



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

W. Hefner Rd. & Lake Hefner Parkway

Name of Development or Applicant

3333 W. Hefner Rd.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2034
Case No.: PUD -	2034
File Date:	9-11-24
Ward No.:	W8
Nbhd. Assoc.:	Quail Creek Area, Quail Creek HOA, Quail Creek Apt Committee
School District:	OKC
Extg Zoning:	PUD-490, SPUD-558, SPUD-1046
Overlay:	

9.7 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

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

dmbbox@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.



WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2208651
Old Republic National Title Insurance Company

Know All Men by These Presents:

THAT, 3333 LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto TB Holdings, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 103911100

Grantee's Mailing Address: 6001 NW Expressway, Oklahoma City, OK 73132

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, its 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. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 18th day of October, 2022.

3333 LLC


Blaine M. Dyer
Manager

2208651

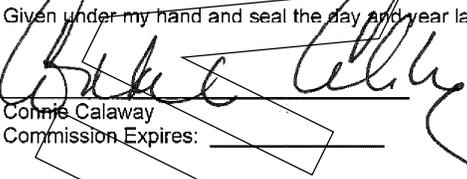
Doc Stamps: \$* 12,000.00

CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 18th day of October, 2022, personally appeared, Blaine M. Dyer, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Connie Calaway
Commission Expires: _____



RETURN TO:

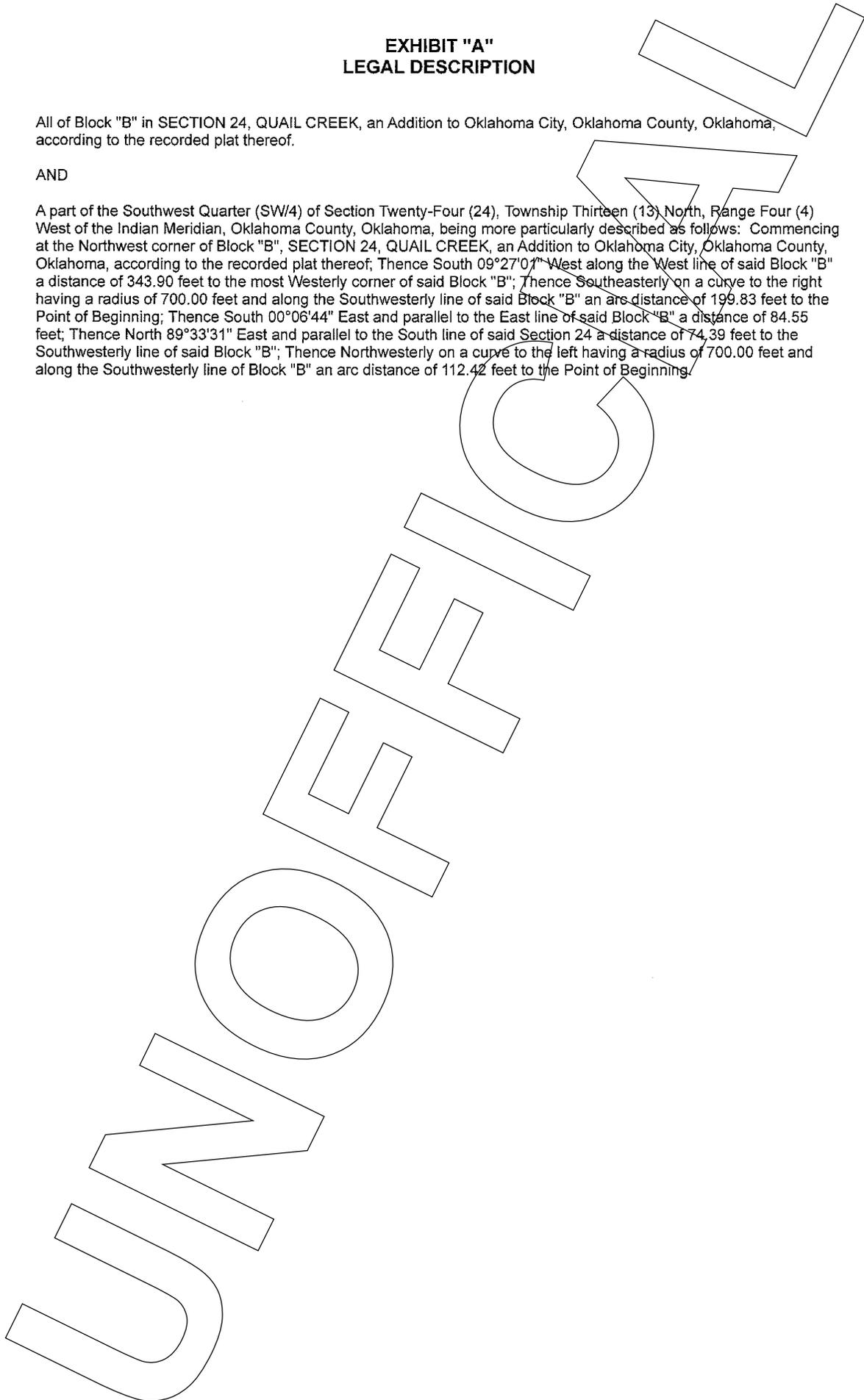
Oklahoma City Abstract & Title Co.
9211 Lake Hefner Parkway, Suite 100
Oklahoma City, OK 73120

**EXHIBIT "A"
LEGAL DESCRIPTION**

All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

A part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South 09°27'01" West along the West line of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block "B" an arc distance of 199.83 feet to the Point of Beginning; Thence South 00°06'44" East and parallel to the East line of said Block "B" a distance of 84.55 feet; Thence North 89°33'31" East and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and along the Southwesterly line of Block "B" an arc distance of 112.42 feet to the Point of Beginning.



SCHEDULE A

EXHIBIT "A" LEGAL DESCRIPTION

Tract A:

All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South 09°27'01" West along the West line of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block "B" an arc distance of 199.83 feet to the Point of Beginning; Thence South 00°06'44" East and parallel to the East line of said Block "B" a distance of 84.55 feet; Thence North 89°33'31" East and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and along the Southwesterly line of Block "B" an arc distance of 112.42 feet to the Point of Beginning.

Part of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 24; Thence S 89°33'31" W along the South line of said SW/4 a distance of 630.03 feet; Thence North 00°26'29" W for a distance of 33.00 feet; Thence along a curve to the left having a radius of 700.00 feet (chord bearing N01°31'44" W, chord distance = 27.00 feet) for an arc distance of 27.00 feet to the point or place of beginning; said point being on the Southwesterly line of Block "B" in Quail Creek, Section 24, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing N 19°48'24" W, chord distance = 413.36 feet) for an arc distance of 419.61 feet; Thence South 89°33'31" W for a distance of 74.39 feet; thence N00°06'44" W for a distance of 84.55 feet to a point on a curve; said point

also being on the Southwesterly line of said Block "B"; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing N59° 19'18" W; chord distance= 199.15 feet) for an arc distance of 199.83 feet; Thence S 09°27'01" W for a distance of 120.00 feet; Thence S 56°40'00" E for a distance of 190.00 feet; Thence S 23°12'12" E for a distance of 322.92 feet; thence S 00° 06'44 E for a distance of 46.00 feet; Thence S 78°04'31" E for a distance of 112.09 feet to the point or place of Beginning.

Tract C:

Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, TB HOLDINGS LLC or,
Property Owner of Record

Toby Brown 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: 09/03/2024
MM/DD/YYYY

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3895	R103911101	TB HOLDINGS LLC		PMB 63496	OKLAHOMA CITY	OK	73101	QUAIL CREEK SEC 24	0	0	QUAIL CREEK SEC 24 PT SW4 SEC 24 13N 4W BEG 630.03FT W & 33FT N & LEFT ON CURVE 27FT OF SE/C SW4 TH LEFT ON CURVE 419.61FT W74.39FT N84.55FT LEFT ON CURVE 199.83FT SWLY120FT SE190FT SE322.92FT S46FT SE112.09FT TO BEG (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3895	R103911100	TB HOLDINGS LLC		PMB 63496	OKLAHOMA CITY	OK	73101	QUAIL CREEK SEC 24	0	0	QUAIL CREEK SEC 24 LOT 00B OF QUAIL CREEK SEC 24 PLUS PT SW4 SEC 24 13N 4W COMM 343.90FT S & 199.83FT SWLY OF NW/C OF BLK B OF QUAIL CREEK SEC 24 S84.55FT E74.39FT NWLY ALONG W LINE OF BLK B 112.42FT TO PT OF BEG (PART OF SUBJECT PROPERTY)	3333 W HEFNER RD OKLAHOMA CITY
3895	R120672020	TB HOLDINGS LLC		PMB 63496	OKLAHOMA CITY	OK	73101	SPRINGHOLLOW	7	0	SPRINGHOLLOW 007 000 (PART OF SUBJECT PROPERTY)	0 UNKNOWN
3895	R200091000	KNEBEL ALFRED H & ELLEN E CO TRS	KNEBEL ALFRED H 1999 LIV TRUST	11300 QUAIL CREEK RD APT 1	OKLAHOMA CITY	OK	73120-5204	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 1	11300 QUAIL CREEK RD, Unit 1 OKLAHOMA CITY
3895	R200091010	CASH BARBARA L & LARRY S		2265 ARCADIA DR	ANCHORAGE	AK	99517	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 2	11300 QUAIL CREEK RD, Unit 2 OKLAHOMA CITY
3895	R200091020	AVERY KEVIN T & GERALDINE K		11300 QUAIL CREEK RD APT 3	OKLAHOMA CITY	OK	73120-5227	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 3	11300 QUAIL CREEK RD, Unit 3 OKLAHOMA CITY
3895	R200091030	JAMESON REALTY LLC		5801 JAMESON RANCH RD	DAVIS	OK	73030	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 4	11300 QUAIL CREEK RD, Unit 4 OKLAHOMA CITY
3895	R200091040	CAREL KIMERA		11300 QUAIL CREEK RD APT 5	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 5	11300 QUAIL CREEK RD, Unit 5 OKLAHOMA CITY
3895	R200091050	HART PATRICIA A REV TRUST		11300 QUAIL CREEK RD, Unit 6	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 6	11300 QUAIL CREEK RD, Unit 6 OKLAHOMA CITY

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3895	R200091060	FULTON JERAL RAY & PAULA ALICE REV TRUST		11300 QUAIL CREEK RD, Unit 7	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 7	11300 QUAIL CREEK RD, Unit 7 OKLAHOMA CITY
3895	R200091070	MARGO MARTHA J 2001 REV TRUST		11300 QUAIL CREEK RD APT 8	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 8	11300 QUAIL CREEK RD, Unit 8 OKLAHOMA CITY
3895	R200091080	TEMA LIV TRUST		11300 QUAIL CREEK RD, Unit 9	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 9	11300 QUAIL CREEK RD, Unit 9 OKLAHOMA CITY
3895	R200091090	NELSON DR JAY C & SUZANNE FCO TRS	NELSON FAMILY TRUST	11300 QUAIL CREEK RD APT 10	OKLAHOMA CITY	OK	73120-5228	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 10	11300 QUAIL CREEK RD, Unit 10 OKLAHOMA CITY
3895	R200091100	HALL THOMAS A REV TRUST		11300 QUAIL CREEK RD APT 11	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 11	11300 QUAIL CREEK RD, Unit 11 OKLAHOMA CITY
3895	R200091110	MCLENDON SONYA K TRS	MCLENDON SONYA K TRUST	11300 QUAIL CREEK RD APT 12	OKLAHOMA CITY	OK	73120-5228	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 12	11300 QUAIL CREEK RD, Unit 12 OKLAHOMA CITY
3895	R200091120	BONHAM J TED		11300 QUAIL CREEK RD, Unit 13	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 13	11300 QUAIL CREEK RD, Unit 13 OKLAHOMA CITY
3895	R200091130	OVERLAND NANCY E 1993 AMENDED TRUST		623 POOL PL	SHAWNEE	OK	74801	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 14	11300 QUAIL CREEK RD, Unit 14 OKLAHOMA CITY
3895	R200091140	BURCH JACK	BURCH NANCY	11114 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 15	11114 SPRINGHOLLOW RD, Unit 15 OKLAHOMA CITY
3895	R200091150	HAMILTON WAYNE E & BEVERLY TRS	HAMILTON FAMILY TRUST	11116 SPRINGHOLLOW RD UNIT 16	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 16	11116 SPRINGHOLLOW RD, Unit 16 OKLAHOMA CITY
3895	R200091160	LIT NOAH		11304 SPRINGHOLLOW RD APT 17	OKLAHOMA CITY	OK	73120	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 17	11304 SPRINGHOLLOW RD, Unit 17 OKLAHOMA CITY

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3895	R200091170	MCPHAIL CLARA ROBERTSON, MCPHAIL DAVID K & MCPHAIL MARK R	MCPHAIL CLARA ROBERTSON REV TRUST	11308 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120-4621	LA RESERVE CONDOS	0	0	LA RESERVE CONDOS 000 000 UNIT 18	11308 SPRINGHOLLOW RD, Unit 18 OKLAHOMA CITY
3895	R103911150	GRAGG ZACHARY M & AMANDA R		2201 IVY WOOD RD	EDMOND	OK	73013	QUAIL CREEK SEC 24	106	3	QUAIL CREEK SEC 24 106 003	11100 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911160	SULLIVAN DARIN SCOTT		6159 CEDAR CREEK DR	HOUSTON	TX	77057-1801	QUAIL CREEK SEC 24	106	4	QUAIL CREEK SEC 24 106 004	11112 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911210	LOWCO DEVELOPMENT LLC		11000 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 24	107	11	QUAIL CREEK SEC 24 107 011	11000 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911220	SIEGLE KURTIS A		220 EMERALD VISTA WAY, Unit 280	LAS VEGAS	NV	89144	QUAIL CREEK SEC 24	107	12	QUAIL CREEK SEC 24 107 012	11008 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911230	MENDEZ CHARLES P & SANDRA K DAVIS		11417 LOVELAND CIR	GUTHRIE	OK	73044-3518	QUAIL CREEK SEC 24	107	13	QUAIL CREEK SEC 24 107 013	11016 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911240	COLE LETAUN JEANETTE		1538 W 121ST ST	LOS ANGELES	CA	90047	QUAIL CREEK SEC 24	107	14	QUAIL CREEK SEC 24 107 014	11028 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911250	HENDERSON WENDY		11036 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120-5021	QUAIL CREEK SEC 24	107	15	QUAIL CREEK SEC 24 107 015	11032 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911260	11040 SPRINGHOLLOW RD		415 NE 1ST ST	OKLAHOMA CITY	OK	73104	QUAIL CREEK SEC 24	107	16	QUAIL CREEK SEC 24 107 016	11040 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103911310	BAKER JAMES B II TRS BAKER JAMES B II 2013 REV FAMILY TRUST	HADLOCK KEITH L 2013 REV FAMILY TRUST	9609 LAKESHORE DR	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 24	108	4	QUAIL CREEK SEC 24 108 004	10900 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R100401220	THE QUAIL CREEK TOWNHOUSE	ASSOC INC	11041 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120-5020	QUAIL CREEK SEC 29	0	0	QUAIL CREEK SEC 29 000 000 ALL SEC 29 QUAIL CREEK EX LOTS 1 THRU 22	0 UNKNOWN OKLAHOMA CITY

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3895	R100401000	PPM INVESTMENTS LLC		800 N OKLAHOMA AVE, Unit 2401	OKLAHOMA CITY	OK	73104-4426	QUAIL CREEK SEC 29	0	1	QUAIL CREEK SEC 29 000 001	3317 W HEFNER RD OKLAHOMA CITY
3895	R100401010	EATON ADAM	EATON ABI	110 HARTMAN ST	FORT COLLINS	CO	80521	QUAIL CREEK SEC 29	0	2	QUAIL CREEK SEC 29 000 002	3319 W HEFNER RD OKLAHOMA CITY
3895	R100401020	BRIDGES TERRILA G		3321 W HEFNER RD	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 29	0	3	QUAIL CREEK SEC 29 000 003	3321 W HEFNER RD OKLAHOMA CITY
3895	R100401030	LESTER BOB JR		1812 W WARNER AVE	GUTHRIE	OK	73044-2242	QUAIL CREEK SEC 29	0	4	QUAIL CREEK SEC 29 000 004	3323 W HEFNER RD OKLAHOMA CITY
3895	R100401040	EASTTOM TAYLOR		3325 W HEFNER RD	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 29	0	5	QUAIL CREEK SEC 29 000 005	3325 W HEFNER RD OKLAHOMA CITY
3895	R100401050	ELISE JENNIFER B		5505 N BILLEN AVE	OKLAHOMA CITY	OK	73112	QUAIL CREEK SEC 29	0	6	QUAIL CREEK SEC 29 000 006	3327 W HEFNER RD OKLAHOMA CITY
3895	R100401060	SCHROCK ELLIOTT		PO BOX 1775	EDMOND	OK	73083	QUAIL CREEK SEC 29	0	7	QUAIL CREEK SEC 29 000 007	3329 W HEFNER RD OKLAHOMA CITY
3895	R100401070	SCHROCK ELLIOTT		PO BOX 1775	EDMOND	OK	73083	QUAIL CREEK SEC 29	0	8	QUAIL CREEK SEC 29 000 008	3331 W HEFNER RD OKLAHOMA CITY
3895	R100401080	NEMECEK AMBER K		3328 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120-5017	QUAIL CREEK SEC 29	0	9	QUAIL CREEK SEC 29 000 009	3328 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401090	ANDERSON CHRISTOPHER M	ALBRIGHT JOSIE M	3326 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120-5017	QUAIL CREEK SEC 29	0	10	QUAIL CREEK SEC 29 000 010	3326 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401100	SPRINGALL CECILIA ANNE		1500 BRIGHTON AVE	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 29	0	11	QUAIL CREEK SEC 29 000 011	3324 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401110	SCHROCK ELLIOTT		PO BOX 1775	EDMOND	OK	73083	QUAIL CREEK SEC 29	0	12	QUAIL CREEK SEC 29 000 012	3322 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401120	HIGHLEY JOHN M JR & M L TRS	HIGHLEY LIVING TRUST	3020 NW 160TH ST	EDMOND	OK	73013-1465	QUAIL CREEK SEC 29	0	13	QUAIL CREEK SEC 29 000 013	3320 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401130	STUEWE JOSHUA MARTIN		3318 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 29	0	14	QUAIL CREEK SEC 29 000 014	3318 ROCK CREEK WAY OKLAHOMA CITY

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3895	R100401140	BARRY LAVERNE JAMES		3316 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120- 5017	QUAIL CREEK SEC 29	0	15	QUAIL CREEK SEC 29 000 015	3316 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401150	AJNAI DULGUUN	BATNASAN PUREVBAATAR	2200 NW 157TH ST	EDMOND	OK	73013	QUAIL CREEK SEC 29	0	16	QUAIL CREEK SEC 29 000 016	3317 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401160	MCDONALD ALICIA R	JOHNSON ANGELA R	3319 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120- 5016	QUAIL CREEK SEC 29	0	17	QUAIL CREEK SEC 29 000 017	3319 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401170	VAUGHT CHELSEA		3321 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120- 5016	QUAIL CREEK SEC 29	0	18	QUAIL CREEK SEC 29 000 018	3321 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401180	CROWN PROPERTIES & INVESTMENTS LLC		4801 BOCAGE PL	OKLAHOMA CITY	OK	73142- 5424	QUAIL CREEK SEC 29	0	19	QUAIL CREEK SEC 29 000 019	3323 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401190	DEMPSEY CHARLES MATTSON		3325 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 29	0	20	QUAIL CREEK SEC 29 000 020	3325 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401200	EPPERSON DOUGLAS A		7015 NW 222ND ST	EDMOND	OK	73025- 9403	QUAIL CREEK SEC 29	0	21	QUAIL CREEK SEC 29 000 021	3327 ROCK CREEK WAY OKLAHOMA CITY
3895	R100401210	LESTER BOB JR		3329 ROCK CREEK WAY	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 29	0	22	QUAIL CREEK SEC 29 000 022	3329 ROCK CREEK WAY OKLAHOMA CITY
3895	R100451200	THE QUAIL CREEK TOWNHOUSE	ASSOC INC	11041 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120- 5020	QUAIL CREEK SEC 30	0	0	QUAIL CREEK SEC 30 000 000 ALL SEC 30 QUAIL CREEK EX LOTS 1 THRU 18	11041 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R100451020	GUTHRIE JACKIE L		3316 GREEN WING CT	OKLAHOMA CITY	OK	73120- 5014	QUAIL CREEK SEC 30	0	1	QUAIL CREEK SEC 30 000 001	3316 GREEN WING CT OKLAHOMA CITY
3895	R100451030	CARTER INGRID		3318 GREEN WING CT	OKLAHOMA CITY	OK	73120- 5014	QUAIL CREEK SEC 30	0	2	QUAIL CREEK SEC 30 000 002	3318 GREEN WING CT OKLAHOMA CITY
3895	R100451040	WAHLENMAIER KAY		5030 N MAY AVE STE 204	OKLAHOMA CITY	OK	73112- 6010	QUAIL CREEK SEC 30	0	3	QUAIL CREEK SEC 30 000 003	3320 GREEN WING CT OKLAHOMA CITY
3895	R100451050	AKINDELE DEBORAH L		PO BOX 19317	ATLANTA	GA	31126- 1317	QUAIL CREEK SEC 30	0	4	QUAIL CREEK SEC 30 000 004	3322 GREEN WING CT OKLAHOMA CITY
3895	R100451060	REDDEN RAMEY JOE		3324 GREEN WING CT	OKLAHOMA CITY	OK	73120- 5014	QUAIL CREEK SEC 30	0	5	QUAIL CREEK SEC 30 000 005	3324 GREEN WING CT OKLAHOMA CITY

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

3895	R100451070	RAWSON SHELILA R		3326 GREEN WING CT	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 30	0	6	QUAIL CREEK SEC 30 000 006	3326 GREEN WING CT OKLAHOMA CITY
3895	R100451080	EATON ADAM	EATON ABI	110 HARTMAN ST	FORT COLLINS	CO	80521	QUAIL CREEK SEC 30	0	7	QUAIL CREEK SEC 30 000 007	3328 GREEN WING CT OKLAHOMA CITY
3895	R100451090	PPM INVESTMENTS LLC		800 N OKLAHOMA AVE, Unit 2401	OKLAHOMA CITY	OK	73104-4426	QUAIL CREEK SEC 30	0	8	QUAIL CREEK SEC 30 000 008	3329 GREEN WING CT OKLAHOMA CITY
3895	R100451100	WISDOM JONATHAN		3327 GREEN WING CT	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 30	0	9	QUAIL CREEK SEC 30 000 009	3327 GREEN WING CT OKLAHOMA CITY
3895	R100451110	CASE MELISSA		3325 GREEN WING CT	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 30	0	10	QUAIL CREEK SEC 30 000 010	3325 GREEN WING CT OKLAHOMA CITY
3895	R100451120	CROWN PROPERTIES & INVESTMENTS LLC		4801 BOCAGE PL	OKLAHOMA CITY	OK	73142-5424	QUAIL CREEK SEC 30	0	11	QUAIL CREEK SEC 30 000 011	3323 GREEN WING CT OKLAHOMA CITY
3895	R100451130	WHITTINGTON ERIC C		6628 ELK CANYON RD	OKLAHOMA CITY	OK	73162	QUAIL CREEK SEC 30	0	12	QUAIL CREEK SEC 30 000 012	3321 GREEN WING CT OKLAHOMA CITY
3895	R100451140	AUDD MARY KAY		3319 GREEN WING CT	OKLAHOMA CITY	OK	73120-5013	QUAIL CREEK SEC 30	0	13	QUAIL CREEK SEC 30 000 013	3319 GREEN WING CT OKLAHOMA CITY
3895	R100451150	GREEN WING LLC		421 NW 45TH ST	OKLAHOMA CITY	OK	73118-8226	QUAIL CREEK SEC 30	0	14	QUAIL CREEK SEC 30 000 014	3317 GREEN WING CT OKLAHOMA CITY
3895	R100451160	BATM I LLC		12701 DEERFIELD CIR	OKLAHOMA CITY	OK	73142-5132	QUAIL CREEK SEC 30	0	15	QUAIL CREEK SEC 30 000 015	11033 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R100451170	BUCKNER PAYNE CARRIE DENISE		11035 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120-5020	QUAIL CREEK SEC 30	0	16	QUAIL CREEK SEC 30 000 016	11035 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R100451180	WISDOM JONATHAN		11037 SPRINGHOLLOW RD	OKLAHOMA CITY	OK	73120	QUAIL CREEK SEC 30	0	17	QUAIL CREEK SEC 30 000 017	11037 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R100451190	HOWELL JEFF & ROBIN		1108 GULMOR DR	EDMOND	OK	73034-6647	QUAIL CREEK SEC 30	0	18	QUAIL CREEK SEC 30 000 018	11039 SPRINGHOLLOW RD OKLAHOMA CITY

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3895	R103971000	ALL 50 NORTH SHORE LLC		6031 SW 88TH ST	PINECREST	FL	33156	QUAIL CREEK SEC 31	0	0	QUAIL CREEK SEC 31 000 000 PT OF SW4 SEC 24 13N 4W A 8ACRE TR LYING APPROX IN CENTER OF SD SW4	11141 SPRINGHOLLOW RD OKLAHOMA CITY
3895	R103961000	WHITAKER MATTHEW		1419 CANTERBURY PL	NICHOLS HILLS	OK	73116	QUAIL CRK SEC 33 SUB A SEC 24	0	1	QUAIL CRK SEC 33 SUB A SEC 24 000 001	3316 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961100	DAUGHERTY PATRICK SHAWN		3318 BROOKHOLLOW CT	OKLAHOMA CITY	OK	73120-5011	QUAIL CRK SEC 33 SUB A SEC 24	0	2	QUAIL CRK SEC 33 SUB A SEC 24 000 002	3318 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961200	RUNNING HORSE FILMS LLC		8716 NW 72ND CT	OKLAHOMA CITY	OK	73132	QUAIL CRK SEC 33 SUB A SEC 24	0	3	QUAIL CRK SEC 33 SUB A SEC 24 000 003	3320 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961300	SCHROCK ELLIOTT		PO BOX 1775	EDMOND	OK	73083-1775	QUAIL CRK SEC 33 SUB A SEC 24	0	4	QUAIL CRK SEC 33 SUB A SEC 24 000 004	3322 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961400	CRAWFORD KATRINA M		3324 BROOKHOLLOW CT	OKLAHOMA CITY	OK	73120-5011	QUAIL CRK SEC 33 SUB A SEC 24	0	5	QUAIL CRK SEC 33 SUB A SEC 24 000 005	3324 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961500	WHITAKER MATT & AMY A CO TRS	WHITAKER FAMILY TRUST	1419 CANTERBURY PL	NICHOLS HILLS	OK	73116	QUAIL CRK SEC 33 SUB A SEC 24	0	6	QUAIL CRK SEC 33 SUB A SEC 24 000 006	3326 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961600	MARTINCICH CARL & DIANE TRS	MARTINCICH FAMILY TRUST	3125 BROOKHOLLOW RD	OKLAHOMA CITY	OK	73120	QUAIL CRK SEC 33 SUB A SEC 24	0	7	QUAIL CRK SEC 33 SUB A SEC 24 000 007	3328 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961700	FLORESCA REV TRUST		9224 SUNNYMEADE PL	OKLAHOMA CITY	OK	73120-4423	QUAIL CRK SEC 33 SUB A SEC 24	0	8	QUAIL CRK SEC 33 SUB A SEC 24 000 008	3329 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961800	DECKER MARGARET A		3327 BROOKHOLLOW CT	OKLAHOMA CITY	OK	73120-5010	QUAIL CRK SEC 33 SUB A SEC 24	0	9	QUAIL CRK SEC 33 SUB A SEC 24 000 009	3327 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103961900	OHARA HUGH		3016 LANSDOWNE LN	OKLAHOMA CITY	OK	73120-4366	QUAIL CRK SEC 33 SUB A SEC 24	0	10	QUAIL CRK SEC 33 SUB A SEC 24 000 010	3325 BROOKHOLLOW CT OKLAHOMA CITY

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3895	R103962000	YOST DAVID T & ANNA M		PO BOX 14905	OKLAHOMA CITY	OK	73113- 0905	QUAIL CRK SEC 33 SUB A SEC 24	0	11	QUAIL CRK SEC 33 SUB A SEC 24 000 011	3323 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103962100	DAUGHERTY JAMES M & DONNA J		3321 BROOKHOLLOW CT	OKLAHOMA CITY	OK	73120- 5010	QUAIL CRK SEC 33 SUB A SEC 24	0	12	QUAIL CRK SEC 33 SUB A SEC 24 000 012	3321 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103962200	SKYLINE INVESTMENT GROUP LLC		6775 BOUCHER DR, Unit 6	EDMOND	OK	73034	QUAIL CRK SEC 33 SUB A SEC 24	0	13	QUAIL CRK SEC 33 SUB A SEC 24 000 013	3319 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103962300	TURNER NICOLE K	KOOP JULIA K	3317 BROOKHOLLOW CT	OKLAHOMA CITY	OK	73120	QUAIL CRK SEC 33 SUB A SEC 24	0	14	QUAIL CRK SEC 33 SUB A SEC 24 000 014	3317 BROOKHOLLOW CT OKLAHOMA CITY
3895	R103962400	STARS & STRIPES LIV TRUST		3316 NW 112TH TER	OKLAHOMA CITY	OK	73120- 5009	QUAIL CRK SEC 33 SUB A SEC 24	0	15	QUAIL CRK SEC 33 SUB A SEC 24 000 015	3316 NW 112TH TER OKLAHOMA CITY
3895	R103962500	RK INVESTMENTS LLC		1410 SW 3RD ST	OKLAHOMA CITY	OK	73108- 1414	QUAIL CRK SEC 33 SUB A SEC 24	0	16	QUAIL CRK SEC 33 SUB A SEC 24 000 016	3318 NW 112TH TER OKLAHOMA CITY
3895	R103962600	HIGHTOWER MICHAEL & JUDITH		1957 RIDGETOP DR	CHARLOTTE VILLE	VA	22903- 8808	QUAIL CRK SEC 33 SUB A SEC 24	0	17	QUAIL CRK SEC 33 SUB A SEC 24 000 017	3320 NW 112TH TER OKLAHOMA CITY
3895	R103962700	BERRY KENNETH RAY & PATRICIA LOUISE		3322 NW 112TH TER	OKLAHOMA CITY	OK	73120	QUAIL CRK SEC 33 SUB A SEC 24	0	18	QUAIL CRK SEC 33 SUB A SEC 24 000 018	3322 NW 112TH TER OKLAHOMA CITY
3895	R103962800	SNEED SHERRI D		3324 NW 112TH TER	OKLAHOMA CITY	OK	73120- 5009	QUAIL CRK SEC 33 SUB A SEC 24	0	19	QUAIL CRK SEC 33 SUB A SEC 24 000 019	3324 NW 112TH TER OKLAHOMA CITY
3895	R103962900	CUTTING EDGE RESEARCH GROUP INC		3237 NW 177TH ST	EDMOND	OK	73012	QUAIL CRK SEC 33 SUB A SEC 24	0	20	QUAIL CRK SEC 33 SUB A SEC 24 000 020	3326 NW 112TH TER OKLAHOMA CITY
3900	R168683150	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SPRING CREEK TOWNSHIP	0	0	SPRING CREEK TOWNSHIP 000 000 PT NW4 SEC 25 13N 4W NW4 EX 24.25 ACRS TO STATE FOR H/W	0 UNKNOWN UNINCORPORATE D

3895	R168683175	STATE OF OKLAHOMA	DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3299	SPRING CREEK TOWNSHIP	0	0	SPRING CREEK TOWNSHIP 000 000 PT SW/4 SEC 24 13N 4W BEG 790.76FT E SW/C SW/4 TH E1226.06FT N33FT TH NWLY ALONG CURVE TO LEFT 446.3FT TH W74.39FT N ALONG BLK B QUAIL CREEK SEC 24 84.55FT TH NWLY ALONG CURVE TO LEFT 500.35FT TH NWLY ALONG CURVE TO RIGHT 2051.52FT TO PT ON N LINE SW/4 TH W388.67FT TH SELY ALONG CURVE TO LEFT 1874.45FT TH SE254.52FT SELY219.47FT SW ON CURVE RIGHT 237.12FT SWLY261.82FT TO BEG EX A TR BEG 630.03FT W & 33FT N & LEFT ON CURVE 27FT OF SE/C SW4 TH LEFT ON CURVE 419.61FT W74.39FT N84.55FT LEFT ON CURVE 199.83FT SWLY120FT SE190FT SE322.92FT S46FT SE112.09FT TO BEG	0 UNKNOWN
3895	R120672000	MARTINEZ NICHOLAS		1509 N MAY AVE	OKLAHOMA CITY	OK	73107-4734	SPRINGHOLLOW	0	0	SPRINGHOLLOW 000 000 BLKS 3 4 6	0 UNKNOWN OKLAHOMA CITY
3895	R120671140	GILLIAM JUSTIN T & ALYSSA ANN		3404 BROOKEND CT	OKLAHOMA CITY	OK	73120-5007	SPRINGHOLLOW	1	0	SPRINGHOLLOW 001 000 ALL LOT 15 & PT LOT 18 BEG 108FT NE OF NWLY/C LOT 18 TH NE72.51FT SLY28.37FT SW27.15FT SW40.95FT NW45FT TO BEG	3404 BROOKEND CT OKLAHOMA CITY
3895	R120671250	MEHDI RABIH A & AMBER		11109 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120-5057	SPRINGHOLLOW	1	0	SPRINGHOLLOW 001 000 LOT 26 & S/2 OF LOT 27	11109 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671270	CHANSOMBAT DAVANH	PENN WILLIAM NELSON II	11117 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120	SPRINGHOLLOW	1	0	SPRINGHOLLOW 001 000 LOT 28 & N/2 OF LOT 27	11117 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671170	ROGERS JENNIFER L		11120 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120	SPRINGHOLLOW	1	0	SPRINGHOLLOW 001 000 PT LOT 18 BEG NWLY/C LOT 18 TH NE108FT SE45FT SW108FT NW45FT TO BEG	11120 SPRINGHOLLOW CT OKLAHOMA CITY

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3895	R120671120	BARNES BLAKE EDWIN		3401 BROOKEND CT	OKLAHOMA CITY	OK	73120	SPRINGHOLLOW	1	13	SPRINGHOLLOW 001 013	3401 BROOKEND CT OKLAHOMA CITY
3895	R120671130	WOMMACK STEPHANIE		3400 BROOKEND CT	OKLAHOMA CITY	OK	73120- 5007	SPRINGHOLLOW	1	14	SPRINGHOLLOW 001 014	3400 BROOKEND CT OKLAHOMA CITY
3895	R120671150	PUCKETT HEATHER D		11124 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120- 5056	SPRINGHOLLOW	1	17	SPRINGHOLLOW 001 017	11124 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671180	LE JONATHAN B		11116 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120- 5056	SPRINGHOLLOW	1	19	SPRINGHOLLOW 001 019	11116 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671190	GEE GAVIN		11112 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120	SPRINGHOLLOW	1	20	SPRINGHOLLOW 001 020	11112 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671200	MARCY COPPIN MARY LOUISE	COPPIN WILLIAM RAY	11108 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120- 5056	SPRINGHOLLOW	1	21	SPRINGHOLLOW 001 021	11108 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671210	MCGRAW MICHAEL S		11104 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120- 5056	SPRINGHOLLOW	1	22	SPRINGHOLLOW 001 022	11104 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671220	BOND JAMI		11100 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120	SPRINGHOLLOW	1	23	SPRINGHOLLOW 001 023	11100 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671230	BOCK MILLY MIRANDA		11101 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120- 5057	SPRINGHOLLOW	1	24	SPRINGHOLLOW 001 024	11101 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671240	OPENDOOR PROPERTY TRUST I		410 N SCOTTSDALE RD, Unit 1600	TEMPE	AZ	85288- 0976	SPRINGHOLLOW	1	25	SPRINGHOLLOW 001 025	11105 SPRINGHOLLOW CT OKLAHOMA CITY
3895	R120671280	JOHN GALT HOMES LLC		426 NW 5TH ST STE 200	OKLAHOMA CITY	OK	73102- 3059	SPRINGHOLLOW	1	29	SPRINGHOLLOW 001 029	11121 SPRINGHOLLOW CT OKLAHOMA CITY

3895	R120671290	LEE CHRISTOPHER K		11125 SPRINGHOLLOW CT	OKLAHOMA CITY	OK	73120	SPRINGHOLLOW	1	30	SPRINGHOLLOW 001 030	11125 SPRINGHOLLOW CT OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

W. Hefner Rd. & Lake Hefner Parkway

3333 W. Hefner Rd.

September 10, 2024

PREPARED FOR:

TB Holdings, LLC
PO BOX 2178
PMB 63496
Oklahoma City, OK 73101
405-607-1311
Toby@thebrowngroupok.com

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of W. Hefner Rd. & Lake Hefner Parkway, consisting of approximately 9.7 acres, is located within the Southwest quarter (SW/4) of Section 24, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 3333 W. Hefner 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 TB Holdings, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-490, SPUD-558, and SPUD-1046. Surrounding properties are zoned and used for:

- North: R-4 District and used for multi-family development.
- East: R-4 District and used for multi-family development.
- South: R-1 District and is currently undeveloped.
- West: R-4 District and used for multi-family development and Lake Hefner Parkway.

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 developed and used for the Oklahoma Athletic Center.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit additional commercial uses.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 112th Terr. The nearest street to the east is Springhollow Rd. The nearest street to the south is W. Hefner Rd. The nearest street to the west is Lake Hefner Parkway.

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 15 located at 2817 NW 122nd St. It is approximately 1.8 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 land use topology area 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

All existing uses and structures shall be permitted to remain and deemed to conform to applicable regulations. The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified.

The following uses shall be permitted:

- 8300.1 Administrative and Professional Offices
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.18 Automotive and Equipment: Automobile Dealerships and Malls
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8300.32 Convenience Sales and Personal Services
- 8200.2 Dwelling Units and Mixed Uses
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8250.11 Library Services and Community Centers
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8300.52 Medical Services: General
- 8200.12 Multiple-Family Residential
- 8300.54 Outdoor Sales and Display, and Outdoor Storage [limited to food truck court]
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.56 Participant Recreation and Entertainment: Outdoor
- 8300.59 Personal Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8300.69 Spectator Sports and Entertainment: Restricted

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, drivet, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. 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

Existing screening shall be permitted to remain and deemed to conform to applicable regulations.

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

Existing access, consisting of ingress and egress drives off of W. Hefner Rd. and one (1) access drive off of NW 112th Terr., shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new access drive, said drive shall conform to applicable regulations.

9.9 PARKING REGULATIONS

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

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

The existing roofing shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, said structure shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

The existing sidewalk along W. Hefner Rd. shall be permitted to remain and deemed to conform to applicable regulations.

9.13 HEIGHT REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate height within this PUD.

9.14 SETBACK REGULATIONS

The existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements shall conform to the base zoning district.

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

A specific plan shall not be required.

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

Tract A:

All of Block "B" in SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Apart of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of Block "B", SECTION 24, QUAIL CREEK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence South 09°27'01" West along the West line of said Block "B" a distance of 343.90 feet to the most Westerly corner of said Block "B"; Thence Southeasterly on a curve to the right having a radius of 700.00 feet and along the Southwesterly line of said Block "B" an arc distance of 199.83 feet to the Point of Beginning; Thence South 00°06'44" East and parallel to the East line of said Block B" a distance of 84.55 feet; Thence North 89°33'31" East and parallel to the South line of said Section 24 a distance of 74.39 feet to the Southwesterly line of said Block "B"; Thence Northwesterly on a curve to the left having a radius of 700.00 feet and along the Southwesterly line of Block "B" an arc distance of 112.42 feet to the Point of Beginning.

Apart of the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 24; Thence S 89°33'31" W along the South line of said SW/4 a distance of 630.03 feet; Thence North 00°26'29" W for a distance of 33.00 feet; Thence along a curve to the left having a radius of 700.00 feet (chord bearing N01°31'44" W, chord distance = 27.00 feet) for an arc distance of 27.00 feet to the point or place of beginning; said point being on the Southwesterly line of Block "B" in Quail Creek, Section 24, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing N 19°48'24" W, chord distance = 413.36 feet) for an arc distance of 419.61 feet; Thence South 89°33'31" W for a distance of 74.39 feet; thence N00°06'44" W for a distance of 84.55 feet to a point on a curve; said point also being on the Southwesterly line of said Block "B"; Thence Northwesterly (along the Southwesterly line of said Block "B" along a curve and to the left having a radius of 700.00 feet (chord bearing N59° 19'18" W; chord distance= 199.15 feet) for an arc distance of 199.83 feet; Thence S 09°27'01" W for a distance of 120.00 feet; Thence S 56°40'00" E for a distance of 190.00

feet; Thence S 23°12'12" E for a distance of 322.92 feet; thence S 00° 06'44 E for a distance of 46.00 feet; Thence S 78°04'31" E for a distance of 112.09 feet to the point or place of Beginning.

Tract C:

Block Seven (7) of SPRINGHOLLOW, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Exhibit C

