



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Mustang Business Park, Phases 1 & 2

Project Name

400 Pointe Parkway Boulevard & 11212 West Reno Avenue

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

1.74 & 1.35 Acres

ReZoning Area (Acres or Square Feet)

Development of two (2) business parks in the Westpointe Parkway development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1636

File Date: 5-2-24

Ward No.: W3

Nbhd. Assoc.: -----

School District: Mustang

Extg Zoning: PUD-287

Overlay: -----

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Rockwell, L.L.C.

Name

16200 Sonoma Park Drive

Mailing Address

Edmond, Oklahoma 73012

City, State, Zip Code

(405) 732-8899 - Ali Ghaniabadi

Phone

ali@bradysproperties.com

Email

 5/2/24
Signature of Applicant

Allen Engineering Service, Inc.

Applicant's Name (please print)

1601 SW 89th Street, Suite C-200

Applicant's Mailing Address

Oklahoma City, Oklahoma 73159

City, State, Zip Code

(405) 840-9901

Phone

callen@aeswins.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.

\$ 13.00

Exemption Documentary Stamp Tax
OS Title 68 Article 32 Section 3201
or 3202 Paragraph # 4

First American Title
108 N. Rock Island Avenue
El Reno, OK 73036



①

WARRANTY DEED

(STATUTORY-INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

Tax ID#: 129126,129128,129129

That Claud A. Cyfert and Betty K. Cyfert, husband and wife, parties of the first part, in consideration of the sum of *****Ten and NO/100 Dollars***** (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Rockwell, L.L.C., a limited liability company, (Whose mailing address is _____), party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

SURFACE RIGHTS ONLY

Lots One (1), Three (3) and Four (4), all in Block Eleven (11), Westpointe Parkway Phase IX, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS NOT PREVIOUSLY RESERVED OF RECORD.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part and to the heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Subject to easements, restrictions and mineral reservations or conveyances of record.

Signed and delivered this 31
day of December, 2018

Doc#: R 2019 484
Bk&Pg: RB 4842 460
Filed: 01-07-2019
03:25:01 PM
Canadian County, OK

KLJ
WD

Claud A. Cyfert

Claud A. Cyfert

Betty K. Cyfert

Betty K. Cyfert

OKLAHOMA ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF Canadian, §:

On this 31 day of December, 2018, before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Claud A. Cyfert and Betty K. Cyfert, husband and wife, to me known to be the identical persons who signed the name of the maker to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

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



[Signature]

Notary Public

Notary Public

My commission expires: 7/24/19
Commission No.: 03016130

COURTESY ONLY

3

Doc#: R 2023 29119
Bk&Pg: RB 5765 550-552
Filed: 12-01-2023 01:18:04 PM
Canadian County, OK

LAR
QC

After Recording Return To:

ROCKWELL LLC

16200 SONOMA PARK DRIVE

EDMOND, OK 73013



QUITCLAIM DEED Individual Form

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) in hand paid to Claud Cypert and Betty Cypert, husband and wife, hereinafter known as the "Grantor(s)" hereby quitclaim, grant, bargain, sell and convey unto Rockwell LLC, (hereinafter known as the "Grantees"), all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Canadian, State of Oklahoma to-wit:

Lot Eight (8), Block One (1), WESTPOINTE PARKWAY PHASE II, an Addition to the City of Oklahoma City,
Canadian County, Oklahoma, according to the recorded plat thereof.

**DOC STAMP EXEMPT PER SECTION 3202, Par No. 4 – Consideration Less Than \$100.00

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor:
Claud Cypert

[Signature of Claud Cypert]

Claud Cypert

Betty Cypert

[Signature of Betty Cypert]

Betty Cypert

ACKNOWLEDGEMENT

STATE OF Oklahoma
COUNTY OF Canadian

The foregoing instrument was acknowledged before me on this 9 day of Nov, 2023, by Claud and Betty Cypert,

[Signature of Notarial Officer]

Signature of Notarial Officer
My Commission Expires: 11-25-24



OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)
)
 COUNTY OF Canadian) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Michael Love
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Managing Member (role, such as titled officer or trustee) of Rockwell LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

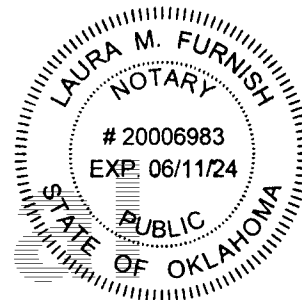
Michael Love
AFFIANT, individually and as authorized agent of the Entity Date 11/28/2023

The foregoing instrument was acknowledged before me this 28th day of November, 2023
by Michael Love.

Laura M. Furnish
NOTARY PUBLIC

My Commission Expires: 06/11/24

My Commission Number: 20006983



*Rockwell, L.L.C.
16200 Sonoma Park Drive
Edmond, Oklahoma 73012*

May 1, 2024

City of Oklahoma City
Subdivision & Zoning
420 West Main Street, Suite 900
Oklahoma City, Oklahoma 73102

**Re: Westpointe Parkway, Phase II, Block 1, Lot 8
11212 W. Reno Avenue, &
Westpointe Parkway, Phase IX, Block 11, Lot 4
400 Pointe Parkway Boulevard**

Dear Subdivision & Zoning:

This letter is to authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit a Simplified Planned Unit Development (SPUD) for the above referenced properties.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

Michael Core

Exhibit A

Legal Descriptions

SPUD- _____

Mustang Business Park

Phase 1 – 400 Pointe Parkway Boulevard

Warranty Deed ~ Book 4842, Page 460

Lot Four (4), in Block Eleven (11). Westpointe Parkway Phase IX, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

Phase 2 – 11212 West Reno Avenue

Quit Claim Deed ~ Book 5765, Page 550


Lot Eight (8), in Block One (1), WESTPOINTE PARKWAY PHASE II, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 2ND day of May, 20 24


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 2nd day of May, 20 24.

My Commission Expires:

03/06/27


Notary Public

Commission # 23003194

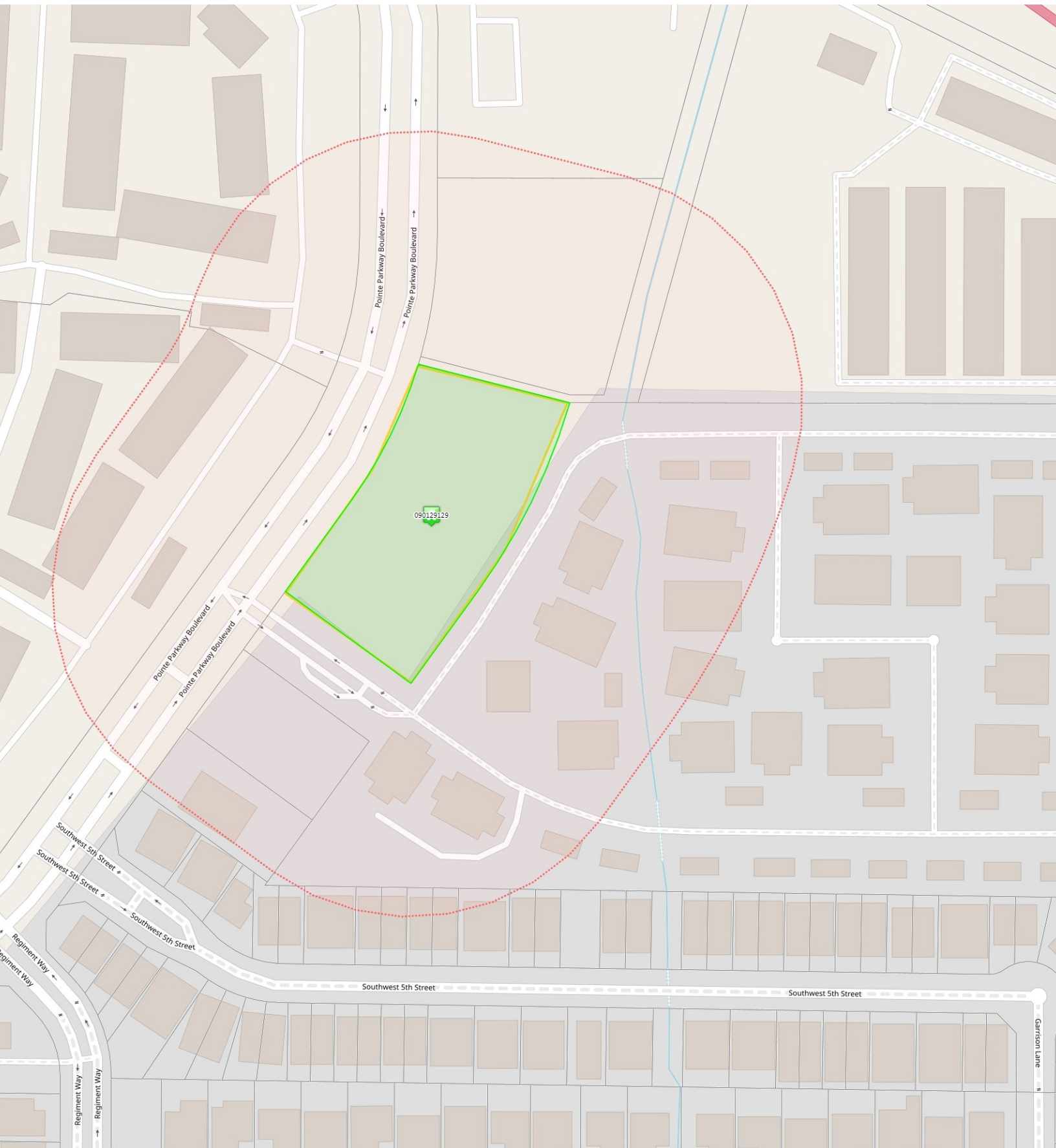


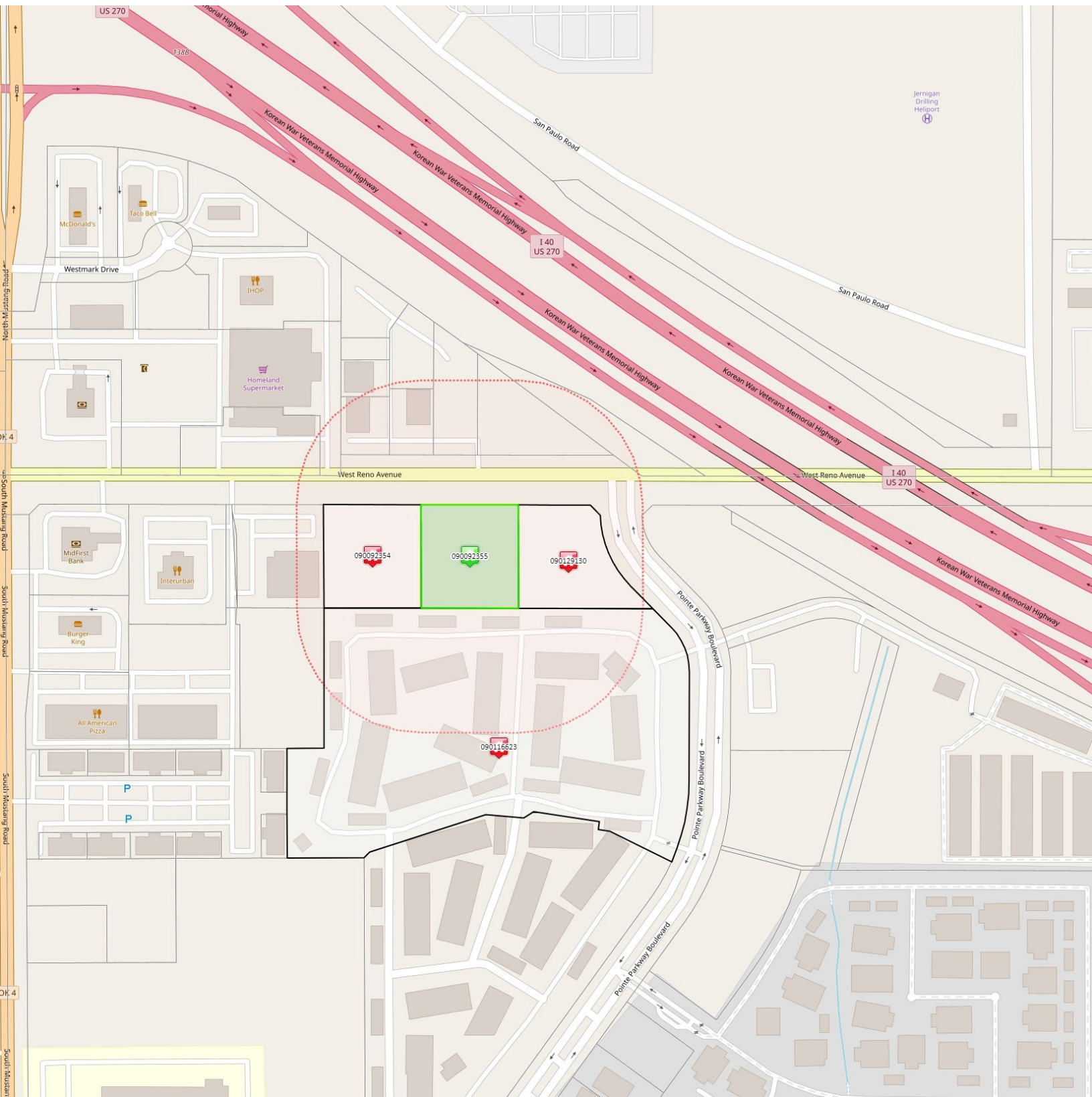
400 Pointe Parkway Boulevard

Account	Owner	Street	City, State, Zip Code
090098979	BERK-COHEN ASSOC AT HIGHLAND PT LLC	180 FRANKLIN CORNER RD	LAWRENCEVILLE.NJ.08648
090106550	GBCB LLC	9817 N STONEWICK RD	OWASSO.OK.74055-
090106551	YUKON PROPERTY HOLDINGS LLC	2101 BROOKVIEW LN	EDMOND.OK.73034
090111164	PRAMESH ENTERPRISES INC	9409 SW 31ST ST	OKLAHOMA CITY.OK.73179-0000
090111165	RED CLAY PROPERTIES LLC	2115 W PASEO DEL MAR	SAN PEDRO.CA.90732-0000
090111167	RMZ INVESTMENTS LLC	2351 SUNSET BLVD STE 170-317	ROCKLIN.CA.95765
090111168	RMZ INVESTMENTS LLC	2351 SUNSET BLVD STE 170-317	ROCKLIN.CA.95765
090111169	J A EMERSON HOLDING LLC	5830 NW EXPRESSWAY #234	OKLAHOMA CITY.OK.73132-
090111170	J A EMERSON HOLDING LLC	5830 NW EXPRESSWAY #234	OKLAHOMA CITY.OK.73132-
090111171	11113-11115 SW 5TH ST YUKON OK 73099 LLC	3225 MCLEOD DR SUITE 777	LAS VEGAS.NV.89121
090111173	WHITE PHOENIX LLC	1215 SAGE LN	CHALFONT.PA.18914
090116195	PARK AT WESTPOINTE II LP	4200 E SKELLY DR SUITE 800	TULSA.OK.74135-0000
090116623	PARK AT WESTPOINTE LTD PTNRSHIP	4200 E SKELLY DR STE 800	TULSA.OK.74135-0000
090120758	WESTPOINTE SELF STORAGE LLC	10600 LARAMIE RD	YUKON.OK.73099-0000
090129127	CONWAY YUKON OFFICE LLC	901 N 47th St Ste 400	ROGERS.AR.72758
090129128	LOVELESS MANAGEMENT CO LLC	812 S MUSTANG RD	YUKON.OK.73099
090129129	ROCKWELL LLC	16200 SONOMA PARK DR	EDMOND.OK.73012
090129131	ROCKWELL LLC	16200 SONOMA PARK DR	EDMOND.OK.73012

11212 West Reno Avenue

Account	Owner	Street	City, State, Zip Code
090022703	HIDI #2 LLC	PO BOX 964	EL RENO.OK.73036
090022705	R2 C2 LLD	PO BOX 10657	MIDWEST CITY.OK.73140-
090092353	KLH PROPERTIES LLC	1400 N TEA OLIVE WAY	MUSTANG.OK.73064-0000
090092354	KLH PROPERTIES LLC	1400 N TEA OLIVE WAY	MUSTANG.OK.73064-0000
090092355	ROCKWELL LLC	16200 SONOMA PARK DR	EDMOND.OK.73012
090093586	OKLAHOMA TURNPIKE AUTHORITY	3500 MARTIN LUTHER KING AVE	OKLAHOMA CITY.OK.73136
090099459	ROCKWELL LLC	16200 SONOMA PARK DR	EDMOND.OK.73012
090105816	REMY REAL ESTATE LLC	11225 W RENO SUITE A	YUKON.OK.73099
090105817	FT HOLDINGS LLC	600 NW 23RD ST STE 200	OKLAHOMA CITY.OK.73103-
090105819	TINKER FEDERAL CREDIT UNION	PO BOX 45740	TINKER AFB.OK.73145-0000
090105820	TINKER FEDERAL CREDIT UNION	PO BOX 45740	TINKER AFB.OK.73145-0000
090105821	TINKER FEDERAL CREDIT UNION	PO BOX 45740	TINKER AFB.OK.73145-0000
090110239	TINKER FEDERAL CREDIT UNION	PO BOX 45740	TINKER AFB.OK.73145-0000
090116623	PARK AT WESTPOINTE LTD PTNRSHIP	4200 E SKELLY DR STE 800	TULSA.OK.74135-0000
090129126	ROCKWELL LLC	16200 SONOMA PARK DR	EDMOND.OK.73012
090129130	BISHOP,CHARLES E JR	12710 W RENO AVE	YUKON.OK.73099





SPUD-_____
MASTER DESIGN STATEMENT

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT

FOR

Mustang Business Park
Phases 1 & 2

May 2, 2024

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
e-mail: callen@aeswins.com

FOR:

Rockwell, L.L.C.
16200 Sonoma Park Drive
Edmond, Oklahoma 73012

c/o Mr. Ali Ghaniabadi
Brady's Properties
10601 S. Western Avenue
Oklahoma City, Oklahoma 73170
Tel: (405) 410-4528

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, 2010).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

Permitted Use Units:

Cultural Exhibits (8250.5)

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)
 Administrative and Professional Office (8300.1)
 Adult Day Care Facilities (8300.2)
 Alcoholic Beverage Retail Sales (8300.5)
 Animal Sales and Services: Grooming (8300.8)
 Building Maintenance Services (8300.23)
 Business Support Services (8300.24)
 Child Care Centers (8300.25)
 Communications Services: Limited (8300.29)
 Convenience Sales and Personal Services (8300.32)
 Eating Establishments: Drive-In (8300.34)
 Eating Establishments: Fast Food (8300.35)
 Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)
 Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
 Food and Beverage Retail Sales (8300.41)
 Laundry Services (8300.48)
 Medical Services: General (8300.52)
 Medical Services: Restricted (8300.53)
 Participant Recreation and Entertainment: Indoor (8300.55)
 Payday or Title Loan Agencies (8300.57)
 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)
 Retail Sales and Services: Pawn Shops (8300.65)
 Custom Manufacturing (8350.3)
 Industrial Light (8350.8)
 Wholesaling Storage & Distribution: Restricted (8350.16)

2. Maximum Building Height: 35 Feet
3. Maximum Building Size: N/A
4. Maximum Number of Buildings: N/A
5. Building Setback Lines
 - Front: 60 Feet
 - Rear: 15 Feet
 - Sides: 15 Feet
6. Sight-proof Screening: No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use.

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

8. Signs:

8.1 Freestanding Accessory Signs

All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

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

8.2 Attached Signs

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

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

9. Access: There shall be two (2) access points from Pointe Parkway Boulevard to serve Phase 1 and one (1) access point from West Reno Avenue to serve Phase 2 in this SPUD.
10. Sidewalks: Five-foot sidewalks shall be constructed on the arterial street with each development parcel 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.

II. Other Development Regulations:

1. Architecture: The exterior building wall finish of building, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry. EIFS, stucco, wood, or concrete-board shall be permitted.
2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.
3. Street Improvements: N/A
4. Other:

Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59,

Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

Dumpsters: Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 25 feet from all property lines adjacent to residential zoning/use.

Parking: Parking shall be in accordance with the Exhibit B, Master Development Plan with the following:

Phase 1 – 400 Pointe Parkway Boulevard	
Standard Spaces	61
<u>ADA Spaces</u>	<u>2</u>
Total	63

Phase 2 – 11212 West Reno Avenue	
Standard Spaces	66
<u>ADA Spaces</u>	<u>2</u>
Total	68

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

- Exhibit A: Legal Descriptions
- Exhibit B: Master Development Plan

Exhibit A

Legal Descriptions

SPUD-_____

Mustang Business Park

Phase 1 – 400 Pointe Parkway Boulevard

Warranty Deed ~ Book 4842, Page 460

Lot Four (4), in Block Eleven (11). Westpointe Parkway Phase IX, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

Phase 2 – 11212 West Reno Avenue

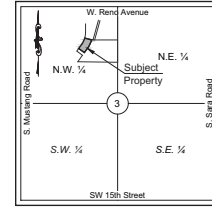
Quit Claim Deed ~ Book 5765, Page 550

Lot Eight (8), in Block One (1), WESTPOINTE PARKWAY PHASE II, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

SPUD-_____ ~ Exhibit B

Mustang Business Park, Phase 1

Oklahoma City, Oklahoma

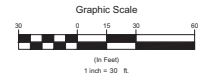


Legal Description

Warranty Deed ~ Book 4842, Page 460
 Lot Four (4), in Block Eleven (11), Westpointe Parkway Phase IX, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.



Basis of Bearings:
 Platted Bearings of
 Westpointe Parkway Phase IX



The utilities as shown on this drawing were developed from the information available; this is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

PROJECT NAME Mustang Business Park Phase 1 400 Pointe Parkway Boulevard Oklahoma City, Oklahoma SPUD-_____ ~ Exhibit B		CLIENT Brady's Properties 10601 S. Western Avenue Oklahoma City, Oklahoma 73170 (405) 732-8899
PROJECT NO. 6753.2	DATE 04/27/2024	REVISION/ISSUE NO.
DRAWN BY JMS	CHECKED BY CWA	FIELD CHECK N/A
SHEET 1		OF 2

