

LEGAL DESCRIPTION

Bellflower Phases 3 & 4
September 21, 2023

A tract of land being all of that portion of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma lying South of the South right-of-way line of S.W. 15th Street

Less & Except (Bellflower Estates Section 1):

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,740.03 feet to the POINT OF BEGINNING;

THENCE continuing South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 909.78 feet to the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,553.50 feet;

THENCE North 01°24'36" West, departing said South line, a distance of 120.00 feet;

THENCE South 88°35'24" West, a distance of 2.61 feet;

THENCE North 01°24'36" West, a distance of 267.75 feet;

THENCE North 09°09'33" East, a distance of 126.34 feet;

THENCE North 27°58'44" East, a distance of 145.50 feet;

THENCE North 35°51'35" East, a distance of 50.00 feet;

THENCE North 43°57'20" East, a distance of 117.90 feet;

THENCE North 57°53'59" East, a distance of 122.47 feet;

THENCE North 72°26'35" East, a distance of 165.90 feet;

THENCE North 88°35'24" East, a distance of 305.00 feet;

THENCE North 00°04'38" East, a distance of 1.30 feet;
THENCE South 89°55'22" East, a distance of 50.00 feet;
THENCE North 88°35'24" East, a distance of 345.13 feet;
THENCE South 89°55'22" East, a distance of 184.98 feet;
THENCE North 00°04'38" East, a distance of 50.00 feet;
THENCE South 89°55'22" East, a distance of 220.00 feet to the POINT OF BEGINNING.

Less & Except (Bellflower Estates Section 2):

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 2,649.81 feet to the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,553.50 feet to the POINT OF BEGINNING;

THENCE continuing South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,105.77 feet to the Southwest (SW) Corner of said Northeast Quarter (NE/4);

THENCE North 00°05'29" East, along and with the West line of said Northeast Quarter (NE/4), a distance of 997.46 feet;

THENCE South 89°54'31" East, departing said West line, a distance of 130.00 feet;

THENCE North 00°05'29" East, a distance of 12.96 feet;

THENCE South 89°54'31" East, a distance of 186.79 feet;

THENCE North 57°46'31" East, a distance of 102.59 feet;

THENCE North 32°10'10" East, a distance of 163.85 feet;

THENCE South 53°55'58" East, a distance of 121.60 feet;

THENCE on a non-tangent curve to the right having a radius of 1,285.00 feet, a chord bearing of North 37°07'24" East, a chord length of 47.37 feet and an arc length of

47.37 feet;

THENCE South 51°49'14" East, a distance of 50.00 feet;

THENCE South 08°16'14" East, a distance of 34.81 feet;

THENCE South 54°08'25" East, a distance of 190.06 feet;

THENCE North 81°56'22" East, a distance of 36.02 feet;

THENCE South 54°08'17" East, a distance of 50.07 feet;

THENCE South 08°00'13" East, a distance of 34.65 feet;

THENCE South 54°08'25" East, a distance of 190.11 feet;

THENCE North 82°23'01" East, a distance of 36.28 feet;

THENCE South 54°08'02" East, a distance of 50.14 feet;

THENCE South 07°30'00" East, a distance of 34.33 feet;

THENCE South 54°08'25" East, a distance of 95.11 feet;

THENCE South 35°51'35" West, a distance of 50.00 feet;

THENCE South 27°58'44" West, a distance of 145.50 feet;

THENCE South 09°09'33" West, a distance of 126.34 feet;

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THENCE North 88°35'24" East, a distance of 2.61 feet;

THENCE South 01°24'36" East, a distance of 120.00 feet to the POINT OF BEGINNING.

AFTER RECORDING RETURN TO:

Kari A. Hoffhines
Crowe & Dunlevy *emr*
324 North Robinson Avenue, Suite 100
Oklahoma City, Oklahoma 73102

④ M



Doc#: R 2022 4522
Bk & Pg: RB 5454 68-71
Filed: 02-10-2022
11:07:48 AM
Canadian County, OK

DAR
TD

(This space reserved for recording information)

Not Official
TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Philip L. Bohanon, Successor Trustee of the Marie S. Bohanon Farm Trust under agreement dated May 31, 1989, as amended, also known as the Marie S. Bohanon Farm Trust, created under the Marie S. Bohanon Revocable Trust, with an effective date of August 14, 1998** (hereinafter "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto **Christopher A. Bohanon**, with a mailing address of 315 West South Ave., Redlands, CA 92373, **David A. Bohanon**, with a mailing address of 820 NW 72nd Street, Oklahoma City, OK 73116, and **Philip L. Bohanon**, with a mailing address of 1513 Brighton Avenue, Oklahoma City, OK 73120 (hereinafter "Grantees"), in equal shares as tenants in common, all of Grantor's right, title and interest in and to the real property and premises situated in **Canadian County, State of Oklahoma** and described on Exhibit A attached hereto, together with all the improvements thereon and the appurtenances thereunto belonging.

This conveyance is made without any warranty of title, either express or implied, but there is, however, assigned unto Grantees all of the right, title and interest of Grantor in and to any and all warranties and covenants of or concerning title heretofore made by any person or other legal entity with respect to the above-described real estate, and Grantees shall have the same rights with respect to such warranties and covenants and the enforcement thereof as Grantor now has.

TO HAVE AND TO HOLD said described premises unto the Grantees, their heirs, successors and assigns forever.

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EXEMPT DOCUMENTARY STAMP TAX
68 O.S. 2011, §§ 3201 AND 3202(4)

Signed and delivered this 3rd day of February, 2022.

Philip L. Bohanon
PHILIP L. BOHANON

SUCCESSOR TRUSTEE OF THE
MARIE S. BOHANON FARM TRUST
UNDER AGREEMENT DATED MAY 31,
1989, AS AMENDED

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me this 3rd day of February, 2022, by Philip L. Bohanon, Successor Trustee of the Marie S. Bohanon Farm Trust under agreement dated May 31, 1989, as amended.

 **ANTHONY J. HINDMAN**
Notary Public
State of Oklahoma
Commission #21006432 Exp: 05/12/25

Anthony J. Hindman
Notary Public

[SEAL]

Not Official

EXHIBIT A
Description of Real Property

A part of Government Lot 3 and part of the Southwest Quarter (SW/4) Of the Southeast Quarter (SE/4) of Section 1, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma, more particularly described as follows:

Beginning at the Southeast Corner of Section 1, Township 11 North, Range 5 West, I.M.; thence N. $0^{\circ}13'25''$ W. along the east line of said Section 1 a distance of 370 feet; thence N. $86^{\circ}11'26''$ W. a distance of 2022.25 feet; thence S. $23^{\circ}52'52''$ W. a distance of 600.38 feet to a point on the south line of said Section 1; thence N. $88^{\circ}52'52''$ E. along the south line of said Section 1 a distance of 2262.72 feet to the point or place of beginning.

AND

The Northeast Quarter (NE/4) of Section 12, Township 11 North, Range 5 West, Canadian County, Oklahoma;

LESS AND EXCEPT the following:

A tract of land lying in the Northeast Quarter (NE/4) Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, said parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4); THENCE South $00^{\circ}04'53''$ West along the East line of said Northeast Quarter (NE/4), a distance of 635.49 feet to the Point of Beginning; thence from said Point of Beginning continue Southerly along said East line of said Northeast Quarter (NE/4), a distance of 169.49 feet to the point of curve on a non-tangent curve to the right, of which the radius point lies North $22^{\circ}46'47''$ West, a radial distance of 1,994.86 feet; thence Westerly along the arc, through a central angle of $22^{\circ}46'47''$, a distance of 793.12 feet; THENCE North $76^{\circ}30'08''$ West, a distance of 21.42 feet; THENCE South $90^{\circ}00'00''$ West, a distance of 353.35 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies North, a radial distance of 1,989.86 feet; thence westerly along the arc, through a central angle of $28^{\circ}56'29''$, a distance of 1,005.12 feet; THENCE North $61^{\circ}03'30''$ West, a distance of 231.93 feet; THENCE South $28^{\circ}56'29''$ West, a distance of 20.00 feet; THENCE North $61^{\circ}03'31''$ West, a distance of 383.25 feet to a point on the West line of said Northeast Quarter (NE/4); THENCE North $00^{\circ}03'31''$ West along the West line of said Northeast Quarter (NE/4), a distance of 257.25 feet; THENCE South $61^{\circ}03'31''$ East,

Not Official

a distance of 157.97 feet; THENCE South $28^{\circ}56'29''$ West, a distance of 25.00 feet; THENCE South $61^{\circ}03'31''$ East, a distance of 350.00 feet; THENCE South $28^{\circ}56'29''$ West, a distance of 20.00 feet; THENCE South $61^{\circ}03'31''$ East, a distance of 231.93 feet to a point of curve to the left having a radius of 1,829.86 feet and a central angle of $28^{\circ}56'29''$; thence Easterly along the arc a distance of 924.30 feet; THENCE North $90^{\circ}00'00''$ East, a distance of 374.18 feet to a point of curve to the left having a radius of 1,829.86 feet and a central angle of $02^{\circ}28'35''$; thence Easterly along the arc a distance of 79.09 feet; THENCE South $45^{\circ}00'00''$ East, a distance of 13.54 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies North $02^{\circ}45'41''$ West, a radial distance of 1,839.86 feet; thence easterly along the arc, through a central angle of $22^{\circ}04'10''$, a distance of 708.69 feet to the Point or Place of Beginning.

4877862 v2

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Not Official

David Bohanon
1513 Brighton Ave.
Oklahoma City, OK 73120
PH: (405) 850-0987

September 13, 2021

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

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

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 Rezoning 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,

A handwritten signature in blue ink, appearing to read 'M. Zitzow', followed by a horizontal line extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5064 000 / ZON

Philip L. Bohanon
1513 Brighton Avenue
Oklahoma City, OK.
PH: (405) 833-1508

October 20, 2023

City of Oklahoma City
Planning Department
420 W. Main Street, 9th 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 Planned Unit Development (PUD) application. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

Name: Philip Bohanon

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5064 000/PUD

Christopher A. Bohanon
315 West South Ave.
Redlands, CA 92373
PH: (202) 250-1398

October 20, 2023

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

Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the
City**

Dear Ms. Welch:

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Respectfully Submitted,



Signature

Name: Christopher Bohanon

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THENCE South 01°24'36" East, a distance of 267.75 feet;
THENCE North 88°35'24" East, a distance of 2.61 feet;
THENCE South 01°24'36" East, a distance of 120.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), 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 20, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2837057-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
PHILIP L BOHANON ETAL	1513 BRIGHTON AVE.OKLAHOMA CITY.OK.73120			PT SE/4 12-11N-5W (A#1 ON THE MAP) - UNCLUDES SUBJECT AREA
CITY OF OKLAHOMA CITY - CITY CLERK/MUNICIPAL BLDG	200 N WALKER AVE.OKLAHOMA CITY.OK.73102			PT NE/4 12-11N-5W (A#3 ON THE MAP)
CITY OF OKLAHOMA CITY - CITY CLERK/MUNICIPAL BLDG	200 N WALKER AVE.OKLAHOMA CITY.OK.73102			PT SE/4 1-11N-5W (A#8 ON THE MAP)
CITY OF OKLAHOMA CITY	200 N WALKER AVE.OKLAHOMA CITY.OK.73102			PT SE/4 1-11N-5W (A#7 ON THE MAP)
CHISHOLM SPRINGS GBD LLC	600 S WASHINGTON ST.ARDMORE.OK.73401			PT SW/4 1-11N-5W (A#6 ON THE MAP)
POAGE FAMILY INVESTMENTS LLC	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#1 ON THE MAP)
HAROLD L POAGE & MICHAEL L POAGE	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#5 ON THE MAP)
HAROLD L POAGE	PO BOX 850680.YUKON.OK.73085			PT NW/4 12-11N-5W (A#2 ON THE MAP)
A-2 TRST CREATED UNDER JCM REV TR ETAL	17730 N MACARTHUR BLVD STE A.EDMOND.OK.73012			PT NW/4 12-11N-5W (A#3 ON THE MAP)
LENNAR HOMES OF OKLAHOMA LLC	1707 MARKET PL BLVD STE 100.IRVING.TX.75063			PT NE/4 12-11N-5W (A#2 ON THE MAP)
PHILIP L BOHANON ETAL	1513 BRIGHTON AVE.OKLAHOMA CITY.OK.73120			PT NE/4 12-11N-5W (A#1 ON THE MAP)
RONNIE K MORRIS JR & JENNIFER S MORRIS	9333 SW 21ST ST.OKLAHOMA CITY.OK.73128	5	12	WESTBROOKE ESTATES 5
CHRISTIAN C SAUMTY & JULYE N BODINE	9329 SW 21ST ST.OKLAHOMA CITY.OK.73128	6	12	WESTBROOKE ESTATES 5
RICHARD L DACE JR & PATRICIA C DACE	9325 SW 21ST ST.OKLAHOMA CITY.OK.73128	7	12	WESTBROOKE ESTATES 5
BILLY WOMACK & SHERRIE R WOMACK	9321 SW 21ST ST.OKLAHOMA CITY.OK.73128	8	12	WESTBROOKE ESTATES 5
CHAU M VU & HA THU HO	9317 SW 21ST ST.OKLAHOMA CITY.OK.73128	9	12	WESTBROOKE ESTATES 5
JOSEPH C SERVAIS & FELICIA N SERVAIS	9313 SW 21ST ST.OKLAHOMA CITY.OK.73128	10	12	WESTBROOKE ESTATES 5
CASEY MORFORD & PATRIC MICHAEL MORFORD	9309 SW 21ST ST.OKLAHOMA CITY.OK.73128	11	12	WESTBROOKE ESTATES 5
ARUN KURIAKOSE & JOICY KURIAKOSE	9305 SW 21ST ST.OKLAHOMA CITY.OK.73127	12	12	WESTBROOKE ESTATES 5
CRISTY DAVIS	9301 SW 21ST ST.OKLAHOMA CITY.OK.73128	13	12	WESTBROOKE ESTATES 5
JAMES JETTON & DEBORA JETTON	9213 SW 21ST ST.OKLAHOMA CITY.OK.73128	1	11	WESTBROOKE ESTATES 5
MICHAEL H JOHNSON & DANA JOHNSON	9209 SW 21ST ST.OKLAHOMA CITY.OK.73128	2	11	WESTBROOKE ESTATES 5
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS NOT SET OUT ABOVE.

CERTIFICATE OF BONDED ABTRACTOR

(900 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 900 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 (2), both inclusive.

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Dated: September 15, 2023 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2836588-OK99

LEGAL DESCRIPTION

Bellflower Phases 3 & 4
September 21, 2023

A tract of land being all of that portion of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma lying South of the South right-of-way line of S.W. 15th Street

Less & Except (Bellflower Estates Section 1):

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Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-25)

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Legal.docx

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THENCE South 35°51'35" West, a distance of 50.00 feet;

THENCE South 27°58'44" West, a distance of 145.50 feet;

THENCE South 09°09'33" West, a distance of 126.34 feet;

THENCE South 01°24'36" East, a distance of 267.75 feet;

THENCE North 88°35'24" East, a distance of 2.61 feet;

THENCE South 01°24'36" East, a distance of 120.00 feet to the POINT OF BEGINNING.

OWNERSHIP REPORT
ORDER 2836588-OK99

DATE PREPARED: SEPTEMBER 27, 2023
EFFECTIVE DATE: SEPTEMBER 15, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
1828	R168651800	RSH INVESTMENTS LLC, OAKDALE HOLDINGS LLC, GRANDVIEW HOLDINGS LLC, ZELLA CAPITAL LLC & SHATTUCK INTERESTS LLC	BEAVERDALE INVESTMENTS LLC & 485 FALL CREEK LLC	111 S ELGIN	TULSA	OK	74120	MUSTANG TOWNSHIP PT NW4 & SW4 SEC 7 11N 4W BEG 1145FT E OF NW/C NW4 TH E205.78FT S3533.22FT W1365.09FT N885.54FT N2014.31FT LEFT ON CURVE NE108.46FT SE35.07FT NE30FT NW35.07FT LEFT ON CURVE NE151.65FT NE51.21FT NE439.55FT RIGHT ON CURVE NE530.59FT TO BEG	8832 SW 15TH ST UNINCORPORATED
1823	R142017060	WOOD JACKIE L & LILLIAN M		8745 SW 15TH ST	OKLAHOMA CITY	OK	73128-9597	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W LOTS 14 & 15 EX E25RDS 12FT IN SE4 SW4 &EX BEG 1554.47FT W OF SE/C SW4 TH W346.69FT N157FT NE162.79FT NE79.68FT NWLY 115FT E199.86FT SE113.77FT SE68.06FT SW157.07FT SW106.10FT SELY 156.73FT TO BEG SUBJ TO ESMTS OF RECORD EX AT TR BEG 965.70FT W OF SE/C SW4 TH N375.28FT W32.84FT LEFT ON A CURVE 109.84FT S332.70FT E131.23FT TO BEG & EX BEG 549.21FT W OF SE/C SW4 TH N382.42FT E124.71FT N110.33FT NW140.84FT NW57.65FT SW97.91FT SW137.19FT SW66FT S392.78FT E289.82FT TO BEG CONT 3.51ACRS MORE OR LESS & EX BEG 424.50FT W OF SE/C SW4 TH N382.42FT W124.71FT S382.42FT E124.71FT TO BEG	8745 SW 15TH ST OKLAHOMA CITY

OWNERSHIP REPORT
 ORDER 2836588-OK99

DATE PREPARED: SEPTEMBER 27, 2023
 EFFECTIVE DATE: SEPTEMBER 15, 2023 AT 7:30 AM

1828	R168651860	RSH INVESTMENTS LLC, OAKDALE HOLDINGS LLC, GRANDVIEW HOLDINGS LLC, ZELLA CAPITAL LLC & SHATTUCK INTERESTS LLC	BEAVERDALE INVESTMENTS LLC & 485 FALL CREEK LLC	111 S ELGIN	TULSA	OK	74120	MUSTANG TOWNSHIP PT NW4 SEC 7 11N 4W BEG NW/C NW4 TH E1145FT LEFT ON CURVE SW530.59FT SW439.55FT SW51.21FT RIGHT ON CURVE SW151.65FT SE35.07FT SW30FT NW35.07FT RIGHT ON CURVE SW108.46FT N635.50FT TO BEG
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**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - _____

DESIGN STATEMENT FOR

Bellflower Addition

September 25, 2023

Prepared For:

Lennar Homes of Oklahoma, LLC
1707 Market Place Blvd. #310
Irving, TX 75063

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Bellflower Addition, consisting of approximately 56.9672 acres is located within the NE/4 of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located south of SW 15th Street and west of S Countyline Road.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed “Bellflower Addition” PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Lennar Homes of Oklahoma, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located southwest of SW 15th Street and S County Line Road in southwest Oklahoma City. The property is currently zoned as R-1 “Single-Family” District. The subject property is currently undeveloped.

North: North of the subject site is SW 15th Street. Beyond is undeveloped property zoned AA, “Agricultural” District, primarily within the floodplain.

East: East of the subject site is S County Line Road. Beyond is zoned as PUD-1757 which permits moderate industrial development. It is presently undeveloped.

South: Immediately south of the subject site is the remainder of the Bellflower Addition. It is zoned R-1, “Single Family Residential” and is being developed as such.

West: Directly west of the subject site is PUD-1512 which is zoned as AA, “Agricultural” and is undeveloped. The property is currently being used for agricultural operations.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1248 to 1234 feet and generally slopes from southeast to northwest. There are tree groupings abutting the stream, on the northwest corner of the site that are anticipated to be preserved upon development of the site. A large portion of the west side of the subject site is within the 500-Year FEMA Floodplain. A small section along the north and west boundary line is within the 100-Year FEMA Floodplain and the far northwest corner of the site contains a small section of FEMA Floodway. There is one USGS Blue Line Stream within the FEMA Floodplain in this location. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

It is the developer’s intent to develop the subject property as residential single-family homes. The property is currently contained within the One Tree Park Preliminary Plat. The prior phases of this development, abutting to the south, are platted as the Bellflower Addition.

In an effort to provide a variety of housing types, various lot sizes are now proposed for the final stages of the development. This development will provide a housing variety that is needed in this area of Oklahoma City. Given the site's unique access to the Kilpatrick Turnpike, future residents will be able to easily access I-40 and I-44.

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

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This development proposes connections to SW 15th Street, a public street with approximately 100 feet of right-of-way.

Proposed streets within this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

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 site is Station No. 20 which is located at 7929 SW 29th St. Station No. 20 is approximately 2 miles southwest of the subject PUD. Anticipated response times are of Urban Service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no Oklahoma City EMBARK bus lines in the area nor are there any planned.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

Planokc projects this parcel to be in the Urban Low Intensity land use typology area. The proposed uses in this Planned Unit Development are consistent with the Urban Low Intensity standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided. 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 ("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, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-1, "Single Family Residential" District** shall govern this PUD except as herein modified below.

9.0 SPECIAL CONDITIONS:

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

Permitted Uses:

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% stucco, wood or other non-masonry materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Screening shall be per the base zoning district.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Not Applicable.

9.8 VEHICULAR ACCESS REGULATIONS

Access shall be per the City of Oklahoma City Subdivision and Zoning Regulations.

9.9 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Only one space shall be required per lot and the garage space may count toward this requirement.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along SW 15th St. and S Countyline Rd. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. Internal sidewalks shall be required per code.

9.13 HEIGHT REGULATIONS

The maximum building height for structures shall be per the base zoning district.

9.14 SETBACK REGULATIONS

Setbacks for individual lots shall be:

- Front: 15 feet, driveways shall be provided no less than 18 from the back of the sidewalk.
- Side: 5 feet
- Rear: 10 feet

9.15 LOT COVERAGE

The maximum lot coverage shall be 60%.

9.16 LOT WIDTH

The minimum lot width within this PUD shall be 30 feet.

9.17 LOT SIZE

The minimum lot size for this PUD shall be 3,000 sf.

9.18 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be 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.

9.19 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the developer. 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.

9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall not be required for this PUD.

10.0 DEVELOPMENT SEQUENCE:

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

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

Bellflower Phases 3 & 4
September 21, 2023

A tract of land being all of that portion of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma lying South of the South right-of-way line of S.W. 15th Street

Less & Except (Bellflower Estates Section 1):

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,740.03 feet to the POINT OF BEGINNING;

THENCE continuing South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 909.78 feet to the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,553.50 feet;

THENCE North 01°24'36" West, departing said South line, a distance of 120.00 feet;

THENCE South 88°35'24" West, a distance of 2.61 feet;

THENCE North 01°24'36" West, a distance of 267.75 feet;

THENCE North 09°09'33" East, a distance of 126.34 feet;

THENCE North 27°58'44" East, a distance of 145.50 feet;

THENCE North 35°51'35" East, a distance of 50.00 feet;

THENCE North 43°57'20" East, a distance of 117.90 feet;

THENCE North 57°53'59" East, a distance of 122.47 feet;

THENCE North 72°26'35" East, a distance of 165.90 feet;

THENCE North 88°35'24" East, a distance of 305.00 feet;
THENCE North 00°04'38" East, a distance of 1.30 feet;
THENCE South 89°55'22" East, a distance of 50.00 feet;
THENCE North 88°35'24" East, a distance of 345.13 feet;
THENCE South 89°55'22" East, a distance of 184.98 feet;
THENCE North 00°04'38" East, a distance of 50.00 feet;
THENCE South 89°55'22" East, a distance of 220.00 feet to the POINT OF BEGINNING.

Less & Except (Bellflower Estates Section 2):

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°04'38" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 2,649.81 feet to the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,553.50 feet to the POINT OF BEGINNING;

THENCE continuing South 88°35'24" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,105.77 feet to the Southwest (SW) Corner of said Northeast Quarter (NE/4);

THENCE North 00°05'29" East, along and with the West line of said Northeast Quarter (NE/4), a distance of 997.46 feet;

THENCE South 89°54'31" East, departing said West line, a distance of 130.00 feet;

THENCE North 00°05'29" East, a distance of 12.96 feet;

THENCE South 89°54'31" East, a distance of 186.79 feet;

THENCE North 57°46'31" East, a distance of 102.59 feet;

THENCE North 32°10'10" East, a distance of 163.85 feet;

THENCE South 53°55'58" East, a distance of 121.60 feet;

THENCE on a non-tangent curve to the right having a radius of 1,285.00 feet, a chord bearing of North 37°07'24" East, a chord length of 47.37 feet and an arc length of 47.37 feet;

THENCE South 51°49'14" East, a distance of 50.00 feet;

THENCE South 08°16'14" East, a distance of 34.81 feet;

THENCE South 54°08'25" East, a distance of 190.06 feet;

THENCE North 81°56'22" East, a distance of 36.02 feet;

THENCE South 54°08'17" East, a distance of 50.07 feet;

THENCE South 08°00'13" East, a distance of 34.65 feet;

THENCE South 54°08'25" East, a distance of 190.11 feet;

THENCE North 82°23'01" East, a distance of 36.28 feet;

THENCE South 54°08'02" East, a distance of 50.14 feet;

THENCE South 07°30'00" East, a distance of 34.33 feet;

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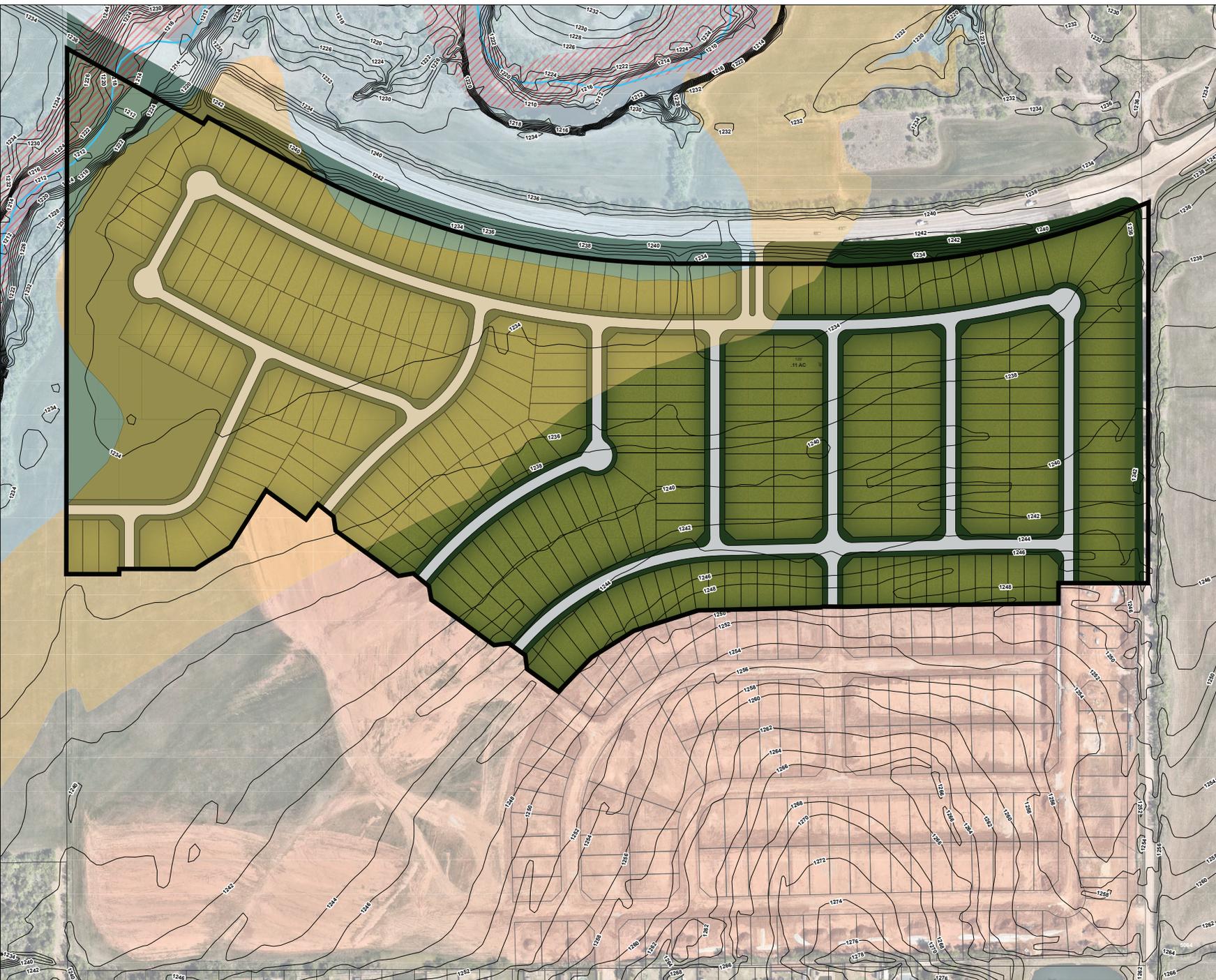
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PUD-_____
Bellflower Addition

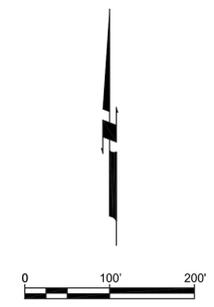
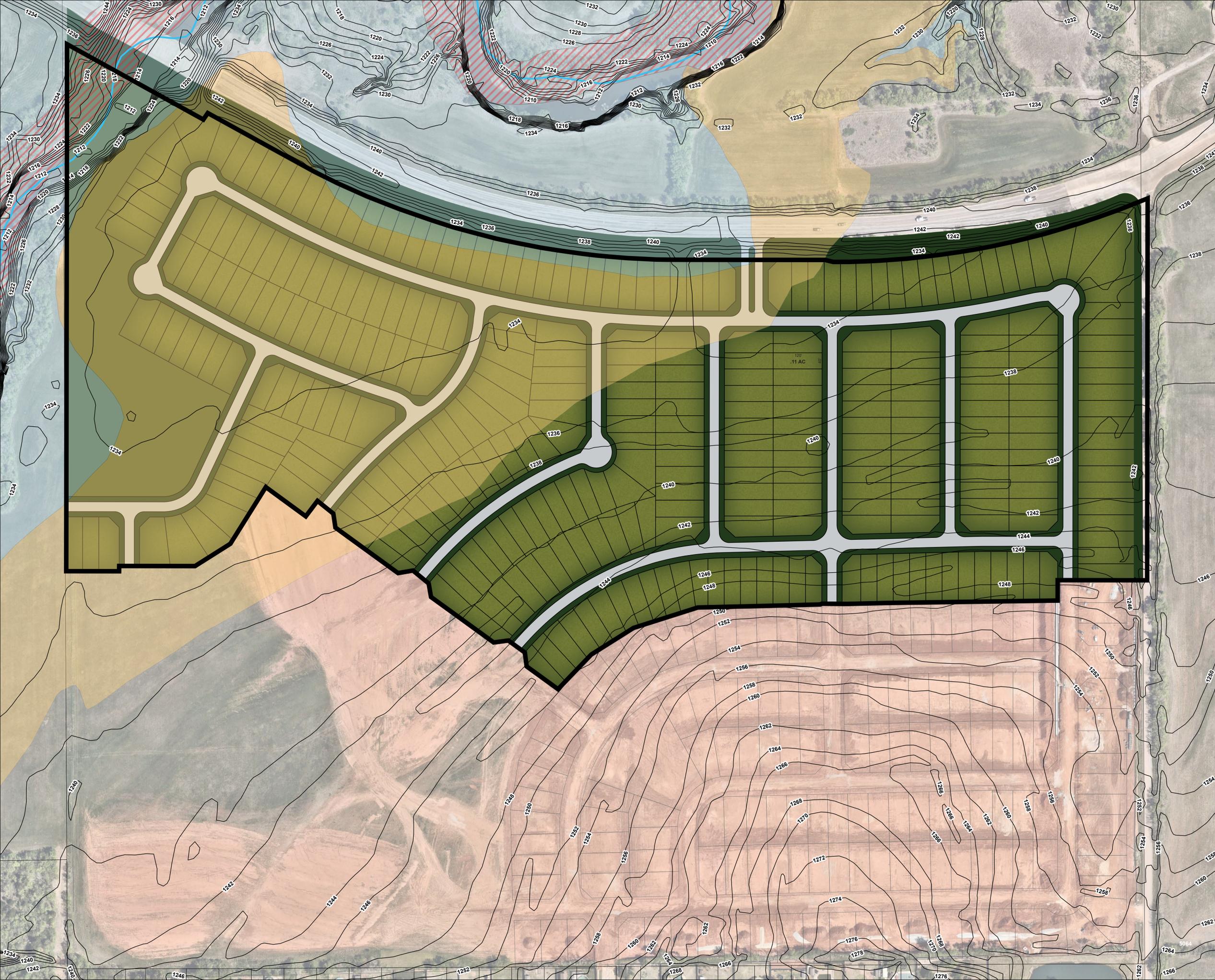
Exhibit B
 Conceptual Master
 Development Plan

+/-56.9672 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 232-8275 FAX (405) 232-8275

ENGINEERS SURVEYORS PLANNERS
 9/27/23
 Conceptual site plan showing feasible option
 permitted under proposed rezoning



PUD-_____ Bellflower Addition

Exhibit B
Conceptual Master
Development Plan

+/-56.9672 Acres



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ENGINEERS SURVEYORS PLANNERS

9/27/23

Conceptual site plan showing feasible option
permitted under proposed rezoning