

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

PUD –1986

DESIGN STATEMENT

FOR

Layton Lakes

W. Memorial Rd. and N. Morgan Rd.

**November 9, 2023
Revised January 16, 2024**

PREPARED BY:

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PREPARED FOR:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Layton Lakes, consisting of 159.39 acres is located within the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma.

The subject property is generally located at the northeast corner of W. Memorial Rd and N. Morgan Rd.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property and its separate Tracts comprising the proposed PUD of Layton Lakes is described in Exhibit A, attached, and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property is Premium Land, LLC, P.O. Box 6718, Edmond, OK 73083.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1551 and PUD-1742 and is vacant. Surrounding properties are zoned and used for:

North: "AA", currently vacant farmland.

South: "AA", currently vacant farmland.

East: "AA", and R-1, currently vacant farmland.

West: PUD-445, "R-1" Single-Family Residential, Stone Ridge Farms.

The relationship between the proposed use of this parcel and the above adjoining land uses is consistent and compatible per the Oklahoma City Comprehensive Plan (Plan OKC).

The site area indicated on the Plan OKC is Urban Low Intensity.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1167 near the southwest corner, while the lowest elevation is 1120 in the northern boundary. The subject site generally drains from the south to the north to an unnamed tributary to Deer Creek. The primary soil types found within the subject property include Renfrow Silt Loam and Grainola Clay Loam. The majority of the site is open with a few small stands of trees, native grasses, and an existing pond. This property drains into Deer Creek. None of the subject property is in the 50 or 100-year floodplain.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide a community with a variety of housing types and sizes, from multi-family garden apartment to duplex to single family. The highest density multi-family is located adjacent to Memorial Rd with commercial at the corner where Morgan and Memorial

Roads intersect. The density decreases as the site moves northward. The overall community will bring a vibrant mix of options to this growing area.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest arterial street to the north is NW 150th Street and is paved to a rural standard. The nearest arterial street to the east is N. County Line Rd, paved to a rural standard. The nearest arterial street to the south is W. Memorial Rd., which has a right-of-way width of 33-feet from centerline and is paved to rural standards. The nearest street to the west is N. Morgan Rd. which has a right-of-way width of 33-feet from centerline and is paved to rural standards.

Streets that are proposed in this PUD shall be public streets built to Oklahoma City's standards and shall have right-of-way widths of 50-feet.

7.2 SANITARY SEWER

Existing sanitary sewer lines are located just to the north and west of this site. A connection will be made to the existing sanitary sewer and public mains will be extended to the site.

7.3 WATER

Water facilities for this property are currently available. There is an existing 24-inch water line located along the north side of W. Memorial Rd. and a 12-inch waterline along the west side of N. Morgan Rd.

7.4 FIRE PROTECTION

There nearest Oklahoma City Fire Rescue Station to this property is Station 32 at 12233 N. Mustang Rd., Yukon, 3.0 miles from the entrance into the addition.

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 in this PUD.

7.7 DRAINAGE

This Planned Unit Development is not located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-

family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available. This PUD fits within the description of the Comprehensive Plan designation.

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, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

This planned unit development shall consist of FOUR (4) tracts as follows:

8.1.1 TRACT ONE (1)

The use and development regulations of the "R-1" Single-Family Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.1.2 TRACT TWO (2)

The use and development regulations of the "R-2" Medium-Low Density Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

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

Single-Family and Two-Family Residential

8.1.3 TRACT THREE (3)

The use and development regulations of the “C-3” Community Commercial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following use units shall be the only uses permitted in Tract 3:

- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5).
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food with Drive-Through Order Window (8300.36) and Ordering Call Box*
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales: Large (8300.45)*
- Gasoline Sales: Small: Restricted (8300.46)*
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

*These uses shall be located at least 100 feet from a residential use or district.

8.1.4 TRACT FOUR (4)

The use and development regulations of the “R-4” General Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, including conditional, special permit, special exception, 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

9.1 FAÇADE REQUIREMENTS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.2 LANDSCAPING REGULATIONS

The subject site and its Tracts 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

No less than a six-foot and no greater than an eight-foot high screen shall be required along the northern and eastern boundary of Commercial Tract 3 where abutting residential use. No less than a six-foot and no greater than an eight-foot high screen shall be required along the northern and eastern boundary of Multi-family Tract 4 where abutting single-family residential use. Said screens shall be constructed entirely of stucco, brick, stone, or wood and shall be solid and opaque.

9.5 DUMPSTER REGULATIONS

Within Commercial Tract 3 and Multi-Family Tract 4, dumpsters shall be 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 single-family or two-family residential use.

9.6 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Private drainage-ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD's, provided the PUD is platted with drainage areas confined to common areas. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance of such private drainage-ways

shall be the responsibility of the property owners.

9.8 ACCESS REGULATIONS

There shall be a maximum of five access points from W. Memorial Rd. and three access points from N. Morgan Rd.

Access to Tract 1 and Tract 2 of this PUD may be via a divided street with central landscaped median. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Tract 1 connects to the property to the east on N.W. 140th St.

Tract 3 lots may be platted and subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive. A split lot is not required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Access to Tract 4 of this PUD may be via a divided driveway with central landscaped median. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. There may be up to two access driveways to W. Memorial Rd.

Streets or driveways on adjacent property within 200 feet of this PUD shall be shown on the Master Development Plan.

Individual residential lots shall not be permitted to take access from arterial/section line road(s) and "Limits of No Access" shall be established along lots abutting an arterial/section line road for residential lots.

9.9 PARKING REGULATIONS

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

For Tracts One and Two (1 & 2), on-street queuing and maneuvering into parking spaces shall be permitted within the public right-of-ways. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs in Commercial Tract 3 and 4 shall be monument signs, a maximum of 12 feet tall and have a maximum area of 100 square feet per side. A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business development is located, as long as the business and the sign are located within this PUD.

Monument entrance signs shall be allowed at the four, single and two-family entrances as well as the entrances for Tract 4, multi-family. Single family residential subdivision ground sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

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 are specifically prohibited in this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better, except that commercial buildings shall be permitted to have flat roofs.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along N. Morgan Rd. and W. Memorial Rd., or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as 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.

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 DESCRIPTIONS: OVERALL, TRACTS 1 – 4.

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

EXHIBIT A

**LAYTON LAKES PUD-1986
OVERALL LEGAL DESCRIPTION**

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 2639.87 feet to the Northwest corner of said SW/4; thence

N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence

S00°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4 ; thence

S89°42'37"W along the South line of said SW/4 a distance of 2629.81 feet to the POINT OF BEGINNING.

Said tract contains 6,943,084 Sq Ft or 159.39 Acres, more or less.

TRACT 1

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 1041.66 feet to the POINT OF BEGINNING; thence continuing

N00°17'47"W along said West line a distance of 1598.21 feet to the Northwest corner of said SW/4; thence

N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence

S00°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4; thence

S89°42'37"W along the South line of said SW/4 a distance of 903.86 feet; thence

N00°17'47"W a distance of 282.35 feet; thence

S89°42'13"W a distance of 88.54 feet; thence

N23°40'57"W a distance of 353.56 feet; thence

N30°47'50"W a distance of 116.06 feet; thence

N00°17'47"W a distance of 20.00 feet; thence

S89°42'13"W a distance of 40.76 feet; thence

N00°17'47"W a distance of 50.00 feet; thence

N30°47'50"W a distance of 139.27 feet; thence

S89°42'13"W a distance of 1076.72 feet; thence

N00°17'47"W a distance of 95.00 feet; thence

N44°42'13"E a distance of 35.36 feet; thence

N00°17'47"W a distance of 25.00 feet; thence

S89°42'13"W a distance of 275.00 feet to the POINT OF BEGINNING.

Said tract contains 5,501,318 Sq Ft or 126.29 Acres, more or less.

TRACT 2

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence
N00°17'47"W along the West line of said SW/4 a distance of 384.97 feet to the POINT OF BEGINNING;
thence continuing

N00°17'47"W along said West line a distance of 656.69 feet; thence
N89°42'13"E a distance of 275.00 feet; thence
S00°17'47"E a distance of 25.00 feet; thence
S44°42'13"W a distance of 35.36 feet; thence
S00°17'47"E a distance of 95.00 feet; thence
N89°42'13"E a distance of 1076.72 feet; thence
S30°47'50"E a distance of 139.27 feet; thence
S00°17'47"E a distance of 50.00 feet; thence
N89°42'13"E a distance of 40.76 feet; thence
S00°17'47"E a distance of 20.00 feet; thence
S30°47'50"E a distance of 116.06 feet; thence
S89°42'13"W a distance of 837.07 feet; thence
S00°17'47"E a distance of 221.69 feet; thence
S89°42'13"W a distance of 660.00 feet to the POINT OF BEGINNING.

Said tract contains 592,343 Sq Ft or 13.60 Acres, more or less.

TRACT 3

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said SW/4; thence

N00°17'47"W along the West line of said SW/4 a distance of 384.97 feet; thence
N89°42'13"E a distance of 530.05 feet; thence
S00°17'23"E a distance of 385.04 feet to a point on the South line of said SW/4; thence
S89°42'37"W along said South line a distance of 530.00 feet to the POINT OF BEGINNING.

Said tract contains 204,061 Sq Ft or 4.68 Acres, more or less.

TRACT 4

A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence
N89°42'37"E along the South line of said SW/4 a distance of 530.00 feet to the POINT OF BEGINNING;
thence

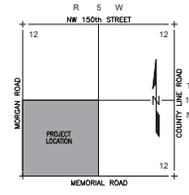
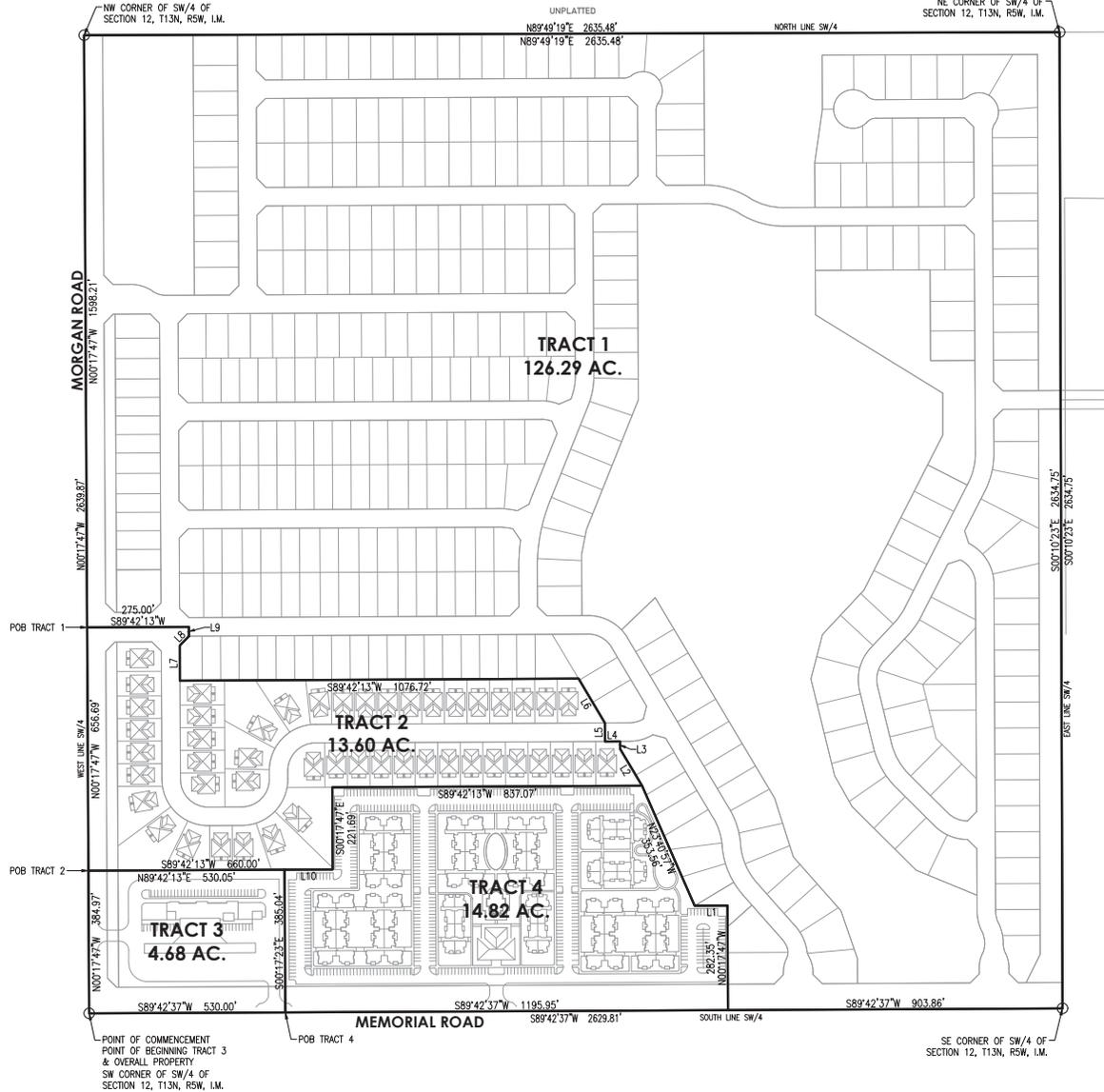
N00°17'23"W a distance of 385.04 feet; thence
N89°42'13"E a distance of 129.95 feet; thence
N00°17'47"W a distance of 221.69 feet; thence
N89°42'13"E a distance of 837.07 feet; thence
S23°40'57"E a distance of 353.56 feet; thence
N89°42'13"E a distance of 88.54 feet; thence
S00°17'47"E a distance of 282.35 feet to a point on the South line of said SW/4; thence
S89°42'37"W along said South line a distance of 1195.95 feet to the POINT OF BEGINNING.

Said tract contains 645,362 Sq Ft or 14.82 Acres, more or less.

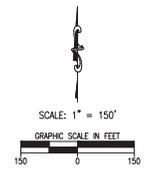
PROJECT OWNER AND DEVELOPER:

Premium Land, LLC,
PO Box 6718
Edmond, OK
73063
PH: 405.285.5105

**MASTER DEVELOPMENT PLAN
OF
LAYTON LAKES**
A PART OF THE SW/4 OF SECTION 12, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



LINE #	LENGTH	DIRECTION
L1	88.54'	S89° 42' 13"W
L2	116.06'	N32° 47' 50"W
L3	29.05'	N02° 17' 47"W
L4	43.16'	S89° 42' 13"W
L5	50.00'	N02° 17' 47"W
L6	139.27'	N32° 47' 50"W
L7	95.00'	N02° 17' 47"W
L8	35.36'	N44° 42' 13"E
L9	25.00'	N02° 17' 47"W
L10	129.95'	N89° 42' 13"E

LEGAL DESCRIPTION
A tract of land situated in the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described by metes and bounds as follows:
BEGINNING at the Southwest corner of said SW/4; thence
N02°17'47"W along the West line of said SW/4 a distance of 2639.87 feet to the Northeast corner of said SW/4; thence
N89°49'19"E along the North line of said SW/4 a distance of 2635.48 feet to the Northeast corner of said SW/4; thence
S02°10'23"E along the East line of said SW/4 a distance of 2634.75 feet to the Southeast corner of said SW/4; thence
S89°42'37"W along the South line of said SW/4 a distance of 2629.81 feet to the POINT OF BEGINNING.
Said tract contains 6,943.084 Sq Ft or 159.39 Acres, more or less.

ATTACHMENT B
MASTER DEVELOPMENT PLAN - LAYTON LAKES

300 Franklin Parkway Street
Tulsa, Oklahoma 74309

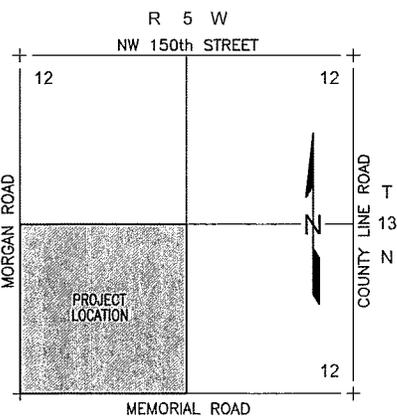
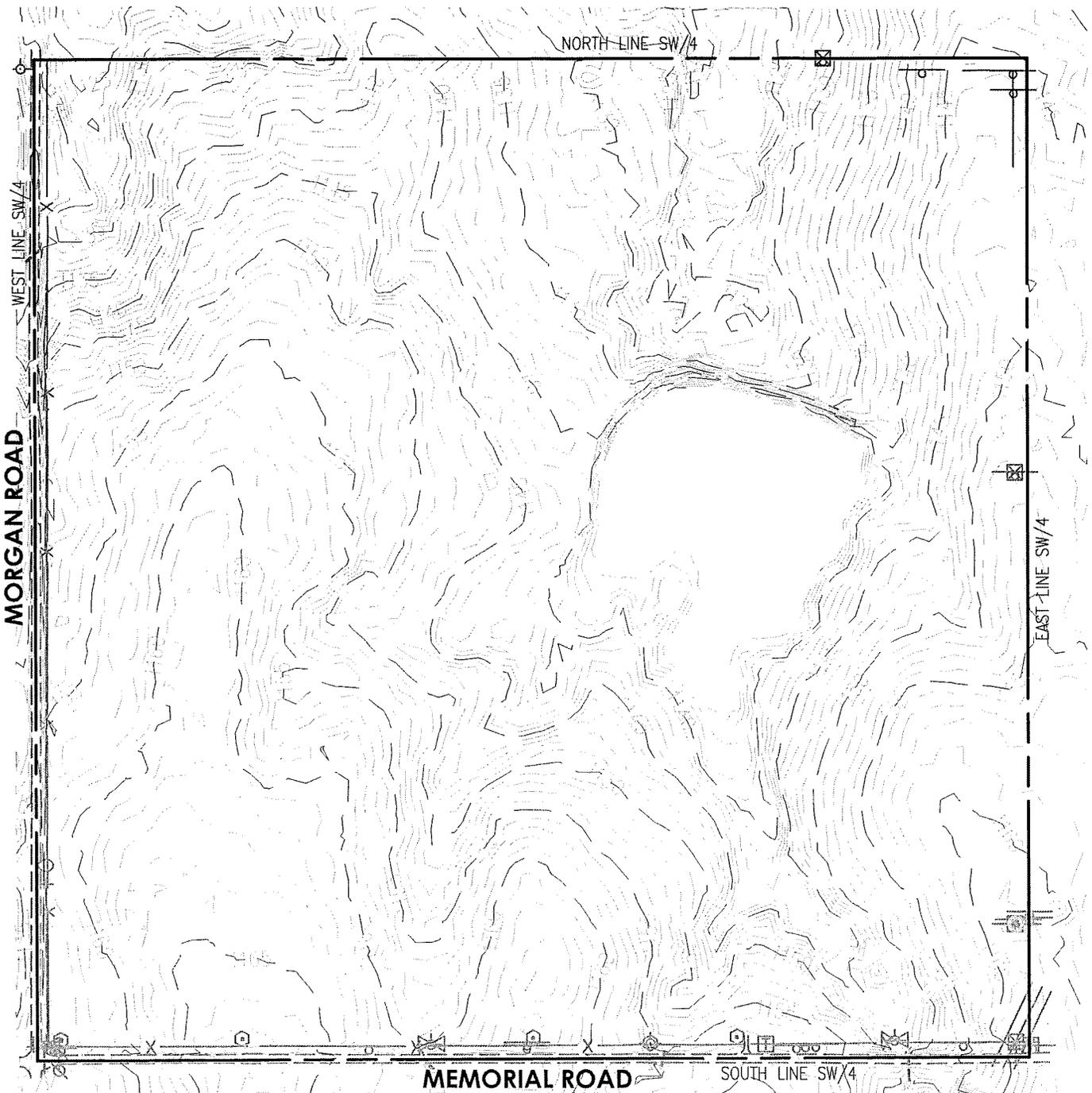
Crafton Tull
architecture | engineering | surveying

405.707.6211 | 405.707.6214
www.craftontull.com

SHEET NO: 1 of 1
DATE: 11/03/23
PROJECT NO: 23611600

CRAFTON TULL IS AN AFFILIATION OF CRAFTON TULL HOLDINGS, L.P. A PUBLIC COMPANY LISTED ON THE NYSE UNDER THE TICKER CTH.

DRAWING: CRAFTON TULL ARCHITECTURE/ENGINEERING/SURVEYING



LOCATION MAP
SCALE: 1" = 3000'

SCALE: 1" = 400'

PROJECT OWNER AND DEVELOPER:

Premium Land, LLC,
PO Box 6718
Edmond, OK
73083

PH: 405.285.5105

TOPOGRAPHIC MAP - LAYTON LAKES - EXHIBIT C



Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 f
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 11/03/23
PROJECT NO.: 23611600

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2024