



The City of Oklahoma City
Planning 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

Restoration Group

Name of Development or Applicant

8715 Broadway Extension

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

11.7533 Acres

ReZoning Area (Acres or Square Feet)

To develop the property as a mixed-use health and wellness collective with offices, commercial & warehousing
 Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Habakkuk Medical Holdings, LLC

Name

131 NE 37th Street

Mailing Address

Oklahoma City, OK 73105

City, State, Zip Code

(405) 702-0047

Phone

Email

Signature of Applicant

Tim Johnson, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

Staff Use Only	1975
Case No.: PUD	
File Date:	9-28-23
Ward No.:	W2
Nbhd. Assoc.:	N HIGHLAND/ESTES PARK
School District:	OKC
Extg Zoning:	PUD-1491
Overlay:	

LEGAL DESCRIPTION

Restoration Group PUD

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Blocks 9 and 14 as shown on the recorded plat ESTES ACRES, and being a portion of that parcel of land described in the Warranty Deed recorded in Book 15391, Page 1548 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES;

THENCE North 00°08'13" East, along and with the West line of Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the to the SW corner of said Parent Deed, said corner being the POINT OF BEGINNING;

THENCE continuing North 00°08'13" East, along and with the West line of said Blocks 14, and 9, a distance of 438.91 feet;

THENCE North 89°25'50" East, departing the West line of said Block 9, a distance of 424.37 feet to a point on the West right-of-way (R/W) line of Broadway Extension;

THENCE South 00°35'02" East, along and with the West R/W line of Broadway Extension, a distance of 438.87 feet;

THENCE South 89°25'50" West, departing said West R/W line a distance of 429.89 feet to the POINT OF BEGINNING.

Containing 187,455 square feet or 4.3034 acres, more or less.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks 14, 15 and 20 as shown on the recorded plat ESTES Acres, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 20, said point being the POINT OF BEGINNING;

THENCE North 00°08'13" East, along and with the West line of said Blocks 20, 15 and 14, a distance of 620.00 feet;

THENCE North 89°25'50" East, departing said West line, a distance of 429.89 feet to a point on the West right-of-way line of Broadway Extension;

THENCE along and with the West right-of-way line of Broadway Extension the following three (3) calls:

South 00°35'02" East, a distance of 520.35 feet;

Exhibit A

Property

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Blocks 9 and 14 as shown on the recorded plat ESTES ACRES, and being a portion of that parcel of land described in the Warranty Deed recorded in Book 15391, Page 1548 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES;

THENCE North 00°08'13" East, along and with the West line of Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the to the SW corner of said Parent Deed, said corner being the POINT OF BEGINNING;

THENCE continuing North 00°08'13" East, along and with the West line of said Blocks 14, and 9, a distance of 438.91 feet;

THENCE North 89°25'50" East, departing the West line of said Block 9, a distance of 424.37 feet to a point on the West right-of-way (R/W) line of Broadway Extension;

THENCE South 00°35'02" East, along and with the West R/W line of Broadway Extension, a distance of 438.87 feet;

THENCE South 89°25'50" West, departing said West R/W line a distance of 429.89 feet to the POINT OF BEGINNING.

Containing 187,455 square feet or 4.3034 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 210-0009-48

After recording, return to:
Habakkuk Medical Holdings, LLC
131 NE 37th Street
Oklahoma City, Oklahoma 73105
Attn: Clay Stevens

SPECIAL WARRANTY DEED

LIFE COVENANT CHURCH, INC., an Oklahoman not-for-profit corporation ("Grantor"), for valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto HABAKKUK MEDICAL HOLDINGS, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 131 NE 37th Street, Oklahoma City, Oklahoma 73105, the real estate described on Exhibit A, together with all the improvements and appurtenances (the "Property"), and warrants the title to the Property to be free, clear, and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature granted by, through, or under Grantor, but not otherwise, and further subject to, and excepting and excluding from such warranty, all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder previously reserved or conveyed and those easements, rights of way, and restrictive covenants of record, and those matters set forth in Exhibit B.

This conveyance also effectuates a lot split for the Property.

To have and to hold the Property unto Grantee, and Grantee's successors and assigns forever.

[Signature page follows]

Executed effective as of the 14 day of July, 2022.

LIFE COVENANT CHURCH, INC.

PRESENTED FOR FILING BY: American Eagle Title Group, LLC
FILE NUMBER: 2110-0009-68
UNDERWRITER: Old Republic National Title Insurance Company

By: Sam Roberts
Sam Roberts, Vice-President and Secretary

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 14 day of July, 2022, by Sam Roberts, Vice-President and Secretary of Life Covenant Church, Inc., an Oklahoman not-for-profit corporation.

(Seal)



Gina M. Evraets
Notary Public
My Commission Expires: 1-2-25
Commission # 09000156

EXHIBIT A

LEGAL DESCRIPTION

Habakkuk Medical Holdings, LLC

May 16, 2022

Tract 1:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks 14, 15 and 20 as shown on the recorded plat ESTES Acres, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Block 20, said point being the POINT OF BEGINNING;

THENCE North 00°08'13" East, along and with the West line of said Blocks 20, 15 and 14, a distance of 620.00 feet;

THENCE North 89°25'50" East, departing said West line, a distance of 429.89 feet to a point on the West right-of-way line of Broadway Extension;

THENCE along and with the West right-of-way line of Broadway Extension the following three (3) calls:

Oklahoma City Planning Commission
Deed Approval # 26886

1. South 00°35'02" East, a distance of 520.35 feet;
2. North 89°35'18" East, a distance of 10.00 feet;
3. South 00°35'02" East, a distance of 99.57 feet to a point on the South line of said Block 20 and the South line of said Northeast Quarter (NE/4);

JUN 27 2022

THENCE South 89°25'50" West, along and with the South line of said Block 20 and the South line of said Northeast Quarter (NE/4), a distance of 447.69 feet to the POINT OF BEGINNING.

Containing 269,924 square feet or 6.1966 acres, more or less.

Tract 2:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West Half of Lot 7 and all of Lots 8-21 Block 1 and that portion of vacated Robinson Street lying between Block 1 and Block 2 as shown on the recorded plat NORTH HIGHLAND ADDITION, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of said Lot 21, said point being the POINT OF BEGINNING;

THENCE South 89°37'38" West, along and with the extended South line of said Block

1, a distance of 60.00 feet to the Southeast (SE) Corner of said Block 2;

THENCE North 00°22'22" West, along and with the East line of said Block 2, a distance of 128.49 feet to the ~~Northwest (NW)~~ Corner of said Block 2;

THENCE North 89°25'50" East, along and with the extended North line and the North line of said Block 1, a distance of 422.50 feet to the Northeast (NE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 00°22'22" East, along and with the East line of the West Half (W/2) of said Lot 7, a distance of 129.94 feet to the Southeast (SE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 89°37'38" West, along and with the South line of said Block 1, a distance of 362.50 feet to the POINT OF BEGINNING.

Containing 64,594 square feet or 1.2533 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Oklahoma City Planning Commission
Deed Approval # 26887

JUN 27 2022

EXHIBIT B

1. Fees, taxes and assessments made by any taxing authority for the year 2022, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Declaration of Cross Access Easement recorded in Book 12393, page 787.
6. Permanent Easement in favor of the City of Oklahoma City and its public trusts recorded in Book 13092, page 527.
7. Perpetual easement for stream channel over a portion of Block 14 of Parcel 1 as set forth in the Report of Commissioners recorded in Book 8001, page 179 and the Agreed Journal Entry recorded in Book 9582, page 651.
8. Easement in favor of the City of Oklahoma City, a municipal corporation, recorded in Book 2058, page 219, as to Parcel 1 only.
9. Easement in favor of the City of Oklahoma City, a municipal corporation, recorded in Book 3157, page 209, as to Parcel 1 only.
10. Limitations on access set forth in the Report of Commissioners recorded in Book 2449, page 421, as to Parcel 1 only.
11. Limitations on access set forth in the Report of Commissioners recorded in Book 2449, page 418, as to Parcel 1 only.
12. Limitations on access set forth in the Report of Commissioners recorded in Book 2449, page 416, as to Parcel 1 only.
13. Limitations on access set forth in the Report of Commissioners recorded in Book 2449, page 413, as to Parcel 1 only.



After recording, return to:

Life Church
4600 E. Second Street
Edmond, OK 73034

WARRANTY DEED

Life Covenant Church, Inc., an Oklahoma not-for-profit corporation ("Grantor"), for valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto BNB Campus Realty, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 4600 E. Second Street, Edmond, OK 73034, the real estate described on Exhibit A, together with all the improvements and appurtenances (the "Property"), and warrant the title to the Property to be free, clear, and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature, but subject to, and excepting and excluding from such warranty, all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder previously reserved or conveyed and those easements, rights of way, and restrictive covenants of record.

To have and to hold the Property unto Grantee, and Grantee's successors and assigns forever.

Executed as of January 30, 2023

LIFE COVENANT CHURCH, INC.

By: Sam Roberts
Sam Roberts, Vice President

Exempt from Oklahoma Documentary Stamp Tax – 68 Okla. Stat. §3201B & §3202(4)

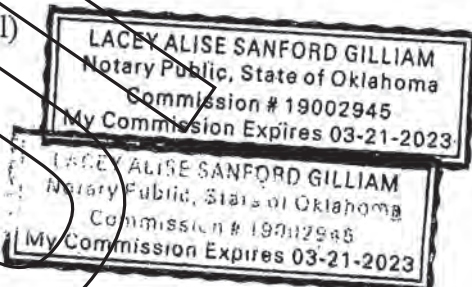
STATE OF OKLAHOMA)

SS:

COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on January 30, 2023, by Sam Roberts, Vice President of Life Covenant Church, Inc.

(Seal)



Lacey Alise Sanford Gilliam
Notary Public
My Commission Expires: 3/21/2023
Commission # 19002945

EXHIBIT A**LEGAL DESCRIPTION**

Life Church; Broadway & Britton
Remainder Tract

June 2, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks One 1, 2, 3, 8, 9, and 14 as shown on the recorded plat ESTES ACRES and being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES;

THENCE North $00^{\circ}08'13''$ East, along and with the West line of said Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the POINT OF BEGINNING;

THENCE continuing North $00^{\circ}08'13''$ East, along and with the West line of said Blocks 14, 9, 8 and 3, a distance of 1,265.24 feet to a corner on the East line of said Block 3;

THENCE South $89^{\circ}51'47''$ East, along and with a North line of said Block 3, a distance of 30.00 feet to the extended West line of said Blocks 2 and 1;

THENCE North $00^{\circ}08'13''$ East, along said extended West line a distance of 427.47 feet to a point on the West line of said Block 1, said point being the SW corner of a tract of land described in the Warranty Deed recorded in Book 9659, Page 1125 (McDonalds Deed);

THENCE North $89^{\circ}58'23''$ East, along and with the South line of said McDonalds Deed, a distance of 225.61 feet to a point on the West right-of-way (RW) line of Broadway Extension;

THENCE, along and with the West RW line of Broadway Extension, the following seven calls:

1. South $00^{\circ}35'03''$ East, a distance of 311.79 feet;
2. on a curve to the left having a radius of 613.94 feet, a chord bearing of South $13^{\circ}12'34''$ East, a chord length of 355.82 feet and an arc length of 358.71 feet;
3. on a reverse curve to the right having a radius of 713.94 feet, a chord bearing of South $13^{\circ}12'34''$ East, a chord length of 312.11 feet and an arc length of 314.65 feet;
4. South $08^{\circ}15'16''$ East, a distance of 46.43 feet;
5. South $00^{\circ}35'02''$ East, a distance of 680.65 feet;
6. South $89^{\circ}26'50''$ West, a distance of 420.89 feet to the POINT OF BEGINNING.

Containing 694,983 square feet or 13.6589 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Note: This legal description lies within the deed recorded in Book 12270, Page 845 and is intended to match the boundaries thereof, so as not to create any gaps or overlaps.

BNB Campus Realty, LLC
4600 E. 2nd Street
Edmond, OK 73034
PH: (405) 680-5433

September 11, 2023

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

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City


Dear Ms. Welch:

BNB Campus Realty, LLC ("BNB") is the owner of the property described on Exhibit A to this letter (the "Property"). BNB has entered into an agreement to sell the Property to Habakkuk Medical Holdings, LLC ("Applicant"). In connection with the sale to Applicant, BNB hereby authorizes Johnson & Associates, as an agent of Applicant but not as an agent of BNB, to make submittals on behalf of Applicant with regard to the Property, but solely with respect to the submittal and processing of this planned unit development (PUD) application and subsequent applications related thereto to the City of Oklahoma City ("PUD Application"). However, please be aware that to the extent any such submittals (initial or subsequent) call for an irrevocable change to the Property, the Applicant must obtain the prior written approval of BNB before such submittals are submitted to the City of Oklahoma City. Any such submittals that are not accompanied by the written approval of BNB are not authorized. If you have any questions or comments, please feel free to contact me at the number listed above.

Applicant hereby authorizes Johnson & Associates to act as agents on its behalf in the submittal and processing of this PUD Application, subject to the above.

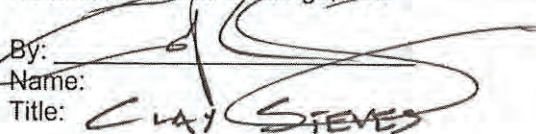
Respectfully Submitted,

BNB Campus Realty, LLC

By: 
Name: SAM ROBERTS
Title: VICE PRESIDENT

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 4740 000/PUD

Habakkuk Medical Holdings, LLC

By: 
Name: CLAY STEVES
Title: OWNER

Habakkuk Medical Holdings, LLC
131 NE 37th Street
Oklahoma City, OK 73105
PH: (405) 702-0047

August 11, 2023

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

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this planned unit development (PUD) application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 4740 000/PUD

CERTIFICATE OF BONDED ABSTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

)

) §:

COUNTY OF OKLAHOMA

)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: September 7, 2023 at 7:30 AM

First American Title Insurance Company

By:

Steve Bakoush

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2831751-OK99

LEGAL DESCRIPTION

Restoration Group PUD

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Blocks 9 and 14 as shown on the recorded plat ESTES ACRES, and being a portion of that parcel of land described in the Warranty Deed recorded in Book 15391, Page 1548 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES;

THENCE North 00°08'13" East, along and with the West line of Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the to the SW corner of said Parent Deed, said corner being the POINT OF BEGINNING;

THENCE continuing North 00°08'13" East, along and with the West line of said Blocks 14, and 9, a distance of 438.91 feet;

THENCE North 89°25'50" East, departing the West line of said Block 9, a distance of 424.37 feet to a point on the West right-of-way (R/W) line of Broadway Extension;

THENCE South 00°35'02" East, along and with the West R/W line of Broadway Extension, a distance of 438.87 feet;

THENCE South 89°25'50" West, departing said West R/W line a distance of 429.89 feet to the POINT OF BEGINNING.

Containing 187,455 square feet or 4.3034 acres, more or less.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks 14, 15 and 20 as shown on the recorded plat ESTES Acres, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 20, said point being the POINT OF BEGINNING;

THENCE North 00°08'13" East, along and with the West line of said Blocks 20, 15 and 14, a distance of 620.00 feet;

THENCE North 89°25'50" East, departing said West line, a distance of 429.89 feet to a point on the West right-of-way line of Broadway Extension;

THENCE along and with the West right-of-way line of Broadway Extension the following three (3) calls:

South 00°35'02" East, a distance of 520.35 feet;

North 89°35'18" East, a distance of 10.00 feet;

South 00°35'02" East, a distance of 99.57 feet to a point on the South line of said Block 20 and the South line of said Northeast Quarter (NE/4);

THENCE South 89°25'50" West, along and with the South line of said Block 20 and the South line of said Northeast Quarter (NE/4), a distance of 447.69 feet to the POINT OF BEGINNING.

AND

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West Half of Lot 7 and all of Lots 8-21 Block 1 and that portion of vacated Robinson Street lying between Block 1 and Block 2 as shown on the recorded plat NORTH HIGHLAND ADDITION, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Lot 21, said point being the POINT OF BEGINNING;

THENCE South 89°37'38" West, along and with the extended South line of said Block 1, a distance of 60.00 feet to the Southeast (SE) Corner of said Block 2;

THENCE North 00°22'22" West, along and with the East line of said Block 2, a distance of 128.49 feet to the Northwest (NW) Corner of said Block 2;

THENCE North 89°25'50" East, along and with the extended North line and the North line of said Block 1, a distance of 422.50 feet to the Northeast (NE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 00°22'22" East, along and with the East line of the West Half (W/2) of said Lot 7, a distance of 129.94 feet to the Southeast (SE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 89°37'38" West, along and with the South line of said Block 1, a distance of 362.50 feet to the POINT OF BEGINNING.

OWNERSHIP REPORT
ORDER 2831751-OK99

DATE PREPARED: SEPTEMBER 12, 2023
EFFECTIVE DATE: SEPTEMBER 7, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3729	R130281380	HABAKKUK MEDICAL HOLDINGS LLC		131 NE 37TH ST	OKLAHOMA CITY	OK	73105	ESTES ACRES ADDITION	000	000	ESTES ACRES ADDITION PT OF BLKS 14 15 20 DESCRIBED AS BEG SW/C BLK 20 SD ADDITION TH N620FT E429.89FT SE520.35FT E10FT SE99.57FT W447.69FT TO BEG PLUS NORTH HIGHLAND ADDITION BLKS 1 W/2 LOT 7 & ALL LOTS 8 THRU 21 & VAC ROBINSON ST DESCRIBED AS BEG SW/C SD ADD BLK 1 LOT 21 TH W60FT N128.49FT E422.50FT SE129.94FT W362.50FT TO BEG (PART OF SUBJECT PROPERTY WITHIN)	UNKNOWN
3729	R130281375	BNB CAMPUS REALTY LLC		4600 E 2ND ST	EDMOND	OK	73034-7550	ESTES ACRES ADDITION	000	000	ESTES ACRES ADDITION PT OF BLKS 1 2 3 8 9 14 DESCRIBED AS BEG 620FT N SW/C BLK 20 OF SD ADDITION TH N1265.24FT E30FT N427.47FT E225.61FT SE311.79FT & ON A LEFT CURVE SE358.71FT & ON A RIGHT CURVE SE314.65FT SE46.43FT S680.65FT W429.89FT TO BEG (PART OF SUBJECT PROPERTY)	9001 N BROADWAY OKLAHOMA CITY
3729	R130281400	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	ESTES ACRES ADDITION	000	000	ESTES ACRES ADDITION 000 000 W50FT OF E184FT BLK 9 PLUS W50FT OF E184FT BLK 14 PLUS W50FT OF E184FT BLK 15 PLUS W40FT OF E174FT BLK 20	0 UNKNOWN OKLAHOMA CITY
3729	R130289455	VIOLETTE DEE		PO BOX 94031	OKLAHOMA CITY	OK	73143-4031	ESTES ACRES ADDITION	000	000	ESTES ACRES ADDITION 000 000 E85FT OF BLK 19	200 NW 86TH ST OKLAHOMA CITY
3729	R130281540	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	ESTES ACRES ADDITION	010	000	ESTES ACRES ADDITION 010 000 E30FT EXEMPT	0 UNKNOWN OKLAHOMA CITY

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3729	R130287230	THORNTON DECATUR & TERKITA		2165 THYME DR	CORONA	CA	92879- 7787	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 37 & 38	221 NW 87TH ST OKLAHOMA CITY
3729	R130287255	CORBIN MARGREE		217 NW 87TH ST	OKLAHOMA CITY	OK	73114- 3419	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 39 & 40	217 NW 87TH ST OKLAHOMA CITY
3729	R130287260	DOCKINS DEANDRE		19404 STUBBLEFIELD LN	EDMOND	OK	73012- 3427	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 41 & 42	213 NW 87TH ST OKLAHOMA CITY
3729	R130287250	MWH PROPERTIES LLC		PO BOX 82098	OKLAHOMA CITY	OK	73148	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 43 & 44	209 NW 87TH ST OKLAHOMA CITY
3729	R130287253	KINGDOM CAPITAL MANAGEMENT LLC		3349 NEILSON AVE	YOUNGSTO WN	OH	44502	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 45 & 46	205 NW 87TH ST OKLAHOMA CITY
3729	R130287300	JARRED D SMITH LLC		PO BOX 18938	OKLAHOMA CITY	OK	73154- 0938	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 47 & 48	201 NW 87TH ST OKLAHOMA CITY
3729	R130286450	BEREA REVOCABLE TRUST		PO BOX 20471	OKLAHOMA CITY	OK	73156- 0443	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LTS 11 & 12	220 NW 88TH ST OKLAHOMA CITY
3729	R130285780	SOSANYA TUNDE	SOSANYA AKINTOLA I	PO BOX 20789	OKLAHOMA CITY	OK	73156- 0789	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 9 & 10	216 NW 88TH ST OKLAHOMA CITY
3729	R130285790	MULL PROPERTIES LLC		7201 N CLASSEN BLVD STE 100	OKLAHOMA CITY	OK	73116- 7133	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 7 & 8	212 NW 88TH ST OKLAHOMA CITY
3729	R130285775	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 5 & 6 EXEMPT	208 NW 88TH ST OKLAHOMA CITY
3729	R130285760	SELECT SOLUTIONS LLC		PO BOX 1479	EDMOND	OK	73083- 1479	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 3 & 4	204 NW 88TH ST OKLAHOMA CITY
3729	R130285770	REVEN HOUSING FUNDING 2 LLC		PO BOX 19201	JACKSONVIL LE	FL	32245- 9201	ESTES ACRES ADDITION	013	000	ESTES ACRES ADDITION 013 000 LOTS 1 & 2	200 NW 88TH ST OKLAHOMA CITY

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3729	R130289260	RIES WILLIAM B JR		221 NW 86TH ST	OKLAHOMA CITY	OK	73114-3413	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 37 & 38	221 NW 86TH ST OKLAHOMA CITY
3729	R130289220	REI NATION LLC		217 NW 86TH ST	OKLAHOMA CITY	OK	73114-3413	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 39 & 40	217 NW 86TH ST OKLAHOMA CITY
3729	R130289350	BLH INVESTMENT PROPERTIES LLC		6011 N ROBINSON AVE	OKLAHOMA CITY	OK	73118	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 41 & 42	213 NW 86TH ST OKLAHOMA CITY
3729	R130289300	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 43 & 44	209 NW 86TH ST OKLAHOMA CITY
3729	R130289310	PRINCE ALGERNON & RHONDA		2540 NW 179TH CT	EDMOND	OK	73012-0669	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 45 & 46	205 NW 86TH ST OKLAHOMA CITY
3729	R130289320	HUTCHERSON DELANTE & ERICA GENELL		201 NW 86TH ST	OKLAHOMA CITY	OK	73114-3413	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 47 & 48	201 NW 86TH ST OKLAHOMA CITY
3729	R130287819	GR PROPERTIES LLC		3208 E COUNTRY OAKS RD	EDMOND	OK	73034-8959	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 11 & 12	220 NW 87TH ST OKLAHOMA CITY
3729	R130287818	UPSHAW ARNOLD M		13413 CARLISLE CROSSING DR	YUKON	OK	73099-6596	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 9 & 10	216 NW 87TH ST OKLAHOMA CITY
3729	R130287815	CHAMBERLAIN GLENNELL		212 NW 87TH ST	OKLAHOMA CITY	OK	73114-3420	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 7 & 8	212 NW 87TH ST OKLAHOMA CITY
3729	R130287816	REED JAMES E & LINDA M TRS	REED JAMES E & LINDA M LIV TRUST	208 NW 87TH ST	OKLAHOMA CITY	OK	73114-3420	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 5 & 6	208 NW 87TH ST OKLAHOMA CITY
3729	R130287817	MWH PROPERTIES LLC		PO BOX 82098	OKLAHOMA CITY	OK	73148	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 3 & 4	204 NW 87TH ST OKLAHOMA CITY
3729	R130287820	MARSHALL LINDA A		1223 NE 55TH ST	OKLAHOMA CITY	OK	73111-6703	ESTES ACRES ADDITION	016	000	ESTES ACRES ADDITION 016 000 LOTS 1 & 2	200 NW 87TH ST OKLAHOMA CITY
3729	R130289450	HAYDON ASHLEY	MORRIS PADEN	208 NW 86TH ST	OKLAHOMA CITY	OK	73114	ESTES ACRES ADDITION	019	000	ESTES ACRES ADDITION 019 000 E56.98FT OF W544.98FT	208 NW 86TH ST OKLAHOMA CITY

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3729	R130289520	PRINCE MARJORIE	FRANKLIN KELVIN	PO BOX 21	ELMORE CITY	OK	73433	ESTES ACRES ADDITION	019	000	ESTES ACRES ADDITION 019 000 E56FT OF W488FT OF BLK 19	212 NW 86TH ST OKLAHOMA CITY
3729	R130289505	WARREN NOBLE		312 NW 120TH ST	OKLAHOMA CITY	OK	73114	ESTES ACRES ADDITION	019	000	ESTES ACRES ADDITION 019 000 W56FT OF E112FT OF W488FT OF BLK 19	216 NW 86TH ST OKLAHOMA CITY
3729	R130289500	SALUCCI RUSSELL R	STEVENS MARINA	4 LOUDON DR UNIT 7	FISHKILL	NY	12524	ESTES ACRES ADDITION	019	000	ESTES ACRES ADDITION 019 000 E56FT OF W376FT	220 NW 86TH ST OKLAHOMA CITY
3729	R130301000	GUZMAN INVESTMENT LLC		200 NW 89TH ST	OKLAHOMA CITY	OK	73114	ESTES ACRES REPLAT	010	001	ESTES ACRES REPLAT 010 001	200 NW 89TH ST OKLAHOMA CITY
3729	R130301005	STONEBREAKER ENTERPRISES LLC		1530 SW 89TH STE A1	OKLAHOMA CITY	OK	73159	ESTES ACRES REPLAT	010	002	ESTES ACRES REPLAT 010 002	204 NW 89TH ST OKLAHOMA CITY
3729	R130301010	FARRIES JOHNETTA H		208 NW 89TH ST	OKLAHOMA CITY	OK	73114- 3616	ESTES ACRES REPLAT	010	003	ESTES ACRES REPLAT 010 003	208 NW 89TH ST OKLAHOMA CITY
3729	R130301060	BURNS CRAIG & KIMBERLY		3635 UNDERWOOD ST	HOUSTON	TX	77025	ESTES ACRES REPLAT	010	004	ESTES ACRES REPLAT 010 004	212 NW 89TH ST OKLAHOMA CITY
3729	R130301065	MT FTD PROPERTIES LLC		18917 SADDLE RIVER DR	EDMOND	OK	73012- 4103	ESTES ACRES REPLAT	010	005	ESTES ACRES REPLAT 010 005	216 NW 89TH ST OKLAHOMA CITY
3729	R130301070	OGLE LAURA KAY	OGLE PRESTON LEE	220 NW 89TH ST	OKLAHOMA CITY	OK	73114	ESTES ACRES REPLAT	010	006	ESTES ACRES REPLAT 010 006	220 NW 89TH ST OKLAHOMA CITY
3729	R130301030	FISHER GIL E & JAYE CAROL		221 NW 88TH ST	OKLAHOMA CITY	OK	73114- 3607	ESTES ACRES REPLAT	010	019	ESTES ACRES REPLAT 010 019	221 NW 88TH ST OKLAHOMA CITY
3729	R130301040	MWH PROPERTIES LLC		PO BOX 82098	OKLAHOMA CITY	OK	73148	ESTES ACRES REPLAT	010	020	ESTES ACRES REPLAT 010 020	217 NW 88TH ST OKLAHOMA CITY
3729	R130301035	FLESHMAN PROPERTIES INC		1800 NW 3RD ST	OKLAHOMA CITY	OK	73106- 2813	ESTES ACRES REPLAT	010	021	ESTES ACRES REPLAT 010 021	213 NW 88TH ST OKLAHOMA CITY
3729	R130301045	JACKSON LORRAINE	CALLAHAN CAROLYN	209 NW 88TH ST	OKLAHOMA CITY	OK	73114- 3607	ESTES ACRES REPLAT	010	022	ESTES ACRES REPLAT 010 022	209 NW 88TH ST OKLAHOMA CITY

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3729	R130301220	FLESHMAN PROPERTIES INC		1800 NW 3RD ST	OKLAHOMA CITY	OK	73106- 2813	ESTES ACRES REPLAT	010	023	ESTES ACRES REPLAT 010 023	205 NW 88TH ST OKLAHOMA CITY
3729	R130301225	RODICAN FAMILY REV LIVING TRUST		2310 FAIRFIELD WAY	UPLAND	CA	91784	ESTES ACRES REPLAT	010	024	ESTES ACRES REPLAT 010 024	201 NW 88TH ST OKLAHOMA CITY
3729	R130243320	BMG PROPERTIES LLC		PO BOX 8604	EDMOND	OK	73083- 8604	SCHUCKS ADDITION	001	000	SCHUCKS ADDITION 001 000 LOTS 39 & 40	217 NW 89TH ST OKLAHOMA CITY
3729	R130243330	OKEMAKINDE SHAKIRU OLASUPO		213 NW 89TH ST	OKLAHOMA CITY	OK	73114	SCHUCKS ADDITION	001	000	SCHUCKS ADDITION 001 000 LOTS 41 & 42	213 NW 89TH ST OKLAHOMA CITY
3729	R130243340	MCDONALD HAROLD L JR & PHYLLIS		209 NW 89TH ST	OKLAHOMA CITY	OK	73114- 3609	SCHUCKS ADDITION	001	000	SCHUCKS ADDITION 001 000 LOTS 43 & 44	209 NW 89TH ST OKLAHOMA CITY
3729	R130243350	OKLAHOMESUH LLC		9600 ESCARPMENT BLVD, Unit 745- 282	AUSTIN	TX	78749	SCHUCKS ADDITION	001	000	SCHUCKS ADDITION 001 000 LOTS 45 & 46	205 NW 89TH ST OKLAHOMA CITY
3729	R130243360	DOBOSZ MAREK & ANNA		1805 OAK FOREST DR	EDMOND	OK	73025	SCHUCKS ADDITION	001	000	SCHUCKS ADDITION 001 000 LOTS 47 & 48	201 NW 89TH ST OKLAHOMA CITY
3730	R130480150	PROPERTY MANAGEMENT SERVICES INC	C/O BRENT D WENSAUER	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106- 5021	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 13 THRU 16	225 NW 85TH ST OKLAHOMA CITY
3730	R130480145	JENKINS LEROY & GLORIA A		7200 BROADWAY EXT	OKLAHOMA CITY	OK	73116- 9010	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 11 & 12	221 NW 85TH ST OKLAHOMA CITY
3730	R130480140	LOOKEBA PROPERTIES LLC		PO BOX 14783	OKLAHOMA CITY	OK	73113- 0783	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 9 & 10	217 NW 85TH ST OKLAHOMA CITY
3730	R130480130	HUNDRED KEYS LLC		36 W WOODRUFF AVE	ARCADIA	CA	91007	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 7 & 8	213 NW 85TH ST OKLAHOMA CITY
3730	R130480125	STONE FACE ENTERPRISES LLC		1530 SW 89TH STE A1	OKLAHOMA CITY	OK	73159	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 5 & 6	209 NW 85TH ST OKLAHOMA CITY

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3730	R130480122	SLOVEST REAL ESTATE LLC		PO BOX 20201	OKLAHOMA CITY	OK	73156	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 3 & 4	205 NW 85TH ST OKLAHOMA CITY
3730	R130480120	ST RENTALS LLC		1216 NW 34TH ST	OKLAHOMA CITY	OK	73118	NORTH HIGHLAND ADD	002	000	NORTH HIGHLAND ADD 002 000 LOTS 1 & 2	201 NW 85TH ST OKLAHOMA CITY
3730	R130481245	SFR WORKFORCE OWNER LLC		401 E JACKSON ST STE 3000	TAMPA	FL	33602	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 ALL LOTS 31 & 32 & W12.5FT LOT 33	219 NW 84TH ST OKLAHOMA CITY
3730	R130481250	NEW OKLAHOMA INVESTMENTS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 E12.5FT LOT 33 & ALL LOTS 34 & 35	213 NW 84TH ST OKLAHOMA CITY
3730	R130481275	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 36 & 37 & W/2 OF LOT 38	207 NW 84TH ST OKLAHOMA CITY
3730	R130481290	STONE FACE ENTERPRISES LLC		1530 SW 89TH STE A1	OKLAHOMA CITY	OK	73159	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 E12.5FT LOT 38 & ALL LOTS 39 & 40	201 NW 84TH ST OKLAHOMA CITY
3730	R130481165	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 13 & 14	224 NW 85TH ST OKLAHOMA CITY
3730	R130481160	LEWIS VINITA		237 NW 80TH ST	OKLAHOMA CITY	OK	73114-3123	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 11 & 12	220 NW 85TH ST OKLAHOMA CITY
3730	R130481155	SELECT SOLUTIONS LLC		PO BOX 1479	EDMOND	OK	73083-1479	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 9 & 10	216 NW 85TH ST OKLAHOMA CITY
3730	R130481150	PETTIES CURTIS LEE		212 NW 85TH ST	OKLAHOMA CITY	OK	73114-3408	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 7 & 8	212 NW 85TH ST OKLAHOMA CITY
3730	R130481140	10 SQUARE LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 5 & 6	208 NW 85TH ST OKLAHOMA CITY
3730	R130481137	HALL PHILLIP & ROBIN		17409 CRANBROOK RD	EDMOND	OK	73012-6952	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 3 & 4	204 NW 85TH ST OKLAHOMA CITY

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3730	R130481135	STONE BREAKER ENTERPRISES LLC		1530 SW 89TH ST STE A1	OKLAHOMA CITY	OK	73159	NORTH HIGHLAND ADD	009	000	NORTH HIGHLAND ADD 009 000 LOTS 1 & 2	200 NW 85TH ST OKLAHOMA CITY
3730	R130481340	INDEPENDENT SCHOOL	DIST # 89	900 N KLEIN AVE	OKLAHOMA CITY	OK	73106- 7036	NORTH HIGHLAND ADD	010	000	NORTH HIGHLAND ADD 010 000 W12.5FT LOT 7 & ALL LOTS 8 THRU 35 PLUS W12.5FT LOT 36 & ALLEY & ALL 84TH ST ADJ ON S EXEMPT	0 UNKNOWN OKLAHOMA CITY
3735	R217721000	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	001	001	9000 BROADWAY BLK 001 LOT 001	109 NE 85TH ST OKLAHOMA CITY
3735	R217721010	82ND STREET DEVELOPMENT LLC		9000 CAMERON PARKWAY	OKLAHOMA CITY	OK	73114	9000 BROADWAY	001	002	9000 BROADWAY BLK 001 LOT 002	107 NE 85TH ST OKLAHOMA CITY

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - _____

MASTER DESIGN STATEMENT FOR

Restoration Group

8715 Broadway Extension

September 12, 2023

PREPARED FOR:

Restoration Group
131 NE 37th Street
Oklahoma City, OK 73105
(405) 702-0047

Prepared by:

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Oklahoma City, OK 73104
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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Restoration Group, consisting of approximately 11.7533 acres, is located within the NE/4 of Section 33, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8715 Broadway Extension.

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.

3.0 OWNER/DEVELOPER:

The future owner of the property described in Section 2.0 is Habakkuk Medical Holdings, LLC Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 8715 Broadway Extension. The property is currently zoned as PUD-1491 and PUD-921. The subject property is undeveloped.

North: North of the subject site is zoned as PUD-1491 and is developed as Life Church.

East: Immediately east of the subject site is the Broadway Extension Service Road and beyond Broadway Extension Highway is zoned as PUD- 1584, a part of The Half development.

South: Immediately south of the subject site is NW 85th Street and beyond is zoned as R-1, "Single-Family Residential" District and is part of the Kipp Academy School.

West: West of the subject site is zoned and developed as R-1, "Single-Family Residential" District.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is 1176-1156 and generally slopes to the east. The subject property has minimal tree cover, approximately 10%. There are no FEMA floodplains on the property. The existing pond on site is categorized as a Wetland area.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a mixed-use Health & Wellness Collective to include medical offices, commercial and warehousing. The site will include clinic spaces, offices and the Habakkuk Headquarters. This development is designed to maintain the existing pond as an amenity with ample outdoor space for patrons, visitors and patients. The proposed development will bring medical services to this area of Oklahoma City in an easily accessible way.

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

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the O-2, "General Office" base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

Table 6200.2: Office and Commercial District Bulk Standards

Yards – The yard setback requirements within this PUD are written to apply to the PUD boundaries and not individual lots. Given the proposed layout of structures and the location of the property abutting a highway, the north, east and south setbacks have been reduced to 5 feet. The west setback abutting residential uses, has been increased to 50 feet to provide a significant buffer between this PUD and the existing residential development.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest streets to this PUD are the Broadway Extension Service Road to the east and NW 85th Street to the south.

Proposed drives in this Planned Unit Development shall be private. This PUD may provide a connection to NW 88th Street, connecting NW 88th Street to the Broadway Extension Service Road.

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 22 located at 333 NW 92nd Street. Approximately 0.5 miles northwest from this PUD development. Anticipated response times are of urban service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops planned within this Planned Unit Development. There is an existing bus route that runs along Broadway Extension Service Road with a stop north of the subject PUD. There is also a bus stop just south of the PUD on the south side of NW 85th Street & Broadway Extension Service Road.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA 100-year floodplain.

7.8 planOKC COMPREHENSIVE 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 Urban Low Intensity area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, 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

The use and development regulations of the **O-2, "General Office" District and C-3, "Community Commercial" District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

TRACT 1

The following special conditions shall be made a part of Tract 1:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Industrial, Light (8350.8)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Medical Services: Restricted (8300.53), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

The Following uses shall be prohibited from all tracts within the PUD:

- No Laundromats or self service laundry services shall be permitted
- No fast food uses with drive-thru

TRACT 2

The following special conditions shall be made a part of Tract 2:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Automotive: Parking Garages (8300.12), ancillary to another building
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Medical Services: Restricted (8300.53), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed untreated metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 or (2) a minimum five (5) foot landscape buffer with either a minimum of nine (9) landscaping points installed for every twenty-five (25) linear feet of abutment to a residential district or use and/or three-inch (3") caliper trees spaced a maximum of twenty-five (25) feet on center shall be installed along the west property line abutting the residential use.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants may be included within this PUD where appropriate. Existing healthy, mature trees shall be protected in this PUD to the extent possible.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. Landscape buffers may be used to satisfy the screening requirement.

9.5 PLATTING REGULATIONS

Platting shall be per the Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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.

9.8 VEHICULAR ACCESS REGULATIONS

There may be three (3) access points from Broadway Extension Service Road and two (2) access points from NW 85th Street in this PUD. A connection to the stub street at NW 88th Street shall be permitted. There shall be no limitations on access points to the newly constructed NW 88th Street. No other public streets shall be granted connections or extensions.

A request may be made to the City of Oklahoma City Traffic and Transportation Commission to make NW 85th Street two ways to improve traffic flow and access.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks shall be shown.

9.9 PARKING REGULATIONS

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

Parking requirements shall be automatically reduced by 15%. Proposed uses are not required to have off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for the proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

9.10.1 *Freestanding Accessory Signs*

Freestanding signage shall be per the O-2, "General Office" District regulations. In addition to the signage permitted in O-2, there shall be three (3) freestanding signs limited to 20 feet in height with a maximum display area of 200 sf.

A sign that contains the name of any business located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD.

Canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

Additional signage may be requested at the specific plan stage for individual users and shall be at the discretion of the Planning Commission for acceptability and compatibility.

9.10.2 *Attached Signage*

The attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

9.10.3 *Non-Accessory Signs*

Non-Accessory signs will be in accordance with the O-2, "General Office" District regulations.

9.10.4 *Electronic Message Display Signs*

Electronic Message Display Signs shall not be permitted.

9.10.5 *Decorative Artwork, Architectural Elements and Temporary Signage*

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and will require issuance of a permit. If located on, upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along NW 85th and NW 88th Streets with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. Sidewalks shall not be required along the Broadway Extension Service Road. An internal pedestrian system will provide pedestrian access.

9.13 HEIGHT REGULATIONS

The O-2, "General Office" District regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

North PUD Boundary: 5 feet
East PUD Boundary: 5 feet
South PUD Boundary: 5 feet
West PUD Boundary: 15 feet

9.15 PERMIT REQUIREMENTS

Applications for building permits in this PUD must include a site plan that depicts the location of the proposed building permit and parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the Property Owners Association 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.

9.17 COMMON AREAS

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

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at building permit stage.

9.19 SPECIFIC PLAN AND FINAL PLAT

A specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall be required prior to the issuance of any building permits.

10.0 DEVELOPMENT SEQUENCE:

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

11.0 EXHIBITS:

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

- A: Legal Description
- B: Tract Map
- C: Conceptual Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

Restoration Group PUD

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Blocks 9 and 14 as shown on the recorded plat ESTES ACRES, and being a portion of that parcel of land described in the Warranty Deed recorded in Book 15391, Page 1548 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES;

THENCE North 00°08'13" East, along and with the West line of Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the to the SW corner of said Parent Deed, said corner being the POINT OF BEGINNING;

THENCE continuing North 00°08'13" East, along and with the West line of said Blocks 14, and 9, a distance of 438.91 feet;

THENCE North 89°25'50" East, departing the West line of said Block 9, a distance of 424.37 feet to a point on the West right-of-way (R/W) line of Broadway Extension;

THENCE South 00°35'02" East, along and with the West R/W line of Broadway Extension, a distance of 438.87 feet;

THENCE South 89°25'50" West, departing said West R/W line a distance of 429.89 feet to the POINT OF BEGINNING.

Containing 187,455 square feet or 4.3034 acres, more or less.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks 14, 15 and 20 as shown on the recorded plat ESTES Acres, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Block 20, said point being the POINT OF BEGINNING;

THENCE North 00°08'13" East, along and with the West line of said Blocks 20, 15 and 14, a distance of 620.00 feet;

THENCE North 89°25'50" East, departing said West line, a distance of 429.89 feet to a point on the West right-of-way line of Broadway Extension;

THENCE along and with the West right-of-way line of Broadway Extension the following three (3) calls:

South 00°35'02" East, a distance of 520.35 feet;

North 89°35'18" East, a distance of 10.00 feet;

South 00°35'02" East, a distance of 99.57 feet to a point on the South line of said Block 20 and the South line of said Northeast Quarter (NE/4);

THENCE South 89°25'50" West, along and with the South line of said Block 20 and the South line of said Northeast Quarter (NE/4), a distance of 447.69 feet to the POINT OF BEGINNING.

AND

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West Half of Lot 7 and all of Lots 8-21 Block 1 and that portion of vacated Robinson Street lying between Block 1 and Block 2 as shown on the recorded plat NORTH HIGHLAND ADDITION, being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of said Lot 21, said point being the POINT OF BEGINNING;

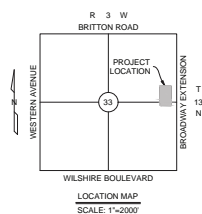
THENCE South 89°37'38" West, along and with the extended South line of said Block 1, a distance of 60.00 feet to the Southeast (SE) Corner of said Block 2;

THENCE North 00°22'22" West, along and with the East line of said Block 2, a distance of 128.49 feet to the Northwest (NW) Corner of said Block 2;

THENCE North 89°25'50" East, along and with the extended North line and the North line of said Block 1, a distance of 422.50 feet to the Northeast (NE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 00°22'22" East, along and with the East line of the West Half (W/2) of said Lot 7, a distance of 129.94 feet to the Southeast (SE) Corner of the West Half (W/2) of said Lot 7;

THENCE South 89°37'38" West, along and with the South line of said Block 1, a distance of 362.50 feet to the POINT OF BEGINNING.



PUD- Restoration Group

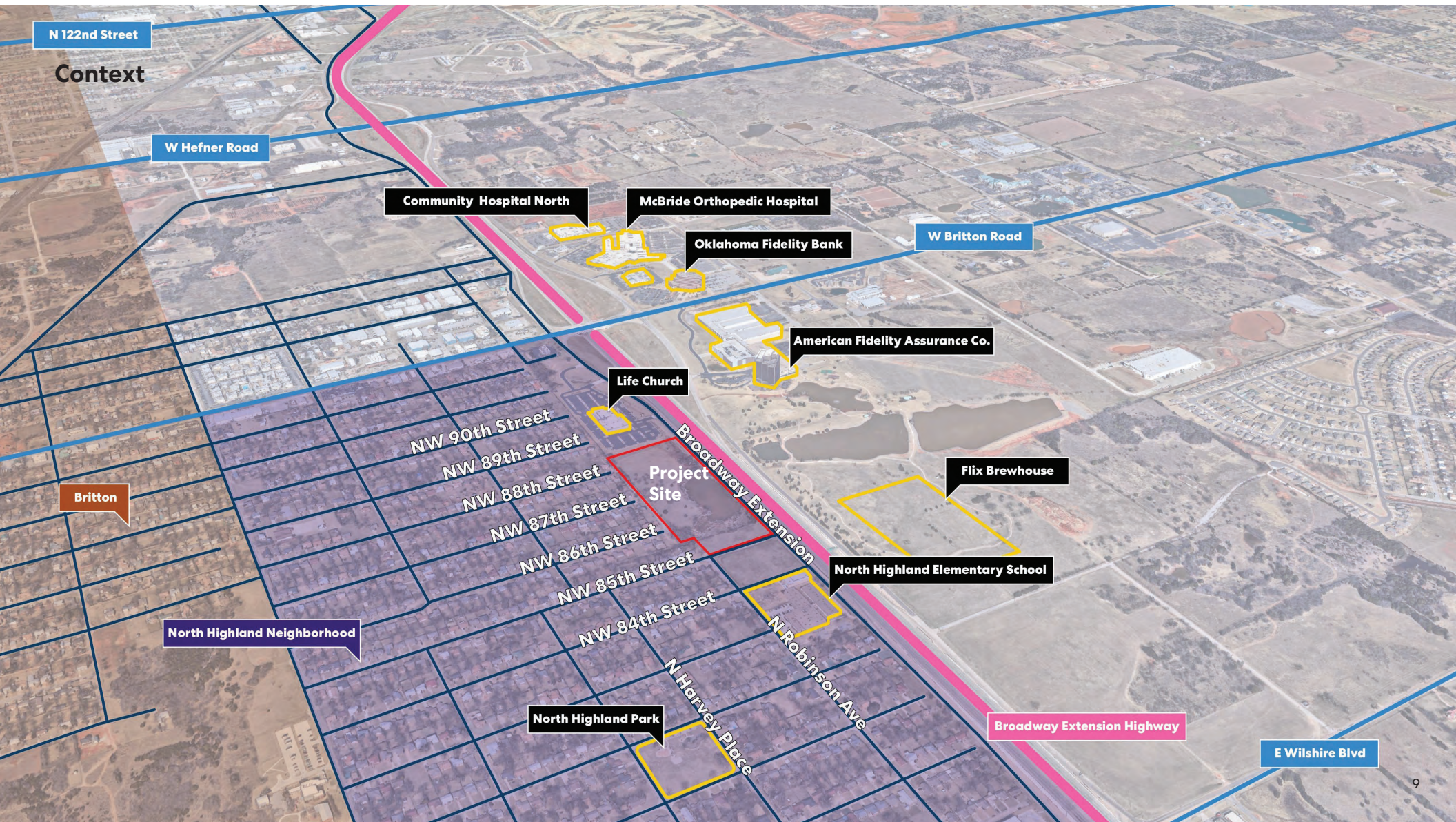
Exhibit B
Tract Map

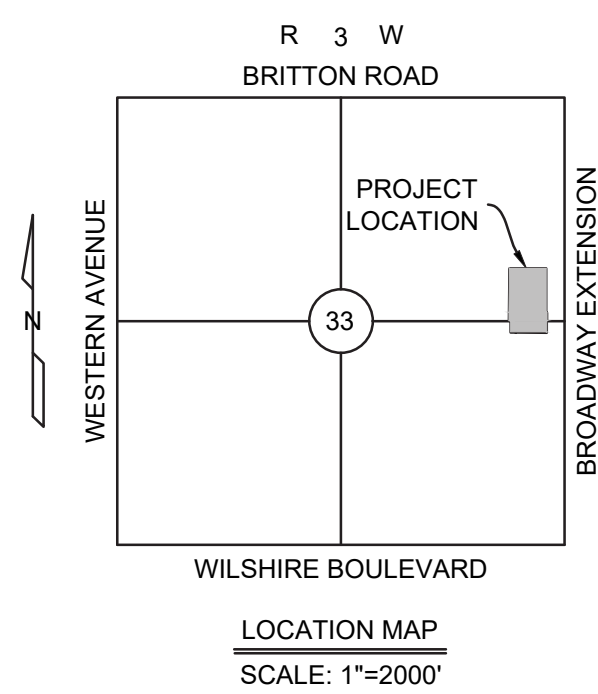
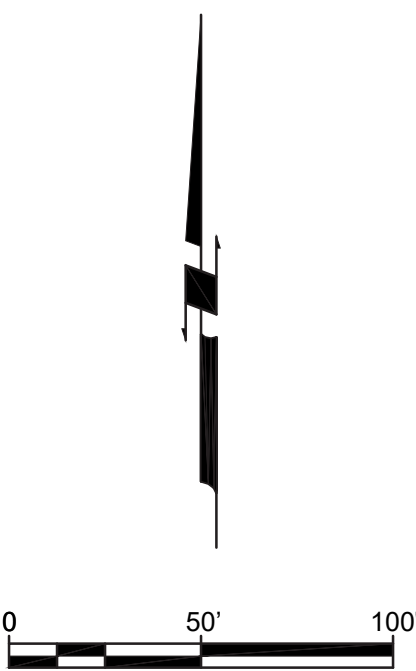


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(405) 233-8877 FAX (405) 233-8878
ENGINEERS SURVEYORS PLANNERS
9/6/23

PUD-_____
Restoration Group
Exhibit C
Conceptual Master Development Plan







PUD-____
Restoration Group

Exhibit B
Tract Map

PUD-_____
Restoration Group
Exhibit C
Conceptual Master Development Plan



N 122nd Street

Context

W Hefner Road

Community Hospital North

McBride Orthopedic Hospital

Oklahoma Fidelity Bank

W Britton Road

American Fidelity Assurance Co.

Life Church

Britton

NW 90th Street

NW 89th Street

NW 88th Street

NW 87th Street

NW 86th Street

NW 85th Street

NW 84th Street

Project Site

Broadway Extension

Flix Brewhouse

North Highland Elementary School

North Highland Neighborhood

North Highland Park

N Harvey Place

N Robinson Ave

Broadway Extension Highway

E Wilshire Blvd