



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 PUD ReZONING

Planned Unit Development District

S. Walker Ave. & W. I-240 Service Rd.

Name of Development or Applicant

345 W. I-240 Service Rd.

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

Residential and Moderate Industrial uses

Summary Purpose Statement / Proposed Development

Staff Use Only:	2039
Case No.: PUD -	
File Date:	9-12-24
Ward No.:	W4
Nbhd. Assoc.:	Parmalee NA, Envision 240, The Two40 on I-240
School District:	OKC
Extg Zoning:	PUD-1826
Overlay:	

25 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Kaitlyn Turner

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.



Return To:
Alan Oak Development LLC
I-240 & Walker
Oklahoma City, OK

①

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **675.00**

Filed/insured by: First American Title Insurance Company

File No.: **2660995 OK24 (LM)**

Tax ID#: **1710-13-220-1005**

That **Alan Oak Development LLC**, (the "Grantor"), in consideration of the sum of TEN & NO/100----- Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **DLP Development, LLC**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

A tract of land lying in the East Half (E/2) of Section Twenty-eight (28), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and containing within its bounds portions of Lot 1, Block 14; Lots 1 and 2, Block 15; and Lot 1, Block 16, together with a portion of vacated street rights-of-way for Southwest 73rd Street and Hudson Avenue as vacated by the Decree of Vacation in Oklahoma County District Court Case No. CJ-2012-4102, recorded in Book 12089, Page 362, Oklahoma County Clerk records, all as shown on the recorded plat of SOUTHERN OAKS SECTION THREE, recorded in Book 40 of Plats, Page 39, Oklahoma County records; and together with other unplatted lands, said tract of land being more particularly described by metes and bounds as follows: Commencing at the Southwest corner of said E/2 of Section 28; Thence North 00°00'00" East, along the West line of said E/2, a distance of 720.77 feet; Thence South 89°53'59" East, along the centerline of Southwest 73rd Street, as established by the above referenced plat of Southern Oaks Section Three, a distance of 200.00 feet to the Westerly limits of vacated Southwest 73rd Street, as vacated by the above referenced Decree of Vacation, said point being the POINT OF BEGINNING of the herein described tract; Thence North 00°00'00" East, along the Easterly limits of remaining 73rd Street, a distance of 25.00 feet; Thence North 89°53'59" West, along the Northerly right-of-way line of Southwest 73rd Street, a distance of 20.00 feet; Thence North 00°00'00" East, parallel with the West line of the said E/2 of Section 28, a distance of 167.21 feet; Thence South 89°53'59" East a distance of 25.63 feet; Thence North 00°00'00" East, parallel with the West line of the said E/2 of Section 28, a distance of 102.05 feet to a point on the North line of Lot 1, Block 14, Southern Oaks Section Three; Thence Easterly, along the Northerly lines of said Lot 1, Block 14, the following three (3) courses:

- 1. South 86°58'28" East a distance of 63.46 feet;**
- 2. North 75°52'24" East a distance of 144.68 feet;**
- 3. South 82°28'00" East a distance of 165.05 feet to the centerline of former Hudson Avenue, said street vacated by the above referenced Decree of Vacation;**

Thence North 07°31'48" East a distance of 297.44 feet to a point, said point being 611.91 feet South 89°52'21" East of the West line of the said E/2 of Section 28; Thence South 89°52'21" East a distance of 159.92 feet; Thence North 00°00'00" East, parallel with said West line, a distance of 478.40 feet, said point being 771.83 feet North 90°00'00" East of the West line of the E/2 of Section 28; Thence North 90°00'00" East a distance of 100.00 feet; Thence Easterly along a curve to the right having a radius of 333.72 feet (said curve subtended by a chord which bears South 71°14'57" East a distance of 214.53 feet) for an arc distance of 218.41 feet; Thence South 52°30'00" East a distance of 185.00 feet; Thence North 37°30'00" East a distance of 170.00 feet to a point, said point being the centerline of Southwest 69th Street and the Southwesterly corner of the plat of Southern Oaks Section Seven, said plat recorded in Book 53 of Plats, Page 84, Oklahoma records; Thence South 52°30'00" East, along the Southwesterly line of said plat, a

distance of 539.07 feet to the Southeasterly corner of said plat;
Thence South 37°30'00" West a distance of 170.00 feet; Thence South 52°30'00" East a distance of 55.45 feet; Thence South 37°30'00" West, passing at a distance of 165.00 feet the most Northerly corner of Lot 2, Block 16, Southern Oaks Section Three, and continuing along the Northwesterly line of said Lot 2, for a total distance of 575.28 feet; Thence North 52°30'00" West a distance of 381.67 feet; Thence South 90°00'00" West a distance of 234.62 feet; Thence South 00°00'00" West a distance of 934.37 feet to a point on the Northerly right-of-way line of Interstate Highway 240; Thence South 82°13'00" West, along said Northerly right-of-way line, a distance of 25.00 feet; Thence Westerly, along said Northerly right-of-way line, on a curve to the right having a radius of 3,819.72 feet (said curve subtended by a chord which bears South 82°22'34" West a distance of 21.25 feet) for an arc distance of 21.25 feet; Thence North 00°00'00" East a distance of 280.08 feet; Thence North 89°47'00" West a distance of 440.00 feet; Thence South 00°00'00" West a distance of 51.44 feet; Thence South 89°47'00" East a distance of 130.00 feet; Thence South 00°00'00" West a distance of 4.54 feet; Thence North 89°47'00" West a distance of 250.00 feet; Thence North 00°00'00" East a distance of 404.46 feet to the POINT OF BEGINNING.

Property Address: **I-240 & Walker, Oklahoma City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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.

Signed and delivered this **October 25, 2021**.

Alan Oak Development, an Oklahoma limited liability company

By



Denton Parker, Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

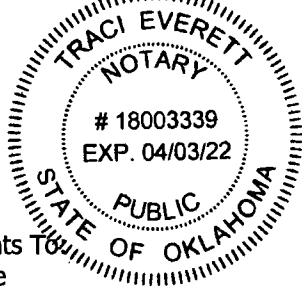
STATE OF **OKLAHOMA**

}
}
}

ss.

COUNTY OF **OKLAHOMA**

This instrument was acknowledged before me on **October 5th**, 2021, by **Denton Parker** as **Manager** of **Alan Oak Development, LLC** an **Oklahoma limited liability company**.



Traci Everett

NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To
Bank of Commerce
1601 West Commerce
Duncan, OK 73533

UNOFFICIAL COPY

LETTER OF AUTHORIZATION

I, Lance A. Windel or,
Property Owner of Record
DLP Development, LLC authorize,
Agent of the Property Owner of Record and Title
Williams, Box, Forshee & Bullard, P.C.
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: 
Signature
Title: Manager
Manager / Proprietor
Date: 09/05/2024
MM/DD/YYYY

EXHIBIT A
LEGAL DESCRIPTION

PERIMETER DESCRIPTION
GRIFFIN ETAL REMAINING LANDS 2021
(SOUTHERN OAKS)

LEGAL DESCRIPTION

A tract of land lying in the East Half of Section 28, Township 11 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and containing within its bounds portions of Lot 1, Block 14; Lots 1 and 2, Block 15; and Lot 1, Block 16, together with a portion of vacated street rights-of-way for Southwest 73rd Street and Hudson Avenue as vacated by the DECREE OF VACATION in Oklahoma County District Court Case No. CJ-2012-4102, recorded in Book 12089, Page 362, Oklahoma County Clerk records, all as shown on the recorded plat of SOUTHERN OAKS SECTION THREE, recorded in Book 40 of Plats, Page 39, Oklahoma County records; and together with other unplatted lands, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of the said East Half of Section 28;

THENCE North 00°00'00" East, along the west line of said East Half of Section 28, a distance of 720.77 feet;

THENCE South 89°53'59" East, along the centerline of Southwest 73rd Street, as established by the above referenced plat of SOUTHERN OAKS SECTION THREE, a distance of 200.00 feet to the westerly limits of vacated Southwest 73rd Street, as vacated by the above referenced DECREE OF VACATION, said point being the POINT OF BEGINNING of the herein described tract of land;

THENCE North 00°00'00" East, along the easterly limits of remaining Southwest 73rd Street, a distance of 25.00 feet; THENCE

North 89°53'59" West, along the northerly right-of-way line of Southwest 73rd Street, a distance of 20.00 feet; THENCE North

00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 167.21 feet; THENCE South

89°53'59" East a distance of 25.63 feet;

THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 102.05 feet to a point on the north line of Lot 1, Block 14, SOUTHERN OAKS SECTION THREE;

THENCE Easterly, along the northerly lines of said Lot 1, Block 14, the following three (3) courses:

1. South 86°58'28" East a distance of 63.46 feet,
2. North 75°52'24" East a distance of 144.68 feet,
3. South 82°28'00" East a distance of 165.05 feet to the centerline of former Hudson Avenue, said street vacated by the above referenced DECREE OF VACATION;

THENCE North 07°31'48" East a distance of 297.44 feet to a point, said point being 611.91 feet South 89°52'21" East of the west line of the said East Half of Section 28;

THENCE South 89°52'21" East a distance of 159.92 feet;

THENCE North 00°00'00" East, parallel with said west line, a distance of 478.40 feet, said point being 771.83 feet North 90°00'00" East of the west line of the East Half of Section 28;

THENCE North 90°00'00" East a distance of 100.00 feet;

THENCE easterly along a curve to the right having a radius of 333.72 feet (said curve subtended by a chord which bears South 71°14'57" East a distance of 214.53 feet) for an arc distance of 218.41 feet;

THENCE South 52°30'00" East a distance of 185.00 feet;

THENCE North 37°30'00" East a distance of 170.00 feet to a point, said point being the centerline of Southwest 69th Street and the southwesterly corner of the plat of SOUTHERN OAKS SECTION SEVEN, said plat recorded in Book 53 of Plats, Page 84, Oklahoma County records;

THENCE South 52°30'00" East, along the southwesterly line of said plat, a distance of 539.07 feet to the southeasterly corner of said plat;

THENCE South 37°30'00" West a distance of 170.00 feet;

THENCE South 52°30'00" East a distance of 55.45 feet;

THENCE South 37°30'00" West, passing at a distance of 165.00 feet the most northerly corner of Lot 2, Block 16, SOUTHERN OAKS SECTION THREE, and continuing along the northwesterly line of said Lot 2, for a total distance of 575.28 feet;

THENCE North 52°30'00" West a distance of 381.67 feet;

THENCE South 90°00'00" West a distance of 234.62 feet;

THENCE South 00°00'00" West a distance of 934.37 feet to a point on the northerly right-of-way line of Interstate Highway 240;

THENCE South 82°13'00" West, along said northerly right-of-way line, a distance of 25.00 feet;

THENCE westerly, along said northerly right-of-way line, on a curve to the right having a radius of 3,819.72 feet (said curve subtended by a chord which bears South 82°22'34" West a distance of 21.25 feet) for an arc distance of 21.25 feet;

THENCE North 00°00'00" East a distance of 280.08 feet;

THENCE North 89°47'00" West a distance of 440.00 feet;

THENCE South 00°00'00" West a distance of 51.44 feet;

THENCE South 89°47'00" East a distance of 130.00 feet;

THENCE South 00°00'00" West a distance of 4.54 feet;

THENCE North 89°47'00" West a distance of 250.00 feet;

THENCE North 00°00'00" East a distance of 404.46 feet to the POINT OF BEGINNING.

Said tract of land containing 1,115,474 square feet or 25.6078 acres more or less.

The basis of bearing is the plat of SOUTHERN OAKS SECTION THREE with the west line of the East Half of Section 28, Township 11 North Range 3 West of the Indian Meridian being a bearing of NORTH.

The foregoing description is based upon a compilation of documents of record and is not the resultant of an on the ground survey.

The lands described is a perimeter description, when combined, of the following Oklahoma County Assessor's Parcel Number:
R132201210

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 A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), 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: September 4, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2892623-OK99

OWNERSHIP REPORT
ORDER 2892623-OK99

DATE PREPARED: SEPTEMBER 9, 2024
EFFECTIVE DATE: SEPTEMBER 4, 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
1710	R132201210	DLP DEVELOPMENT		1601 W COMMERCE	DUNCAN	OK	73533	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SE4 SEC 28 11N 3W & PT OF LOT 1 BLK 14 & LOTS 1 & 2 BLK 15 & LOT 1 BLK 16 PLUS PT OF VAC STREETS OF SOUTHERN OAKS SEC 3 DESC BEG 720.77FT N & 200FT E OF SW/C SE4 TH N25FT W20FT N167.21FT E25.63FT N102.05FT SE63.46FT NE144.68FT SE165.05FT NELY297.44FT E159.92FT N478.40FT E100FT RIGHT ON CURVE NE218.41FT SE185FT NE170FT SE539.07FT SW170FT SE55.45FT SW575.28FT NW381.67FT W234.62FT S934.37FT SW25FT RIGHT ON CURVES W21.25FT N280.08FT W440FT S51.44FT E130FT S4.54FT W250FT N404.46FT TO BEG CONT 25.63ACRS (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1710	R261281210	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	GREELEY TOWNSHIP	0	0	GREELEY TOWNSHIP 03W 028 PT OF SE4 SEC 28 11N 3W BEG 633.9FT E & 76.95FT N OF SW/C OF SE4 TH NELY 75FT NWLY 74.60FT S20FT TO BEG & BEG 239.83FT N & 482.83FT W OF SE/C OF SE4 TH SWLY 450.21FT N10FT ELY 450.79FT S10FT TO BEG	0 UNKNOWN
1710	R168611702	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	0	0	GREELEY TOWNSHIP 000 000 PT NE4 & SE4 SEC 28 11N 3W BEG 1797.9FT N OF SW/C SE4 TH N960FT E235FT SELY ON CURVE 659.73FT E325FT NELY 506.19FT SELY325FT SWLY ALONG CURVE 295.96FT SWLY 503.12FT NWLY185FT NWLYALONG CURVE 218.42FT W871.80FT TO BEG	6900 S WALKER AVE UNINCORPORATED
1710	R109991050	ORRKLAHOMA REALTY LLC		339 SW 74TH ST	OKLAHOMA CITY	OK	73139	SOUTHERN OAKS SEC 3	0	0	SOUTHERN OAKS SEC 3 000 000 PT OF BLKS 15 & 16 OF SOUTHERN OAKS SEC 3 & TRACT OF LAND LYING IN SE4 SEC 28 11N 3W DESC BEG 58.35FT N & 100FT E & 149.32FT E & LEFT ON CURVE NE385.17FT NW20FT LEFT ON CURVE NE74.61FT SE20FT LEFT ON CURVE NE73.17FT NE25FT OF SW/C SE4 TH N934.37FT E234.62FT SE381.67FT SW194.70FT SW209.53FT RIGHT ON CURVE SE92.77FT SE300FT SW325FT TO BEG CONT 7.43ACRS MORE OR LESS	339 W I 240 SERVICE RD OKLAHOMA CITY
1710	R109991010	AUTOMAY CAR SALES INC		12801 KNIGHT HILL RD	OKLAHOMA CITY	OK	73142-6060	SOUTHERN OAKS SEC 3	14	0	SOUTHERN OAKS SEC 3 014 000 PT LOT 1 BEG 110FT S OF NW/C SD LOT 1 TH E130FT S167.19FT W105FT NWLY ALONG A CURVE 39.30FT N142.19FT TO BEG	7378 S WALKER AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2892623-OK99

DATE PREPARED: SEPTEMBER 9, 2024
EFFECTIVE DATE: SEPTEMBER 4, 2024 AT 7:30 AM

1710	R109991015	COMPIRE LLC		600 W SHERIDAN AVE	OKLAHOMA CITY	OK	73102- 2410	SOUTHERN OAKS SEC 3	14	0	SOUTHERN OAKS SEC 3 014 000 PT OF LOT 1 BEG AT NW/C OF LOT 1 TH ELY 155.84FT S102.05FT W155.63FT N110FT TO BEG	7370 S WALKER AVE OKLAHOMA CITY
1710	R109991100	REALTY INCOME CK1 LLC	C/O PORTFOLIO MANAGEMENT	11995 EL CAMINO REAL STE 101	SAN DIEGO	CA	92130- 2539	SOUTHERN OAKS SEC 3	15	0	SOUTHERN OAKS SEC 3 015 000 BEG AT SW/C LOT 2 NWLY 70.84FT N100FT E175FT S150FT W125FT TO BEG	441 W I 240 SERVICE RD OKLAHOMA CITY
1710	R109992000	SANTA TERESA CAPITAL LLC		1720 MAGOFFIN AVE	EL PASO	TX	79901	SOUTHERN OAKS SEC 3	15	0	SOUTHERN OAKS SEC 3 015 000 PT LOT 2 BEG 58.16FT N & 50FT E & 175FT ELY FROM SW/C SE4 TH N150FT W25FT N108.37FT E250FT S253.10FT SWLY200.76FT W24.32FT TO BEG	421 W I 240 SERVICE RD OKLAHOMA CITY
1710	R109991115	NAME BRANDS INC	ATTN JIM BRYDEN	7215 S MEMORIAL DR	TULSA	OK	74133- 2943	SOUTHERN OAKS SEC 3	15	0	SOUTHERN OAKS SEC 3 015 000 PT LOT 2 BEG 58.16FT N & 50FT E & 199.32FT ELY & 200.76FT ELY ON A CURVE FROM SW/C SE4 SEC 28 11N 3W TH N257.64FT W130FT N51.44FT E355FT S270.45FT SW ON A CURVE 43.26FT SLY20FT SWON A CURVE 184.41FT TO BEG CONT 1.6846ACRS MORE OR LESS	405 W I 240 SERVICE RD OKLAHOMA CITY
1710	R109991090	JONRIAN INC		PO BOX 18525	OKLAHOMA CITY	OK	73154- 0525	SOUTHERN OAKS SEC 3	15	0	SOUTHERN OAKS SEC 3 015 000 PT LOT 2 BEG 58.16FT N & 50FT E & 199.32FT ELY & 385.17FT NEON A CURVE & 20FT NLY & 43.26FT NE OF SW/C SE4 SEC 28 11N 3W TH N219.01FT E75FT S229.97FT SW ON A CURVE 41.84FT NLY20FTSW ON A CURVE 31.35FT TO BEG PLUS A TR BEG 58.16FT N & 50FTE & 199.32FT ELY & 200.76FT ELY ON A CURVE & 309.08FT N & 225FT E OF SW/C SE4 SEC 28 11N 3W TH E75FT S51.44FT W75FT N51.44FT TO BEG CONT .478ACRS MORE OR LESS	401 W I 240 SERVICE RD OKLAHOMA CITY
1710	R109991095	TIERRA DE ORO LLC		1711 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	SOUTHERN OAKS SEC 3	15	0	SOUTHERN OAKS SEC 3 015 000 PT LOT 2 BEG 208.16FT N & 50FT E SW/C SE4 SEC 28 11N 3W TH N370FT E150FT S370FT W150FT TO BEG	7390 S WALKER AVE, Unit A OKLAHOMA CITY
1710	R109991105	PHAMTRAN INVESTMENTS LLC		717 BEAVER CREEK DR	MURPHY	TX	75094	SOUTHERN OAKS SEC 3	15	0	SOUTHERN OAKS SEC 3 015 000 PT LOT 2 BEING N117.55FT OF W150FT LOT 2	7380 S WALKER AVE OKLAHOMA CITY
1710	R109991200	VESTA SEMINOLE RIDGE LLC		6911 S 66TH E AVE, Unit 100	TULSA	OK	74133	SOUTHERN OAKS SEC 3	16	0	SOUTHERN OAKS SEC 3 016 000 LOT 2 EX BEG 104.76FT S OF NW/C TH SLY 275FT ELY ON CURVE 39.27FT ELY 290.09FT NLY 300.04FT W315FT TO BEG	125 W I 240 SERVICE RD OKLAHOMA CITY

1710	R109991300	FOWLER HOLDING COMPANY INC		2721 36TH AVE NW	NORMAN	OK	73072- 2411	SOUTHERN OAKS SEC 3	16	0	SOUTHERN OAKS SEC 3 016 000 PT LOTS 3 & 4 BEG BEG 257.8FT N & 301.29FT W OF SE/C SE4 TH W183.55FT N10FT W116.77FT WLY78.73FT NWLY600.29FT E542.68FT S574.3FT TO BEG PLUS PT OF BLK 16 PLUS PT OF SE4 SEC 28 11N 3W BEG 821.83FT N & 517.42FT W OF SE/C SE4 TH W326.37FT NW29.75FT NW227.91FT NW113.48FT NE165FT LEFT ON CURVE SE264.30FT E170.55FT S353.71FT TO BEG CONT 3.54ACRS MORE OR LESS	55 W I 240 SERVICE RD OKLAHOMA CITY
1710	R125471160	SANCHEZ VANESSA	SANCHEZ LILIA	125 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7414	SOUTHERN OAKS SEC SEVEN	2	1	SOUTHERN OAKS SEC SEVEN 002 001	125 SW 69TH TER OKLAHOMA CITY
1710	R125471170	SOTO SAMUEL JR	CHAVIRA ALVAREZ LAURA S	121 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7414	SOUTHERN OAKS SEC SEVEN	2	2	SOUTHERN OAKS SEC SEVEN 002 002	121 SW 69TH TER OKLAHOMA CITY
1710	R125471180	WOOD WALTER E JR & L JUNE CO TRS	WOOD WALTER E JR & L JUNE REV TRUST	117 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7414	SOUTHERN OAKS SEC SEVEN	2	3	SOUTHERN OAKS SEC SEVEN 002 003	117 SW 69TH TER OKLAHOMA CITY
1710	R125471190	PHI UYEN	PHI CO Q & PHI QUYNH T	113 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7414	SOUTHERN OAKS SEC SEVEN	2	4	SOUTHERN OAKS SEC SEVEN 002 004	113 SW 69TH TER OKLAHOMA CITY
1710	R125471200	NGUYEN DZU T		109 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7414	SOUTHERN OAKS SEC SEVEN	2	5	SOUTHERN OAKS SEC SEVEN 002 005	109 SW 69TH TER OKLAHOMA CITY
1710	R125471210	NGUYEN HUONG THI KIM REV LIV TRUST		105 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7414	SOUTHERN OAKS SEC SEVEN	2	6	SOUTHERN OAKS SEC SEVEN 002 006	105 SW 69TH TER OKLAHOMA CITY
1710	R125471220	CURRY CARL O JR & BRANDA A		10417 CHARWOOD CT	OKLAHOMA CITY	OK	73139	SOUTHERN OAKS SEC SEVEN	2	7	SOUTHERN OAKS SEC SEVEN 002 007	101 SW 69TH TER OKLAHOMA CITY
1710	R125471230	AYRES JOSHUA		100 SW 69TH TER	OKLAHOMA CITY	OK	73139	SOUTHERN OAKS SEC SEVEN	2	8	SOUTHERN OAKS SEC SEVEN 002 008	100 SW 69TH TER OKLAHOMA CITY
1710	R125471240	TORRES ANTONIO CRUZ	GUTIERREZ DE CRUZ MARIA	104 SW 69TH TER	OKLAHOMA CITY	OK	73139	SOUTHERN OAKS SEC SEVEN	2	9	SOUTHERN OAKS SEC SEVEN 002 009	104 SW 69TH TER OKLAHOMA CITY
1710	R125471250	BLUE EYES THOMAS R		108 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7413	SOUTHERN OAKS SEC SEVEN	2	10	SOUTHERN OAKS SEC SEVEN 002 010	108 SW 69TH TER OKLAHOMA CITY
1710	R125471260	MIRELES JUAN C	SOLIS GLORIA	112 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7413	SOUTHERN OAKS SEC SEVEN	2	11	SOUTHERN OAKS SEC SEVEN 002 011	112 SW 69TH TER OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2892623-OK99

DATE PREPARED: SEPTEMBER 9, 2024
EFFECTIVE DATE: SEPTEMBER 4, 2024 AT 7:30 AM

1710	R125471270	NGUYEN CATHY THU TRS	NGUYEN CATHY REV LIVING TRUST	116 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7413	SOUTHERN OAKS SEC SEVEN	2	12	SOUTHERN OAKS SEC SEVEN 002 012	116 SW 69TH TER OKLAHOMA CITY
1710	R125471280	NGUYEN HUE THI KIM		120 SW 69TH TER	OKLAHOMA CITY	OK	73139	SOUTHERN OAKS SEC SEVEN	2	13	SOUTHERN OAKS SEC SEVEN 002 013	120 SW 69TH TER OKLAHOMA CITY
1710	R125471290	BURNEY HAROLD J & OLETA CAROL		124 SW 69TH TER	OKLAHOMA CITY	OK	73139- 7413	SOUTHERN OAKS SEC SEVEN	2	14	SOUTHERN OAKS SEC SEVEN 002 014	124 SW 69TH TER OKLAHOMA CITY
1710	R125471300	ALEXANDER CODY		128 SW 69TH TER	OKLAHOMA CITY	OK	73139	SOUTHERN OAKS SEC SEVEN	2	15	SOUTHERN OAKS SEC SEVEN 002 015	128 SW 69TH TER OKLAHOMA CITY
1710	R132201220	VISION STONE MINISTRY	HEARTLAND CONFERENCE IPHC	4910 S ANDERSON RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SEC 28 11N 3W 000 000 PT OF SE4 SEC 28 11N 3W BEG 1022.9FT N OF SW/C OF SE4 TH E50FT ELY & SELY 528.99FT NLY 297.44FT W611.86FT S298.35FT TO BEG EX E25FT TO CITY EXEMPT	7200 S WALKER AVE OKLAHOMA CITY
1710	R132201240	VENTURA GREEN OKC LLC		1111 N LEE AVE STE 215	OKLAHOMA CITY	OK	73103- 2620	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SEC 28 11N 3W 000 000 PT SE4 SEC 28 11N 3W BEG SW/C OF NW4 OF SE4 N476.6FT ELY 771.8FT S478.3FT W771.8FT TO BEG CONT 8ACRS MORE OR LESS AKA TR 2 SUBJ TO ESMTS OF RECORD	7000 S WALKER AVE OKLAHOMA CITY
1710	R132201260	REMINGTON SANTE FE LLC		1200 SOVEREIGN ROW	OKLAHOMA CITY	OK	73108- 1823	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SE4 SEC 28 11N 3W BEG 1175.54FT N OF SE/C SE4 TH N484.96FT W175.18FT NW251.64FT NW145.38FT NW17.87FT SW790FT SE55.45FT ELY ON A CURVE 264.35FT E687.94FT TO BEG SUBJ TO ESMTS OF RECORD	7125 S SANTA FE AVE OKLAHOMA CITY
1711	R102881010	ASCENT C STORE LLC		929 PRESIDENT ST	BROOKLYN	NY	11215	TOWER PLAZA ADD	0	0	TOWER PLAZA ADD 000 000 LOTS 5 & 6 LESS & EX W85FT	7401 S WALKER AVE OKLAHOMA CITY
1711	R132204501	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SEC 28 11N 3W 000 000 PT SW4 SEC 28 11N 3W BEG 660FT N & 30FT W OF SE/C OF SW4 W20FT N330FT E20FT S330FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
1711	R132204500	WINDSONG APARTMENTS LLC		4804 LAUREL CANYON BLVD, Unit 734	VALLEY VLG	CA	91607- 3717	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SEC 28 11N 3W 000 000 PT SW4 SEC 28 11N 3W BEG 663FT N & 30FT W SE/C SW4 TH W1273FT N165FT E504FT N25FT E120FT N143FT E649FT S330FT TO BEG EXE20FT TO CITY	7255 S WALKER AVE OKLAHOMA CITY
1711	R132204000	BUI HIEU		7207 S WALKER AVE	OKLAHOMA CITY	OK	73139	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT OF SW4 SEC 28 11N 3W BEG 993FT N & 30FT W OF SE/C OF SW4 TH W160FT N90FT E160FT S90FT TO BEG	7207 S WALKER AVE OKLAHOMA CITY
1711	R132203900	STANDIFER DELBERT L JR TRS	HAZO LIV TRUST	1135 WOODBURY DR	HARBOR CITY	CA	90710- 1242	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT OF SW4 SEC 28 11N 3W BEG 1083FT N & 30FT W OF SE/C OF SW4 TH N100FT W160FT S100FT E160FT TO BEG	7201 S WALKER AVE OKLAHOMA CITY

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DATE PREPARED: SEPTEMBER 9, 2024
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1711	R132205100	TRINITY CHURCH OF THE NAZARENE		511 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 28 11N 3W	0	0	UNPLTD PT SEC 28 11N 3W 000 000 PT SW4 BEG 50FT W & 333FT N OF SE/C OF SW4 TH W1273FT N330FT E1273FT S330FT TO BEG EXEMPT EX BEG 334.72FT N & 898.92FT W OF SE/C SW4 TH N324.89FT W395.26FT S138.67FT W8.56FT S185.57FT E404.27FT TO BEG	7303 S WALKER AVE OKLAHOMA CITY
1729	R090154025	STORE MASTER FUNDING III LLC		14504 HERTZ QUAIL SPRINGS PKWY	OKLAHOMA CITY	OK	73134- 2629	MONTCLAIR ADDITION	4	0	MONTCLAIR ADDITION 004 000 PT LOT 4 BEG 625.25FT E & 931.44FT N OF SW/C LOT 4 TH W295FT N140.14FT NE92.12FT NW10FT NE207.16FT S191.51FT TO BEG EX A TR BEG 625.25FT E & 931.44FT N & 295FT W & 129.57FT N OF SW/C LT 4 TH NE19.60FT NE3FT SE15.30FT SW3FT NW14.30FT SW19.84FT N1FT TO BEG	400 W I 240 SERVICE RD
1729	R090266005	TLC PROPERTIES INC		123 NW 50TH ST	OKLAHOMA CITY	OK	73118	CORONADO SUB ADD	4	0	CORONADO SUB ADD 004 000 LOTS 25 THRU 28 PLUS N/2 OF VACATED SW 75TH ST ADJ SD PROPERTY ON S	0 UNKNOWN OKLAHOMA CITY
1729	R090266000	STORE MASTER FUNDING VIII LLC	C/O THE KEY	PO BOX 892220	OKLAHOMA CITY	OK	73189	CORONADO SUB ADD	4	0	CORONADO SUB ADD 004 000 LOTS 29 THRU 36 & N/2 OF VACATED SW 75TH ST ADJ SD PROPERTY ON S	0 SW 74TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

S. Walker Ave. & W. I-240 Service Rd.

345 W. I-240 Service Rd.

September 12, 2024

PREPARED FOR:

DLP Development
1601 W. Commerce
Duncan, OK 73533
c/o Lance Windel
520-226-0416
lwindel@gmail.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
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Oklahoma City, OK 73102
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Walker Ave. & S. I-240 Service Rd., consisting of approximately 25 acres, is located within the Southeast Quarter (SE/4) of Section 28, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 345 W. I-240 Service Rd.

SECTION 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.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is DLP Development.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1826. Surrounding properties are zoned and used for:

North: R-1, R-4, C-3, and C-1 Districts and used for residential development.
East: C-3, R-4, SPUD-460, PUD-833, and R-1 Districts and used for commercial and residential development.
South: C-3 District and used for commercial development.
West: C-3, O-1, R-1, and R-4 Districts and used for commercial and residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit industrial regulations.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 66th St. / S. Harvey Ave. The nearest street to the east is S. Santa Fe Ave. The nearest street to the south is W. I-240 Service Rd. The nearest street to the west is S. Walker Ave.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 16 located at 405 SE 66th St. It is approximately 1.5 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity and Regional District land use topology areas and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL 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

There shall be two (2) tracts within this PUD in accordance with Exhibit B. Tract 1 and Tract 2 may be administratively split and there shall be no minimum lot size requirement.

Tract 1 - The use and development regulations of the **R-4 General Residential District** shall govern Tract 1 of this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within Tract 1.

Tract 2 – The use and development regulations of the **I-2 Moderate Industrial District** shall govern Tract 2 of this PUD, except as herein modified.

The following uses shall be the only uses permitted within Tract 2:

8300.1	Administrative and Professional Offices
8300.66	Signs: Non-Accessory

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

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

The base zoning district shall regulate the screening regulations in this PUD.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

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.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be taken from SW 74th St., E. I-240 Service Rd., S. Walker Ave./SW 73rd St., and SW 69th St. Access to Tract 1 may be taken through Tract 2.

9.9 PARKING REGULATIONS

The parking calculation for this PUD shall be one space per dwelling unit, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The maximum height of structures within this PUD shall be 3 stories or 45 feet.

9.14 SETBACK REGULATIONS

North: 15-feet

East: 15-feet, where abutting R-1 a 15-foot setback with 5-foot landscape buffer shall be provided.

South: 15-feet

West: 15-feet

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 SPECIFIC PLAN

No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150D of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

The subsequent Specific Plan shall indicate the pedestrian route for resident to access the educational, recreational, and institutional uses to the north.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

EXHIBIT A
LEGAL DESCRIPTION

PERIMETER DESCRIPTION
GRIFFIN ETAL REMAINING LANDS 2021
(SOUTHERN OAKS)

LEGAL DESCRIPTION

A tract of land lying in the East Half of Section 28, Township 11 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and containing within its bounds portions of Lot 1, Block 14; Lots 1 and 2, Block 15; and Lot 1, Block 16, together with a portion of vacated street rights-of-way for Southwest 73rd Street and Hudson Avenue as vacated by the DECREE OF VACATION in Oklahoma County District Court Case No. CJ-2012-4102, recorded in Book 12089, Page 362, Oklahoma County Clerk records, all as shown on the recorded plat of SOUTHERN OAKS SECTION THREE, recorded in Book 40 of Plats, Page 39, Oklahoma County records; and together with other unplatted lands, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of the said East Half of Section 28;

THENCE North 00°00'00" East, along the west line of said East Half of Section 28, a distance of 720.77 feet;

THENCE South 89°53'59" East, along the centerline of Southwest 73rd Street, as established by the above referenced plat of SOUTHERN OAKS SECTION THREE, a distance of 200.00 feet to the westerly limits of vacated Southwest 73rd Street, as vacated by the above referenced DECREE OF VACATION, said point being the POINT OF BEGINNING of the herein described tract of land;

THENCE North 00°00'00" East, along the easterly limits of remaining Southwest 73rd Street, a distance of 25.00 feet;

THENCE North 89°53'59" West, along the northerly right-of-way line of Southwest 73rd Street, a distance of 20.00 feet;

THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 167.21 feet;

THENCE South 89°53'59" East a distance of 25.63 feet;

THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 102.05 feet to a point on the north line of Lot 1, Block 14, SOUTHERN OAKS SECTION THREE;

THENCE Easterly, along the northerly lines of said Lot 1, Block 14, the following three (3) courses:

1. South 86°58'28" East a distance of 63.46 feet,
2. North 75°52'24" East a distance of 144.68 feet,
3. South 82°28'00" East a distance of 165.05 feet to the centerline of former Hudson Avenue, said street vacated by the above referenced DECREE OF VACATION;

THENCE North 07°31'48" East a distance of 297.44 feet to a point, said point being 611.91 feet South 89°52'21" East of the west line of the said East Half of Section 28;

THENCE South 89°52'21" East a distance of 159.92 feet;

THENCE North 00°00'00" East, parallel with said west line, a distance of 478.40 feet, said point being 771.83 feet North 90°00'00" East of the west line of the East Half of Section 28;

THENCE North 90°00'00" East a distance of 100.00 feet;

THENCE easterly along a curve to the right having a radius of 333.72 feet (said curve subtended by a chord which bears South 71°14'57" East a distance of 214.53 feet) for an arc distance of 218.41 feet;

THENCE South 52°30'00" East a distance of 185.00 feet;

THENCE North 37°30'00" East a distance of 170.00 feet to a point, said point being the centerline of Southwest 69th Street and the southwesterly corner of the plat of SOUTHERN OAKS SECTION SEVEN, said plat recorded in Book 53 of Plats, Page 84, Oklahoma County records;

THENCE South 52°30'00" East, along the southwesterly line of said plat, a distance of 539.07 feet to the southeasterly corner of said plat;

THENCE South 37°30'00" West a distance of 170.00 feet;

THENCE South 52°30'00" East a distance of 55.45 feet;

THENCE South 37°30'00" West, passing at a distance of 165.00 feet the most northerly corner of Lot 2, Block 16, SOUTHERN OAKS SECTION THREE, and continuing along the northwesterly line of said Lot 2, for a total distance of 575.28 feet;

THENCE North 52°30'00" West a distance of 381.67 feet;

THENCE South 90°00'00" West a distance of 234.62 feet;

THENCE South 00°00'00" West a distance of 934.37 feet to a point on the northerly right-of-way line of Interstate Highway 240;

THENCE South 82°13'00" West, along said northerly right-of-way line, a distance of 25.00 feet;

THENCE westerly, along said northerly right-of-way line, on a curve to the right having a radius of 3,819.72 feet (said curve subtended by a chord which bears South 82°22'34" West a distance of 21.25 feet) for an arc distance of 21.25 feet;

THENCE North 00°00'00" East a distance of 280.08 feet;

THENCE North 89°47'00" West a distance of 440.00 feet;

THENCE South 00°00'00" West a distance of 51.44 feet;

THENCE South 89°47'00" East a distance of 130.00 feet;

THENCE South 00°00'00" West a distance of 4.54 feet;

THENCE North 89°47'00" West a distance of 250.00 feet;

THENCE North 00°00'00" East a distance of 404.46 feet to the POINT OF BEGINNING.

Said tract of land containing 1,115,474 square feet or 25.6078 acres more or less.

The basis of bearing is the plat of SOUTHERN OAKS SECTION THREE with the west line of the East Half of Section 28, Township 11 North Range 3 West of the Indian Meridian being a bearing of NORTH.

The foregoing description is based upon a compilation of documents of record and is not the resultant of an on the ground survey.

The lands described is a perimeter description, when combined, of the following Oklahoma County Assessor's Parcel Numbers:

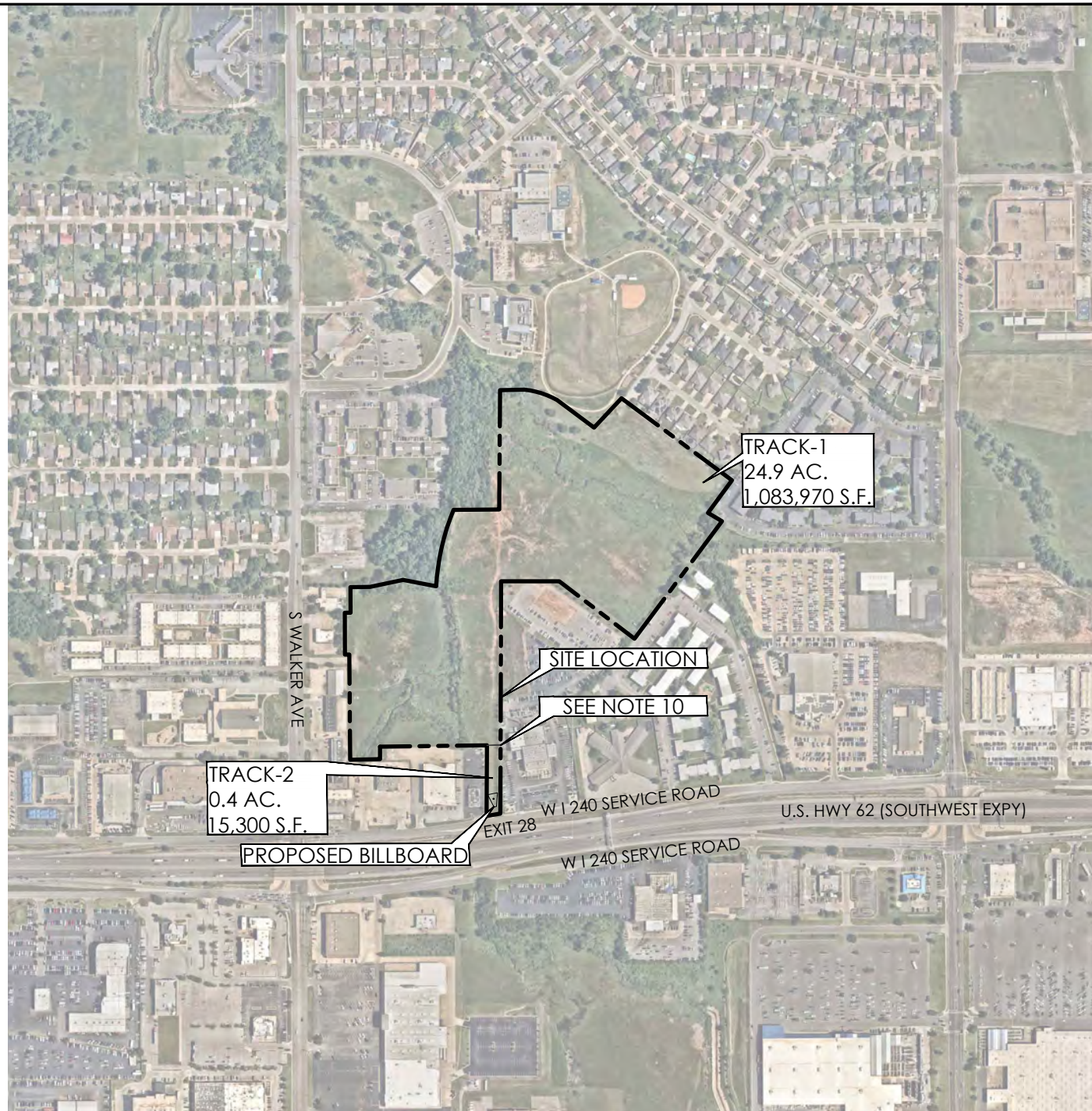
R132201210

R109991005

R132201230

R132201235

1. THIS CONCEPT PLAN IS BASED ON LIMITED DATA. TOPOGRAPHIC DATA, WETLANDS, WATERCOURSES, FLOOD ZONES, NATURAL RESOURCES, AND/OR ENDANGERED SPECIES TO BE UPDATED UPON PREPARATION OF A DETAILED SURVEY.
2. ALL PROPERTY LINES ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THE TIME OF THE EXHIBIT. PROPERTY LINES TO BE UPDATED UPON PREPARATION OF A BOUNDARY SURVEY.
3. THIS EXHIBIT IS TO BE USED FOR THE APPROXIMATE LOCATION OF THE BILLBOARD FACE AND FOUNDATION SUPPORT. DETAILED PLANS FOR STRUCTURE AND EXACT PLACEMENT BY OTHERS.
4. DETAILED UTILITY INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
5. INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. 15' OFFSET FROM OVERHEAD WIRES SHOWN BASED ON TYPICAL SETBACK REQUIREMENTS. HOWEVER, THE ACTUAL REQUIRED OFFSET IS TO BE CONFIRMED WITH THE UTILITY PROVIDER(S).
10. APPROXIMATE LOCATION OF FUTURE SUB-DIVISION LINE. FUTURE JURISDICTION RESEARCH IS REQUIRED TO CONFIRM COMPLIANCE WITH ZONING REGULATIONS FOR CURRENT AND FUTURE USE.
11. BASE ELEVATIONS FROM GOOGLE EARTH ON 9/11/2024.



Architecture
Engineering
Environmental
Land Surveying

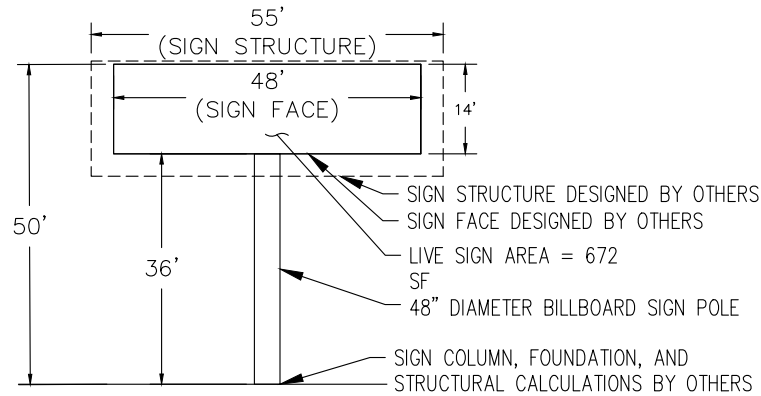
PROPOSED BILLBOARD
W I-240 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA

REVISIONS	Desc:
No.	Date
Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	1"=600'
Project No.	2402261
Date	9/11/2024
CAD File:	
EXH240226101	

Sheet No.

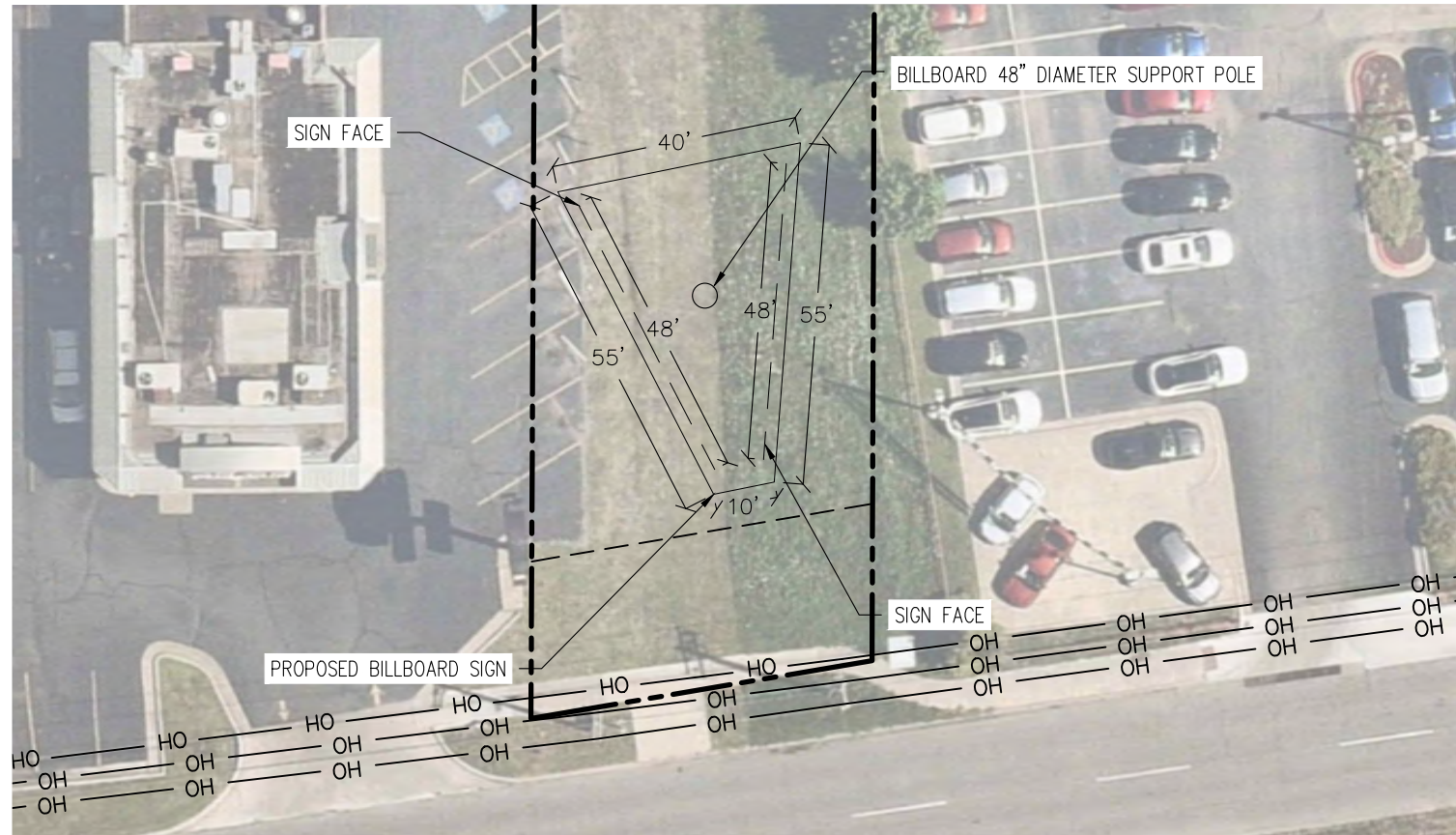
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1. THIS CONCEPT PLAN IS BASED ON LIMITED DATA. TOPOGRAPHIC DATA, WETLANDS, WATERCOURSES, FLOOD ZONES, NATURAL RESOURCES, AND/OR ENDANGERED SPECIES TO BE UPDATED UPON PREPARATION OF A DETAILED SURVEY.
2. ALL PROPERTY LINES ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THE TIME OF THE EXHIBIT. PROPERTY LINES TO BE UPDATED UPON PREPARATION OF A BOUNDARY SURVEY.
3. THIS EXHIBIT IS TO BE USED FOR THE APPROXIMATE LOCATION OF THE BILLBOARD FACE AND FOUNDATION SUPPORT. DETAILED PLANS FOR STRUCTURE AND EXACT PLACEMENT BY OTHERS.
4. DETAILED UTILITY INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
5. INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. 15' OFFSET FROM OVERHEAD WIRES SHOWN BASED ON TYPICAL SETBACK REQUIREMENTS. HOWEVER, THE ACTUAL REQUIRED OFFSET IS TO BE CONFIRMED WITH THE UTILITY PROVIDER(S).
10. APPROXIMATE LOCATION OF FUTURE SUB-DIVISION LINE. FUTURE JURISDICTION RESEARCH IS REQUIRED TO CONFIRM COMPLIANCE WITH ZONING REGULATIONS FOR CURRENT AND FUTURE USE.
11. BASE ELEVATIONS FROM GOOGLE EARTH ON 9/11/2024.

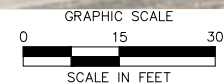


SIGN DETAIL

NOT TO SCALE



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PROPOSED BILLBOARD

W I-240 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA

REVISIONS	No.	Date	Desc.
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Designed K.R.
Drawn K.R.
Reviewed S.M.K.
Scale 1"=50'
Project No. 2402261
Date 9/11/2024

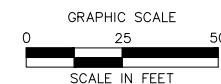
CAD File:
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Title
SITE MAP

Sheet No.

EXH-3

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Bentley
Architecture
Engineering
Environmental
Land Surveying

PROPOSED BILLBOARD
W I-240 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA

REVISIONS	
No.	Date Desc.

CAD File:
EYN240224101

Sheet No. _____

EXH-4

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