



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 CLOSING

### Public Way (Street / Alley) or Easement

Johnson & Associates, on behalf of Rose Creek Apartments, LLC

Name of Applicant

18300 N May Avenue

Address / Location of Property

Staff Use Only	1128
Case No.: CE	
File Date:	8-29-24
Ward No.:	W8
Nbhd. Assoc.:	Valencia
School District:	Deer Creek
Extg Zoning:	PUD-1028
Overlay:	

Vacant

Present Use of Property

The purpose of this application is to close an easement that is no longer needed.

Purpose Statement / Development Goal

### SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 closed. 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

Rose Creek Apartments, LLC

Name

11837 Kingsville Dr.

Mailing Address

Frisco, TX, 75035

City, State, Zip Code

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@jaokc.com  
Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

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



**WARRANTY DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT M.H. Dugan and Najma Dugan, husband and wife, and Express Development, Inc., a Florida corporation, the same entity as the grantee in the Special Warranty Deed recorded in Book 15361, Page 1710, which was incorrectly described as Express Development, Inc., a Texas corporation, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Rose Creek Apartments LLC, an Oklahoma limited liability company** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered this 15th day of August, 2024.

M.H. Dugan  
M.H. Dugan

Najma H. Dugan  
Najma Dugan

The State of OKLAHOMA

County of OKLAHOMA

**INDIVIDUAL ACKNOWLEDGMENT**

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of August, 2024 personally appeared M.H. Dugan and Najma Dugan, to me known to be the identical persons who executed 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.



Notary Public in and for the State of OKLAHOMA  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**WARRANTY DEED**  
**(Oklahoma Statutory Form)**  
(continued)

Express Development, Inc., a Florida corporation

BY: *Michael D. Tibbets*  
Michael D. Tibbets  
Vice President

The State of OKLAHOMA

**CORPORATION ACKNOWLEDGMENT**

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 19<sup>th</sup> day of August, 2024 personally appeared Michael D. Tibbets, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Vice President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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



Notary Public in and for the State of OKLAHOMA  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**Mail Deed and Tax Statements To:**  
Rose Creek Apartments LLC, an Oklahoma limited  
liability company  
11837 Kingsville Drive  
Frisco, TX 75035

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
210 Park Ave., Suite 210  
Oklahoma City, OK 73102  
File No.: 710702300816  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company



**EXHIBIT "A"**  
Legal Description

For Tax Map ID(s): 186691000

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter (SW/4); thence North 00°15'45" West along the West line of said Southwest Quarter (SW/4) a distance of 1376.66 feet to the point of beginning; thence continuing North 00°15'45" West along said West line a distance of 684.21 feet; thence North 89°44'15" East a distance of 50.00 feet; thence South 37°54'58" East a distance of 573.93 feet; thence South 41°14'01" East a distance of 248.13 feet; thence South 28°34'18" East a distance of 51.30 feet; thence North 90°00'00" West a distance of 587.63 feet to a point on the West line of said Southwest Quarter (SW/4) and the point of beginning.

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

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

STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Kristine M. Tibbetts (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 President (role, such as titled officer or trustee) of ROSE CREEK APARTMENTS, 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.
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.

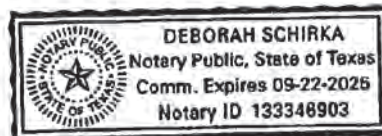
Kristine M. Tibbetts  
 AFFIANT, individually and as authorized agent of the Entity

8/15/24  
 Date

The foregoing instrument was subscribed and sworn to before me this 15<sup>th</sup> day of August, 2024,  
 by Deborah Schirka

My Commission Expires: 9/22/25  
 My Commission No.: 133346903

Deborah Schirka  
 NOTARY PUBLIC



## LEGAL DESCRIPTION

A strip of land lying in the Southwest Quarter (SW/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4) of Section Thirty (30);

THENCE North 00°15'47" West, along the West section line of said Section Thirty (30), a distance of 1376.66 feet;

THENCE North 90°00'00" East a distance of 50.00 feet, to the POINT OF BEGINNING;

THENCE North 00°15'47" West a distance of 684.47 feet;

THENCE South 37°54'58" East a distance of 22.10 feet;

THENCE South 00°15'47" East a distance of 667.04 feet;

THENCE South 90°00'00" West a distance of 13.50, to the POINT OF BEGINNING.

Said right-of-way contains an area of 9,123 square feet of 0.2094 acres more or less.

As described in Book 11029, Page 1089-1091, Oklahoma County, Oklahoma.

**Rose Creek Apartments, LLC**  
11837 Kingsville Dr.  
Frisco, TX, 75035  
PH: (405) 585-7555

August 26, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

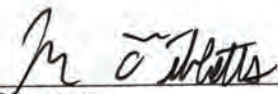
Attn: Ms. Sarah Welch

**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 Easement Closure 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

Michael Tibbets, VP.  
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5741 000/PER



August 29, 2024

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: Valencia Tract H Easement Closure: Easement Closure Submittal**

Dear Ms. Welch:

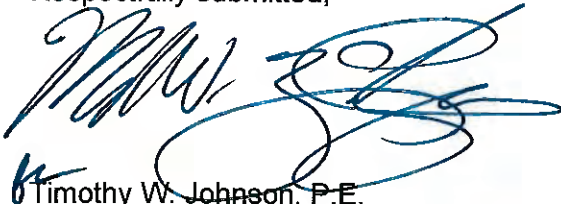
On behalf of our client, Rose Creek Apartments, LLC, we are submitting a request for an easement closure application to be reviewed and recommended for approval by the Planning Commission. The proposed closure is located on N May Ave. just north of NW 178<sup>th</sup> St. at 18300 N May Ave. in northwest Oklahoma City. This application seeks to close an easement on the west side of the property that is no longer needed.

Please find attached the following submittal documents for the above referenced project:

- Application for Dedication
- Letter of Authorization
- Deed
- Legal Description
- Petition
- Exhibit
- Filing Fee of \$1,400.00 to be paid online

Please review the following information for its completeness and place this application on the Planning Commission docket of **October 10, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.

**JOHNSON & ASSOCIATES, INC.**

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.  
[5741 000 / PER]



## Petition for Easement Closure

The undersigned do hereby request that an easement, existing within the City limits of Oklahoma City, be closed.

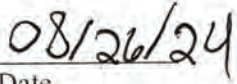
The easement is located as described by:

Exhibit A – Legal Description Attached

1.) 18300 N May Avenue

Rose Creek Apartments, LLC  
11837 Kingsville Dr.  
Frisco, TX, 75035

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



The City of  
**OKLAHOMA CITY**

Project No. PC-0329  
Parcel No. 7

Doc # 2009025700  
Bk 11029  
Pg 1089-1091  
DATE 03/02/09 14:16:12  
Filing Fee \$17.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolyn Caudill

THE CITY OF OKLAHOMA CITY

OFFICE OF CITY CLERK  
MUNICIPAL BUILDING  
200 NORTH WALKER AVE.

**PERMANENT EASEMENT**

30,359

OKLAHOMA CITY, OKLAHOMA 73109

KNOW ALL MEN BY THESE PRESENTS THAT First Church of the Nazarene of Oklahoma City, Inc. aka First Church of the Nazarene of Oklahoma City, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto **THE CITY OF OKLAHOMA CITY**, a Municipal Corporation, a Permanent Easement over the following described property situated in **OKLAHOMA County**, Oklahoma, to wit:

See Exhibit "A" Attached Hereto And Made A Part Hereof

plus all right, title and interest in and to all excavated material, tree removal and obstructions, land, fixtures, and appurtenances within the boundaries of the Subject Property incidentally removed during the use of said easement, for the use of **THE CITY OF OKLAHOMA CITY** for the exclusive purpose of constructing, maintaining, and operating Public Street, Drainage and Utilities and other appurtenances, and uses incidental thereto, over, through and upon the same. Should the grantee abandon this Permanent Easement and/or right-of-way for the purposes above stated, then the said Easement shall revert to the grantor, its successors and/or assigns.

First Church of the Nazarene of Oklahoma City, Inc. aka First Church of the Nazarene of Oklahoma City

Dated this 22nd day of January, 2009.

By: Jon Middendorf, President

STATE OF Oklahoma  
COUNTY OF Oklahoma ) 49 O.S. (1985) Sec 119 (CORP. ACK)

This instrument was acknowledged before me on this 22nd day of January, 2009 by

Jon Middendorf as President of First Church of the Nazarene of Oklahoma City, Inc. aka First Church of the Nazarene of Oklahoma City.

NOTARY PUBLIC

00009099-2115-05-30  
My Commission No. & Expiration Date



REVIEWED for form and legality

James L. ...  
Assistant Municipal Counselor

ACCEPTED by the Council of  
**THE CITY OF OKLAHOMA CITY**

this 17 day of February  
Charles Perry  
City Clerk



3/17

**EXHIBIT "A"**  
**PARCEL NO. 7**  
**STREET RIGHT-OF-WAY**

A strip of land lying in the Southwest Quarter (SW/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4) of Section Thirty (30);

THENCE North 00°15'47" West, along the West section line of said Section Thirty (30), a distance of 1376.66 feet;

THENCE North 90°00'00" East a distance of 50.00 feet, to the POINT OF BEGINNING;

THENCE North 00°15'47" West a distance of 684.47 feet;

THENCE South 37°54'58" East a distance of 22.10 feet;

THENCE South 00°15'47" East a distance of 667.04 feet;

THENCE South 90°00'00" West a distance of 13.50, to the POINT OF BEGINNING.

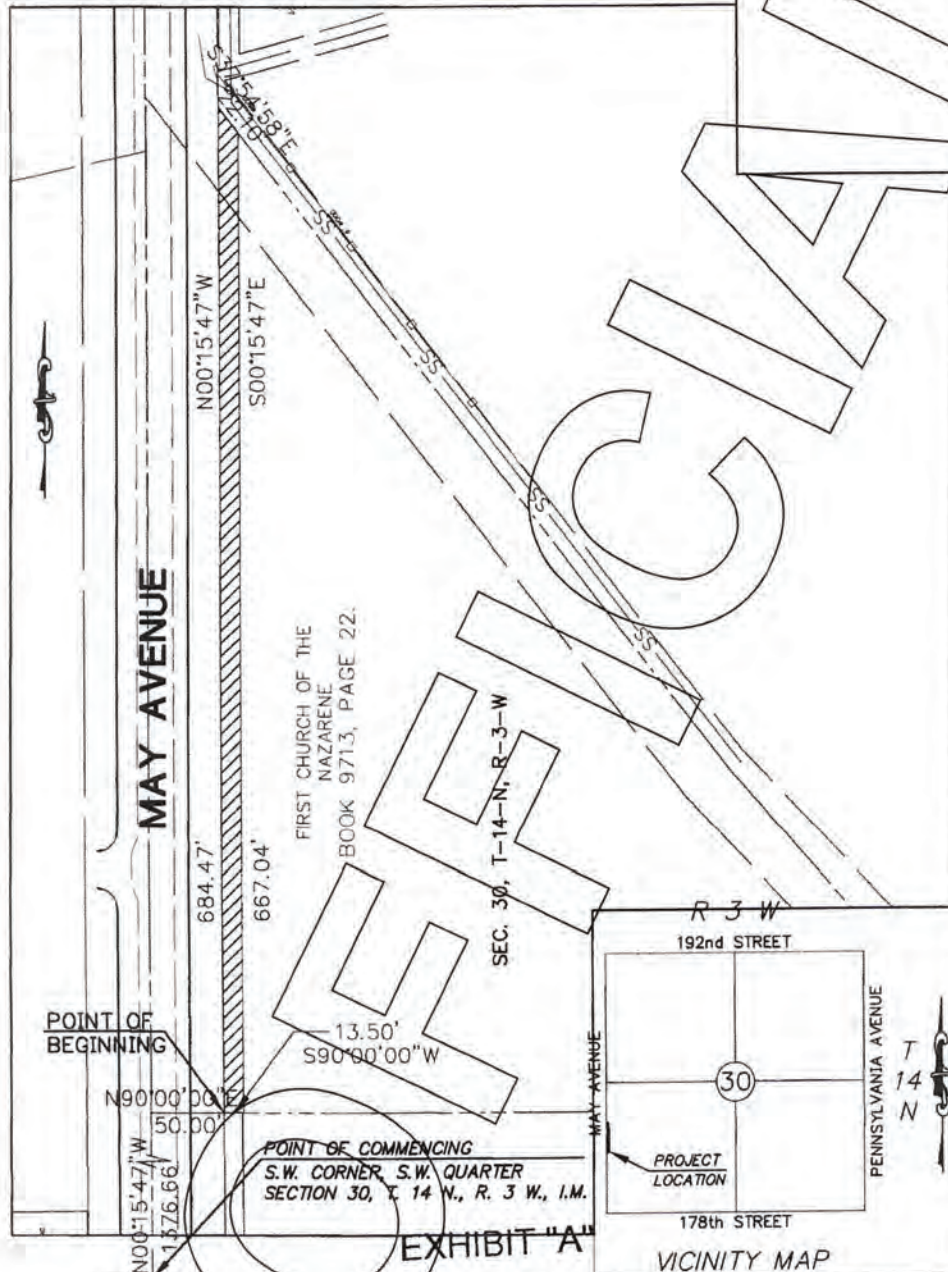
Said right-of-way contains an area of 9,123 square feet or 0.2094 acres more or less.

EXHIBIT "A"  
PAGE 1 OF 2

CET  
9-19-08



**EXHIBIT 'B'**  
**PARCEL NO. 7**  
**STREET RIGHT-OF-WAY**



PAGE 2 OF 2

CET  
9-19-08



**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 (6 ), 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: August 23, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority #

File No. 2890171-OK99

## LEGAL DESCRIPTION

A strip of land lying in the Southwest Quarter (SW/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4) of Section Thirty (30);

THENCE North 00°15'47" West, along the West section line of said Section Thirty (30), a distance of 1376.66 feet;

THENCE North 90°00'00" East a distance of 50.00 feet, to the POINT OF BEGINNING;

THENCE North 00°15'47" West a distance of 684.47 feet;

THENCE South 37°54'58" East a distance of 22.10 feet;

THENCE South 00°15'47" East a distance of 667.04 feet;

THENCE South 90°00'00" West a distance of 13.50, to the POINT OF BEGINNING.

Said right-of-way contains an area of 9,123 square feet of 0.2094 acres more or less.

As described in Book 11029, Page 1089-1091, Oklahoma County, Oklahoma.

OWNERSHIP REPORT  
ORDER 2890171-OK99

DATE PREPARED: AUGUST 28, 2024  
EFFECTIVE DATE: AUGUST 23, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4719	R186691000	ROSE CREEK APARTMENTS LLC		11837 KINGSVILLE DR	FRISCO	TX	75035-2307	UNPLTD PT SEC 30 14N 3W	0	0	UNPLTD PT SW4 SEC 30 14N 3W BEG 1376.66FT N OF SW/C SW4 TH N684.21FT E50FT SELY573.93FT SELY248.13FT SELY51.30FT W587.63FT TO BEG CONT 5ACRS MORE OR LESS (SUBJECT PROPERTY WITHIN)	UNKNOWN
4719	R206803730	VALENCIA LAND LLC		1320 N PORTER AVE	NORMAN	OK	73071-6619	VALENCIA II SEC 1	0	0	VALENCIA II SEC 1 000 000 COMMON AREAS G H I & J	0 UNKNOWN OKLAHOMA CITY
4719	R206801290	BASIC ADAM & AMY		18413 PIEDRA DR	EDMOND	OK	73012-7612	VALENCIA II SEC 1	4	1	VALENCIA II SEC 1 004 001	18413 PIEDRA DR OKLAHOMA CITY
4719	R206801300	TANG THINH HOANG		1400 NW SANTA FE LN, Unit 206	SILVERDALE	WA	98383	VALENCIA II SEC 1	4	2	VALENCIA II SEC 1 004 002	18409 PIEDRA DR OKLAHOMA CITY
4719	R206801310	COSBY BRANDON & ALISHA		18405 PIEDRA DR	EDMOND	OK	73012-7612	VALENCIA II SEC 1	4	3	VALENCIA II SEC 1 004 003	18405 PIEDRA DR OKLAHOMA CITY
4719	R206801320	TREJO OMAR		18401 PIEDRA DR	EDMOND	OK	73012	VALENCIA II SEC 1	4	4	VALENCIA II SEC 1 004 004	18401 PIEDRA DR OKLAHOMA CITY
4719	R206801330	TAYLOR SVETLANA Y		18321 PIEDRA DR	EDMOND	OK	73012-7650	VALENCIA II SEC 1	4	5	VALENCIA II SEC 1 004 005	18321 PIEDRA DR OKLAHOMA CITY
4719	R206801340	XIA CHENG	GAO FENG	18237 AUTUMN GROVE DR	EDMOND	OK	73012-4485	VALENCIA II SEC 1	4	6	VALENCIA II SEC 1 004 006	18317 PIEDRA DR OKLAHOMA CITY
4719	R206801350	WARD FAMILY 2002 IRREV TRUST		3006 NW 160TH ST	EDMOND	OK	73013	VALENCIA II SEC 1	4	7	VALENCIA II SEC 1 004 007	18313 PIEDRA DR OKLAHOMA CITY
4719	R206801360	JAMT 2017 LLC		1320 N PORTER AVE	NORMAN	OK	73071-6619	VALENCIA II SEC 1	4	8	VALENCIA II SEC 1 004 008	18309 PIEDRA DR OKLAHOMA CITY
4719	R206801370	MCNETT JON M & CAROL A TRS	MCNETT JON M REV TRUST	920 S HOLLAND ST	BELLVILLE	TX	77418-2612	VALENCIA II SEC 1	4	9	VALENCIA II SEC 1 004 009	18305 PIEDRA DR OKLAHOMA CITY
4719	R206801380	RESICAP OKLAHOMA OWNER LLC		3630 PEACHTREE RD NE, Unit 1500	ATLANTA	GA	30326	VALENCIA II SEC 1	4	10	VALENCIA II SEC 1 004 010	18301 PIEDRA DR OKLAHOMA CITY
4719	R206801390	STRAKA GLORIA ANN TRUST		18012 ARBOR LN	EDMOND	OK	73012-4180	VALENCIA II SEC 1	4	11	VALENCIA II SEC 1 004 011	18233 PIEDRA DR OKLAHOMA CITY
4719	R206801400	SMITH JARRETT A	SMITH JENNIFER N	18229 PIEDRA DR	EDMOND	OK	73012-7633	VALENCIA II SEC 1	4	12	VALENCIA II SEC 1 004 012	18229 PIEDRA DR OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2890171-OK99

DATE PREPARED: AUGUST 28, 2024  
EFFECTIVE DATE: AUGUST 23, 2024 AT 7:30 AM

4719	R206801910	BENABIB JAIME FLORES		808 SHAWOOD DR	ARLINGTON	TX	76013	VALENCIA II SEC 1	6	1	VALENCIA II SEC 1 006 001	2840 NW 183RD ST OKLAHOMA CITY
4719	R206802100	KUNTE MANDAR		38861 SANTOLINA PL	NEWARK	CA	94560	VALENCIA II SEC 1	6	20	VALENCIA II SEC 1 006 020	2833 NW 182ND ST OKLAHOMA CITY
4719	R206802760	GREENE BRITTANY S		18509 PIEDRA DR	OKLAHOMA CITY	OK	73012	VALENCIA II SEC 1	11	25	VALENCIA II SEC 1 011 025	18509 PIEDRA DR OKLAHOMA CITY
4719	R206802770	BTK REAL ESTATE LLC		4601 RIDGELINE DR	NORMAN	OK	73072	VALENCIA II SEC 1	11	26	VALENCIA II SEC 1 011 026	18505 PIEDRA DR OKLAHOMA CITY
4719	R206802780	STORAGE OKLAHOMA LLC		4260 28TH AVE NW, Unit 100	NORMAN	OK	73069-9359	VALENCIA II SEC 1	11	27	VALENCIA II SEC 1 011 027	18501 PIEDRA DR OKLAHOMA CITY
4719	R206802790	SUNSHINE HOME INVESTMENTS LLC		17690 N MACARTHUR BLVD	EDMOND	OK	73012	VALENCIA II SEC 1	11	28	VALENCIA II SEC 1 011 028	2844 NW 184TH TER OKLAHOMA CITY
4719	R206802800	COUCH NOEL RENE	BOLES RACHEL MARIE	2840 NW 184TH TER	EDMOND	OK	73012-7626	VALENCIA II SEC 1	11	29	VALENCIA II SEC 1 011 029	2840 NW 184TH TER OKLAHOMA CITY
4719	R206802810	REPPERT FAMILY TRUST		13595 CREEK VIEW DR	EDMOND	OK	73025	VALENCIA II SEC 1	11	30	VALENCIA II SEC 1 011 030	2836 NW 184TH TER OKLAHOMA CITY
4719	R206802820	ALEXANDER CARLA N & LARRY		2832 NW 184TH TER	EDMOND	OK	73012-7626	VALENCIA II SEC 1	11	31	VALENCIA II SEC 1 011 031	2832 NW 184TH TER OKLAHOMA CITY
4719	R206802990	TILOS BRYAN J		2849 NW 183RD ST	EDMOND	OK	73012-7628	VALENCIA II SEC 1	11	48	VALENCIA II SEC 1 011 048	2849 NW 183RD ST OKLAHOMA CITY
4719	R206803000	SHIH SYWAN YUE & MEGAN NICOLE		2853 NW 183RD ST	EDMOND	OK	73012-7628	VALENCIA II SEC 1	11	49	VALENCIA II SEC 1 011 049	2853 NW 183RD ST OKLAHOMA CITY
4719	R213311000	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	1	VALENCIA PARK SEC 15 067 001	18226 MANERA WAY OKLAHOMA CITY
4719	R213311010	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	2	VALENCIA PARK SEC 15 067 002	18224 MANERA WAY OKLAHOMA CITY
4719	R213311020	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	3	VALENCIA PARK SEC 15 067 003	18222 MANERA WAY OKLAHOMA CITY



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4719	R213311030	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	4	VALENCIA PARK SEC 15 067 004	18220 MANERA WAY OKLAHOMA CITY
4719	R213311040	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	5	VALENCIA PARK SEC 15 067 005	18218 MANERA WAY OKLAHOMA CITY
4719	R213311050	LUTTRELL JOHN	LUTTRELL ANNA	PO BOX 3252	BEND	OR	97707	VALENCIA PARK SEC 15	67	6	VALENCIA PARK SEC 15 067 006	18216 MANERA WAY OKLAHOMA CITY
4719	R213311060	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	7	VALENCIA PARK SEC 15 067 007	18214 MANERA WAY OKLAHOMA CITY
4719	R213311070	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	8	VALENCIA PARK SEC 15 067 008	18212 MANERA WAY OKLAHOMA CITY
4719	R213311080	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	9	VALENCIA PARK SEC 15 067 009	18210 MANERA WAY OKLAHOMA CITY
4719	R213311090	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	67	10	VALENCIA PARK SEC 15 067 010	18208 MANERA WAY OKLAHOMA CITY
4719	R213311260	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	68	1	VALENCIA PARK SEC 15 068 001	18225 MANERA WAY OKLAHOMA CITY
4719	R213311270	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	68	2	VALENCIA PARK SEC 15 068 002	18223 MANERA WAY OKLAHOMA CITY
4719	R213311280	VALLEY VIEW RENTALS LLC 18221 MANERA WAY SERIES		5812 N PORTLAND AVE	OKLAHOMA CITY	OK	73112- 1661	VALENCIA PARK SEC 15	68	3	VALENCIA PARK SEC 15 068 003	18221 MANERA WAY OKLAHOMA CITY
4719	R213311290	NEXPOINT SFR SPE 1 LLC		18123 MANERA WAY	EDMOND	OK	73012	VALENCIA PARK SEC 15	68	4	VALENCIA PARK SEC 15 068 004	18219 MANERA WAY OKLAHOMA CITY
4719	R213311300	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	68	5	VALENCIA PARK SEC 15 068 005	18217 MANERA WAY OKLAHOMA CITY
4719	R213311310	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	68	6	VALENCIA PARK SEC 15 068 006	18215 MANERA WAY OKLAHOMA CITY
4719	R213311320	NEXPOINT SFR SPE 1 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	VALENCIA PARK SEC 15	68	7	VALENCIA PARK SEC 15 068 007	18213 MANERA WAY OKLAHOMA CITY

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4719	R213311330	FLORENTINE EVELYN		1285 NW PINE LAKE DR	STUART	FL	34994- 9432	VALENCIA PARK SEC 15	68	8	VALENCIA PARK SEC 15 068 008	18211 MANERA WAY OKLAHOMA CITY
4719	R213311480	PS MID WEST ONE LLC	DEPT PT OK 27574	PO BOX 25025	GLENDALE	CA	91221- 5025	VALENCIA PARK SEC 15	69	1	VALENCIA PARK SEC 15 069 001	18200 N MAY AVE OKLAHOMA CITY
4897	R212842000	THE GROVE MASTER HOMEOWNERS	ASSOCIATION INC	1326 FRETZ DR	EDMOND	OK	73003	THE GROVE PH VI	0	0	THE GROVE PH VI 000 000 COMMON AREAS K L M N O P Q R & S	0 UNKNOWN OKLAHOMA CITY
4897	R216712030	OSBORNE SEAN & FRANCES		18212 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE PH XI	45	1	THE GROVE PH XI BLK 045 LOT 001	18212 CAMBORNE AVE OKLAHOMA CITY
4897	R216712040	MOORE KATHRYN & BOBBY JR		18221 CAMBORNE AVE	EDMOND	OK	73012- 3221	THE GROVE PH XI	46	1	THE GROVE PH XI BLK 046 001	18221 CAMBORNE AVE OKLAHOMA CITY
4898	R212422030	THE GROVE MASTER HOMEOWNERS	ASSOCIATION INC	1326 FRETZ DR	EDMOND	OK	73003	THE GROVE SOUTH PH 3	0	0	THE GROVE SOUTH PH 3 000 000 COMMON AREAS D E & F EX PT OF COMMON AREA D BEG SW/C LOT 1 BLK 13 TH SE171.07FT SE35.36FT S93.20FT NW83.17FT NW20.84FT NW116.18FT LEFT ON CURVE NE52.05FT N27.53FT TO BEG & EX PT OF COMMON AREA E BEG NE/C LOT 1 BLK 11 TH NW148.52FT NE60FT SE89.77FT S76.62FT RIGHT ON CURVE S7.35FT TO BEG	0 UNKNOWN OKLAHOMA CITY
4898	R212421150	SMITH BRENDA G		18204 CAMBORNE AVE	EDMOND	OK	73012- 3215	THE GROVE SOUTH PH 3	10	16	THE GROVE SOUTH PH 3 010 016	18204 CAMBORNE AVE OKLAHOMA CITY
4898	R212421160	RICHARDSON TONI		3112 N 2ND ST	BROKEN ARROW	OK	74012- 8273	THE GROVE SOUTH PH 3	10	17	THE GROVE SOUTH PH 3 010 017	18208 CAMBORNE AVE OKLAHOMA CITY
4898	R212421170	POLINSKY BETHANN N		539 W COMMERCE ST STE 4701	DALLAS	TX	75208	THE GROVE SOUTH PH 3	11	1	THE GROVE SOUTH PH 3 011 001	18200 SANDHURST CT OKLAHOMA CITY
4898	R212421450	AUSTIN LACREE		18225 CAMBORNE AVE	EDMOND	OK	73012- 3221	THE GROVE SOUTH PH 3	12	1	THE GROVE SOUTH PH 3 012 001	18225 CAMBORNE AVE OKLAHOMA CITY
4898	R212421460	ROBERTS BROOKE A		18229 CAMBORNE AVE	EDMOND	OK	73012- 3221	THE GROVE SOUTH PH 3	12	2	THE GROVE SOUTH PH 3 012 002	18229 CAMBORNE AVE OKLAHOMA CITY

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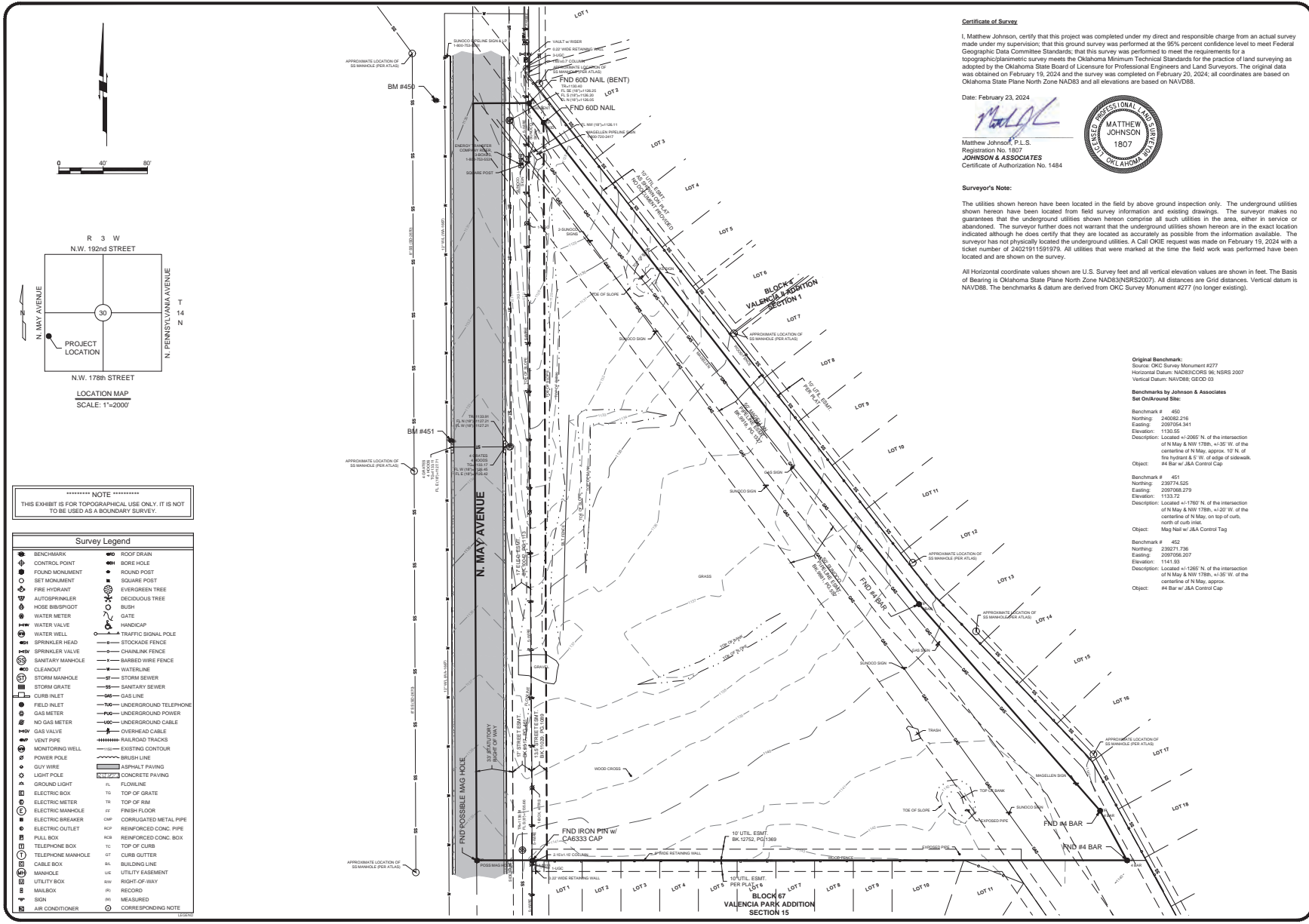
4898	R212421470	PHANSRI CHONNAPA		2900 NW 183RD CIR	EDMOND	OK	73012- 4289	THE GROVE SOUTH PH 3	12	3	THE GROVE SOUTH PH 3 012 003	2900 NW 183RD CIR OKLAHOMA CITY
4898	R212421530	JOHNSTONE KENNETH D JR		2901 NW 183RD CIR	EDMOND	OK	73012- 4288	THE GROVE SOUTH PH 3	12	9	THE GROVE SOUTH PH 3 012 009	2901 NW 183RD CIR OKLAHOMA CITY
4898	R212421540	BROWN BRANDON K		2900 NW 184TH CIR	EDMOND	OK	73012- 3228	THE GROVE SOUTH PH 3	12	10	THE GROVE SOUTH PH 3 012 010	2900 NW 184TH CIR OKLAHOMA CITY
4898	R212421690	GOGGANS JAMES TERRY & MARVA L		18216 CAMBORNE AVE	EDMOND	OK	73012- 3215	THE GROVE SOUTH PH 3	13	1	THE GROVE SOUTH PH 3 013 001	18216 CAMBORNE AVE OKLAHOMA CITY
4898	R212421700	LEAL MAYRA		18220 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	2	THE GROVE SOUTH PH 3 013 002	18220 CAMBORNE AVE OKLAHOMA CITY
4898	R212421710	LILES RICHARD		214 N 46TH AVE CT	GREELY	CO	80634	THE GROVE SOUTH PH 3	13	3	THE GROVE SOUTH PH 3 013 003	18224 CAMBORNE AVE OKLAHOMA CITY
4898	R212421720	CAYMUS PROPERTLES LLC		1800 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	THE GROVE SOUTH PH 3	13	4	THE GROVE SOUTH PH 3 013 004	18228 CAMBORNE AVE OKLAHOMA CITY
4898	R212421730	GARCIA MARIA		18232 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	5	THE GROVE SOUTH PH 3 013 005	18232 CAMBORNE AVE OKLAHOMA CITY
4898	R212421740	MOORE JULIETA	MOORE KENNETH	18236 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	6	THE GROVE SOUTH PH 3 013 006	18236 CAMBORNE AVE OKLAHOMA CITY
4898	R212421750	HOWARD JANA DANN		18240 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	7	THE GROVE SOUTH PH 3 013 007	18240 CAMBORNE AVE OKLAHOMA CITY
4898	R212421760	ROY RAM VINOD	PANDARABOYINA GANGA BHAVANI	18244 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	8	THE GROVE SOUTH PH 3 013 008	18244 CAMBORNE AVE OKLAHOMA CITY
4898	R212421770	MOLLEL NAMNYAK ANGELINA		18300 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	9	THE GROVE SOUTH PH 3 013 009	18300 CAMBORNE AVE OKLAHOMA CITY
4898	R212421780	REYES SEGUNDO VICTOR VILLAR	VILLANUEVA ELIZABETH A SANCHEZ	18304 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	10	THE GROVE SOUTH PH 3 013 010	18304 CAMBORNE AVE OKLAHOMA CITY
4898	R212421790	HENDERSON TONY D & JOANN		18308 CAMBORNE AVE	EDMOND	OK	73012- 3217	THE GROVE SOUTH PH 3	13	11	THE GROVE SOUTH PH 3 013 011	18308 CAMBORNE AVE OKLAHOMA CITY

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4898	R212421800	RICHARDSON JENNIFER K	RICHARDSON STEVEN	18312 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	12	THE GROVE SOUTH PH 3 013 012	18312 CAMBORNE AVE OKLAHOMA CITY
4898	R212421810	HOWL ROBERT C REV TRUST		801 CRYSTAL CREEK PL	EDMOND	OK	73034- 7069	THE GROVE SOUTH PH 3	13	13	THE GROVE SOUTH PH 3 013 013	18316 CAMBORNE AVE OKLAHOMA CITY
4898	R212421820	HOWL ROBERT C REV TRUST		801 CRYSTAL CREEK PL	EDMOND	OK	73034	THE GROVE SOUTH PH 3	13	14	THE GROVE SOUTH PH 3 013 014	18320 CAMBORNE AVE OKLAHOMA CITY
4898	R212421830	FRAZIER JOHN FRANCIS		18324 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	15	THE GROVE SOUTH PH 3 013 015	18324 CAMBORNE AVE OKLAHOMA CITY
4898	R212421840	XK RESOURCES LLC		3101 WHEATFALL LN	EDMOND	OK	73034	THE GROVE SOUTH PH 3	13	16	THE GROVE SOUTH PH 3 013 016	18328 CAMBORNE AVE OKLAHOMA CITY
4898	R212421850	SMITH ERICA		18400 CAMBORNE AVE	EDMOND	OK	73012- 3219	THE GROVE SOUTH PH 3	13	17	THE GROVE SOUTH PH 3 013 017	18400 CAMBORNE AVE OKLAHOMA CITY
4898	R212421870	POGUE VANESSA ANN		18408 CAMBORNE AVE	EDMOND	OK	73012- 3219	THE GROVE SOUTH PH 3	13	19	THE GROVE SOUTH PH 3 013 019	18408 CAMBORNE AVE OKLAHOMA CITY
4898	R212421860	AKPIRI AMY		18404 CAMBORNE AVE	EDMOND	OK	73012	THE GROVE SOUTH PH 3	13	18	THE GROVE SOUTH PH 3 013 018	18404 CAMBORNE AVE OKLAHOMA CITY





**Certificate of Survey**

I, Matthew Johnson, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on February 19, 2024 and the survey was completed on February 20, 2024; all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD83.

Date: February 23, 2024

*Matthew Johnson*

Matthew Johnson, P.L.S.  
Registration No. 1807  
JOHNSON & ASSOCIATES  
Certificate of Authorization No. 1484

**Surveyor's Note:**

The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. A Call One request was made on February 19, 2024 with a ticket number of 2402191591979. All utilities that were marked at the time the field work was performed have been located and are shown on the survey.

All Horizontal coordinate values shown are U.S. Survey feet and all vertical elevation values are shown in feet. The Basis of Bearing is Oklahoma State Plane North Zone NAD83 (NAD83/2011). All distances are Grid distances. Vertical datum is NAVD83. The benchmarks & datum are derived from OKC Survey Monument #277 (no longer existing).

**Original Benchmarks:**  
Source: OKC Survey Monument #277  
Horizontal Datum: NAD83/CORS 96, NAD83 2007  
Vertical Datum: NAVD83, GEOID 03

**Benchmarks by Johnson & Associates**

**Set Outbound File:**

Benchmark # 450  
Northing: 240082.216  
Easting: 2007054.341  
Elevation: 1133.55  
Description: Located at 2005' N. of the intersection of N. May & NW 17th, approx. 10' N. of the centerline of N. May, approx. 10' N. of the intersection of N. May & NW 17th, approx. 10' N. of the centerline of N. May, on top of curb.

Object: #4 Bar w/ J&A Control Cap

Benchmark # 451  
Northing: 239774.525  
Easting: 2007058.279  
Elevation: 1133.72  
Description: Located at 1205' N. of the intersection of N. May & NW 17th, approx. 10' N. of the centerline of N. May, approx. 10' N. of the intersection of N. May & NW 17th, approx. 10' N. of the centerline of N. May, on top of curb.

Object: Mag Nail w/ J&A Control Tag

Benchmark # 452  
Northing: 239271.736  
Easting: 2007056.207  
Elevation: 1141.93  
Description: Located at 1205' N. of the intersection of N. May & NW 17th, approx. 10' N. of the centerline of N. May, approx. 10' N. of the intersection of N. May & NW 17th, approx. 10' N. of the centerline of N. May, on top of curb.

Object: #4 Bar w/ J&A Control Cap

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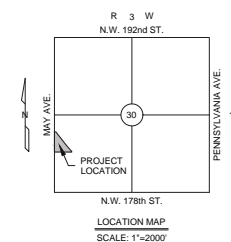
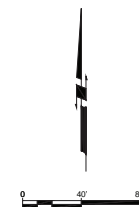
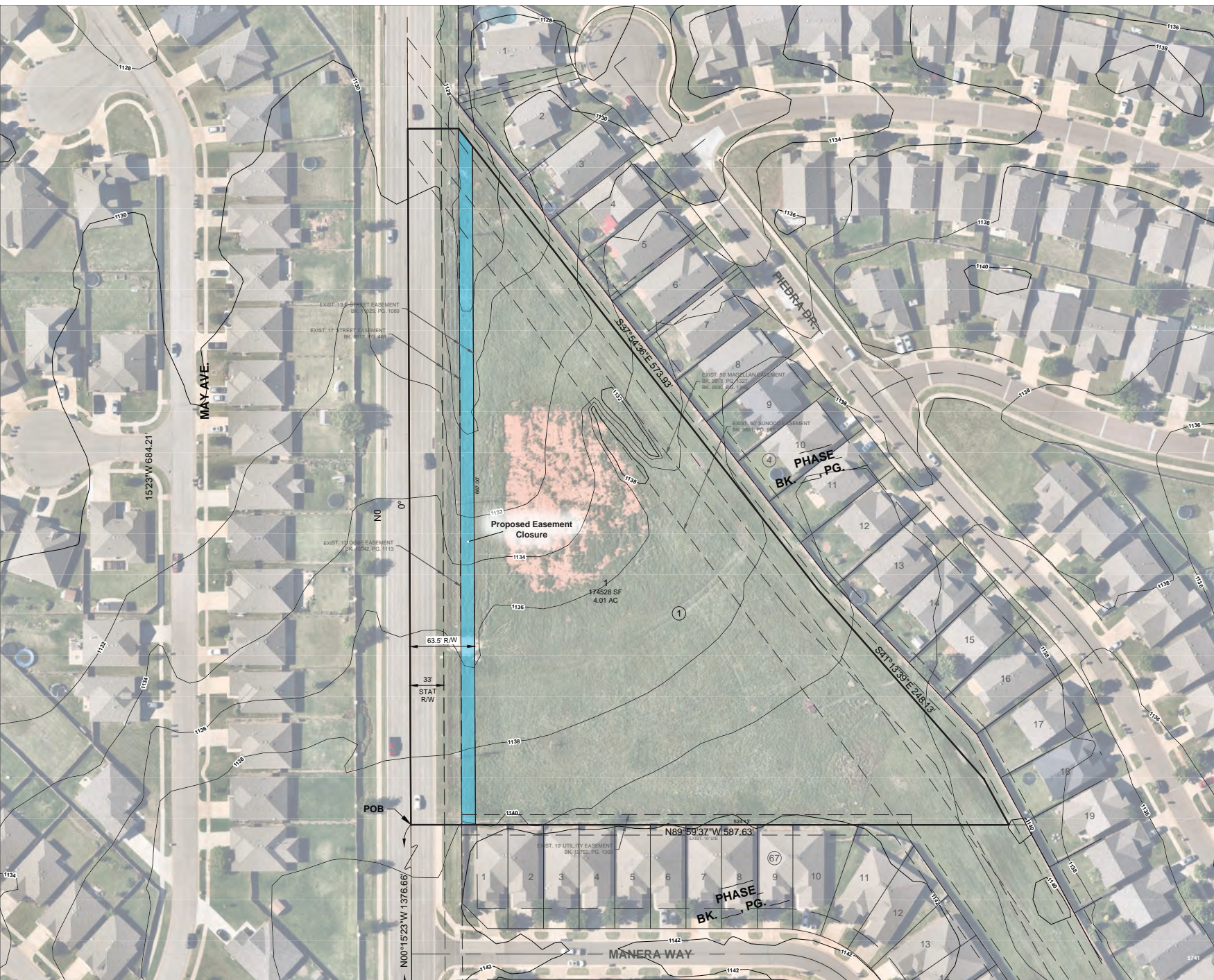
13300 N. MAY AVENUE  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**TOPOGRAPHIC SURVEY**

Proj. No.: 5741  
Date: 02-21-24  
Scale: 1" = 40'  
Surveyed by: MJ  
Drawn by: WJM  
Approved by: MJ

**SHEET NUMBER**  
**1 of 1**





## Valencia Tract H

Easement Closure Exhibit



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

PHS 232-8875 FAX 405-232-8875  
ENGINEERS SURVEYORS PLANNERS  
8/19/24