



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 SPUD ReZONING

Simplified Planned Unit Development District
Chester Hill

Project Name

Block 4 Lots 37-48 (325, 319, 317, 313, 307 NW 96th St.)
Address / Location of Property (Provide County name & parcel no. if unknown)

Transitional Area

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

approx. 50,000 sq. ft.

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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Garrett and Company, LLC

Name

9701 N. Broadway

Mailing Address

Oklahoma City, OK 73114

City, State, Zip Code

405-840-3371

Phone

jbailcy@garrettandco.com

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

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@wbfbllaw.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.

LETTER OF AUTHORIZATION

Garrett and Company LLC, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location

Chester Hill Addition Block 4 Lots 37-48.

By: 

Title: Manager

Date: 05/12/2022

EXHIBIT "A"

SURFACE ONLY

ATTACHED AND HEREBY MADE A PART OF THAT CERTAIN QUIT CLAIM DEED DATED AUGUST 1, 1990, BY AND BETWEEN OTIS GARRETT, R.W. GARRETT AND ALINE J. GARRETT, ASSIGNORS, AND GARRETT AND COMPANY, A GENERAL PARTNERSHIP, ASSIGNEE.

Belle View Addition Block 14 Lots 11-12

Belle View Addition Block 5 Lot 30

Berkley Place Addition Sub of Block 6 of Ross Heights Block 2
Lots 15-16

Biltmore Heights Addition Block 2 Lots 32-33-34

Biltmore Heights Addition Block 2 Lot 35

Biltmore Heights Addition Block 3 Lot 50

Boulevard Heights Addition Block 3 Lots 40-41-42-43-44-45

Boulevard Heights Addition Block 6 Lots 5-6

Britton City Second Addition Block 36 Lots 19-20-21-22

Britton City Second Addition Block 41 Lots 4-5-6

Britton Park Addition Block 10 Lots 35-36-37

Britton Park Addition Block 12 Lots 16-17

Britton Park Addition Block 7 Lots 37-38

Broadway Block Sub of Ekdog Heights Addition Block 6 Lots 35-36

Broadway Block Sub of Ekdog Heights Addition Block 6 Lots 19-20-21-22

Broadway Block Sub of Ekdog Heights Addition Block 6 Lots 23-24

Burtondale Addition Block 5 Lot 10

Burtondale Addition Block 5 Lot 9

Burttons Sub Addition of Block 133/138 Block 7 Lot 50-51-52-53

Central Addition Block 2 Lot 8-9

Central Addition Block 3 Lot 12

Central Addition Block 9 Lots 28-29 North 45 Feet

Central Addition Block 9 Lot 30 North 45 Feet

Central Addition Block 9 Lot 30 South 90 Feet

Chester Hill Addition Block 2 Lots 23-24

Chester Hill Addition Block 4 Lots 43-44

Chester Hill Addition Block 7 Lots 47-48

Chester Hill Addition Block 8 Lots 31-32

Chester Hill Addition Block 8 Lots 33-34

College Addition Block 11 Lot 2

Creamer Heights Addition Block 7 Lots 39-40-41-42-43-44-45-46-47-48

Deluxe Sub Addition Block 000 Lot 175
Electric Heights Addition Block 2 Lots 27-28-29-30
Electric Heights Addition Block 2 Lot 35
Electric Heights Addition Block 2 Lot 36-37
Electric Heights Addition Block 2 Lot 38-39-40-41-42-43-44-45
Electric Heights Addition Block 4 Lots 19-20
Electric Heights Addition Block 5 Lots 18-19-20-21-22-23-24
Electric Heights Addition Block 5 Lots 25-26
Electric Heights Addition Block 7 Lot 10
Electric Heights Addition Block 7 Lots 11-12-13-14
Electric Heights Addition Block 7 Lots 15-16
Electric Heights Addition Block 7 Lots 17-18
Floral Park Addition Block 1 Lots 1-2-3-4
Floral Park Addition Block 1 Lots 1-18-19
Floral Park Addition Block 1 Lots 7-8
Floral Park Addition Block 1 Lots 9-10-11-12
Floral Park Addition Block 12 Lots 10-17
Floral Park Addition Block 12 Lots 22-23
Floral Park Addition Block 3 Lots 47-48
Floral Park Addition Block 4 Lots 13-14-15-16
Floral Park Addition Block 4 Lots 31-32
Floral Park Addition Block 4 Lots 5-6
Floral Park Addition Block 8 Lot 25
Floral Park Addition Block 8 Lots 32-34
Floral Park Addition Block 8 Lots 37-38
Floral Park Addition Block 9 Lots 1-2
Hares Lincoln Boulevard Addition Block 4 Lot 27-28
Hatchers Sub Addition Block 2 Lot 5
Homedale Addition Block 13 Lots 44-45
Homedale Addition Block 5 Lots 63-64
Houghton Heights Addition Block 2 Lot 6 South 140' of North 280' of West Half
Jackson Sub of Doffings Addition Block 2 Lots 2-3
Jefferson Park Addition Block 8 Lot 22
Lyon Second Addition Block 5 Lot 1 and a Tract 30 feet wide adjacent on the East
Maywood Addition Block 39 Lots 2-3

McClurg Addition Block 5 Lot 1 Except West 30 Feet
 Morris Heights Addition Block 3 Lots 1-2
 Morris Heights Addition Block 3 Lots 11-12
 Morris Heights Addition Block 3 Lots 13-14-15-16-17-18 Beginning
 Northwest Corner of Lot 18 South 88.75' Northeastly thence
 153.52' Thence North 55' Thence West 150' to POB
 Morris Heights Addition Block 3 Lot 3 South 85'
 Morris Heights Addition Block 3 Lots 31-32-33
 Morris Heights Addition Block 3 Lot 4 South 85'
 Morris Heights Addition Block 4 Lots 19-20
 Morris Heights Addition Block 5 Lots 1-2
 Morrisdale Second Addition Block 1 Lot 21
 Morrisdale Sub Addition Block 2 Lots 1-2 Less a Triangular Tract on the
 South Being 21' on the East and 15' on the West
 North Highland Addition Block 7 Lot 35
 North Highland Addition Block 7 Lot 40
 Oak View Addition Block 2 Lots 21-22
 Oak View Addition Block 2 Lots 27-28-29-30-31-32-33-34
 Packinghouse Park Addition Block 13 Lot 78
 Packinghouse Park Addition Block 3 Lot 1 East 50'
 Patrick Moore Second Addition Block 1 Lots 22-23-24-25
 Phillips and Meade East Side Addition Block 14 Lot 26
 Phillips and Meade East Side Addition Block 16 Lot 1 East 50' of West
 100'
 Putnam Heights Addition Block 4 Lots 3-4
 Putnam Heights Addition Block 4 Lots 5-6
 Schillings Addition Block 30 Lot 2
 Schillings Addition Block 30 Lot 3
 Schillings Addition Block 5 Lots 32-33-34
 Schillings Addition Block 5 South 25' Lot 37-38-39-40
 Schillings Oklahoma Addition Block 8 Lots 19-20-21-22
 Schucks Addition Block 1 Lots 23-24
 South Highland Addition Block 12 Lots 7-8
 South Highland Addition Block 12 Lots 43-44-45-46
 South Highland Addition Block 17 Lots 1-2-3-4
 South Park Addition Block 20 Lot 28
 Star Heights Second Addition Block 0 Lot 13

BOOK 6149 PAGE 1026

Stockyards Fourth Addition Block 109 Lot 21

Viewpoint Addition Block 4 Lots 5-6

Wahls Addition Block 24 All of Lots 35-36 and East 10' of Lot 37

Winans Highland Addition Block 11 West 40' of Lot 4 and East 10' of
Lot 5

WARRANTY DEED

(Statutory Form—Individual)

BOOK 7512 PAGE 0245

KNOW ALL MEN BY THESE PRESENTS:

THAT PHYLLIS A GREENE, TRUSTEE OF PHYLLIS A GREENE REVOCABLE

TRUST

_____ party _____ of the first part, in consideration of the sum of TEN AND NO/100 dollars,

and other valuable considerations, in hand paid, the receipt which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto GARRETT AND COMPANY, L.L.C.

_____ party _____

of the second part, the following described and real property and premises situate in OKLAHOMA County, State of Oklahoma, to-wit:

Lots Forty One (41) and Forty Two (42), Block Four (4) in CHESTER HILL Addition to Oklahoma City, Oklahoma as shown by the recorded plat thereof.

DOC NUMBER 199907162
BK 7512 PG 245-245
DATE 02/03/99 09:07:51
FILING FEE \$8.00
DOC TAX \$2.25
Carolynn Caudill
Oklahoma County Clerk
RECORDED AND FILED

299476
OKLAHOMA
RECORDS



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

TO HAVE AND TO HOLD said described premises unto the said party _____ of the second part,

their heirs and assigns forever, free and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 22nd day of January, 1999

Phyllis A. Greene
PHYLLIS A. GREENE, TRUSTEE

STATE OF MINNESOTA
COUNTY OF MALCOLM

} SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22nd day of

January, 19 99 personally appeared PHYLLIS A GREENE, TRUSTEE OF

PHYLLIS A GREENE REVOCABLE TRUST

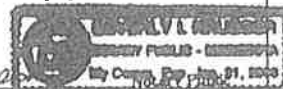
to me known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me

that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 3-31-2000

Barry J. [Signature]



NOTE—This form is supplied by THE TITLE INSURANCE DEPT., of OKLAHOMA CITY ABSTRACT & TITLE CO., Oklahoma City, for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.

When recorded return to: Garrett & Company, 9701 N. Broadway Extension, OKC, OK 73114

Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File # 1703-0048-08

SPECIAL WARRANTY DEED

20170417010506360
DEED 04/17/2017
08:18:00 AM Book:13408
Page:1212 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

That Independent School District No. 89 of Oklahoma County, Oklahoma, also known as the Board of Education of the City of Oklahoma City, State of Oklahoma ("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 grant, bargain, sell and convey unto Garrett and Company, L.L.C., an Oklahoma limited liability company, ("Grantee"), whose mailing address is 9701 N. Broadway Ext., Oklahoma City, OK 73114, the 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 made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 13th day of April, 2017.

Independent School District No. 89 of
Oklahoma County, Oklahoma, also known as
The Board of Education of the City of
Oklahoma City, State of Oklahoma

By: 

Paula Lewis, Chairman

Exempt Documentary Stamp Tax OS
Title 68, Article 3202,
Paragraph 11

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 13 day of April, 2017, by Paula Lewis, Chairman of Independent School District No. 89 of Oklahoma County, Oklahoma, also known as the Board of Education of the City of Oklahoma City, State of Oklahoma.

Notary Public

My Commission Expires:

My Commission No:



UNOFFICIAL

(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)

20190111010041930
DEED 01/11/2019
10:34:22 AM Book:13926
Page:1683 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$145.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

THAT Mickey Val Cochran, II and Reagan Nicole Deaver nka Reagan Nicole Cochran, husband and wife party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Daniel S Wildman

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 131082450

Lots One (1), Two (2), Three (3) and Four (4), in Block Four (4), of CHESTER HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

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

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

Signed and delivered January 10, 2019.

Mickey Val Cochran, II

Reagan Nicole Deaver nka Reagan Nicole Cochran

The State of OKLAHOMA

County of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of January, 2019, personally appeared Mickey Val Cochran, II and Reagan Nicole Deaver nka Reagan Nicole Cochran, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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



Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Daniel S Wildman
304 NW 97th St
Oklahoma City, OK 73114

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 714051802156
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.



2021072601131472 B: 14833 P: 369
07/26/2021 03:34:33 PM Pgs: 3
Fee: \$22.00 Doc Stamp: \$84.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File # 2106-0043-098

UNOFFICIAL

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That R & R Investment Group, Inc. an Oklahoma Corporation a.k.a R & R Investments Inc., an Oklahoma corporation, ("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 grant, bargain, sell and convey unto Garrett and Company, L.L.C., an Oklahoma limited liability company ("Grantee"), whose mailing address is 9701 N. Broadway Ext., Oklahoma City, OK 73114, the 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 made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 23 day of July, 2021.

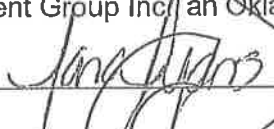
R & R Investment Group Inc., an Oklahoma corporation

By: Rodney Meyer
Rodney Meyer, President

ACKNOWLEDGMENT

STATE OF Oklahoma)
COUNTY OF Oklahoma) SS.

This instrument was acknowledged before me on this 25 day of July 2021, by Rodney Meyer, President of R & R Investment Group Inc, an Oklahoma corporation.



Notary Public

My Commission Expires:

My Commission No:



UNOFFICIAL

Exhibit A

✓
Lots 45, 46, 47 and 48, Block 4, Chester Hill Addition, Oklahoma County, Oklahoma, according to the plat recorded in Book 10 of Plats, page 50.

UNOFFICIAL

OFFICE OF THE SECRETARY OF STATE



Doc # 20081516
10953
114-115
DATE 11/12/08 10:34:47
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

CERTIFICATE OF MERGER

State of Oklahoma
County of Oklahoma
Doc Number 2000060751
Bk 7839 Pg 54-54
DATE 05/15/00 11:22:45
Filing Fee \$8.00
Documentary Tax \$0.00
Carolynn Caudill
Oklahoma County Clerk

WHEREAS, GARRETT & COMPANY, L.L.C.

*a limited liability company organized under the laws of the State of OKLAHOMA,
has filed in the office of the Secretary of State duly authenticated evidence of a merger
whereby said limited liability company is the surviving entity, as provided by the laws
of the State of Oklahoma.*

*NOW THEREFORE, I, the undersigned Secretary of State of Oklahoma, by
virtue of the powers vested in me by law, do hereby issue this Certificate evidencing
such merger.*

*IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed
the Great Seal of the State of Oklahoma.*

*Ret TO: Garrett & Company
9701 N. Broadway Ext.
OKC, OK 73114*



Filed in the City of Oklahoma City this 20TH
day of NOVEMBER, 1996.

Sam Cole

Secretary of State

By:

Betty Gaudin

RETURN TO:
Garrett and Company LLC
9701 N. Broadway Ext. WY
OKC, OK 73114

*2/15
1/8*

ARTICLES AND CERTIFICATE OF MERGER

OF
GARRETT & COMPANY
(an Oklahoma General Partnership)
INTO

GARRETT & COMPANY, L.L.C.
(an Oklahoma limited liability company)

November 20, 1996

FILED

NOV 20 1996

OKLAHOMA SECRETARY
OF STATE

The undersigned manager of Garrett & Company, L.L.C., hereby files the Articles and Certificate of Merger in accordance with the provisions of Section 2054(C) of the Oklahoma Limited Liability Company Act (the "L.L.C. Act").

(1) The name and state of organization of each of the constituent entities is as follows:

<u>Name</u>	<u>State of Formation</u>
Garrett & Company a general partnership	Oklahoma
Garrett & Company, L.L.C.	Oklahoma

(2) An Agreement of Merger between the parties has been approved and executed by each of the constituent entities in accordance with Section 2054 of the L.L.C. Act.

(3) The name of the surviving entity is Garrett & Company, L.L.C.

(4) The merger shall be effective upon the filing of this Articles and Certificate of Merger with the Secretary of State.

(5) The executed Agreement of Merger is on file at the principal place of business of the surviving entity. The address of the principal place of business of the surviving entity is 9701 North Broadway Extension, Oklahoma City, Oklahoma 73114.

(6) A copy of the Agreement of Merger will be furnished by the surviving entity, upon request and without cost, to any member or partner of either constituent entity.

(7) The Articles of Organization of Garrett & Company, L.L.C., shall be the Articles of Organization of the surviving entity.

When Recorded Return To:
Garrett and Company
9701 N. Broadway Ext.
OKC, OK 73114

GARRETT & COMPANY, L.L.C.

By:


William Patrick Garrett, Manager

OFFICE OF THE SECRETARY OF STATE



RESTATED
CERTIFICATE

OF

LIMITED LIABILITY COMPANY

Doc # 2008151615
Blk 10953
Pg 116-117
DATE 11/12/08 10:34:47
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WHEREAS, the Restated Articles of Organization of

GARRETT AND COMPANY, L.L.C.

an Oklahoma limited liability company, has been filed in the Office of the Secretary of State as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.



Filed in the City of Oklahoma City this 20TH
day of JUNE, 2001.

Mike Hunter
Secretary of State

By: *Patricia Renee*

RETURN TO:
Garrett and Company LLC
9701 N. Broadway Ext.
OKC, OK 73114

AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
GARRETT AND COMPANY, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
(formerly named Garrett & Company, L.L.C.)

FILED

JUN 20 2001

OKLAHOMA SECRETARY
OF STATE

JUN 22 2001

TO: THE OKLAHOMA SECRETARY OF STATE
101 State Capitol
Oklahoma City, Oklahoma 73105

The undersigned, for the purpose of amending and restating the Articles of Organization of Garrett & Company, L.L.C., a limited liability company filed on November 18, 1996, under the Oklahoma Limited Liability Company Act (the "Act"), does hereby execute the following Amended and Restated Articles of Organization:

FIRST. The name of the limited liability company is changed to Garrett and Company, L.L.C. (the "Company").

SECOND. The term of the Company's existence is changed to be perpetual.

THIRD. The street address of the principal place of business of the Company in the State of Oklahoma shall remain 9701 North Broadway Extension, Oklahoma City, Oklahoma 73114.

FOURTH. The name and address of the resident agent of the Company in the State of Oklahoma is changed to William P. Garrett, 9701 North Broadway Extension, Oklahoma City, Oklahoma 73114.

IN WITNESS WHEREOF, these Amended and Restated Articles of Organization have been executed on June 18, 2001, by the undersigned.

GARRETT AND COMPANY, L.L.C.,
an Oklahoma limited liability company

By: 
William P. Garrett, Manager

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD- _____

MASTER DESIGN STATEMENT FOR

Chester Hill

May 26, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbbox@wbfbllaw.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.12 Automotive: Parking Garages
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8150.6.2 Composting
- 8300.32 Convenience Sales and Personal Services

8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8350.16	Wholesaling, Storage and Distribution: General

2. Maximum Building Height:

Maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

Maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

Maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district, except as modified herein:

West: 10 feet

6. Sight-proof Screening:

Screening requirements shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

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

8.2 Attached signs

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

8.3 Non-Accessory Signs

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

8.4 Electronic Message Display signs

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

9. Access:

Access shall be taken from two drives from NW 96th St.

10. Sidewalks

Sidewalks shall be required along the arterial street network, pursuant to Public Works requirements.

II. Other Development Regulations:

1. Architecture:

Building sides facing NW 96th St. shall consist of five (5) feet of brick veneer or stone wainscot. The remaining buildings will be in accordance with the architecture regulations per base zoning district.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

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

5. Dumpsters:

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.

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

6. Parking:

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

7. Maintenance:

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.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

ATTACHMENT "A-1"

LEGAL DESCRIPTION

Garrett & Company, L.L.C.
Chester Hill Property

May 13, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots Thirty-seven (37) through Forty-eight (48), inclusive, in Block Four (4) of CHESTER HILL according to the Plat recorded in Book PL10, Page 50

ATTACHMENT "A-2"

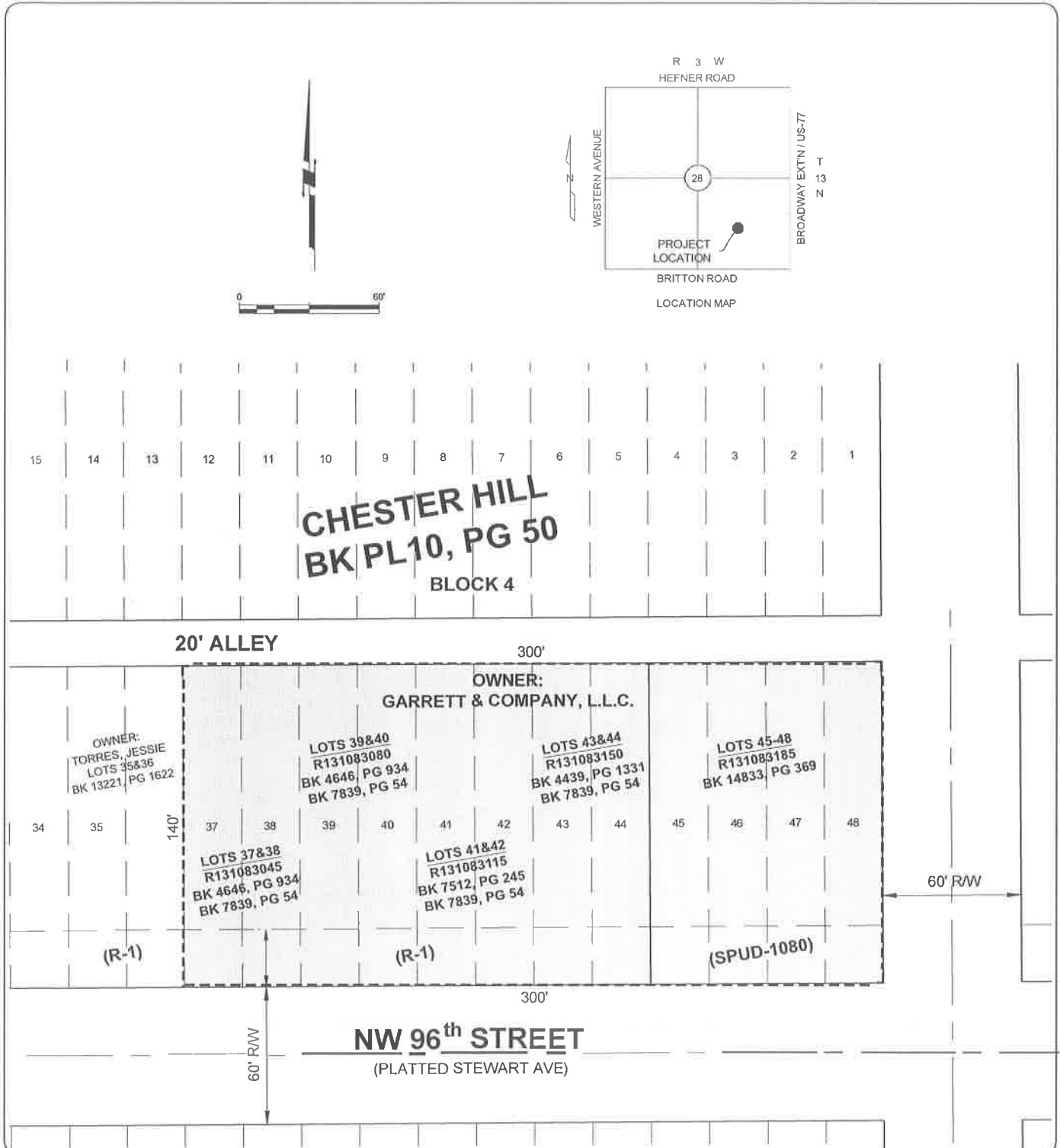


Exhibit A

Lots 1 through 48, both inclusive, Block 3, Chester Hill Addition, Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 10 of Plats, page 50.

UNOFFICIAL





STATE OF OKLAHOMA)
)
) §:
COUNTY OF OKLAHOMA)

By: Shelly Duke
Abstractor License No. 4792
OAB Certificate of Authority # 0049
File No. 2744248-OK99

MAP NO	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
3710	R131083045	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 37 & 38 (SUBJECT PROPERTY)	325 NW 96TH ST OKLAHOMA CITY
3710	R131083080	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 39 & 40 (SUBJECT PROPERTY)	319 NW 96TH ST OKLAHOMA CITY
3710	R131083115	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 41 & 42 (SUBJECT PROPERTY)	317 NW 96TH ST OKLAHOMA CITY
3710	R131083150	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 43 & 44 (SUBJECT PROPERTY)	313 NW 96TH ST OKLAHOMA CITY
3710	R131083185	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 45 THRU 48 (SUBJECT PROPERTY)	301 NW 96TH ST OKLAHOMA CITY
3710	R131080770	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 29 & 30	0 UNKNOWN OKLAHOMA CITY
3710	R131080805	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 31 & 32	0 UNKNOWN OKLAHOMA CITY
3710	R131080840	ACEVEDO JOSE	12313 PITTSBURGH AVE	OKLAHOMA CITY	OK	73120-6015	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 33 & 34	0 UNKNOWN OKLAHOMA CITY
3710	R131080875	ACEVEDO JOSE	12313 PITTSBURGH AVE	OKLAHOMA CITY	OK	73120-6015	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 35 & 36	0 UNKNOWN OKLAHOMA CITY
3710	R131080890	ACEVEDO JOSE	12313 PITTSBURGH AVE	OKLAHOMA CITY	OK	73120-6015	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 37 & 38	321 NW 97TH ST OKLAHOMA CITY
3710	R131080910	SCISSORTAIL HOME RENTALS LLC	4 NE 10TH ST STE 269	OKLAHOMA CITY	OK	73104	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 39 & 40	317 NW 97TH ST OKLAHOMA CITY
3710	R131080980	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 42 & 43	0 UNKNOWN OKLAHOMA CITY

3710	R131081050	MAYS CHAD A		301 NW 97TH ST	OKLAHOMA CITY	OK	73114-6140	CHESTER HILL ADDITION	001	000	CHESTER HILL ADDITION 001 000 LOTS 44 THRU 48	301 NW 97TH ST OKLAHOMA CITY
3710	R131080945	GARRETT & COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	001	041	CHESTER HILL ADDITION 001 041	0 UNKNOWN OKLAHOMA CITY
3710	R131081510	WEST ROY C & BRENDA JUNE		249 NW 97TH ST	OKLAHOMA CITY	OK	73114-6320	CHESTER HILL ADDITION	002	000	CHESTER HILL ADDITION 002 000 LOTS 25 & 26 PLUS 1/2 VAC ALLEY ADJ SD LOTS ON N & E/2 OF VAC HARVEY AVE ADJ SD PROPERTY ON W	249 NW 97TH ST OKLAHOMA CITY
3710	R131081575	SIMS DONNIE G & SHERRIE K		231 NW 97TH ST	OKLAHOMA CITY	OK	73114-6320	CHESTER HILL ADDITION	002	000	CHESTER HILL ADDITION 002 000 LOTS 27 THRU 34 PLUS 1/2 VAC ALLEY ADJ SD LOTS ON N	231 NW 97TH ST OKLAHOMA CITY
3710	R131081855	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	003	000	CHESTER HILL ADDITION 003 000 LOTS 1 THRU 48	341 NW 96TH ST OKLAHOMA CITY
3710	R131082800	DAVIS THEODORE A & JAMIE J CO TRS, DAVID FAMILY REV TRUST		PO BOX 14295	OKLAHOMA CITY	OK	73113-0295	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 25 & 26	345 NW 96TH ST OKLAHOMA CITY
3710	R131082835	DAVIS THEODORE A & JAMIE J CO TRS, DAVID FAMILY REV TRUST		PO BOX 14295	OKLAHOMA CITY	OK	73113-0295	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 27 & 28	343 NW 96TH ST OKLAHOMA CITY
3710	R131082870	GARRETT & COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 29 & 30	341 NW 96TH ST OKLAHOMA CITY
3710	R131082975	GARRETT & COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 33 & 34	335 NW 96TH ST OKLAHOMA CITY
3710	R131083010	TORRES JESSIE		9420 NICHOLS RD	OKLAHOMA CITY	OK	73120-3934	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 35 & 36	333 NW 96TH ST OKLAHOMA CITY
3710	R131082765	PHILLIPS ZANE		340 NW 97TH ST	OKLAHOMA CITY	OK	73114-6141	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 23 & 24	0 UNKNOWN OKLAHOMA CITY
3710	R131082660	HERNANDEZ FRANCISCA		332 NW 97TH ST	OKLAHOMA CITY	OK	73114-6141	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 17 & 18	332 NW 97TH ST OKLAHOMA CITY
3710	R131082625	MEDINA JOSE L & BRITTANY		820 WILLOW RUN	YUKON	OK	73099-4952	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 15 & 16	328 NW 97TH ST OKLAHOMA CITY
3710	R131082590	OVERBY MAJID M, FARDAD FAR MOJTABA		3629 N DREXEL BLVD	OKLAHOMA CITY	OK	73112-5628	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 13 & 14	324 NW 97TH ST OKLAHOMA CITY

3710	R131082565	BASS TRACY JAY		320 NW 97TH ST	OK	73114-6141	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 11 & 12	320 NW 97TH ST OKLAHOMA CITY
3710	R131082555	VELASQUEZ TRINADAD		316 NW 97TH ST	OK	73114-6141	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 9 & 10	316 NW 97TH ST OKLAHOMA CITY
3710	R131082520	RICCIOTTI PAUL J, RICCIOTTI LINDA		PO BOX 14935	OK	73113-0935	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 7 & 8	312 NW 97TH ST OKLAHOMA CITY
3710	R131082485	RICCIOTTI PAUL J, RICCIOTTI LINDA		PO BOX 14935	OK	73113-0935	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
3710	R131082450	WILDMAN DANIEL S		304 NW 97TH ST	OK	73114	CHESTER HILL ADDITION	004	000	CHESTER HILL ADDITION 004 000 LOTS 1 THRU 4	304 NW 97TH ST OKLAHOMA CITY
3710	R131082590	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OK	73114	CHESTER HILL ADDITION	004	019	CHESTER HILL ADDITION 004 019	0 UNKNOWN OKLAHOMA CITY
3710	R131082692	RFA LAND LLC		1033 NW GRAND BLVD	OK	73118-6004	CHESTER HILL ADDITION	004	020	CHESTER HILL ADDITION 004 020	0 UNKNOWN OKLAHOMA CITY
3710	R131082695	ROARING FORK ASSOCIATES LLC, RFA LAND LLC		1033 NW GRAND BLVD	OK	73118-6004	CHESTER HILL ADDITION	004	021	CHESTER HILL ADDITION 004 021	0 UNKNOWN OKLAHOMA CITY
3710	R131082730	PHILLIPS ZANE		340 NW 97TH ST	OK	73114	CHESTER HILL ADDITION	004	022	CHESTER HILL ADDITION 004 022	0 UNKNOWN OKLAHOMA CITY
3710	R131082905	GARRETT & CO LLC		9701 N BROADWAY EXT	OK	73114	CHESTER HILL ADDITION	004	031	CHESTER HILL ADDITION 004 031	339 NW 96TH ST OKLAHOMA CITY
3710	R131082940	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OK	73114	CHESTER HILL ADDITION	004	032	CHESTER HILL ADDITION 004 032	337 NW 96TH ST OKLAHOMA CITY
3710	R131085040	DELARA JUAN ANTONIO & HILDA H		8219 NW 111TH ST	OK	73162-3023	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 27 & 28	341 NW 95TH ST OKLAHOMA CITY
3710	R131085110	MACIAS MARIA ISABEL		337 NW 95TH ST	OK	73114-6107	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 29 & 30	337 NW 95TH ST OKLAHOMA CITY
3710	R131085145	BURNETT MICHAEL		8810 HENLEY AVE	OK	73131	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 31 & 32	333 NW 95TH ST OKLAHOMA CITY
3710	R131085180	BURNETT MICHAEL		8810 HENLEY AVE	OK	73131	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 33 & 34	0 UNKNOWN OKLAHOMA CITY
3710	R131085215	DO IT RIGHT & EASY PROPERTIES LLC		825 NW 118TH ST	OK	73114-7930	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 35 & 36	325 NW 95TH ST OKLAHOMA CITY
3710	R131085285	RUSSELL WANDA G TRS, RUSSELL WANDA G REV TRUST		317 NW 95TH ST	OK	73114-6107	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 37 THRU 40	317 NW 95TH ST OKLAHOMA CITY

3710	R131085320	SMITH MELODY A & CRAIG E	10200 LYNDON RD	OKLAHOMA CITY	OK	73120-4206	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 41 & 42	313 NW 95TH ST OKLAHOMA CITY
3710	R131085355	SMITH CRAIG E, SMITH MELODY A	10200 LYNDON RD	OKLAHOMA CITY	OK	73120-4206	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 43 THRU 46	0 UNKNOWN OKLAHOMA CITY
3710	R131085390	WEINRICH ENTERPRISES LLC	1122 NW 13TH ST	OKLAHOMA CITY	OK	73106	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 47 & 48	301 NW 95TH ST OKLAHOMA CITY
3710	R131085005	BALLADARES ARMANDO CARBAJAL, BARAJAS JUSTINA ULLOA	1725 NW 177TH ST	EDMOND	OK	73012-6936	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 23 & 24	344 NW 96TH ST OKLAHOMA CITY
3710	R131084980	WHIPKEY SHARON, FULLMER GORDON	820 CONTRA COSTA AVE	BERKELEY	CA	94707	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 21 & 22	340 NW 96TH ST OKLAHOMA CITY
3710	R131084975	AJH REAL ESTATE LLC	PO BOX 75007	OKLAHOMA CITY	OK	73147	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 19 & 20	338 NW 96TH ST OKLAHOMA CITY
3710	R131084970	KINCANNON CAVETT LEE FAMILY TRUST BII	1024 NW 71ST ST	OKLAHOMA CITY	OK	73116-7148	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 17 & 18	332 NW 96TH ST OKLAHOMA CITY
3710	R131084935	THOMPSON KENNETH	1200 SW 59TH ST	OKLAHOMA CITY	OK	73109-4913	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 15 & 16	328 NW 96TH ST OKLAHOMA CITY
3710	R131084900	RML HOME SOULUTIONS LLC	PO BOX 14954	OKLAHOMA CITY	OK	73113	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 13 & 14	324 NW 96TH ST OKLAHOMA CITY
3710	R131084865	WEST ALAINA, BOLLES DESTINY	322 NW 96TH ST	OKLAHOMA CITY	OK	73114	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 11 & 12	322 NW 96TH ST OKLAHOMA CITY
3710	R131084830	WRIGHT JACQUELINE L DARROUGH, C/O GEORGE WRIGHT	2509 HUNTLEIGH RD	SPRINGFIELD	IL	62704	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
3710	R131084795	ROBSON TYRELL JIMMY, BOONE HIGHT JACOB DANIEL	316 NW 96TH ST	OKLAHOMA CITY	OK	73114	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 7 & 8	316 NW 96TH ST OKLAHOMA CITY
3710	R131084760	SUNRISE HOMES LLC	16307 SONOMA PARK DR STE 7	EDMOND	OK	73013	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 5 & 6	312 NW 96TH ST OKLAHOMA CITY
3710	R131084725	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 3 & 4	0 UNKNOWN OKLAHOMA CITY
3710	R131084690	EYLAR KENNETH J, C/O KEITH R GIBSON	522 COLCORD DR	OKLAHOMA CITY	OK	73102	CHESTER HILL ADDITION	007	000	CHESTER HILL ADDITION 007 000 LOTS 1 & 2	300 NW 96TH ST OKLAHOMA CITY

3710	R131085810	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	CHESTER HILL ADDITION	008	000	CHESTER HILL ADDITION 008 000 LOTS 25 THRU 30	239 NW 95TH ST, Unit A OKLAHOMA CITY
3710	R131085635	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	CHESTER HILL ADDITION	008	000	CHESTER HILL ADDITION 008 000 LOTS 13 THRU 16	212 NW 96TH ST OKLAHOMA CITY
3710	R131085705	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	CHESTER HILL ADDITION	008	000	CHESTER HILL ADDITION 008 000 LOTS 17 THRU 20	232 NW 96TH ST, Unit A OKLAHOMA CITY
3710	R131085740	POOLE RODNEY A & MARY M	3128 PINE RIDGE RD	OKLAHOMA CITY	OK	73120- 5918	CHESTER HILL ADDITION	008	000	CHESTER HILL ADDITION 008 000 LOTS 21 & 22	240 NW 96TH ST OKLAHOMA CITY
3710	R131085775	GARRETT & COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	CHESTER HILL ADDITION	008	000	CHESTER HILL ADDITION 008 000 LOTS 23 & 24	248 NW 96TH ST OKLAHOMA CITY

REC'D 4646 PC 934

014768

FORM 7013
Return to: Garrett & Co.
4409 Classen Blvd.
Oklahoma City, OK 73118
(405) 524-3371

CORPORATION

WARRANTY DEED

STATE OF OKLAHOMA
JERRY DEWOODY
OKLA COUNTY CLERK

Feb 21 11 24 AM '80

KNOW ALL MEN BY THESE PRESENTS:

That LAKEHURST CORPORATION, an Oklahoma Corporation

in consideration of the sum of --- Ten and No/100 --- (\$10.00) --- dollars
and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby
grant, bargain, sell and convey unto GARRETT AND COMPANY, a general partnership

part V of the second part, the following described real property and premises situate in OKLAHOMA

County, State of Oklahoma to-wit:

Lot 3 through Lot 8, both inclusive; AND
Lot 39 through Lot 42, both inclusive, BLOCK TWO (2),
in CHESTER HILL ADDITION;

Lots 29, 30, 33, 34, 37, 38, 39 and 40, BLOCK FOUR (4),
in CHESTER HILL ADDITION;

Lots 3 and 4, Block ONE (1), in CHESTER HILL ADDITION;

Lots 47 and 48, BLOCK TWELVE (12), in EYDOL HEIGHTS ADDITION;

Lots 3 and 4, BLOCK SEVEN (7) in CHESTER HILL ADDITION;

ALL of said property is located in additions to the
City of Oklahoma City, Oklahoma

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

TO HAVE AND TO HOLD said described premises unto the said part V of the second part,
its successors, TRUSTEES XXXX and assigns forever, free, clear and discharged of and from all former grants,
charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature, made or
suffered to be made by the grantor.

Signed and delivered this 14th day of

February

19 80

ATTEST:

LAKEHURST CORPORATION

Nina B. Gnd,

ASST. - Secretary.

By Temple G. Thompson, Vice-President.

CORPORATION ACKNOWLEDGMENT—(OKLAHOMA FORM)

STATE OF OKLAHOMA County of OKLAHOMA, SS.

On this 14th day of February, 1980, before me, a Notary Public in
and for the said County and State, personally appeared Temple G. Thompson
to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its
Vice-President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as
the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

My commission expires 6-07-1983

Mary B. Ellis, Notary Public.

QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of August, A.D., 1990 between OTIS GARRETT, a single person, and R.W. GARRETT AND ALINE J. GARRETT, husband and wife of the first part, and GARRETT AND COMPANY, A GENERAL PARTNERSHIP of the second part;

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten and No/100 Dollars to them in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the SURFACE RIGHTS ONLY in and to the following described property listed on Exhibit "A" attached situated in OKLAHOMA COUNTY, State of OKLAHOMA together with all and singular the hereditaments and appurtenances thereunto belonging.

"Consideration for this conveyance is less than \$100.00 and is given to correct and vest title in the beneficial owner, the grantee partnership herein, with whose funds said above described real property was initially purchased as a partnership asset, notwithstanding title was originally conveyed to the grantor herein individually".

TO HAVE AND TO HOLD the described premises on Exhibit "A" unto the said GARRETT AND COMPANY, A GENERAL PARTNERSHIP their heirs and assigns forever, so that neither they the said OTIS GARRETT, R.W. GARRETT OR ALINE J. GARRETT nor any person his their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written, but made effective December 24, 1984.

OTIS GARRETT

DOC NUMBER 00025933

TIME 10:59 AM

REGD-FEE 16.00

ALINE J. GARRETT

R.W. GARRETT

DATE MAR. 19 1991

RALPH NESS

OKLAHOMA COUNTY CLERK

RECORDED AND FILED

STATE OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF OKLAHOMA

OKLAHOMA FORM

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this 1st day of August, 1990, personally appeared OTIS GARRETT, R.W. GARRETT AND ALINE J. GARRETT to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

March 24, 1994
My Commission Expires

Stephen Morgan Kern
Notary Public

WHEN RECORDED MAIL TO

NAME *Garrett & Co.*
ADDRESS *7001 N. Broadway Ave*
CITY & STATE *Okla 73114*