW90FT TO BEG	12805 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061000	WILLIAMS CLINT		5825 NW 127TH ST	OKLAHOMA CITY	OK	73142	ST JOHNS	001	001	ST JOHNS 001 001	5825 NW 127TH ST OKLAHOMA CITY
3859	R129061010	5821 NW 127TH TRUST		12101 N MACARTHUR BLVD, Unit A240	OKLAHOMA CITY	OK	73162	ST JOHNS	001	002	ST JOHNS 001 002	5821 NW 127TH ST OKLAHOMA CITY
3859	R129061020	BURESH DAVID I & MARY A TRS	BURESH DAVID I & MARY A REV TRUST	5817 NW 127TH ST	OKLAHOMA CITY	OK	73142-4103	ST JOHNS	001	003	ST JOHNS 001 003	5817 NW 127TH ST OKLAHOMA CITY
3859	R129061030	HOFFHINES SHERRY L		5813 NW 127TH ST	OKLAHOMA CITY	OK	73142	ST JOHNS	001	004	ST JOHNS 001 004	5813 NW 127TH ST OKLAHOMA CITY
3859	R129061040	MAXWELL LUCILLE G		5809 NW 127TH ST	OKLAHOMA CITY	OK	73142-4103	ST JOHNS	001	005	ST JOHNS 001 005	5809 NW 127TH ST OKLAHOMA CITY
3859	R129061050	HEMRY LINDA A		PO BOX 22486	OKLAHOMA CITY	OK	73123-1486	ST JOHNS	001	006	ST JOHNS 001 006	5805 NW 127TH ST OKLAHOMA CITY
3859	R129061060	SILTRONIX LLC		12312 DEERWOOD CIR	OKLAHOMA CITY	OK	73142	ST JOHNS	001	007	ST JOHNS 001 007	5801 NW 127TH ST OKLAHOMA CITY

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3859	R129061090	SIMMONS MICHAEL R		12809 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142	ST JOHNS	001	010	ST JOHNS 001 010	12809 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061100	NOBLE BROS LLC		3501 NE 63RD ST	OKLAHOMA CITY	OK	73121- 3247	ST JOHNS	001	011	ST JOHNS 001 011	12813 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061110	BULLARD JANIS L TRS	BULLARD FAMILY TRUST	12817 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142- 4100	ST JOHNS	001	012	ST JOHNS 001 012	12817 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061120	FINLEY RILEY P & KAY E TRS	RILEY P FINLEY & KAY E REV LIV TRUST	12821 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142	ST JOHNS	001	013	ST JOHNS 001 013	12821 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061130	FINLEY RILEY P & KAY E TRS	RILEY P FINLEY & KAY E REV LIV TRUST	12821 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142	ST JOHNS	001	014	ST JOHNS 001 014	0 UNKNOWN OKLAHOMA CITY
3859	R129061140	SPEEGLE W LAJUANDA TRS	SPEEGLE W LAJUANDA TRUST	12816 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142	ST JOHNS	002	001	ST JOHNS 002 001	12816 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061150	ARNHART NINA BETH		12812 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142- 4100	ST JOHNS	002	002	ST JOHNS 002 002	12812 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061160	MCCRIMMON MARY ANN		12808 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142- 4100	ST JOHNS	002	003	ST JOHNS 002 003	12808 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061170	STIRLING DEBORAH J		12804 SAINT JOHNS PL	OKLAHOMA CITY	OK	73142	ST JOHNS	002	004	ST JOHNS 002 004	12804 SAINT JOHNS PL OKLAHOMA CITY
3859	R129061180	SNYDER SAM & MOLLY		5709 NW 127TH ST	OKLAHOMA CITY	OK	73142- 4101	ST JOHNS	002	005	ST JOHNS 002 005	5709 NW 127TH ST OKLAHOMA CITY
3859	R129061190	JONES BOBBY E TRS & TRUST	JONES GAYLE TRS & TRUST	5701 NW 127TH ST	OKLAHOMA CITY	OK	73142- 4101	ST JOHNS	002	006	ST JOHNS 002 006	5701 NW 127TH ST OKLAHOMA CITY
3859	R129061230	JOHNSON LISA E TRS	JOHNSON LISA E REV TRUST	5712 NW 127TH ST	OKLAHOMA CITY	OK	73142	ST JOHNS	003	004	ST JOHNS 003 004	5712 NW 127TH ST OKLAHOMA CITY
3859	R129061240	CAMPBELL KAREN L TRS	CAMPBELL KAREN L LIV REV TRUST	5716 NW 127TH ST	OKLAHOMA CITY	OK	73142	ST JOHNS	003	005	ST JOHNS 003 005	5716 NW 127TH ST OKLAHOMA CITY

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3859	R140741055	WARRINGTON APARTMENTS LLC		4200 E SKELLY DR STE 800	TULSA	OK	74135- 3239	UNPLTD PT SEC 15 13N 4W	000	000	UNPLTD PT SEC 15 13N 4W 000 000 PT SW4 SEC 15 13N 4W BEG AT A POINT 50FT E & 1516.73FT N OFSW/C SD SW4 TH N524.32FT E831.96FT S206.67FT W241.33FT S379.71FT W158.67FT N62FT W431.41FT TO BEG	12700 N MACARTHUR BLVD OKLAHOMA CITY
3860	R212931000	BABCOCK ANTHONY W		13009 JASMINE LN	OKLAHOMA CITY	OK	73142- 4128	HIDDEN CREEK SEC 6	001	001	HIDDEN CREEK SEC 6 001 001	13009 JASMINE LN OKLAHOMA CITY
3860	R206621110	EXECUTIVE CENTER AT PRESTON OWNERS ASSOCIATON INC		13120 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC I	000	000	PRESTON COMMERCIAL SEC I 000 000 COMMON AREAS A & B	0 UNKNOWN OKLAHOMA CITY
3860	R206621000	BLACK CAT PROPERTIES 13100 LLC		6608 N WESTERN AVE, Unit 1147	OKLAHOMA CITY	OK	73116	PRESTON COMMERCIAL SEC I	001	000	PRESTON COMMERCIAL SEC I 001 000 ALL OF LOT 1 & S19FT OF LOT 2	13100 N MACARTHUR BLVD OKLAHOMA CITY
3860	R206621030	BROU PROPERTIES LLC		13128 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142- 3017	PRESTON COMMERCIAL SEC I	001	000	PRESTON COMMERCIAL SEC I 001 000 LOTS 4 & 5	13128 N MACARTHUR BLVD, Unit A OKLAHOMA CITY
3860	R206621020	WALLACE PRESTON LLC		13140 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142- 3017	PRESTON COMMERCIAL SEC I	001	000	PRESTON COMMERCIAL SEC I 001 000 LOT 2 EX S19FT & LOT 3	13140 N MACARTHUR BLVD OKLAHOMA CITY
3860	R206621050	DOOLITTLE HOLDINGS LLC		13124 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC I	001	006	PRESTON COMMERCIAL SEC I 001 006	13124 N MACARTHUR BLVD OKLAHOMA CITY
3860	R206621060	13120 N MACARTHUR BLVD LLC	C/O NICKY HARLESS	13401 RAILWAY DR	OKLAHOMA CITY	OK	73114	PRESTON COMMERCIAL SEC I	001	007	PRESTON COMMERCIAL SEC I BLK 001 LOT 000 LOTS 7 & 8	13120 N MACARTHUR BLVD OKLAHOMA CITY
3860	R206621080	LUXE PROPERTY MANAGEMENT LLC		13112 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC I	001	009	PRESTON COMMERCIAL SEC I 001 009	13112 N MACARTHUR BLVD OKLAHOMA CITY

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3860	R206621090	MJM PROPERTIES DEVELOPMENT LLC		13120 BOX CANYON	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC I	001	010	PRESTON COMMERCIAL SEC I 001 010	13108 N MACARTHUR BLVD OKLAHOMA CITY
3860	R206621100	MJM PROPERTIES DEVELOPMENT LLC		13120 BOX CANYON	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC I	001	011	PRESTON COMMERCIAL SEC I 001 011	13104 N MACARTHUR BLVD, Unit A OKLAHOMA CITY
3860	R206631110	EXECUTIVE CENTER AT PRESTON OWNERS ASSOCIATON INC		13120 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC II	000	000	PRESTON COMMERCIAL SEC II 000 000 COMMON AREAS C D & E EX THAT PT OF COMMON AREA C & COMMON AREA E REPLTD INTO PRESTON COMMERCIAL SEC III & EX BEG NE/C LOT 1 BLK 3 PRESTON COMMERCIAL III TH W187.20FT N10FT E187.20FT S10FT TO BEG	13124 N MACARTHUR BLVD OKLAHOMA CITY
3860	R213381015	EXECUTIVE CENTER AT PRESTON OWNERS ASSOCIATON INC		13120 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC III	004	000	PRESTON COMMERCIAL SEC III 004 000 PT OF LOT 1 DESC BEG 132.37FT E OF SW/C NW4 SEC 15 13N 4W TH N102.39FT RIGHT ON CURVE SE17.337FT SE121.10FT S33.37FT W119.91FT TO BEG AKA LOT 1B	13000 N MACARTHUR BLVD OKLAHOMA CITY
3860	R213381010	HALA LLC		15401 RED COACH RD	EDMOND	OK	73013- 1342	PRESTON COMMERCIAL SEC III	004	001	PRESTON COMMERCIAL SEC III 004 001 PT OF LOT 1 DESC BEG 50FT E OF SW/C NW4 SEC 15 13N 4W TH N80.19FT NE35.30FT E37.46FT RIGHT ON CURVE SE20.516FT S102.39FT W82.37FT TO BEG AKA LOT 1A	13000 N MACARTHUR BLVD OKLAHOMA CITY
3860	R213381025	EXECUTIVE CENTER AT PRESTON OWNERS ASSOCIATON INC		13120 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142	PRESTON COMMERCIAL SEC III	005	000	PRESTON COMMERCIAL SEC III 005 000 PT OF LOT 1 DESC BEG 452.90FT E OF SW/C NW4 TH N17.54FT LEFT ON CURVE NE155FT E104.93FT S67.41FT W250.77FT TO BEG AKA LOT 1B	5710 NW 130TH ST OKLAHOMA CITY

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3860	R213381020	PQR PROPERTIES LLC		PO BOX 30446	EDMOND	OK	73003	PRESTON COMMERCIAL SEC III	005	001	PRESTON COMMERCIAL SEC III 005 001 PT OF LOT 1 DESC BEG 703.67FT E OF SW/C NW4 TH N67.41FT W104.93FT LEFT ON CURVE NE254.99FT S260.55FT W53.85FT TO BEG AKA LOT 1A	5710 NW 130TH ST OKLAHOMA CITY
3860	R216451040	SPRING CREEK OFFICE PARK LLC		PO BOX 721413	OKLAHOMA CITY	OK	73172	SPRING CREEK OFFICE PARK	000	000	SPRING CREEK OFFICE PARK BLK 000 LOT 000 COMMON AREA A	UNKNOWN OKLAHOMA COUNTY
3860	R216451000	SPRING CREEK OFFICE PARK LLC		PO BOX 721413	OKLAHOMA CITY	OK	73172	SPRING CREEK OFFICE PARK	001	001	SPRING CREEK OFFICE PARK BLK 001 LOT 001	5700 NW 130TH ST OKLAHOMA CITY
3860	R216451010	SPRING CREEK OFFICE PARK LLC		PO BOX 721413	OKLAHOMA CITY	OK	73172	SPRING CREEK OFFICE PARK	001	002	SPRING CREEK OFFICE PARK BLK 001 LOT 002 EX BEG SW/C SD LOT TH N88FT E16.29FT S88FT W16.29FT TO BEG	5702 NW 130TH ST OKLAHOMA CITY
3860	R216451020	SPRING CREEK OFFICE PARK LLC		PO BOX 721413	OKLAHOMA CITY	OK	73172	SPRING CREEK OFFICE PARK	001	003	SPRING CREEK OFFICE PARK BLK 001 LOT 003 PLUS PT OF LOT 2 BEG SW/C SD LOT 2 TH N88FT E16.29FT S88FT W16.29FT TO BEG	5704 NW 130TH ST OKLAHOMA CITY
3860	R216451030	SPRING CREEK OFFICE PARK LLC		PO BOX 721413	OKLAHOMA CITY	OK	73172	SPRING CREEK OFFICE PARK	001	004	SPRING CREEK OFFICE PARK BLK 001 LOT 004	5706 NW 130TH ST OKLAHOMA CITY

3860	R140741165	NEST HOMES LLC		13124 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73142- 3017	UNPLTD PT SEC 15 13N 4W	000	000	UNPLTD PT SEC 15 13N 4W 000 000 PT NW4 SEC 15 13N 4W BEG SW/C NW4 TH N688.12FT E757.52FT NE723FT NE730.62FT N330.41FT E572FT S1622.59FT W2645.40FT TO BEG EX 12.02ACRS PLTD INTO PRESTON COMMERCIAL SEC I & SEC II & EX 27.98ACRS PLTD INTO PRESTON ADDN & EX BEG SE/C NW4 TH W1889.76FT NW260.55FT LEFT ON CURVE NE80.63FT NE197.75FT SE50.87FT NE127.23FT NE222.96FT NE178.68FT SE175.50FT SE288.21FT SE190.03FT NE159.10FT NE188.59FT NE53.81FT NE12.09FT SE56.22FT SE295.84FT NE254.37FT NW126.31FT NW21.80FT NE202.38FT NW109.96FT NE23.38FT NE35.14FT SE162.32FT NE162.50FT NW204.83FT NE94.60FT E74.48FT S1206.64FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3860	R140741195	THE FOUNTAINS AT HIDDEN CREEK	HOME OWNERS ASSOCIATION INC	12809 DEEPWOOD CREEK DR	OKLAHOMA CITY	OK	73142	UNPLTD PT SEC 15 13N 4W	000	000	UNPLTD PT SEC 15 13N 4W 000 000 PT NW4 SEC 15 13N 4W BEG 1036.89FT E OF SW/C NW4 TH N51FT NE28.62FT SW14.84FT NW35.49FT NW82.24FT NWLY27.05FT NE33.58FT NE67.27FT NE45.69FT NE18.23FT SELY194.41FT SE67.34FT LEFT ON CURVE SE4.68FT RIGHT ON CURVE SW95.77FT LEFT ON CURVE SW23.26FT W32FT TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2840480-OK99

DATE PREPARED: OCTOBER 30, 2023
EFFECTIVE DATE: OCTOBER 24, 2023 AT 7:30 AM

3861	R149471040	GABLES OF OKC LLC		2850 E SKYLINE DR STE 200	TUCSON	AZ	85718-8014	UNPLTD PT SEC 16 13N 4W	000	000	UNPLTD PT SEC 16 13N 4W 000 000 PT NE4 & SE4 SEC 16 13N 4W BEING APPROX 6.91ACRS MORE OF LESS INCLUDED IN FOLLOWING DESCRIPTION BEG 50FT W & 172.63FT SOF NE/C SE4 TH S202.62FT NWLY 216.80FT NWLY 321.16FT NWLY 66.26FT N633.25FT NELY ALONG A CURVE TO THE RIGHT 87.22FT E443.61FT SELY 35.36FT S621.88FT TO BEG	12901 N MACARTHUR BLVD OKLAHOMA CITY
3862	R100321005	DAY IRA FRANKLIN & RAMA JOYCE	REV TRUST	PO BOX 720925	OKLAHOMA CITY	OK	73172-0925	FOX RUN REPLAT	002	000	FOX RUN REPLAT 002 000 LOT 2 LESS BEG SW/C LOT 2 NWLY 120FT NELY ALONG A CURVE 54.02FT SELY 116.94FT TO S LINE TH 26.66FT TO BEG	5904 GAELIC GLEN DR OKLAHOMA CITY
3862	R100321025	ZELEKE MULUNEH		5902 GAELIC GLEN DR	OKLAHOMA CITY	OK	73142	FOX RUN REPLAT	002	000	FOX RUN REPLAT 002 000 BEG SW/C LOT 1 TH NWLY 123.29FT TH ALONG CURVE TO RIGHT 41.23FT E10.43FT SELY 125.07FT W33.69FT TO BEG	5902 GAELIC GLEN DR OKLAHOMA CITY
3862	R100321000	DONEVIN CARL		5900 GAELIC GLEN DR	OKLAHOMA CITY	OK	73142-4811	FOX RUN REPLAT	002	000	FOX RUN REPLAT 002 000 BEG SE/C LOT 1 TH W41FT NWLY 125.07FT E20.06FT SELY 35.36FTS100FT TO BEG	5900 GAELIC GLEN DR OKLAHOMA CITY
3862	R100323030	LEONARD DC & LYNETTE C TRS	LEONARD DC & LYNETTE C LIV TRUST	15309 DAYBRIGHT	EDMOND	OK	73013	FOX RUN REPLAT	010	001	FOX RUN REPLAT 010 001	5903 GAELIC GLEN DR OKLAHOMA CITY
3862	R100323040	TAYLOR WILLIAM C TRS	TAYLOR WILLIAM C LIV TRUST	5905 GAELIC GLEN DR	OKLAHOMA CITY	OK	73142	FOX RUN REPLAT	010	002	FOX RUN REPLAT 010 002	5905 GAELIC GLEN DR OKLAHOMA CITY
3862	R100323050	CHERIAN SAKARIAH		14625 REMINGTON WAY	OKLAHOMA CITY	OK	73134-1804	FOX RUN REPLAT	010	003	FOX RUN REPLAT 010 003	5911 GAELIC GLEN DR OKLAHOMA CITY

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3862	R149471030	GABLES OF OKC LLC		2850 E SKYLINE DR STE 200	TUCSON	AZ	85718- 8014	UNPLTD PT SEC 16 13N 4W	000	000	UNPLTD PT SEC 16 13N 4W 000 000 PT SE4 & NE4 SEC 16 13N 4W BEING APPROX 3ACRS MORE OR LESS INCLUDED IN FOLLOWING DESCRIPTION BEG 50FT W & 172.63FT S OFNE/C SE4 TH S202.62FT NWLY 216.80FT NWLY 321.16FT NWLY 66.26FT N633.25FT NELY ALONG A CURVE TO THE RIGHT 87.22FT E443.61FT SELY 35.36FT S621.88FT TO BEG	12901 N MACARTHUR BLVD OKLAHOMA CITY
3862	R123231000	WESTLAKE HOMEOWNERS ASSOC INC		PO BOX 32634	OKLAHOMA CITY	OK	73123	WESTLAKE BLK A	00A	000	WESTLAKE BLK A 00A 000	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(____)

MASTER DESIGN STATEMENT

12800 N MacArthur Boulevard

October 20, 2023

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Sute 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.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).

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 which 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:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size: N/A

4. Maximum Number of Buildings: Per the base zoning.

5. Building Setback Lines:

North SPUD Boundary: 5 feet
 West SPUD Boundary: 25 feet
 South SPUD Boundary: 15 feet
 East SPUD Boundary: 15 feet

There shall be no internal setbacks except as required to meet Fire and Building Codes.

6. Sight-proof Screening:

Sight proof screening shall not be required for this SPUD. The existing vegetation surrounding the creek on the southeast boundary shall be deemed sufficient.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Accessory Signs

No pole signs will be allowed.

Freestanding signage shall be per the base zoning district but limited to 12 feet in height.

8.2 Attached Signs

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

8.3 Non-accessory Signs

Non-accessory signs are not permitted in this SPUD.

8.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access:

Access shall be taken from N MacArthur Boulevard via a maximum of two (2) private drives.

10. Sidewalks:

Five-foot sidewalks shall be constructed on N MacArthur Boulevard, or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance: N/A

8. Drainage:

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

9. Platting:

Platting shall be per the Oklahoma City Subdivision Regulations.

10. Other: N/A

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

12800 N MacArthur Blvd.

A part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence South $00^{\circ}14'30''$ East on the West line of said Southwest Quarter for a distance of 402.90 feet; thence South $75^{\circ}47'20''$ East for a distance of 124.17 feet; thence North $71^{\circ}07'16''$ East for a distance of 56.01 feet; thence North $23^{\circ}25'22''$ East for a distance of 58.32 feet; thence South $85^{\circ}21'38''$ East for a distance of 33.49 feet; thence North $71^{\circ}27'04''$ East for a distance of 74.77 feet; thence South $68^{\circ}14'58''$ East for a distance of 110.73 feet; thence North $29^{\circ}10'39''$ East for a distance of 76.02 feet; thence North $57^{\circ}09'35''$ East for a distance of 70.68 feet; thence North $14^{\circ}40'12''$ East for a distance of 74.67 feet; thence North $37^{\circ}06'49''$ East for a distance of 131.60 feet; thence North $61^{\circ}03'56''$ East for a distance of 115.75 feet; thence South $48^{\circ}31'56''$ East for a distance of 57.39 feet; thence South $65^{\circ}13'30''$ East for a distance of 42.95 feet; thence North $24^{\circ}00'47''$ East for a distance of 109.26 feet to the North line of said SW/4; thence due West on the North line of said SW/4 for a distance of 824.41 (827.90 calculated) feet to the point or place of beginning.

As recorded in Book RE13680, Page 1036, Oklahoma County, Oklahoma.



SPUD-____
12800 N MacArthur Blvd

Exhibit B
Conceptual Site Plan

140 Total Parking Spaces
30,700 Total Building SF

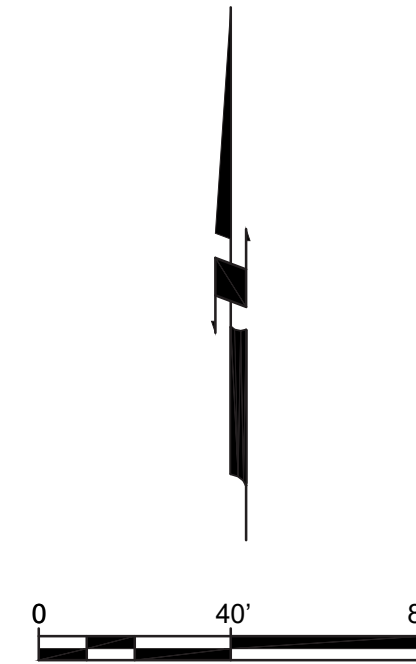
+/-4.95 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 232-8875 FAX (405) 232-8875

ENGINEERS SURVEYORS PLANNERS
10/31/23

Conceptual site plan showing feasible option
permitted under proposed rezoning



SPUD-____
12800 N MacArthur Blvd

Exhibit B
Conceptual Site Plan

140 Total Parking Spaces
30,700 Total Building SF

+/-4.95 Acres



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ENGINEERS SURVEYORS PLANNERS
10/31/23

Conceptual site plan showing feasible option
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