



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 REZONING

Staff Use Only:	10969
Case No.: PC -	2-27-25
File Date:	W7
Ward No.:	-----
Nbhd. Assoc.:	OKC
School District:	R-1
Extg Zoning:	-----
Overlay:	-----

Central Ave.  
 Project Name 7690 North Central Avenue

Oklahoma County; R102812700 and R102814000  
 Address / Location of Property to be Rezoned

Undeveloped; R-1  
 Present Use of Property

Industrial development.  
 Purpose Statement / Proposed Development

I-2  
 Proposed Zoning District

3.77 acres MOL  
 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.
- Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, 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.

**Property Owner Information (if other than Applicant):**

\_\_\_\_\_  
*Name*

\_\_\_\_\_  
*Mailing Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Phone*

\_\_\_\_\_  
*Email*

*David Box*  
 Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant  
*Applicant's Name (please print)*

525 NW 11th St., Ste. 205  
*Applicant's Mailing Address*

Oklahoma City, OK 73103  
*City, State, Zip Code*

405-652-0099  
*Phone*

mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.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, etc..) can not be accepted for security purposes.

RATIFICATION OF ASSIGNMENT AND BILL OF SALE

20181102011529290  
11/02/2018 04:01:45 PM  
Bk:RE1387 Pg:684 Pgs:2 ASSIG  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

STATE OF OKLAHOMA       §  
  §  
COUNTY OF OKLAHOMA   §

Reference is hereby made to that Assignment and Bill of Sale dated to be effective August 1, 2018 from Eagle Oil & Gas Co., of 5950 Berkshire Lane, Suite 1100, Dallas, Texas 75225 ("Eagle") and BOKF Petro Holding, LLC, of 5956 Sherry Lane, Suite 1100, Dallas, Texas 75225 ("BOKF", collectively with Eagle, the "Seller") to Gulf Exploration, LLC, of 9701 Broadway Extension, Oklahoma City, Oklahoma 73114 ("Gulf") recorded in Book RE13839, Page 38 of the Deed Records of Oklahoma County, Oklahoma. Said Assignment and Bill of Sale is herein called the "Original Assignment."

*M. E. N.*

By and through the Original Assignment, Seller conveyed various interests to Gulf including "the surface of a one and one-half acre tract of land as more fully described in that certain Warranty Deed recorded in Book RE11887, Page 1613 from Shawver Energy, Inc., as party of the first part, and Wynn-Crosby Partners II, Ltd., as party of the second part" (called "the Surface Tract" herein). The Original Assignment did not include a complete legal description of the Surface Tract, and Seller does therefore make this Ratification of Assignment and Bill of Sale to provide that missing legal description and confirm the conveyance of the Surface Tract to Gulf.

Therefore, for the consideration described in the Original Deed, Seller does hereby assign and convey to Gulf all of Seller's right, title, and interest in and to the West one and one-half (1 1/2) acres of the North half (N/2) of Block 4 in the Interurban Heights Addition, a subdivision of a part of Lot 3, and the East half (E/2) of the South half (S/2) of the Northwest Quarter (NW/4) of Section 3, Township 12 North, Range 3 West of the I.M., according to the plat recorded in Book 6, Page 87, being the same interest described in the Original Assignment as a "one and one-half acre tract of land as more fully described in that certain Warranty Deed recorded in Book RE11887, Page 1613 from Shawver Energy, Inc., as party of the first part, and Wynn-Crosby Partners II, Ltd., as party of the second part."

This Ratification of Assignment and Bill of Sale is made subject to the same terms, conditions, and reservations that are set forth in the Original Assignment.

*[the remainder of this page is left blank]*

**UNRECORDED**

*2/15*

This Ratification of Assignment and Bill of Sale is executed on the dates set forth in the acknowledgments below, to be effective for all purposes as of August 1, 2018 (the "Effective Date").

EAGLE OIL & GAS CO.

GULF EXPLORATION, LLC

By: *Darrell S. Lohoefer*  
Darrell S. Lohoefer, CEO

By: *John W. Garrett*  
John W. Garrett, Manager

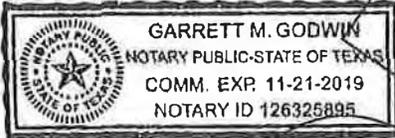
BOKF PETRO HOLDING, LLC

By: Eagle Oil & Gas Co. under Operations Agreement dated August 24, 2016

By: *Darrell S. Lohoefer*  
Darrell S. Lohoefer, CEO

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 17 day of October, 2018 by Darrell S. Lohoefer, CEO of Eagle Oil & Gas Co. on behalf of said corporation and on behalf of BOKF Petro Holding, LLC under Operations Agreement dated August 24, 2016.



*Garrett M. Godwin*  
Notary Public, State of Texas

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 22 day of October, 2018 by John W. Garrett, Manager of Gulf Exploration, LLC on behalf of said entity.

*Kay Webb*  
Notary Public, State of Oklahoma



20181102011529290  
Filing Fee: \$15.00

11/02/2018 04:01:45 PM  
ASSIGN



20181217011730580  
DEED 12/17/2018  
02:55:30 PM Book:13909  
Page:1553 PageCount:3  
Filing Fee:\$17.00  
Doc. Tax:\$67.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

Record & Return to:  
American Eagle Title Group  
421 NW 15th St, Suite 320  
Oklahoma City, OK 73103  
File # 1809-0011-08

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That, Mary Pauline Jodlowski, also known as Mary P. Jodlowski, a single person, (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Gulf Exploration, L.L.C., an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 9701 N. Broadway Ext., Oklahoma City, Oklahoma 73114, the following real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be 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 and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

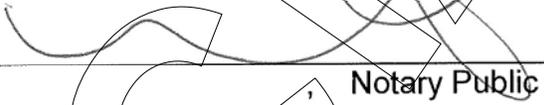
Signed and delivered this 14th day of November, 2018.

  
Mary Pauline Jodlowski

**ACKNOWLEDGMENT**

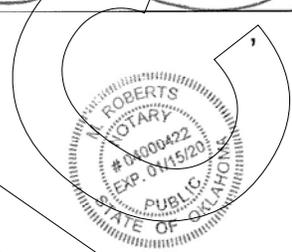
STATE OF OKLAHOMA        )  
  )  
COUNTY OF OKLAHOMA    )        SS.

This instrument was acknowledged before me this 14th day of November, 2018 by Mary Pauline Jodlowski.

  
\_\_\_\_\_  
Notary Public

My Commission No:

My Commission Expires:



UNOFFICIAL

Exhibit A

Tract 1

Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, in Block 1, of Northeast Heights, a Subdivision of Block 2, Interurban Heights, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 17 of Plats, page 54.

Tract 2

Lots 31, 32, 33, 34, 39, 40, 41 and 42, in Block 1, of Northeast Heights, a Subdivision of Block 2, Interurban Heights, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 17 of Plats, page 54.

Tract 3

The South half of Block 4, of Interurban Heights, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 6 of Plats, page 87.



1. ONE AND ONE-HALF (1 ½) ACRES OF THE NORTH HALF (N/2) OF BLOCK 4 IN THE INTERURBAN HEIGHTS ADDITION, A SUBDIVISION OF A PART OF LOT 3 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 3 WEST, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
2. THE SOUTH HALF (S/2) OF BLOCK 4 IN THE INTERURBAN HEIGHTS ADDITION, A SUBDIVISION OF A PART OF LOT 3 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 3 WEST, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

# LETTER OF AUTHORIZATION

I, Gulf Expiration LLC or,  
*Property Owner of Record*  
William P Gannett authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group, PLLC.  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: William P Gannett  
*Signature*  
Title: Manager  
*Manager / Proprietor*  
Date: 2-24-25  
*MM/DD/YYYY*

# Larry Stein

## Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Numbers contained in **INTERURBAN HEIGHTS BLK 4** and is a 400-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }  
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 4007 Rindens Report  
filed in the office of the County Assessor  
on the 20th day of February, 2025  
Given under my hand and official seal this  
20th day of February, 2025

County Assessor

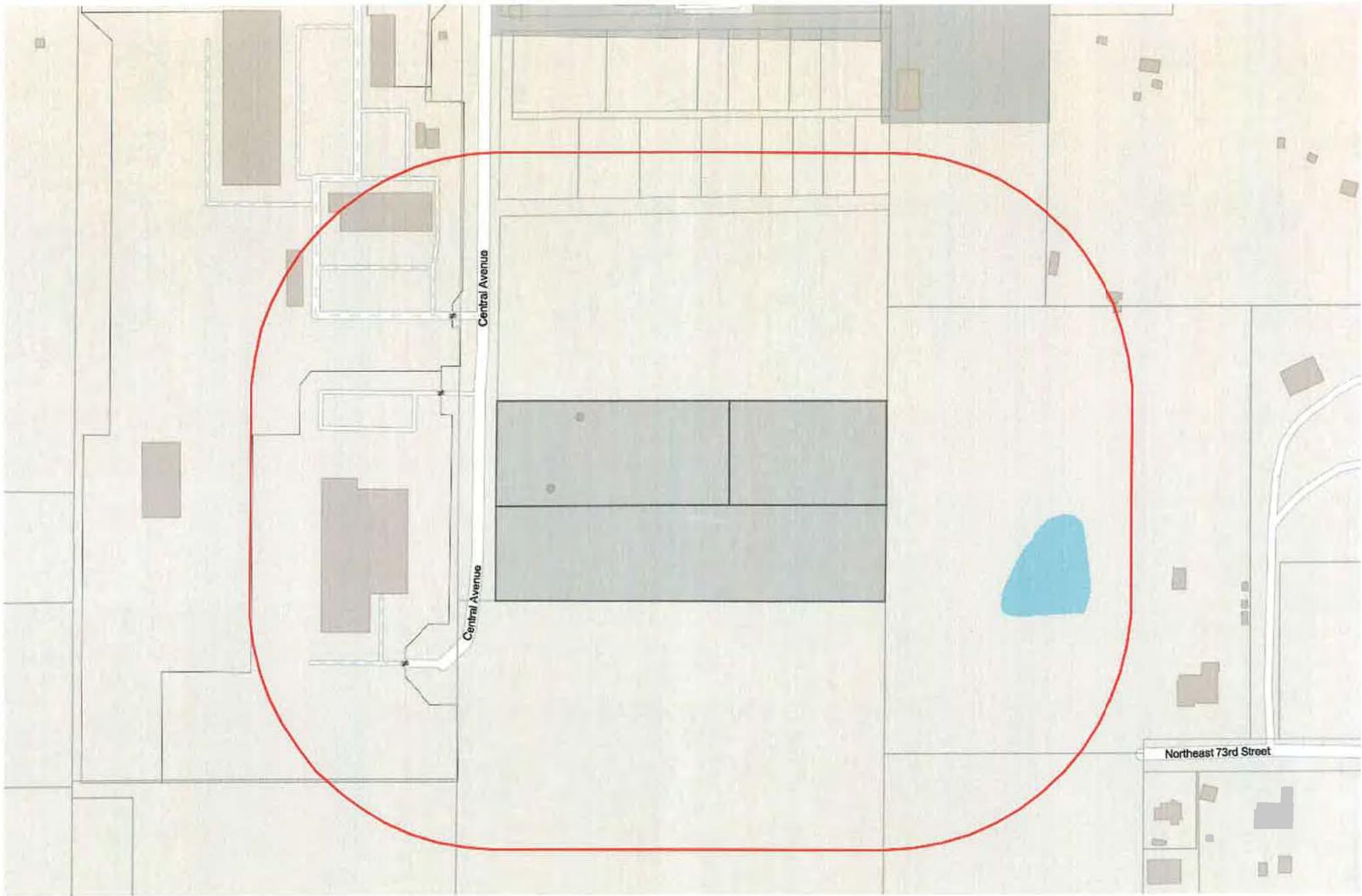
K. Burch Deputy

Oklahoma County Assessor's  
400ft Radius Report  
2/20/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R102975400	GULF EXPLORATION LLC	No Data	No Data	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 31 THRU 34	0 UNKNOWN OKLAHOMA CITY
R102976000	GARRETT AND COMPANY LLC	No Data	No Data	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 35 THRU 38	0 UNKNOWN OKLAHOMA CITY
R102976600	GULF EXPLORATION LLC	No Data	No Data	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 39 THRU 42	0 UNKNOWN OKLAHOMA CITY
R102977200	BONIFAS S M	C/O SALLY A CONWAY	C/O SALLY A CONWAY	1700 WENTWORTH PL	PLANO	TX	75075-6243	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 43 & 44	0 UNKNOWN OKLAHOMA CITY
R102977800	GARRETT AND COMPANY LLC	No Data	No Data	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 45 & 46	0 UNKNOWN OKLAHOMA CITY
R102978600	GULF EXPLORATION LLC	No Data	No Data	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 47 & 48	0 UNKNOWN OKLAHOMA CITY
R102979200	GULF EXPLORATION LLC	No Data	No Data	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 49 & 50	0 UNKNOWN OKLAHOMA CITY
R102974800	GULF EXPLORATION LLC	No Data	No Data	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	NORTHEAST HEIGHTS	1	0	NORTHEAST HEIGHTS 001 000 LOTS 25 THRU 30	0 UNKNOWN OKLAHOMA CITY
R132941500	O G & E	No Data	No Data	PO BOX 321	OKLAHOMA CITY	OK	73101-0321	UNPLTD PT SEC 03 12N 3W	0	0	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 690FT W NE/C SD NW4 TH S295.75FT W55FT S165FT E55FT S1251.25FT MORE OR LESS W630FT N1547FT MORE OR LESS E TO BEG FORMERLY BLK 12 WOOD WHEELER ADDN & BLKS 13 14 15 & 16 COLUMBIA HEIGHTS ADDN CONT 22ACRS MORE OR LESS	220 E WILSHIRE BLVD OKLAHOMA CITY
R140890900	CHRISTIAN FAITH MISSIONARY	BAPTIST CHURCH	No Data	500 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 03 12N 3W	0	0	UNPLTD PT SEC 03 12N 3W 000 000 PT NE4 SEC 3 12N 3W 5ACRS PT NE4 BEG AT NW/C TH E263.47FT S826.75FT W263.47FT N826.75FT TO BEG SUBJ TO ESMTS OF RECORD	500 E WILSHIRE BLVD OKLAHOMA CITY
R140890910	COOKSEY RITA M	PARKER VICKIE R	No Data	PO BOX 36104	OKLAHOMA CITY	OK	73136	UNPLTD PT SEC 03 12N 3W	0	0	UNPLTD PT NE4 SEC 3 12N 3W BEG 263.47FT E OF NW/C NE4 TH E538.53FT S827.25FT W539.45FT N826.75FT TO BEG EX N350FT OF W200FT SUBJ TO ESMTS OF RECORD	600 E WILSHIRE BLVD OKLAHOMA CITY
R140893300	BAKER SHIRLEY	No Data	No Data	748 NE 83RD ST	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 03 12N 3W	0	0	UNPLTD PT NE4 SEC 3 12N 3W BEG 1548.3FT S & 2231.18FT W OF NE/C NE4 TH W429.25FT S507.4FT E429.25FT N507.4FT TO BEG	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's  
400ft Radius Report  
2/20/2025

R102814000	GULF EXPLORATION LLC	No Data	No Data	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	INTERURBAN HEIGHTS	4	0	INTERURBAN HEIGHTS 004 000 S 1/2	0 UNKNOWN OKLAHOMA CITY
R102812700	GULF EXPLORATION LLC	No Data	No Data	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114	INTERURBAN HEIGHTS	4	0	INTERURBAN HEIGHTS BLK 004 W1 1/2ACRES OF N 1/2	0 UNKNOWN OKLAHOMA CITY
R102813100	BOYLES CAROL DAWN	No Data	No Data	8517 E 92ND ST	TULSA	OK	74133	INTERURBAN HEIGHTS	4	0	INTERURBAN HEIGHTS 004 000 E1ACRES OF N 1/2	0 UNKNOWN OKLAHOMA CITY
R140891200	GOUDEAU PHYLLIS TRS	GOUDEAU FAMILY REVOCABLE TRUST	No Data	601 NE 73RD ST	OKLAHOMA CITY	OK	73105-5632	UNPLTD PT SEC 03 12N 3W	0	0	UNPLTD PT SEC 03 12N 3W 000 000 PT NE4 SEC 3 12N 3W BEG 2056.01FT W & 828.1FT S OF NE/C NE4 TH W602.84FT S720.2FT E604.42FT N720.2FT TO BEG SUBJ TO ESMTS OF RECORD	601 NE 73RD ST OKLAHOMA CITY
R102811800	WILSHIRE CHURCH OF CHRIST	No Data	No Data	400 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73105-1010	INTERURBAN HEIGHTS	3	0	INTERURBAN HEIGHTS 003 000	0 UNKNOWN OKLAHOMA CITY
R102815900	BUBBASUGARLITTL E LLC	No Data	No Data	331 NE 70TH ST	OKLAHOMA CITY	OK	73105	INTERURBAN HEIGHTS	0	0	INTERURBAN HEIGHTS 000 000 ALL OF BLKS 5 6 7 8 PLUS E/2 OF BLKS 9 & 10 & PLUS ALL OF VACATED CENTRAL AVE ADJ BLKS 5 6 7 8 9 10	331 NE 70TH ST OKLAHOMA CITY
R102815905	VAN HOOSE JEFFERY J	No Data	No Data	101 NE 70TH ST	OKLAHOMA CITY	OK	73105	INTERURBAN HEIGHTS	11	0	INTERURBAN HEIGHTS E530FT OF BLK 11 PLUS ALL OF VACATED CENTRAL AVE ADJ PLUS ALL OF VACATED WHEELER AVE ADJ BLK 11 ON N	0 UNKNOWN

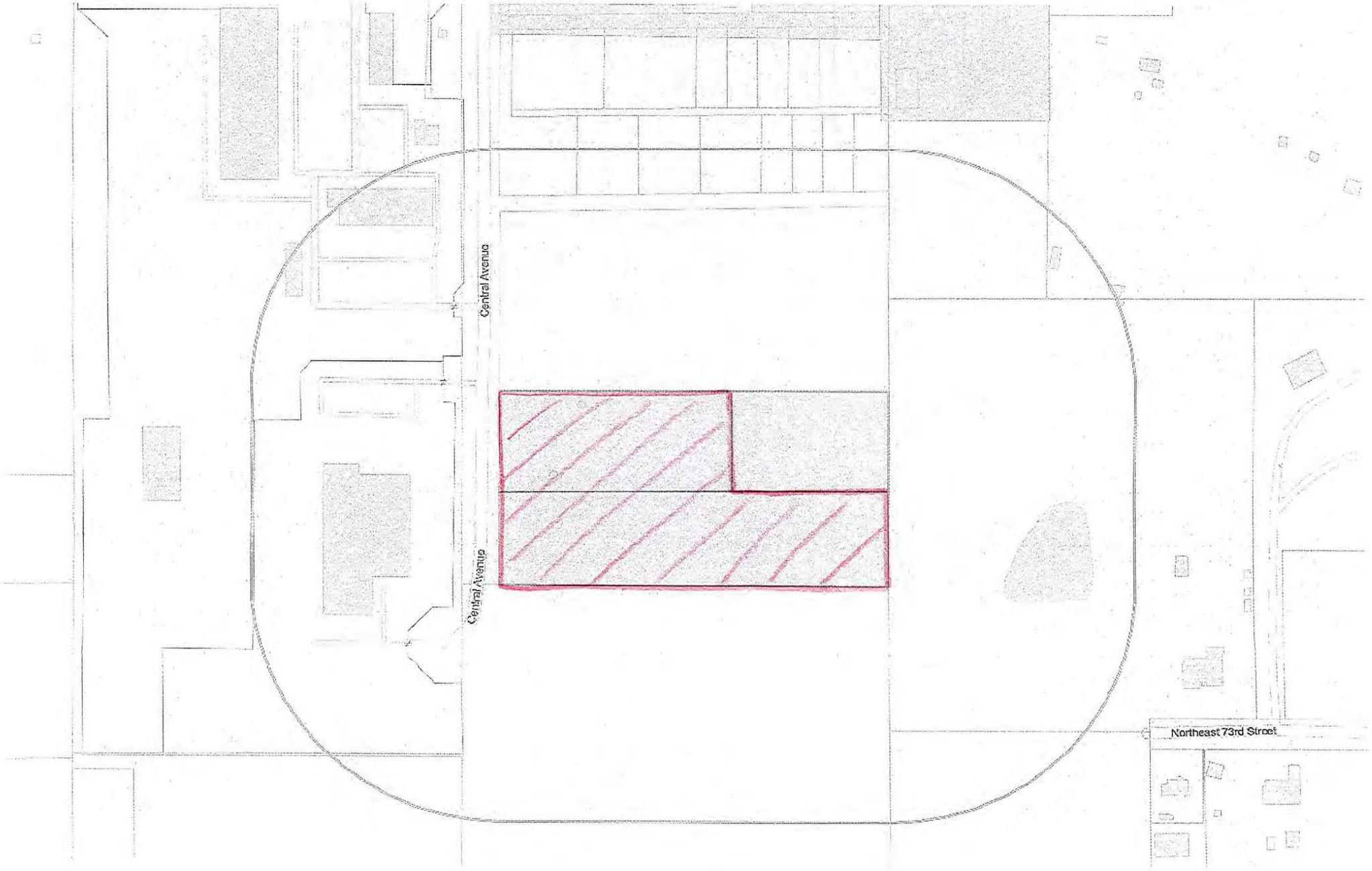


Central Avenue

Central Avenue

Northeast 73rd Street





Central Avenue

Central Avenue

Northeast 73rd Street