



**The City of Oklahoma City**  
**Development Services Department, Subdivision and Zoning**  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

8901 S. Anderson Rd.  
 \_\_\_\_\_  
 Name of Development or Applicant

8901 S. Anderson Rd.  
 \_\_\_\_\_  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Residential and commercial development.  
 \_\_\_\_\_  
 Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.:	PUD - 2006
File Date:	3-14-24
Ward No.:	W4
Nbhd. Assoc.:	----
School District:	Mid Del City
Extg Zoning:	AA
Overlay:	_____

166.95 acres  
 \_\_\_\_\_  
 ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

**Property Owner Information (if other than Applicant):**

\_\_\_\_\_  
*Name*

\_\_\_\_\_  
*Mailing Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Phone*

\_\_\_\_\_  
*Email*

*David M. Box*  
 \_\_\_\_\_  
*Signature of Applicant*  
 Williams, Box, Forshee & Bullard,  
 P.C.  
 \_\_\_\_\_  
*Applicant's Name (please print)*

522 Colcord Dr.  
 \_\_\_\_\_  
*Applicant's Mailing Address*  
 Oklahoma City, OK 73102  
 \_\_\_\_\_  
*City, State, Zip Code*  
 405-232-0080  
 \_\_\_\_\_  
*Phone*

dmbox@wbflaw.com  
 \_\_\_\_\_  
*Email*

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



# WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2209652  
American Security Title Insurance Company

**Know All Men by These Presents:**

THAT, Loretta June Baker, Trustee (and successor trustee) of the Loretta June Baker Revocable Trust dated the 3rd day of March 2021, duly organized and existing under and by virtue of the laws of the State of Oklahoma parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Outback Investments, LLC, an Oklahoma Limited Liability Company party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT, all oil, gas and other minerals in and under the land.

TAX ID No.: 168524300 and 168524200

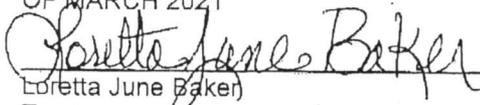
Grantee's Mailing Address: ~~OK~~ PO BOX 15329 DEL CITY OK 73155

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, her heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 13th day of March, 2023

LORETTA JUNE BAKER, TRUSTEE (AND SUCCESSOR TRUSTEE) OF THE LORETTA JUNE BAKER REVOCABLE TRUST DATED THE 3RD DAY OF MARCH 2021

  
Loretta June Baker  
Trustee

The Oklahoma City Abstract & Title Co.  
1000 W. 15th Street  
Edmond, OK 73013  
File # 2209652

2209652  
Doc Stamps \$ 584.25  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of March, 2023, personally appeared, Loretta June Baker, Trustee (and successor trustee) of the Loretta June Baker Revocable Trust dated the 3rd day of March 2021, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person (s) for the uses and purposes therein set forth.

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

  
Pam Duncan

Commission Expires: \_\_\_\_\_



RETURN TO:  
Oklahoma City Abstract & Title Co.

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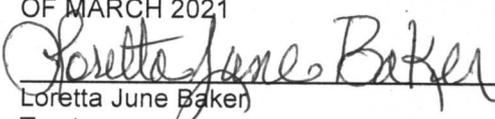
Grantee's Mailing Address: ~~OK~~ PO BOX 15329 DEL CITY OK 73155

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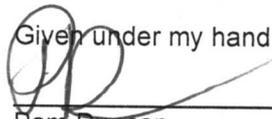
The Oklahoma City Abstract & Title Co.  
1000 W. 15th Street  
Edmond, OK 73013  
File # 2209652

2209652  
Doc Stamps \$\*684.25  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of March, 2023, personally appeared, Loretta June Baker, Trustee (and successor trustee) of the Loretta June Baker Revocable Trust dated the 3rd day of March 2021, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person (s) for the uses and purposes therein set forth.

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

  
Pam Duncan  
Commission Expires: \_\_\_\_\_



RETURN TO:  
Oklahoma City Abstract & Title Co.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The South Half (S/2) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Thirty-two (32), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) AND the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4), LESS and EXCEPT the North Half (N/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Thirty-two (32), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.



# WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2209657  
American Security Title Insurance Company

**Know All Men by These Presents:**

THAT, Lynette Rollins and Cory Rollins, wife and husband parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Outback Investments, LLC, an Oklahoma Limited Liability Company party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT, all oil, gas and other minerals in and under the land.

TAX ID No.: 144294300, 144294200, 144294100, and 144294400

Grantee's Mailing Address: ~~OK~~ P.O. Box 15329, Del City, OK 73155

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 13th day of March, 2023

\_\_\_\_\_  
Lynette Rollins

\_\_\_\_\_  
Cory Rollins

2209657  
Doc Stamps \$\* 1,215.00  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of March, 2023, personally appeared, Lynette Rollins and Cory Rollins, wife and husband to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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

\_\_\_\_\_  
Pam Duncan  
Commission Expires: \_\_\_\_\_



RETURN TO:  
Oklahoma City Abstract & Title Co.  
1000 W. 15th Street  
Edmond, OK 73013

# WARRANTY DEED

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TAX ID No.: 144294300, 144294200, 144294100, and 144294400

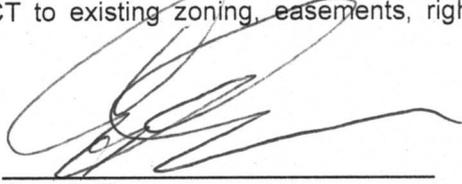
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Signed and Delivered this 13th day of March, 2023

  
Lynette Rollins

  
Cory Rollins

2209657

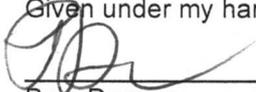
Doc Stamps \$\* 1,215.00

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of March, 2023, personally appeared, Lynette Rollins and Cory Rollins, wife and husband to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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

  
Pam Duncan

Commission Expires: \_\_\_\_\_

RETURN TO:

Oklahoma City Abstract & Title Co.  
1000 W. 15th Street  
Edmond, OK 73013



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**TRACT 1**

The North Half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (N/2 NE/4 SE/4 SE/4) and the South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter (S/2 SE/4 NE/4 SE/4) of Section Thirty-two (32), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The Southwest Quarter of the Southeast Quarter (SW/4 SE/4) of Section Thirty-two (32), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The North Half of the of the Northeast Quarter of the Southeast Quarter (N/2 NE/4 SE/4) and the North Half of the South Half of the Northeast Quarter of the Southeast Quarter (N/2 S/2 NE/4 SE/4) of Section Thirty-two (32), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. **LESS AND EXCEPT:** A Part of the Southeast Quarter (SE/4) of Section 32, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (SE/4) of said Section 32; thence South on the East line of said Section 32 for a distance of 330.41 feet; thence S 89°55'58" W for a distance of 659.18 feet; thence North and parallel with the East line of said Section 32 for a distance of 330.41 feet to a point on the North line of the Southeast Quarter (SE/4) of said Section 32; thence N 89°55'58" E for a distance of 659.18 feet to the point or place of beginning.

**TRACT 2**

Part of Northeast Quarter (NE/4) of Section Thirty-two (32), Township Eleven (11) North Range One (1) West of the Indian Meridian, more particularly described as follows, to wit: Beginning at a point on the East line of said NE 1/4, 106 2/3 rods South of the Northeast corner of said NE/4 for the place beginning; thence West and parallel with North line thereof to the West line of said NE 1/4, thence South along said West line to the South line thereof; thence East along said South line to the Southeast corner of said NE 1/4; thence North along the East line thereof to the place of beginning. **LESS AND EXCEPT:** The South half (S/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Exhibit A  
Legal Description

PIONEER REALTY - FROM SURVEY ON ANDERSON ROAD

162.32 ACRES

PROPERTY DESCRIPTION:

A tract of land containing 162.32 acres, more or less, in a part of the S/2-NE/4 & SE/4 Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W along the South line of the SE/4 a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer and being the Point of Beginning; Thence S89°26'26"W along the South line of the SE/4 a dist. of 2175.10 feet to a Found Mag Nail w/Washer at the SW Corner of the SE/4; Thence N00°22'48"W, along the West Line of the SE/4, a dist. of 2644.10 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the NW Corner of the SE/4; Thence continue N00°22'48"W along the West line of the NE/4 a distance of 885.68 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the South line of the North 106 2/3 Rods; Thence N89°38'28"E, along the South line of the North 106 2/3 Rods, a dist. of 1319.24 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the East line of the SW/4-NE/4; Thence S12°10'15"E a dist. of 202.25 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°38'28"W a dist. of 50.88 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E a dist. of 164.21 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°37'27"E a dist. of 9.60 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E, along the East line of the SW/4-NE/4, a dist. of 520.65 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the NE/4-SE/4; Thence N89°31'01"E along the North line of the SE/4, a dist. of 659.72 feet on the NE Corner of the W/2-NE/4-SE/4; Thence S00°23'49"E, along the East line of the W/2-NE/4-SE/4, a dist. of 1320.73 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4-SE/4; Thence N89°28'44"E, along the North line of the SE/4-SE/4, a dist. of 659.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the NE Corner of the SE/4-SE/4; Thence S00°24'10"E along the East line of the SE/4, a dist. of 663.96 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence S89°26'26"W, leaving the East line of the SE/4, a dist. of 75.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S35°48'36"W a dist. of 659.86 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°24'10"E a dist. of 125.00 feet to the Point of Beginning, said tract contains 162.32 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on the 4th day of March, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

-----  
4.63 ACRES FROM SURVEY ON ANDERSON ROAD

PROPERTY DESCRIPTION:

A tract of land containing 4.63 acres, more or less, in a part of the SE/4-SE/4 of Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W, along the South line of the SE/4, a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence N00°24'10"W, leaving the South line of the SE/4, a dist. of 125.00 feet; Thence N35°48'36"E a dist. of 659.86 feet; Thence N89°26'26"E a dist. of 75.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer on the East line of the SE/4; Thence S00°24'10"E along the East line of the SE/4 a dist. of 656.33 feet to the Point of Beginning, said tract contains 4.63 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on the 4th day of March, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

**LETTER OF AUTHORIZATION**

Seth Koerig, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location \_\_\_\_

Anderson & Se 89<sup>th</sup>

By: 

Title: Managing member

Date: 2/23/24



OWNERSHIP REPORT  
ORDER 2860476-OK99

DATE PREPARED: MARCH 8, 2024  
EFFECTIVE DATE: FEBRUARY 29, 2024

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
1326	R144294100	OUTBACK INVESTMENTS LLC		PO BOX 15329	DEL CITY	OK	73155-5329	UNPLTD PT SE4 SEC 32 11N 1W W 10ACRS OF SW4 OF SE4 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1326	R144294200	OUTBACK INVESTMENTS LLC		PO BOX 15329	DEL CITY	OK	73155-5329	UNPLTD PT SE4 SEC 32 11N 1W E 30ACRS OF SW4 OF SE4 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1326	R144294300	OUTBACK INVESTMENTS LLC		PO BOX 15329	DEL CITY	OK	73155-5329	UNPLTD PT SE4 SEC 32 11N 1W N30ACRS OF NE4 SE4 EX BEG NE/C SE4 TH S330.41FT W659.18FT N330.41FT E659.18FT TO BEG SUBJ TO ESMTSOF RECORD (PART OF SUBJECT PROPERTY WITHIN)	0 UNKNOWN OKLAHOMA CITY
1326	R144294400	OUTBACK INVESTMENTS LLC		PO BOX 15329	DEL CITY	OK	73155-5329	UNPLTD PT SE4 SEC 32 11N 1W N 1/2 OF NE4 OF SE4 OF SE4 & S 1/2 OF SE4 OF NE4 OF SE4 (PART OF SUBJECT PROPERTY WITHIN)	0 UNKNOWN OKLAHOMA CITY
1326	R168524200	OUTBACK INVESTMENTS LLC		PO BOX 15329	DEL CITY	OK	73155-5329	CASS TOWNSHIP 01W 032 PT OF SE4 SEC 32 11N 1W S 1/2 OF SW4 OF NE4 OF SE4 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1326	R168524300	OUTBACK INVESTMENTS LLC		PO BOX 15329	DEL CITY	OK	73155-5329	CASS TOWNSHIP 01W 032 PT OF SE4 SEC 32 11N 1W NW4 OF SE4 & SE4 OF SE4 LESS N 1/2 OF NE4 OF SE4 OF SE4 (PART OF SUBJECT PROPERTY)	8901 S ANDERSON RD UNINCORPORATED
1325	R168523900	HERNANDEZ ERASTO		2513 SW 38TH ST	OKLAHOMA CITY	OK	73119-3401	CASS TOWNSHIP PT NE4 SEC 32 11N 1W S53 1/3 RDS OF NE4 LESS S330FT OF E660FT (PART OF SUBJECT PROPERTY WITHIN)	8101 S ANDERSON RD OKLAHOMA CITY
1325	R144290800	CARTMILL DEBORAH		8725 NW 84TH ST	OKLAHOMA CITY	OK	73132-4026	UNPLTD PT SEC 32 11N 1W 000 000 PT NE4 SEC 32 11N 1W S/2 OF SE4 SE4 NE4 CONT 5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	8201 S ANDERSON RD OKLAHOMA CITY
1325	R168523800	TAYLOR RANDY RAY LIVING TRUST		7801 S ANDERSON RD	OKLAHOMA CITY	OK	73150	CASS TOWNSHIP 000 000 PT NE4 SEC 32 11N 1W BEG 880FT N & 418FT W OF SE/C OF NE4 THW2217.6FT N881.9FT E2216.5FT S358.20FT W30.2FT S157.37FT E30.2FT S364.73FT TO BEG	0 UNKNOWN UNINCORPORATED

OWNERSHIP REPORT  
ORDER 2860476-OK99

DATE PREPARED: MARCH 8, 2024  
EFFECTIVE DATE: FEBRUARY 29, 2024

1326	R144294310	RUSSELL APRIL MICHELLE & ROBERT C II		8301 S ANDERSON RD	OKLAHOMA CITY	OK	73150- 6901	UNPLTD PT SEC 32 11N 1W 000 000 PT SE4 SEC 32 11N 1W BEG NE/C OF SE4 TH S330.41FT W659.18FTN330.41FT E659.18FT TO BEG CONT 5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	8301 S ANDERSON RD OKLAHOMA CITY
1327	R144295000	CAMPBELL CORY	CAMPBELL DAL A & VIRGINIA L	PO BOX 10831	MIDWEST CITY	OK	73140	UNPLTD PT SEC 32 11N 1W 000 000 PT SW4 SEC 32 11N 1W SE4 OF SE4 OF SW4 CONT 10ACRS MORE OR LESS	11429 SE 89TH ST OKLAHOMA CITY
1327	R144295010	BATES JOHN DARRELL & LILLIAN		8600 S LYMAN RD	OKLAHOMA CITY	OK	73150- 6819	UNPLTD PT SEC 32 11N 1W 000 000 PT SW4 SEC 32 11N 1W N 1/2 OF E 1/2 OF SE4 OF SW4 LESS W25FT FOR ROAD CONT 10ACRS MORE OR LESS EX S5ACRS	8600 S LYMAN RD OKLAHOMA CITY
1327	R144295016	BURROUGHS NATHAN		8700 S LYMAN RD	OKLAHOMA CITY	OK	73150- 6821	UNPLTD PT SEC 32 11N 1W 000 000 PT SW4 SEC 32 11N 1W S 1/2 OF N 1/2 E 1/2 SE4 SW4 CONT 5ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	8700 S LYMAN RD OKLAHOMA CITY
1327	R144295500	OLIVARES LINDA J & GABRIEL		8416 S LYMAN RD	OKLAHOMA CITY	OK	73150- 6815	UNPLTD PT SEC 32 11N 1W 000 000 UNP PT SEC 32 11N 1W N 1/2 OF S 1/2 OF E 1/2 OF NE4 OF SW4 EX W25FT	8416 S LYMAN RD OKLAHOMA CITY
1327	R144295510	KENNEDY JACOB D	HARRELSON PORTIA N	104 WELLINGTON LN	MOORE	OK	73160- 8108	UNPLTD PT SEC 32 11N 1W 000 000 PT OF SW4 SEC 32 11N 1W BEG AT NW/C OF E 1/2 OF NE4 OF SW4 S264FT E660FT N264FT W TO BEG SUBJ TO ESMTS OF RECORD	8212 S LYMAN RD OKLAHOMA CITY
1327	R144295520	CARTER BRICE & KARRAH		8316 S LYMAN RD	OKLAHOMA CITY	OK	73150- 6813	UNPLTD PT SEC 32 11N 1W 000 000 PT SW4 SEC 32 11N 1W BEG 264FT S OF NW/C E 1/2 NE4 SW4 TH E660FT S393FT W660FT N393FT TO BEG SUBJ TO EASEMENTS OF RECORD	8316 S LYMAN RD OKLAHOMA CITY
1327	R144295560	WANZER ROBERT R		8500 S LYMAN RD	OKLAHOMA CITY	OK	73150- 6817	UNPLTD PT SEC 32 11N 1W 000 000 PT OF SW4 SEC 32 11N 1W S 1/2 OF S 1/2 OF E 1/2 OF NE4 OF SW4 EX W25FT	8500 S LYMAN RD OKLAHOMA CITY
1328	R144292052	HEARN PAULA LORENE		2109 N LINCOLN AVE	MOORE	OK	73160	UNPLTD PT SEC 32 11N 1W 000 000 PT NW4 SEC 32 11N 1W BEG 132FT W OF SE/C NE4 SE4 NW4 N330FTW264FT S330FT E264FT TO BEG SUBJ TO EASEMENTS OF RECORD	8012 S LYMAN RD OKLAHOMA CITY
1328	R144292054	FRANTZ JESSIE E		8012 S LYMAN RD	OKLAHOMA CITY	OK	73150- 6601	UNPLTD PT SEC 32 11N 1W 000 000 PT NW4 SEC 32 11N 1W BEING E132FT OF NE4 OF SE4 OF NW4 EX S25FT FOR ROAD	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2860476-OK99

DATE PREPARED: MARCH 8, 2024  
EFFECTIVE DATE: FEBRUARY 29, 2024

1328	R144292056	FRANTZ GENE ALLEN		9429 SE 29TH ST, Unit 13	MIDWEST CITY	OK	73130	UNPLTD PT SEC 32 11N 1W 000 000 PT NW4 SEC 32 11N 1W BEG 132FT W OF NE/C OF NE4 OF SE4 OF NW4 TH S330FT W264FT N330FT E264FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1328	R144292100	NOEL ROGER KEITH & TERRY LYNN		8200 S LYMAN RD	OKLAHOMA CITY	OK	73150-6811	UNPLTD PT SEC 32 11N 1W 000 000 PT NW4 SEC 32 11N 1W BEING S 1/2 OF SE4 OF SE4 OF NW4	8200 S LYMAN RD OKLAHOMA CITY
1328	R144292150	CARRIGAN ANGELA		8106 S LYMAN RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 32 11N 1W 000 000 PT NW4 SEC 32 11N 1W BEING N 1/2 OF SE4 OF SE4 OF NW4 SUBJ TO ESMTS OF REC	8106 S LYMAN RD OKLAHOMA CITY
1330	R168525055	DANA L DRUMM		3559 KARIKAL DR	WESTERVILLE	OH	43081	CASS TOWNSHIP PT OF SW4 SEC 33 11N 1W S 1/2 OF S 1/2 OF N 1/2 OF SW4 CONT 20ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED
1331	R142815030	SCHWARTZ HENRYETTA		12621 SE 104TH ST	OKLAHOMA CITY	OK	73165-9115	UNPLTD PT SEC 33 11N 1W 000 000 PT SW4 SEC 33 11N 1W N 1/2 OF S 1/2 OF N 1/2 OF SW4	0 UNKNOWN OKLAHOMA CITY
1331	R142815050	BURLINGAME DANIEL & JESSICA		3312 S BINGEN AVE	SIOUX FALLS	SD	57110-6735	UNPLTD PT SEC 33 11N 1W 000 000 PT SW4 SEC 33 11N 1W BEG 490FT N OF SW/C SW4 TH E33FT E593.39FT N845.5FT W626.19FT S830FT TO BEG CONT 12.09ACRS MORE ORLESS SUBJ TO ESMTS OF RECORD	8800 S ANDERSON RD OKLAHOMA CITY
1331	R142815060	GRIFFIN SOMMIE E & CONNIE V		12031 SE 89TH ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 33 11N 1W 000 000 PT SW4 SEC 33 11N 1W BEG 169.76FT E OF SW/C SW4 TH E456.43FT N472.78FT WLY456.59FT S485.09FT TO BEG CONT 5.02ACRS MORE ORLESS SUBJ TO ESMTS OF RECORD	12031 SE 89TH ST OKLAHOMA CITY
1331	R142815080	BASELINE LABORATORIES LLC		2040 N HARPER	CHOCTAW	OK	73020	UNPLTD PT SEC 33 11N 1W 000 000 PT SW4 SEC 33 11N 1W BEG SW/C OF SW4 TH E169.76FT N485.09FTWLY169.8FT S490FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY



*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: March 1, 2024 at 7:30 AM

**First American Title Insurance Company**

A handwritten signature in black ink that reads "Panda Craven". The signature is written in a cursive, flowing style.

By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2861082-MO99



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

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**8901 S. Anderson Rd.**

March 14, 2024

**PREPARED FOR:**

Outback Investments, LLC  
PO Box 15329  
Del City, OK 73155  
Jacob Floyd  
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**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 8901 S. Anderson Rd., consisting of 166.95 acres, is located within the Southeast Quarter (SE/4) of Section 32, Township 11 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma.

**SECTION 2.0 ..... LEGAL DESCRIPTION**

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

**SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is Outback Investments, LLC.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for AA Agricultural District. Surrounding properties are zoned and used for:

- North: AA District and used for residential development and undeveloped land.
- East: AA District and used for residential development and undeveloped land.
- South: AA District and used for residential development and undeveloped land.
- West: AA District and used for residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

**SECTION 6.0 .....CONCEPT**

The concept for this PUD is to change the existing base zoning to permit a residential and commercial development.

**SECTION 7.0 ..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is SE 74<sup>th</sup> St. The nearest street to the east is S. Anderson Rd. The nearest street to the south is SE 89<sup>th</sup> St. The nearest street to the west is S. Lyman Rd.

**7.2 ..... SANITARY SEWER**

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from (septic / aerobic).

7.3 ..... WATER

Water facilities for this property are not available. Water services will be provided from (private well).

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 28 located at 7101 S. Anderson Rd. It is approximately 2 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 8.0 .....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

There shall be two (2) tracts within this PUD. Tract 1 shall consist of 162.32 acres as outlined in Exhibit “B.” The use and development regulations of the RA Single-Family One-Acre Rural Residential District shall govern Tract 1 of this PUD, except as herein modified.

**All uses within the RA District shall be permitted within Tract 1.**

Tract 2 shall consist of 4.63 acres. The use and development regulations of the C-3 Community Commercial District shall govern Tract 2 of this PUD, except as herein modified.

**The following uses shall be the only uses permitted within Tract 2:**

- 8300.1 Administrative and Professional Offices
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.34 Eating Establishments: Drive-In
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive Thru Order Window
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.45 Gasoline Sales, Large
- 8300.46 Gasoline Sales, Small: Restricted
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House
- 8300.48 Laundry Services
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8300.55 Participant Recreation and Entertainment: Indoor

8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Repair Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**9.0.....SPECIAL CONDITIONS**

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

**9.1.....FAÇADE REGULATIONS**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, architectural metal, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**9.2 ..... LANDSCAPING REGULATIONS**

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

**9.3 ..... LIGHTING REGULATIONS**

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

**9.4 ..... SCREENING REGULATIONS**

Screening regulations within each tract shall be in accordance with the base zoning district.

**9.5 ..... PLATTING REGULATIONS**

All 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.

**9.6 ..... DRAINAGE REGULATIONS**

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

**9.7 ..... DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use. Trash collection

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

9.8 ..... ACCESS REGULATIONS

Access shall be taken from SE 89<sup>th</sup> St. and S. Anderson Rd.

9.9 ..... PARKING REGULATIONS

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

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... NON-ACCESSORY SIGNS

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

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

Exhibit A  
Legal Description

PIONEER REALTY - FROM SURVEY ON ANDERSON ROAD

162.32 ACRES

PROPERTY DESCRIPTION:

A tract of land containing 162.32 acres, more or less, in a part of the S/2-NE/4 & SE/4 Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W along the South line of the SE/4 a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer and being the Point of Beginning; Thence S89°26'26"W along the South line of the SE/4 a dist. of 2175.10 feet to a Found Mag Nail w/Washer at the SW Corner of the SE/4; Thence N00°22'48"W, along the West Line of the SE/4, a dist. of 2644.10 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the NW Corner of the SE/4; Thence continue N00°22'48"W along the West line of the NE/4 a distance of 885.68 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the South line of the North 106 2/3 Rods; Thence N89°38'28"E, along the South line of the North 106 2/3 Rods, a dist. of 1319.24 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the East line of the SW/4-NE/4; Thence S12°10'15"E a dist. of 202.25 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°38'28"W a dist. of 50.88 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E a dist. of 164.21 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°37'27"E a dist. of 9.60 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E, along the East line of the SW/4-NE/4, a dist. of 520.65 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the NE/4-SE/4; Thence N89°31'01"E along the North line of the SE/4, a dist. of 659.72 feet on the NE Corner of the W/2-NE/4-SE/4; Thence S00°23'49"E, along the East line of the W/2-NE/4-SE/4, a dist. of 1320.73 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4-SE/4; Thence N89°28'44"E, along the North line of the SE/4-SE/4, a dist. of 659.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the NE Corner of the SE/4-SE/4; Thence S00°24'10"E along the East line of the SE/4, a dist. of 663.96 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence S89°26'26"W, leaving the East line of the SE/4, a dist. of 75.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S35°48'36"W a dist. of 659.86 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°24'10"E a dist. of 125.00 feet to the Point of Beginning, said tract contains 162.32 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on the 4th day of March, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

-----  
4.63 ACRES FROM SURVEY ON ANDERSON ROAD

PROPERTY DESCRIPTION:

A tract of land containing 4.63 acres, more or less, in a part of the SE/4-SE/4 of Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W, along the South line of the SE/4, a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence N00°24'10"W, leaving the South line of the SE/4, a dist. of 125.00 feet; Thence N35°48'36"E a dist. of 659.86 feet; Thence N89°26'26"E a dist. of 75.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer on the East line of the SE/4; Thence S00°24'10"E along the East line of the SE/4 a dist. of 656.33 feet to the Point of Beginning, said tract contains 4.63 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on the 4th day of March, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

**PROPOSED SITE PLAN  
ANDERSON ROAD**

Version 1 - Issued 3/12/2024

Part of SE/4 and NE/4  
Section 32-11N-1W  
Oklahoma County, OK

Issued To: Pioneer Realty

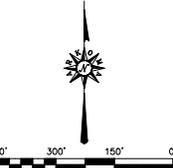
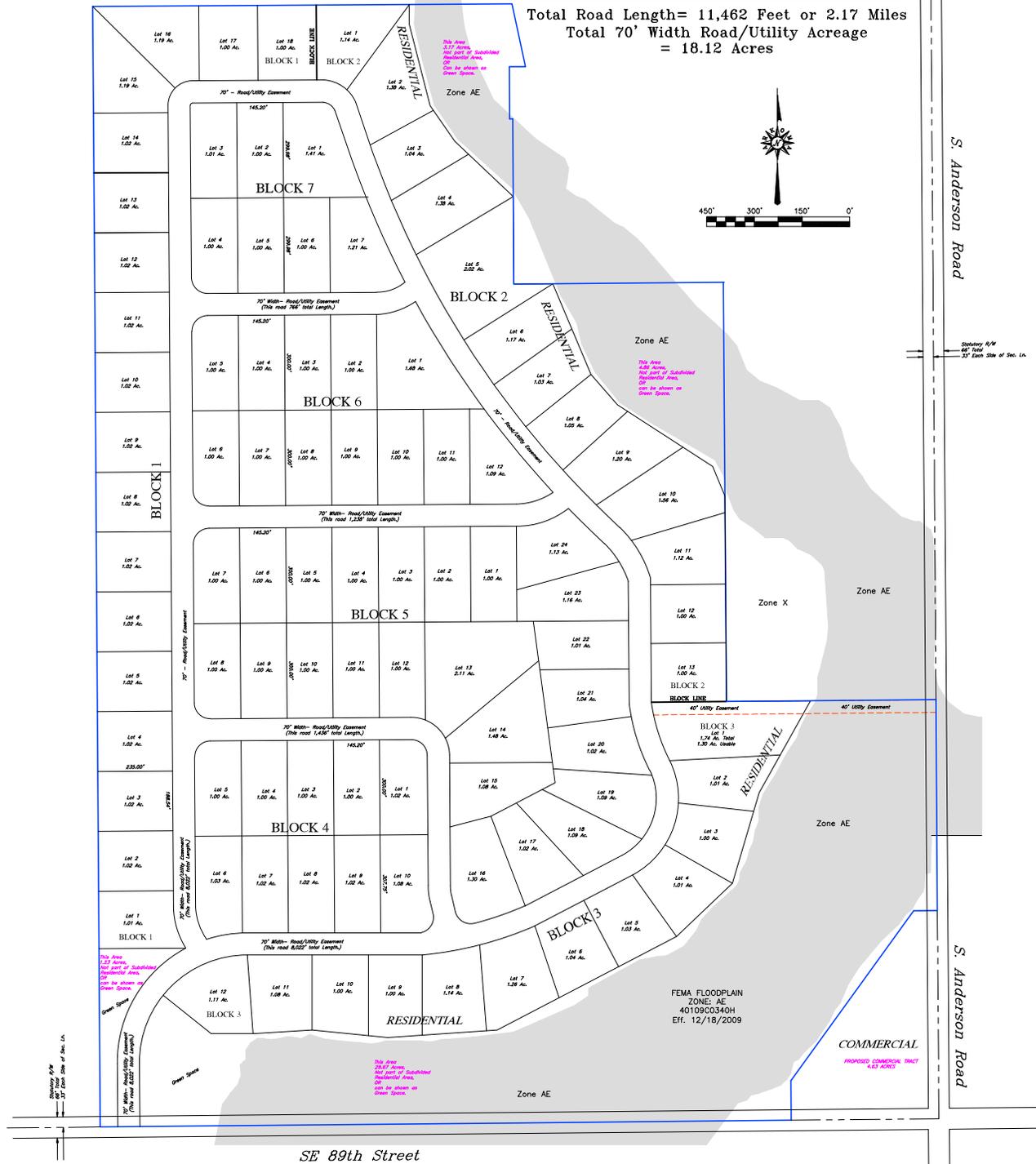
Exhibit B

7 Blocks  
96 Total Lots

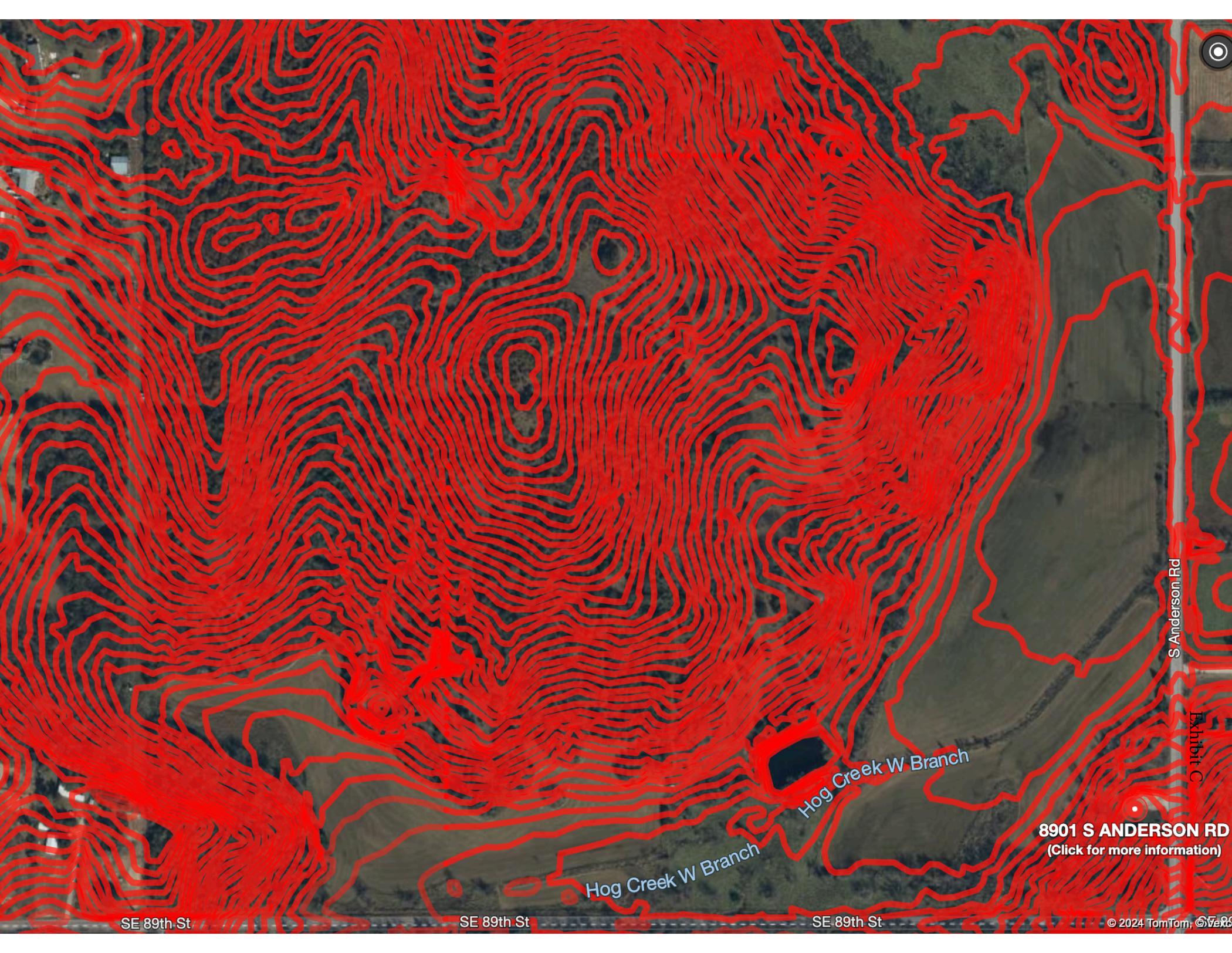
Minimum Usable Lot Size = 1.00 Acre

Total Boundary Area = 162.32 Acres  
of which  
Total Subdivision Area Used including Lots  
and Road/Utility Easements = ±123.38 Acres

Total Road Length = 11,462 Feet or 2.17 Miles  
Total 70' Width Road/Utility Acreage  
= 18.12 Acres



Prepared for: <b>PIONEER REALTY</b> Oklahoma County, OK	SURV BY: SITE PLAN N/A SCALE: 1" = 150' DRAWN BY: LM 3/5-11/24 JOB NO.: 15-700-E APPROVED BY: LGM DRAWING NO.: 15-700-E-SITE SHEET 1 OF 1 SHEET SIZE: 24" x 36"
ARKOMA SURVEYING & MAPPING, PLLC 1000 S. W. 11th St., Suite 100 Muskogee, OK 74401	REVISION DESCRIPTION DATE BY



S Anderson Rd

Exhibit C

Hog Creek W Branch

Hog Creek W Branch

**8901 S ANDERSON RD**  
(Click for more information)

SE 89th St

SE 89th St

SE 89th St