

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - 2004

MASTER DESIGN STATEMENT FOR

9420 W I-40 Service Road

March 11, 2024

March 21, 2024

April 24, 2024

May 9, 2024

PREPARED FOR:

Industrial Investments
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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 9420 W I-40 Service Road, consisting of approximately 74.37 acres are located within the (SE/4) of Section (1), Township (11) N, Range (5) W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at 9420 W I-40 Service Road.

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.

3.0 OWNER/DEVELOPER:

The Owner of the property described in Section 2.0 is Industrial Investments. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 9420 W I-40 Service Road. The property is currently zoned as PUD-1547, specifically Tracts 1, 2, 3 and 4 with base zonings of I-2, Moderate Industrial District and AA, Agricultural District. The north portion of the subject property is largely undeveloped with the exception of an area for tractor/trailer parking. The south portion of the property is developed as a recreational paintball park.

North: North of the subject site is I-40 and beyond is zoned and developed as PUD-39 (I-2 base) and I-2, "Moderate Industrial" District.

East: East of the subject site on the north is zoned as PUD-593. East of the site on the south is a continuation of the existing PUD-1547, specifically Tract 5 with a base zone of R-1, "Single Family Residential" District. Said property to the east is undeveloped.

South: South of the subject site is zoned as AA, "Agricultural" District and is undeveloped. It is anticipated that this area will be developed as new city park.

West: West of the subject site on the north side is zoned and developed as I-2, "Moderate Industrial" District. West of the site on the south side is zoned as AA, "Agricultural" District and is developed as an industrial use.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is between 1224-1210 and generally slopes to the east. The subject property has approximately 10% tree cover. All of the subject property is in the FEMA floodway or the 100-year floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as an RV Park to include ample amenities such as sport courts, a playground, dog park, pool and open space in addition to RV storage areas. This development will complement the surrounding area and will add a needed service to south Oklahoma City.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the I-1, "Light Industrial" District or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6250.2: Industrial Districts Bulk Standards
 - Setbacks: The setback requirements for the I-1 district are below. This PUD proposes setbacks for the PUD boundaries. Specifically, a setbacks of 25 feet on the north and 10 feet on the east, west and south boundaries.
 - Front: 25 feet
 - Side: None, except where a platted building line exists, that line shall take precedence if greater than this requirement; Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 feet and landscaped buffer strip of 5 feet
 - Rear: None, except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R- MH-2, HL or HP District: building setback of 15 feet and landscaped buffer strip of 5 feet

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This PUD proposes a connection to W I-40 Service Road.

Proposed streets in this Planned Unit Development shall be private and shall be designed to standards.

7.2 SANITARY SEWER

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

7.3 WATER

Water facilities for this property are available. Water services will be provided from extension of public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th Street. Approximately 3.8 miles west from this PUD development. Anticipated response times are of urban service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development nor are there any planned. There are no existing EMBARK bus routes located near this development.

7.7 DRAINAGE

The property within this Planned Unit Development is within the FEMA 100-year floodplain and a portion is within the FEMA floodway. The general location of the FEMA 100-year floodplain is delineated on the Master Development Plan.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low (UL) Intensity land use topology area. The UL intensity applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individuals developments, and design that facilitates pedestrian and bicycle transportation.

The north portion of this PUD is within the Heavy Industrial (HI) overlay. The HI overlay is intended to accommodate industrial uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odors. This designation simultaneously concentrates heavy industrial users away from existing or future neighborhoods while preserving prime land that has attributes crucial to industrial businesses.

The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low and Heavy Industrial land use designation standards. This site is largely comprised of the FEMA floodplain and proposes low intensity industrial, office and commercial uses while ensuring said uses are not abutting residential developments. This proposed PUD complements the surrounding industrial uses.

8.0 SPECIAL 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 I-1, “**Light Industrial**” District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Animal Sales and Services: Horse Stables (8300.9), further limited to overnight boarding of horses ancillary to the RV Park
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Storage (8300.21), further limited to open-air covered and/or enclosed storage areas for recreation vehicles, trailers and boats
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Food and Beverage Retail Sales (8300.41) ancillary to an RV park
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Industrial, Light (8350.8)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Campgrounds (8300.50), except these shall be a maximum of 10 RV spaces per acre.
- Outdoor Sales and Display, and Outdoor Storage (8300.54)
- Personal Storage (8300.60)
- Retail Sales and Services: General (8300.63)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all permanent structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or untreated concrete block buildings shall be permitted.

Metal buildings shall be permitted.

9.2 LANDSCAPING REGULATIONS

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

The existing tree cover and native understory within the floodway and 100-year floodplain on the site shall be preserved to the maximum extent possible.

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

Screening shall be per the base zoning district of the use at the time of development.

9.5 PLATTING REGULATIONS

Platting within this PUD shall be per the City of Oklahoma Subdivision Regulations.

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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 VEHICULAR ACCESS REGULATIONS

There shall be one (1) access point from W I-40 Service Road in this PUD.

No more than 30 pad sites shall be permitted from one (1) drive. A secondary access point shall be required should the development include more than 30 pad sites.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

9.9 PARKING REGULATIONS

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

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval, except that the space for each recreational vehicle shall be provided with a permanent hard-surfaced pad. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Gravel may be permitted as a low impact development option for the entry drive such that it meets the minimum standards for emergency access.

9.10 SIGNAGE REGULATIONS

Signage within this PUD shall be per the base zoning district regulations.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Interior pedestrian pathways shall be included within this PUD. Pedestrian pathways shall be shown at the time of the specific plan and shall be required with each phase of development.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district regulations.

9.14 SETBACK REGULATIONS

Setbacks within this PUD shall be as follows:

North: 25 feet
East: 10 feet
West: 10 feet
South: 10 feet

There shall be no internal setbacks except as those required by Building and Fire Codes.

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 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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.18 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION
I-40 & County Line

March 21, 2024

A tract of land being a part of the East Half (E/2) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and being more particularly described as follows:

All of that portion of Government Lots 2 and 5 located South of the South right-of-way line of Interstate 40, said right-of-way recorded in Book 364, Page 442

AND - Industrial Investments Co. Tract recorded in Book 460, Page 291

All of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ and a part of Government Lot 4 in the SE $\frac{1}{4}$ of Sec. 1, T-11 N, R-5-W, I.M., Canadian County, Oklahoma more particularly described as follows: Beginning at the Northwest Corner of the SE $\frac{1}{4}$ of said Sec. 1, thence N. 88°23'13" E. along the North line of said SE $\frac{1}{4}$ a distance of 1802.41 feet to a point in the center line of the North Canadian River according to the original Government Survey thereof; thence S. 19°48' 34" E. along the Center line of said River a distance of 366.14 feet, thence S. 37°45'35" E. along the center line of said River a distance of 381.48 feet, thence S. 88°30'37" W. along the South line extended of said N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 2176.58 feet to the Southwest Corner of said N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, thence N. 1°26 '48" E. along the West line of said SE $\frac{1}{4}$ a distance of 652.12 feet to the point or place of beginning

AND - Industrial Investments Co. Tract recorded in Book 466, Page 138

A part of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ and a part of Government Lot 4, Sec.1, T.-11-N., R.-5-W., I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at a point on the West line of the SE $\frac{1}{4}$ of said Sec. 1, said point being 652.13 ft. South of the NW corner of said SE $\frac{1}{4}$, thence N. 88° 30' 37" E. a distance of 2176.58 ft. to a point in the center line of the North Canadian River (according to the original government survey) , thence S. 37° 45' 35" E. along the center line of said river a distance of 412.22 ft., thence S. 18° 18' 25" E. along the center line of said river a distance of 338.84 ft., thence, S. 88° 37' 55" W. along the South line of Government Lot 4 and the South line of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ a distance of 2551.89 ft. to a point in the West line of said SE $\frac{1}{4}$, thence N. 1° 26' 48P E . along the West line of said SE $\frac{1}{4}$ a distance of 652.13 ft. to the point or place of beginning

AND

A part of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ and a part of Government Lot 3, Sec. 1, T.-11-N., R.-5-W., I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at the SW corner of the SE $\frac{1}{4}$ of said Sec. 1, thence N. 1° 26' 48" E. along the West line of said SE $\frac{1}{4}$ a distance of 1304.25 ft. to the NW corner of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of said Sec. 1, thence N. 88° 37' 55" E. along the North line of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ and the North line of Government Lot 3 a distance of 2551.89 ft. to a point in the center line of the North Canadian River (according to the original government survey) , thence S. 18° 18' 25" E. along the center line of said river a distance of 235.15 ft. to a point in the East line of said SE $\frac{1}{4}$, thence S. 0° 13' 25" E. along the East line of said SE $\frac{1}{4}$ a distance of 719 ft. to a point, said point being 370 ft. North of the SE corner of said Sec. 1, thence N. 86° 11' 26" W. a distance of 2022.25 ft. thence S. 23° 52' 52" W. a distance of 600.38 ft. to a point in the South line of said SE $\frac{1}{4}$, thence S. 88° 52' 12" W. along the South line of said SE $\frac{1}{4}$ a distance of 400 ft. to the point or place of beginning

AND – Swisher Investments Tract recorded in Book 3770, Page 630

All of Government Lot 1, in the SE 1/4 of Sec. 1, T-11-N, R-5-W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said Government Lot 1, said point being the NE corner of the said SE/4; Thence S0°13'25" E along the East line of said SE/4 a distance of 1539.00 feet to a point on the center line of the North Canadian River according to the original Government survey thereof; Thence N 18°18'25" W along the center line of said River a distance of 573.99 feet; Thence N37°45'35"W along the center line of said River a distance of 793.70 feet; Thence N 19°48'34" W along the center line of said River a distance of 366.14 feet to a point in the North line of said SE/4; Thence N 88°23'13" E along the North line of said SE/4 a distance of 784.71 feet to the point or place of beginning.

LESS & EXCEPT - Oklahoma City Tract recorded in Book 3495, Page 593

A strip, piece or parcel of land lying in part of the NE1/4 of Section 1, T11N, R5W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said NE1/4, thence S 00°55'43" E along the West line of said NE1/4 a distance of 1,591.86 feet to a point on the present South right-of-way line of Interstate Highway No. 40, thence N89°28'02"E along said right-of-way line a distance of 1,331.91 feet to point of beginning, thence continuing N89°28'02"E along said right-of-way line a distance of 1.17 feet, thence S85°46'09"E along said right-of-way line a distance of 301.04 feet, thence N89°28'02"E along said right-of-way line a distance of 200.00 feet, thence S83°56'22"W a distance of 311.43 feet, thence S89°28'02"W a distance of 190.81 feet, thence N00°55'42"W a distance of 55.00 feet to point of beginning.

LESS & EXCEPT – That portion of the Oklahoma City Tract recorded in Book 3504, Page 102 lying within said Government Lot 5

A strip, piece or parcel of land lying in part of the NE1/4. of Section 1, T11N, R5W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as; follows: Commencing at the NW corner of said NE1/4, thence S00°55'43"E along the West line of said NE1/4 a distance of 1,591.86 feet to point of beginning, said point being on the present South right-of-way line of Interstate Highway No. 40, thence N89°28'02"E along said right-of-way line a distance of 1,331.91 feet, thence S00°55'42"E a distance of 55.00 feet, thence S89°28'02"W a distance of 1,331.91 feet to a point on the West line of said NE1/4, thence N00°55' 42"W along said West line a distance of 55.00 feet to point of beginning.

LESS & EXCEPT – That portion of Terex USA Tract described as Tract IV recorded in Book 5659, Page 764

A tract of land in the Southeast Quarter (SE/4) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: All of the North Half of the Northwest Quarter of the Southeast Quarter (N/2 NW/4 SE/4) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS & EXCEPT – Oklahoma City Tract recorded in Book 5366, Page 795

A part of the Southeast Quarter (SE/4) and a part of Government Lot 3, Section 1, T-11-N, R-5-

W, I.M., Canadian County, Oklahoma. Being more particularly described as follows:
Beginning at a ½" iron rod found at the Southwest (SW) corner of the Southeast Quarter (SE/4) of said Section 1, said point also being the Point of Beginning for the tract to be described,
Thence N 01°11'10" E a distance of 1956.38 feet; Thence N 88°14'59" E a distance of 858.24 feet; Thence S 06°57'29" E a distance of 142.88 feet; Thence S 11°40'57" E a distance of 74.65 feet; Thence S 19°59'25" E a distance of 81.72 feet; Thence S 29°32'34" E a distance of 98.74 feet; Thence S 36°33'38" E a distance of 142.77 feet; Thence S 36°36'27" E a distance of 203.41 feet; Thence N 88°12'09" E a distance of 210.87 feet; Thence S 77°58'52" E a distance of 389.62 feet; Thence N 81°27'58" E a distance of 851.95 feet to a point on the East line of the Southeast Quarter (SE/4) of said Section 1; Thence S 00°25'34" E on the East line of the Southeast Quarter (SE/4) of said Section 1 a distance of 943.68 feet; Thence N 86°27'04" W a distance of 2018.54 feet; Thence S 23°37'14" W a distance of 600.40 to a point on the South line of the Southeast Quarter (SE/4) of said Section 1;
Thence S 88°36'40" W a distance of 399.99 feet on the South line of the Southeast Quarter (SE/4) of said Section 1 to the Point of Beginning.

