



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

Babol Heights II  
Name of Development or Applicant

Canadian County - 090147369 5101 S COUNTY LINE RD  
Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.  
Summary Purpose Statement / Proposed Development

Staff Use Only:	1987
Case No.: PUD -	
File Date:	30NOV'23
Ward No.:	3
Nbhd. Assoc.:	---
School District:	MUSTANG
Extg Zoning:	PUD-1839
Overlay:	---

15.50 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

*Kaitlyn Turner*

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf  
of the Applicant

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbfbllaw.com; kturner@wbfbllaw.com;

esilberg@wbfbllaw.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.



Doc#: R 2021 29326  
Bk&Pg: RB 5352 671-672  
Filed: 08-24-2021 SRB  
02:02:42 PM WD  
Canadian County, OK 2E

# WARRANTY DEED Statutory Form (Individual)

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2103168  
American Security Title Insurance Company

## RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

### Know All Men by These Presents:

THAT, Oklahoma Turnpike Authority, a body corporation and politic and an instrumentality of the State of Oklahoma, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Shaz Investment Group L.L.C., an Oklahoma Limited Liability Company, an Oklahoma Limited Liability Company party of the second part, the following described real property and premises situate in Canadian 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.: XJ-S013

Grantor's Mailing Address: 2240 N. BROADWAY STREET MOORE OK 73160

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its DEPUTY DIRECTOR this 20th day of August, 2021.

Oklahoma Turnpike Authority, a body corporation and politic and an instrumentality of the State of Oklahoma

2103168  
Doc Stamps: \$\*  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of August, 2021, personally appeared DE CHIELE to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its DEPUTY DIRECTOR and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

[Signature]  
Commission Expires: 4/10/2022



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

EXEMPTION DOCUMENTARY STAMP  
TAX O.S. TITLE 68, ARTICLE 32  
SECTION 3002 PAR 11

EXHIBIT "A"  
LEGAL DESCRIPTION

LOT6

Southwest Kilpatrick Extension  
Parcel XJ-S013

A strip, piece or parcel of land lying in part of the NE1/4 of Section 24, T11N, R5W, I.M., Canadian County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of said NE1/4, thence N 00°13'05" W along the West line of said NE1/4 a distance of 588.15 feet, thence S 88°29'54" E a distance of 1,356.69 feet, thence Southeasterly on a curve to the right having a chord bearing of S 83°55'14" E and a chord distance of 1,237.71 feet and having a radius of 13,760.00 feet an arc distance of 1238.13 feet to the permanent West right-of-way line of South County Line Road, thence S 00°17'33" E along said right-of-way line a distance of 215.26 feet, thence S 14°39'07" E along said right-of-way line a distance of 108.87 feet to a point on the South line of said NE1/4, thence S 89°13'45" W along said South line a distance of 2,011.00 feet to the point of beginning.

Containing 27.54 Acres more or less, grantor, reserves and excepts unto itself, its, successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS, including the rights of ingress and egress, from said 27.54 acres, more or less, to the adjacent Limited Access Turnpike abutting the North side of the above described property, except, that grantee(s), their heirs, successors or assigns, shall have access onto a Local Service Road to be constructed along the South side of the Limited Access Turnpike and the Section Line/County Road, presently known as S. County Line Road, abutting the East side of the above described property.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

## **Exhibit A**

### **PROPOSED TRACT 2 EXHIBIT OVERALL PROPERTY LEGAL DESCRIPTION PUD-1839**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 1356.69 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 1122.29 feet to the POINT OF BEGINNING.

Said tract contains 675,281 Sq Ft or 15.50 Acres, more or less.

### **PROPOSED PUD TRACT 2-A LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet,



subtended by a chord of 12.94 feet which bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence S86°29'54"E a distance of 79.50 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 225.00; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

Said tract contains 481,253.96 Sq Ft or 11.048 Acres, more or less.

#### **PROPOSED PUD TRACT 2-B LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet to the POINT OF BEGINNING; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which

bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence N86°29'54"W a distance of 1120.00 feet to the POINT OF BEGINNING.

Said tract contains 101,629.58 Sq Ft or 2.333 Acres, more or less.

#### **PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; thence continuing N89°15'45"E a distance of 730.00 feet; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

Said tract contains 92,397.50 Sq Ft or 2.121 Acres, more or less.

## LETTER OF AUTHORIZATION

Shaz Investment Group, LLC, (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 Babol Heights (S County Line Rd and Kilpatrick Turnpike).

By: \_\_\_\_\_

Title: Manager\_\_\_\_\_

Date: 11-1-23\_\_\_\_\_

## **CERTIFICATE OF BONDED ABTRACTOR**

(800 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF CANADIAN                )

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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 800 feet in all directions of the following described land:

### **TRACT 2 EXHIBIT OVERALL PROPERTY LEGAL DESCRIPTION PUD-1839**

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AND

### **PROPOSED PUD TRACT 2-A LEGAL DESCRIPTION**

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N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 225.00; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

AND

#### PROPOSED PUD TRACT 2-B LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

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AND

#### PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; thence continuing N89°15'45"E a distance of 730.00 feet; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: November 7, 2023 at 7:30 AM

**First American Title Insurance Company**

By: 

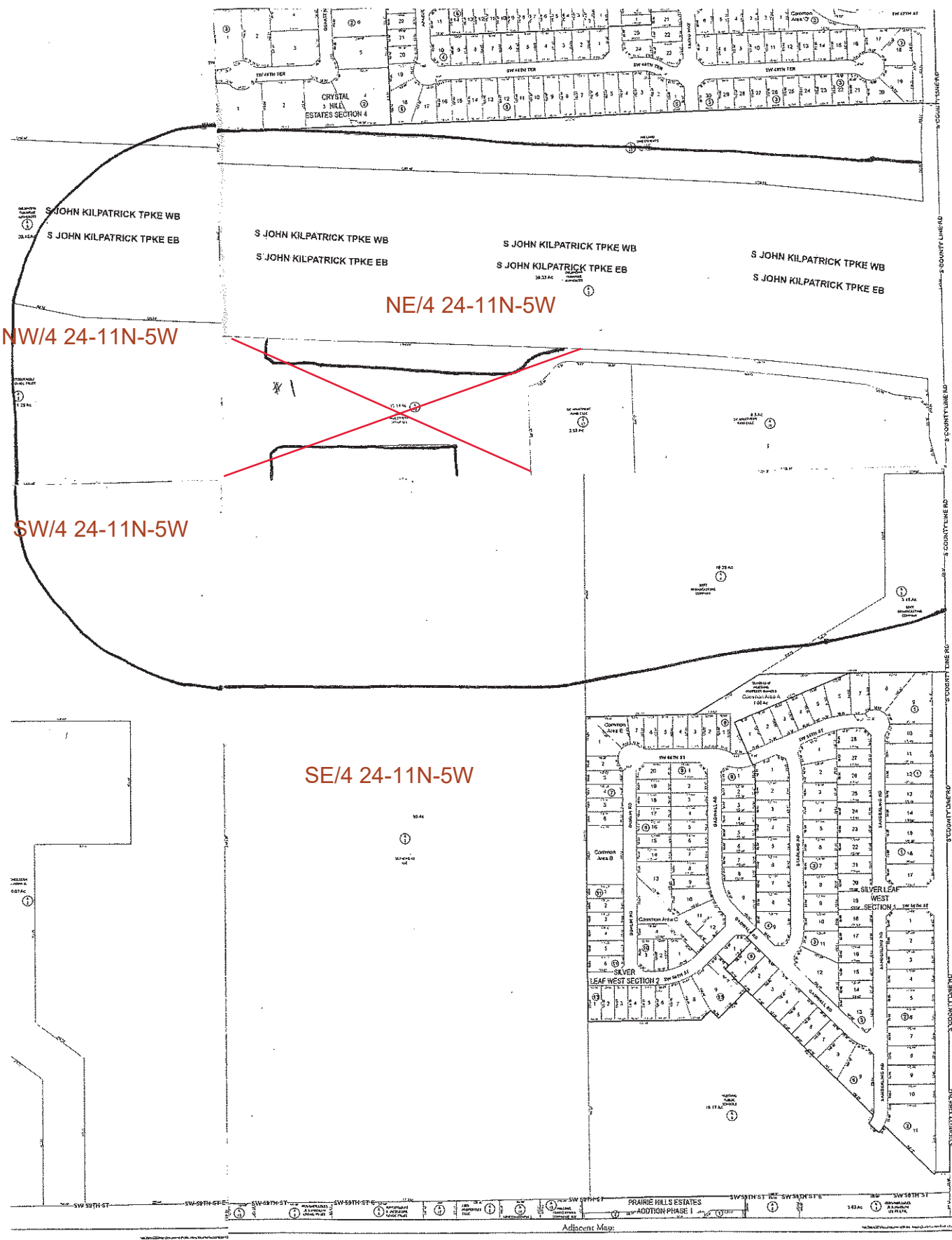
Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2844977-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
SHAZ INVESTMENT GROUP LLC	2240 N BROADWAY.MOORE.OK.73160			PT NE/4 24-11N-5W (A#10 ON THE MAP) - SUBJECT PROPERTY
5K FARMS-11 LLC	9601 SW 59TH.OKLAHOMA CITY.OK.73179			PT SE/4 24-11N-5W (A#2 ON THE MAP)
BOTT BROADCASTING COMPANY	10550 BARKLEY STE 100.OVERLAND PARK.KS.66212			PT SE/4 24-11N-5W (A#4 & A#5 ON THE MAP)
OK APARTMENT FUND I LLC	PO BOX 722760.NORMAN.OK.73070			PT NE/4 24-11N-5W (A#11 & A#12 ON THE MAP)
OKLAHOMA TURNPIKE AUTHORITY % PINNACLE CONSULTING MGMT GRP	3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136			PT NE/4 24-11N-5W (A#2 ON THE MAP) AND PT NW/4 24-11N-5W (A#6 ON THE MAP)
WB LAND INVESTMENTS LLC	PO BOX 30057.EDMOND.OK.73003			PT NE/4 24-11N-5W (A#13 ON THE MAP) AND PT NW/4 24-11N-5W (A#11 ON THE MAP)
DIACONO LOPEZ HERNANDEZ AND BRENDA B CASTANEDA ZAMARRIPA	4816 QUARTZ RIDGE DR.OKLAHOMA CITY.OK.73179	4	2	CRYSTAL HILL ESTATES 4
CHRISTOPHER RYAN MCGEE & LAURA EMILY MCGEE	9400 SW 48TH TERR.OKLAHOMA CITY.OK.73179	3	2	CRYSTAL HILL ESTATES 4
RONNIE WILLIAMSON	9408 SW 48TH TER.OKLAHOMA CITY.OK.73179	2	2	CRYSTAL HILL ESTATES 4
CLINNON DALE COLE & TIFFANY M COLE	9416 SW 48TH TER.OKLAHOMA CITY.OK.73179	1	2	CRYSTAL HILL ESTATES 4
J. MICHAEL FITZGERALD, TRUSTEE OF THE J.MICHAEL FITZGERALD 2003	PO BOX 1135.MUSTANG.OK.73064			PT NW/4 24-11N-5W (A#8 ON THE MAP)
5K FARMS LLC	9601 SW 59TH ST.OKLAHOMA CITY.OK.73179			PT SW/4 24-11N-5W (A#1 ON THE MAP)
CITY OF OKLAHOM CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73105			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.





Doc#: R 2021 29326  
 Bk&Pg: RB 5352 671-672  
 Filed: 08-24-2021 SRB  
 02:02:42 PM WD  
 Canadian County, OK 2E

# WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
 File No.: 2103168  
 American Security Title Insurance Company

## RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

### Know All Men by These Presents:

THAT, Oklahoma Turnpike Authority, a body corporation and politic and an instrumentality of the State of Oklahoma, duly organized and existing under and by virtue of the laws of the State of Oklahoma, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Shax Investment Group L.L.C., an Oklahoma Limited Liability Company, an Oklahoma Limited Liability Company party of the second part, the following described real property and premises situate in Canadian 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.: XJ-8013

Grantor's Mailing Address: 2240 N. BROADWAY STREET MOORE OK 73160

together with all the Improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its DEPUTY DIRECTOR this 20th day of August, 2021.

Oklahoma Turnpike Authority, a body corporation and politic and an instrumentality of the State of Oklahoma

2103168  
 Doc Stamp: \$\*  
 CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
 County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of August, 2021, personally appeared, JOE BACHELLE to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its DEPUTY DIRECTOR and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

[Signature]  
 Commission Expires: 4/10/2022



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

EXEMPTION DOCUMENTARY STAMP  
 TAX O.S. TITLE 68, ARTICLE 32  
 SECTION 3202 PAR 11



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

**LOT6**

Southwest Kilpatrick Extension  
Parcel XJ-S013

A strip, piece or parcel of land lying in part of the NE1/4 of Section 24, T11N, R5W, I.M., Canadian County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of said NE1/4, thence N 00°13'05" W along the West line of said NE1/4 a distance of 568.15 feet, thence S 86°29'54" E a distance of 1,356.69 feet, thence Southeasterly on a curve to the right having a chord bearing of S 83°55'14" E and a chord distance of 1,237.71 feet and having a radius of 13,760.00 feet an arc distance of 1238.13 feet to the permanent West right-of-way line of South County Line Road, thence S 00°17'33" E along said right-of-way line a distance of 215.26 feet, thence S 74°39'07" E along said right-of-way line a distance of 108.87 feet to a point on the South line of said NE1/4, thence S 89°15'45" W along said South line a distance of 2,611.60 feet to the point of beginning.

Containing 27.54 Acres more or less, grantor, reserves and excepts unto itself, its, successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS, including the rights of ingress and egress, from said 27.54 acres, more or less, to the adjacent Limited Access Turnpike abutting the North side of the above described property, except, that grantee(s), their heirs, successors or assigns, shall have access onto a Local Service Road to be constructed along the South side of the Limited Access Turnpike and the Section Line/County Road, presently known as S. County Line Road, abutting the East side of the above described property.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

**CERTIFICATE OF BONDED ABTRACTOR**

(800 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 800 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 (5 ), 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: November 15, 2023 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2843872-OK99

## **Proposed**

### **TRACT 2 EXHIBIT OVERALL PROPERTY LEGAL DESCRIPTION PUD-1839**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 1356.69 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 1122.29 feet to the POINT OF BEGINNING.

Said tract contains 675,281 Sq Ft or 15.50 Acres, more or less.

### **PROPOSED PUD TRACT 2-A LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet,

subtended by a chord of 12.94 feet which bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence S86°29'54"E a distance of 79.50 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 225.00; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

Said tract contains 481,253.96 Sq Ft or 11.048 Acres, more or less.

#### **PROPOSED PUD TRACT 2-B LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet to the POINT OF BEGINNING; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which

bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence N86°29'54"W a distance of 1120.00 feet to the POINT OF BEGINNING.

Said tract contains 101,629.58 Sq Ft or 2.333 Acres, more or less.

#### **PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; thence continuing N89°15'45"E a distance of 730.00 feet; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

Said tract contains 92,397.50 Sq Ft or 2.121 Acres, more or less.



OWNERSHIP REPORT  
ORDER 2843872-OK99

DATE PREPARED: NOVEMBER 21, 2023  
EFFECTIVE DATE: NOVEMBER 15, 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
1875	R212041330	CENTRAL OKLAHOMA HABITAT	FOR HUMANITY INC	5005 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129-7019	FAITH LANDING	000	000	FAITH LANDING 000 000 COMMON AREAS A B C D & E	0 UNKNOWN OKLAHOMA CITY
1875	R212041000	MADUENO ALBERTO GODINEZ	GODINEZ MARIA E DE LA TORRE DE	5301 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	001	001	FAITH LANDING 001 001	5301 RIDDELL CIR OKLAHOMA CITY
1875	R212041010	FIERRO EZEQUIEL	CHAVEZ TERESITA D MERAZ	5305 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	001	002	FAITH LANDING 001 002	5305 RIDDELL CIR OKLAHOMA CITY
1875	R212041020	HERNANDEZ OMAR E	HERNANDEZ MARIBEL VEGA DE	5309 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	001	003	FAITH LANDING 001 003	5309 RIDDELL CIR OKLAHOMA CITY
1875	R212041030	MARTINEZ JERONIMO H	HERNANDEZ ELEONOR	5313 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	001	004	FAITH LANDING 001 004	5313 RIDDELL CIR OKLAHOMA CITY
1875	R212041040	COTTEN EBONY		5300 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	002	001	FAITH LANDING 002 001	5300 RIDDELL CIR OKLAHOMA CITY
1875	R212041050	RENTERIA CARLOS A OLVERA	OLVERA CECILIA	5304 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	002	002	FAITH LANDING 002 002	5304 RIDDELL CIR OKLAHOMA CITY
1875	R212041060	MEDINA DIANNA A		5308 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	002	003	FAITH LANDING 002 003	5308 RIDDELL CIR OKLAHOMA CITY
1875	R212041070	LOPEZ MIGUEL TENORIO	SANTANA LILLIAN E MACHADO	5312 RIDDELL CIR	OKLAHOMA CITY	OK	73179-7941	FAITH LANDING	002	004	FAITH LANDING 002 004	5312 RIDDELL CIR OKLAHOMA CITY
1875	R212041080	BRYCE WANDA G		5313 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	002	005	FAITH LANDING 002 005	5313 HINCHEY LN OKLAHOMA CITY
1875	R212041090	HEAD DON J		5309 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	002	006	FAITH LANDING 002 006	5309 HINCHEY LN OKLAHOMA CITY
1875	R212041100	MESA ZENIA M BUENO		5305 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	002	007	FAITH LANDING 002 007	5305 HINCHEY LN OKLAHOMA CITY
1875	R212041110	LIRA ERIK J	LIRA LAURA I HERRERA	5301 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	002	008	FAITH LANDING 002 008	5301 HINCHEY LN OKLAHOMA CITY
1875	R212041120	PONCE SERGIO L & ARGELIA G		5308 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	003	001	FAITH LANDING 003 001	5308 HINCHEY LN OKLAHOMA CITY
1875	R212041130	JACKSON MARCELA		5304 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	003	002	FAITH LANDING 003 002	5304 HINCHEY LN OKLAHOMA CITY
1875	R212041140	PERIEDA AMY D		5300 HINCHEY LN	OKLAHOMA CITY	OK	73179-7940	FAITH LANDING	003	003	FAITH LANDING 003 003	5300 HINCHEY LN OKLAHOMA CITY
1875	R212041150	SPEAKS LISA M		8824 SW 52ND ST	OKLAHOMA CITY	OK	73179-5602	FAITH LANDING	003	004	FAITH LANDING 003 004	8824 SW 52ND ST OKLAHOMA CITY

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1875	R212041160	LIN SHEEN L	LIN QUINN	4871 WINDSONG AVE	LA PALMA	CA	90623	FAITH LANDING	003	005	FAITH LANDING 003 005	8820 SW 52ND ST OKLAHOMA CITY
1875	R212041170	HOPPER STACEY L		8816 SW 52ND ST	OKLAHOMA CITY	OK	73179-5602	FAITH LANDING	003	006	FAITH LANDING 003 006	8816 SW 52ND ST OKLAHOMA CITY
1875	R212041190	KHAM LANG L	HUAI NIANG K	8921 SW 52ND ST	OKLAHOMA CITY	OK	73179-5601	FAITH LANDING	004	001	FAITH LANDING 004 001	8921 SW 52ND ST OKLAHOMA CITY
1875	R212041200	MUNG NICHOLAS	MAN SABENA G	8917 SW 52ND ST	OKLAHOMA CITY	OK	73179-5601	FAITH LANDING	004	002	FAITH LANDING 004 002	8917 SW 52ND ST OKLAHOMA CITY
1875	R212041210	BAKER JERRI M		8913 SW 52ND ST	OKLAHOMA CITY	OK	73179-5601	FAITH LANDING	004	003	FAITH LANDING 004 003	8913 SW 52ND ST OKLAHOMA CITY
1875	R212041220	WAND TAMARA D		8909 SW 52ND ST	OKLAHOMA CITY	OK	73179-5601	FAITH LANDING	004	004	FAITH LANDING 004 004	8909 SW 52ND ST OKLAHOMA CITY
1875	R212041230	MALONE RICHARD A & DARCIE L		8905 SW 52ND ST	OKLAHOMA CITY	OK	73179-5601	FAITH LANDING	004	005	FAITH LANDING 004 005	8905 SW 52ND ST OKLAHOMA CITY
1875	R212041240	STOWE AMY P		8901 SW 52ND ST	OKLAHOMA CITY	OK	73179-5601	FAITH LANDING	004	006	FAITH LANDING 004 006	8901 SW 52ND ST OKLAHOMA CITY
1875	R212041250	BUI THANH M & HUONG H DIEP PHAN		8833 SW 52ND ST	OKLAHOMA CITY	OK	73179-5603	FAITH LANDING	005	001	FAITH LANDING 005 001	8833 SW 52ND ST OKLAHOMA CITY
1875	R212041260	FOSBURGH TRACY D		8829 SW 52ND ST	OKLAHOMA CITY	OK	73179-5603	FAITH LANDING	005	002	FAITH LANDING 005 002	8829 SW 52ND ST OKLAHOMA CITY
1875	R212041270	WHITE DESHYLA M		8825 SW 52ND ST	OKLAHOMA CITY	OK	73179-5603	FAITH LANDING	005	003	FAITH LANDING 005 003	8825 SW 52ND ST OKLAHOMA CITY
1875	R212041280	ORTIZ SERAFINA SILVA	SILVA ELIZABETH LOPEZ DE	8821 SW 52ND ST	OKLAHOMA CITY	OK	73179-5603	FAITH LANDING	005	004	FAITH LANDING 005 004	8821 SW 52ND ST OKLAHOMA CITY
1875	R212041290	LONDON PHILANA L		8817 SW 52ND ST	OKLAHOMA CITY	OK	73179-5603	FAITH LANDING	005	005	FAITH LANDING 005 005	8817 SW 52ND ST OKLAHOMA CITY
1876	R206731190	LOUIS BLACKWELL HOMES LLC		991 MULBURY MANSION	YUKON	OK	73099-2110	FIELDSTONE SEC 1	002	006	FIELDSTONE SEC 1 002 006	4821 GRANITE DR OKLAHOMA CITY
1876	R206731200	FIELDSTONE NEIGHBORHOOD	HOME OWNERS ASSOCIATION INC	PO BOX 281	WHEATLAND	OK	73097	FIELDSTONE SEC 1	002	007	FIELDSTONE SEC 1 002 007	0 UNKNOWN OKLAHOMA CITY
1876	R206731210	STRICKLAND MARK		4829 GRANITE DR	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	002	008	FIELDSTONE SEC 1 002 008	4829 GRANITE DR OKLAHOMA CITY
1876	R206731220	SALAS ANTHONY R & JESSICA J		8924 SW 48TH ST	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	002	009	FIELDSTONE SEC 1 002 009	8924 SW 48TH ST OKLAHOMA CITY

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1876	R206731230	WILLIAMS JAMES D & LAURA J		8920 SW 48TH ST	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	002	010	FIELDSTONE SEC 1 002 010	8920 SW 48TH ST OKLAHOMA CITY
1876	R206731240	HUSTON AMBER E & CHRISTOPHER DEAN		8916 SW 48TH ST	OKLAHOMA CITY	OK	73179-9702	FIELDSTONE SEC 1	002	011	FIELDSTONE SEC 1 002 011	8916 SW 48TH ST OKLAHOMA CITY
1876	R206731250	DODD RACHEL & JOSHUA		8912 SW 48TH ST	OKLAHOMA CITY	OK	73179-9702	FIELDSTONE SEC 1	002	012	FIELDSTONE SEC 1 002 012	8912 SW 48TH ST OKLAHOMA CITY
1876	R206731260	CLARK RUSSELL DAVID & TABITAH L		3006 S SUNNYLANE RD	MOORE	OK	73160-9625	FIELDSTONE SEC 1	002	013	FIELDSTONE SEC 1 002 013	8908 SW 48TH ST OKLAHOMA CITY
1876	R206731270	MCPHERSON ALLISON B & MICHAEL ADAM		8904 SW 48TH ST	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	002	014	FIELDSTONE SEC 1 002 014	8904 SW 48TH ST OKLAHOMA CITY
1876	R206731280	JOHNSON JACOB AARON	JOHNSON KAISHA MICHELE	8900 SW 48TH ST	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	002	015	FIELDSTONE SEC 1 002 015	8900 SW 48TH ST OKLAHOMA CITY
1876	R206731290	CLARK RUSSELL DAVID & TABITHA L		3006 S SUNNYLANE RD	MOORE	OK	73160-9625	FIELDSTONE SEC 1	002	016	FIELDSTONE SEC 1 002 016	8820 SW 48TH ST OKLAHOMA CITY
1876	R206731420	HERNANDEZ CHAPA JOSE ALVARO	CHAPA NAOMI TRACIE RENEE HERNANDEZ	4820 GRANITE DR	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	003	013	FIELDSTONE SEC 1 003 013	4820 GRANITE DR OKLAHOMA CITY
1876	R206731430	HARRIS LAURIE B & GARY D TRS	HARRIS FAMILY TRUST	4821 MILLSTONE DR	OKLAHOMA CITY	OK	73179	FIELDSTONE SEC 1	003	014	FIELDSTONE SEC 1 003 014	4821 MILLSTONE DR OKLAHOMA CITY
1875	R207401090	MYERS CALE J & TARILYN D		5321 BLUEBIRD RD	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	002	002	SILVER LEAF EAST SEC 1 002 002	5321 BLUEBIRD RD OKLAHOMA CITY
1875	R207401100	MEETZE BRIAN DAVID	MEETZE CRYSTAL D	5317 BLUEBIRD RD	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	002	003	SILVER LEAF EAST SEC 1 002 003	5317 BLUEBIRD RD OKLAHOMA CITY
1875	R207401110	BOS ADAM J & JULIE M		8929 SW 53RD CT	OKLAHOMA CITY	OK	73179-4803	SILVER LEAF EAST SEC 1	002	004	SILVER LEAF EAST SEC 1 002 004	8929 SW 53RD CT OKLAHOMA CITY
1875	R207401120	HANCHETT JACOB PAUL & CASSIE O		8925 SW 53RD CT	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	002	005	SILVER LEAF EAST SEC 1 002 005	8925 SW 53RD CT OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2843872-OK99

DATE PREPARED: NOVEMBER 21, 2023  
EFFECTIVE DATE: NOVEMBER 15, 2023 AT 7:30 AM

1875	R207401130	COX ANN L		8921 SW 53RD CT	OKLAHOMA CITY	OK	73179-4803	SILVER LEAF EAST SEC 1	002	006	SILVER LEAF EAST SEC 1 002 006	8921 SW 53RD CT OKLAHOMA CITY
1875	R207401140	GERNER DENNIS L		8917 SW 53RD CT	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	002	007	SILVER LEAF EAST SEC 1 002 007	8917 SW 53RD CT OKLAHOMA CITY
1875	R207401150	SANOR MICHELLE TRS	SANOR MICHELLE REV TRUST	313 NW 61ST ST	OKLAHOMA CITY	OK	73118	SILVER LEAF EAST SEC 1	002	008	SILVER LEAF EAST SEC 1 002 008	8913 SW 53RD CT OKLAHOMA CITY
1875	R207401160	JONES ROBERT M & RITA A		2273 BARRINGTON DR	BLANCHARD	OK	73010	SILVER LEAF EAST SEC 1	002	009	SILVER LEAF EAST SEC 1 002 009	8909 SW 53RD CT OKLAHOMA CITY
1875	R207401170	CONNER CHRISTOPHER & MICHELLE		8905 SW 53RD CT	OKLAHOMA CITY	OK	73179-4803	SILVER LEAF EAST SEC 1	002	010	SILVER LEAF EAST SEC 1 002 010	8905 SW 53RD CT OKLAHOMA CITY
1875	R207401180	GARCIA ESTEBAN GOMEZ	GOMEZ CRYSTAL	8901 SW 53RD CT	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	002	011	SILVER LEAF EAST SEC 1 002 011	8901 SW 53RD CT OKLAHOMA CITY
1875	R207401440	POTTER JESSICA R & BRIAN A		5320 BLUEBIRD RD	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	003	001	SILVER LEAF EAST SEC 1 003 001	5320 BLUEBIRD RD OKLAHOMA CITY
1875	R207401650	ROSARIO AARON		5321 SHEARWATER CT	OKLAHOMA CITY	OK	73179	SILVER LEAF EAST SEC 1	003	022	SILVER LEAF EAST SEC 1 003 022	5321 SHEARWATER CT OKLAHOMA CITY
1876	R141854065	SKYRIDGE HOMES INC		2252 N BROADWAY	MOORE	OK	73160	UNPLTD PT SEC 19 11N 4W	000	000	UNPLTD PT NW4 SEC 19 11N 4W BEG 1659.79FT S & 50FT E OF NW/C NW4 TH E1199.86FT S427.91FT NW701.84FT NWLY531.23FT N73.02FT NW85.90FT TO BEG CONT 6.56ACRS MORE OR LESS	
1876	R141854055	OKLAHOMA TURNPIKE AUTHORITY	C/O FIRST AMERICAN TITLE	133 NW 8TH ST	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 19 11N 4W	000	000	UNPLTD PT NW4 SEC 19 11N 4W S990FT OF W 1/2 NW4 EX BEG 50FT E OF SW/C NW4 TH NE106.50FT N301.43FT RIGHT ON CURVE SE 1030.92FTFT SE179.26FT SE APPROX 73.23FT S TO S LINE OF NW4 TH W TO BEG CONT 8.27ACRS MORE OR LESS & EX BEG 1659.79FT S & 50FT E OF NW/C NW4 TH E1199.86FT S427.91FT NW701.84FT NWLY531.23FT N73.02FT NW85.90FT TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2843872-OK99

DATE PREPARED: NOVEMBER 21, 2023  
EFFECTIVE DATE: NOVEMBER 15, 2023 AT 7:30 AM

1876	R141854060	COTTONWOOD GROUP LLC		6001 SHLOH BLVD STE 102	OKLAHOMA CITY	OK	73179	UNPLTD PT SEC 19 11N 4W	000	000	MUSTANG TOWNSHIP PT NW4 SEC 19 11N 4W BEG 50FT E OF SW/C NW4 TH NE106.50FT N301.43FT RIGHT ON CURVE SE1030.92FT SE179.26FT SE872.56FT TO S LINE NW4 W2055.37FT TO BEG CONT 9.64ACRS MORE OR LESS EX A TRA BEG 1878.64FT E OF SW/C NW4 TH N43.34FT SE230.82FT W226.72FT TO BEG	
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## **Exhibit A**

### **PROPOSED TRACT 2 EXHIBIT OVERALL PROPERTY LEGAL DESCRIPTION PUD-1839**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 1356.69 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 1122.29 feet to the POINT OF BEGINNING.

Said tract contains 675,281 Sq Ft or 15.50 Acres, more or less.

### **PROPOSED PUD TRACT 2-A LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet,

subtended by a chord of 12.94 feet which bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence S86°29'54"E a distance of 79.50 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 225.00; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

Said tract contains 481,253.96 Sq Ft or 11.048 Acres, more or less.

#### **PROPOSED PUD TRACT 2-B LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet to the POINT OF BEGINNING; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which

bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence N86°29'54"W a distance of 1120.00 feet to the POINT OF BEGINNING.

Said tract contains 101,629.58 Sq Ft or 2.333 Acres, more or less.

#### **PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

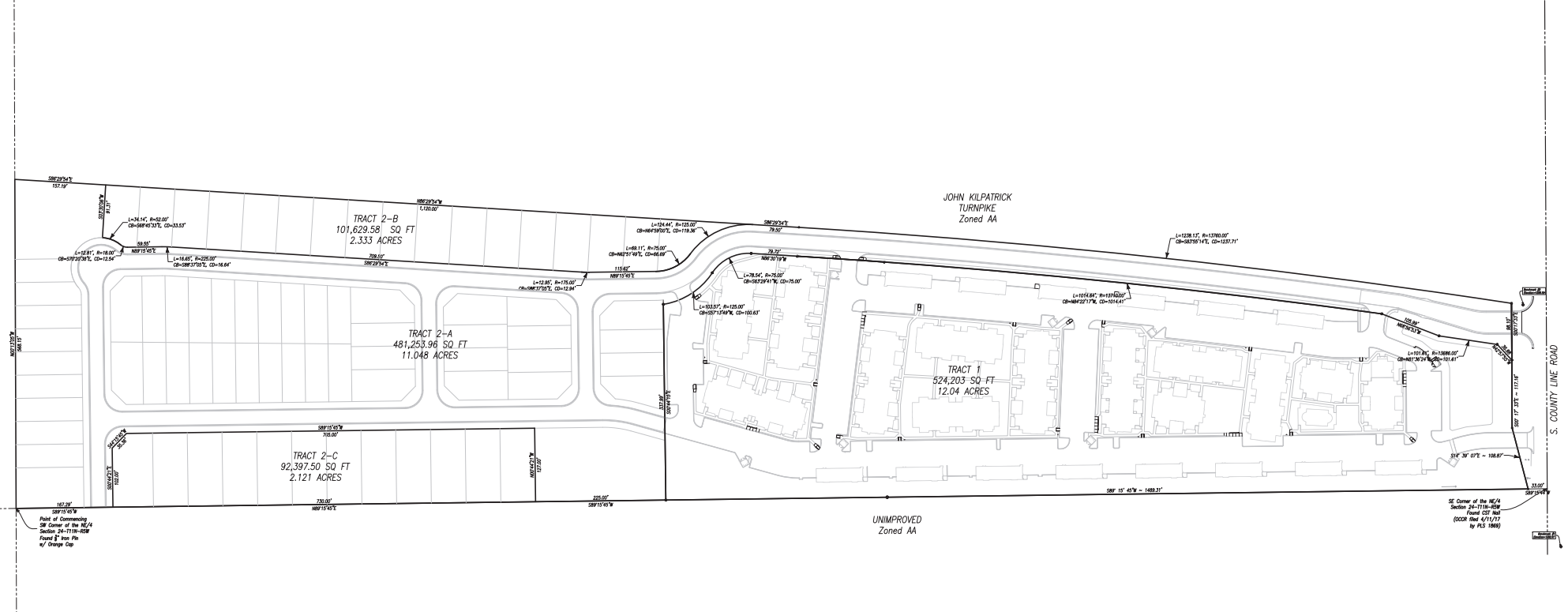
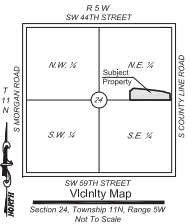
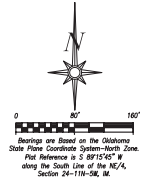
COMMENCING at the Southwest corner of said NE/4; thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; thence continuing N89°15'45"E a distance of 730.00 feet; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

Said tract contains 92,397.50 Sq Ft or 2.121 Acres, more or less.

PROPOSED MASTER DEVELOPMENT PLAN  
OF  
BABOL HEIGHTS  
PUD-1839

A PART OF THE NE/4, SEC.24, T11N, R5W, I.M.,  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

EXHIBIT D



**PROPERTY DESCRIPTION**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North T11N, Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

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

N00°13'03"W along the West line of said NE/4 a distance of 589.15 feet; thence

S89°25'45"E a distance of 1356.69 feet to a point of curvature to the right; thence

1238.13 feet along the arc of said curve having a radius of 13780.30 feet, subtended by a chord of 1237.71 feet which bears S83°50'14"E to the permanent right-of-way line of South County Line Road; thence

S80°17'33"E along said right-of-way line a distance of 215.26 feet; thence

S14°39'07"E along said right-of-way line a distance of 106.87 feet to a point on the South line of said NE/4; thence

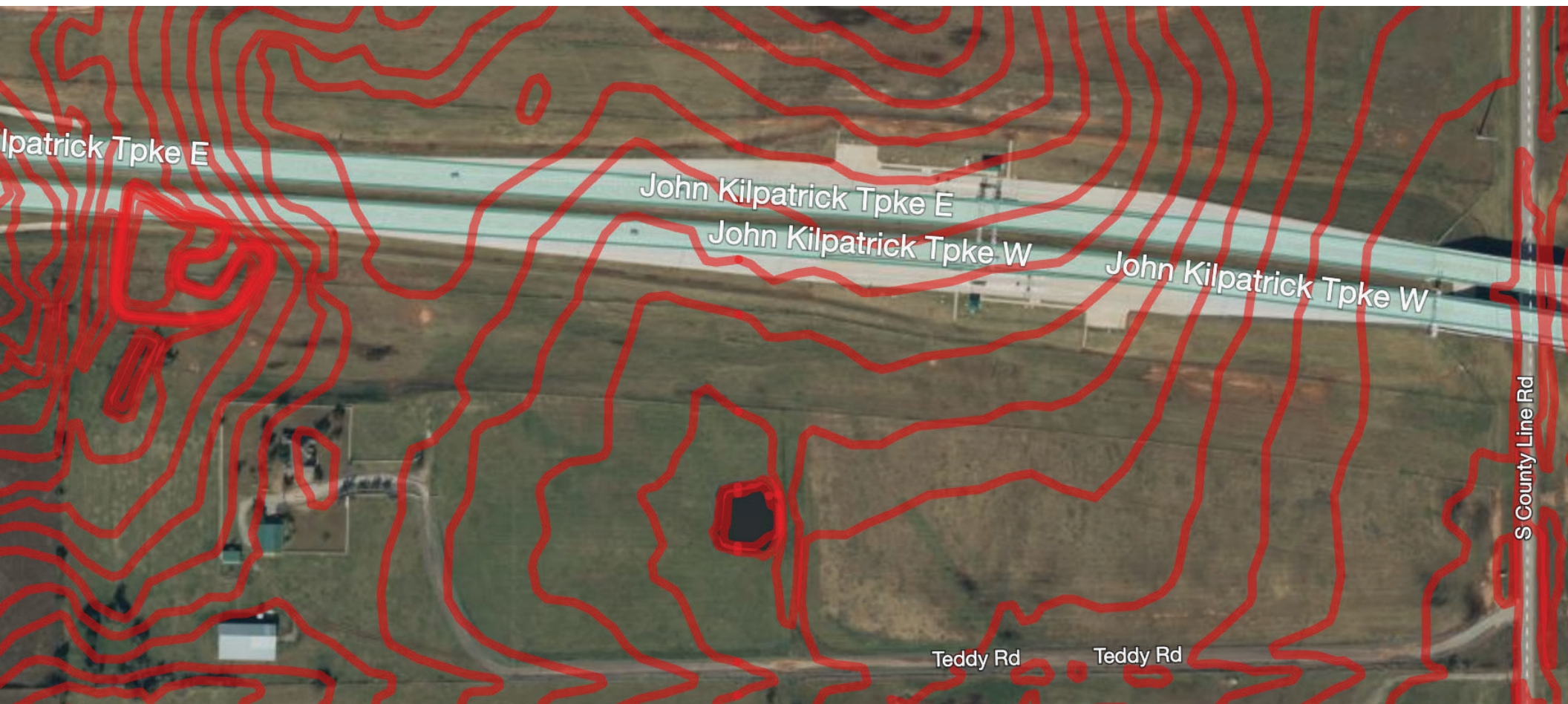
S89°15'45"W along said South line a distance of 2511.60 feet to the POINT OF BEGINNING.

Said tract contains 1,189,484 Sq Ft or 27.54 Acres, more or less.

<b>5201 S COUNTY LINE ROAD PUD-1839</b>		<b>PROPOSED MASTER DEVELOPMENT PLAN</b>	
<b>5201 S COUNTY LINE ROAD PUD-1839</b>		<b>Babol Heights Part of NE/4 Sec 24-T11N-R5W Oklahoma City, OK</b>	
<b>Civil Engineer:</b> <b>M.B.L.S.</b> MapBox Land Surveying, PLLC and engineering & land surveying 5744 Hustine Ct., Ste. 100 Norman, OK 73069 Telephone: (405) 872-7594 Email: kerr@MBLS.us		<b>Certificate of Authorization</b> Shah Investment Group, L.L.C. Project # MB-22015 9/13/2023	

EXHIBIT D







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

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

**MASTER DESIGN STATEMENT FOR**

**Babol Heights II**

November 30, 2023

**PREPARED FOR:**

Shaz Investment Group, LLC  
2240 N. Broadway St.  
Moore, Oklahoma 73160  
405-692-2222  
[info@homecreations.com](mailto:info@homecreations.com)

**PREPARED BY:**

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Babol Heights II, consisting of 15.50 acres, is located within the Northeast Quarter (NE/4) of Section 24, Township 11 N, Range 5 W, of the Indian Meridian, Canadian 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 Shaz Investment Group, LLC.

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

The subject property is presently zoned PUD-1839. Surrounding properties are zoned and used for:

North: AA District and is currently undeveloped.  
East: R-2 District and is currently undeveloped.  
South: AA District and is currently undeveloped.  
West: AA District and is currently undeveloped.

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 single-family and duplex development.

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

### **7.1 ..... STREETS**

The nearest street to the north is John Kilpatrick Turnpike. The nearest street to the east is S. County Line Rd. The nearest street to the south is Teddy Rd. The nearest street to the west is S. Morgan Rd.

### **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 20 located at 7929 SW 29<sup>th</sup> St. It is approximately 5 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 not within a FEMA flood plain.

### 7.8 .....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 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 three (3) Tracts within this PUD.

Tract 2-A, as depicted on Exhibit “B”, shall consist of 11.048 acres. The use and development regulations of the R-1 Single-Family Residential District shall govern this Tract 2-A, except as herein modified.

**The following uses shall be permitted within Tract 2-A:**

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential

Tracts 2-B and 2-C, as depicted on Exhibit “B”, shall consist of 2.333 acres and 2.121 acres, respectively. The use and development regulations of the R-2 Medium-Low Density Residential District shall govern Tracts 2-B and 2-C, except as herein modified.

**The following uses shall be permitted within Tracts 2-B and 2-C:**

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential
8200.16	Two-Family Residential

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 50% brick veneer, 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 shall not be required within this PUD.

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

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

There shall be two (2) access points from S. County Line Rd., one of which will be for emergency purposes. Additional access points shall be permitted within the development.

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 AND DENSITY REGULATIONS

The minimum lot size within this PUD shall be 3,500 square feet. The minimum lot width for Tract 2-A shall be 35 feet. The minimum lot width for Tracts 2-B and 2-C shall be 50 feet for single-family dwellings.

Setback regulations shall be as follows:

Front: 20 feet

Side: 5 feet, except the side yard setback adjacent to streets shall be 10 feet

Rear: 10 feet

#### 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**

### **PROPOSED TRACT 2 EXHIBIT OVERALL PROPERTY LEGAL DESCRIPTION PUD-1839**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 1356.69 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 1122.29 feet to the POINT OF BEGINNING.

Said tract contains 675,281 Sq Ft or 15.50 Acres, more or less.

### **PROPOSED PUD TRACT 2-A LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet,

subtended by a chord of 12.94 feet which bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence S86°29'54"E a distance of 79.50 feet to a point of curvature to the right; thence 1238.13 feet along the arc of said curve having a radius of 13760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; thence 101.61 feet along the arc of said curve having a radius of 13686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; thence 1014.64 feet along the arc of said curve having a radius of 13710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 225.00; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

Said tract contains 481,253.96 Sq Ft or 11.048 Acres, more or less.

#### **PROPOSED PUD TRACT 2-B LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said NE/4; thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; thence S86°29'54"E a distance of 157.19 feet to the POINT OF BEGINNING; thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which

bears S88°37'05"E; thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; thence N86°29'54"W a distance of 1120.00 feet to the POINT OF BEGINNING.

Said tract contains 101,629.58 Sq Ft or 2.333 Acres, more or less.

#### **PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION**

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

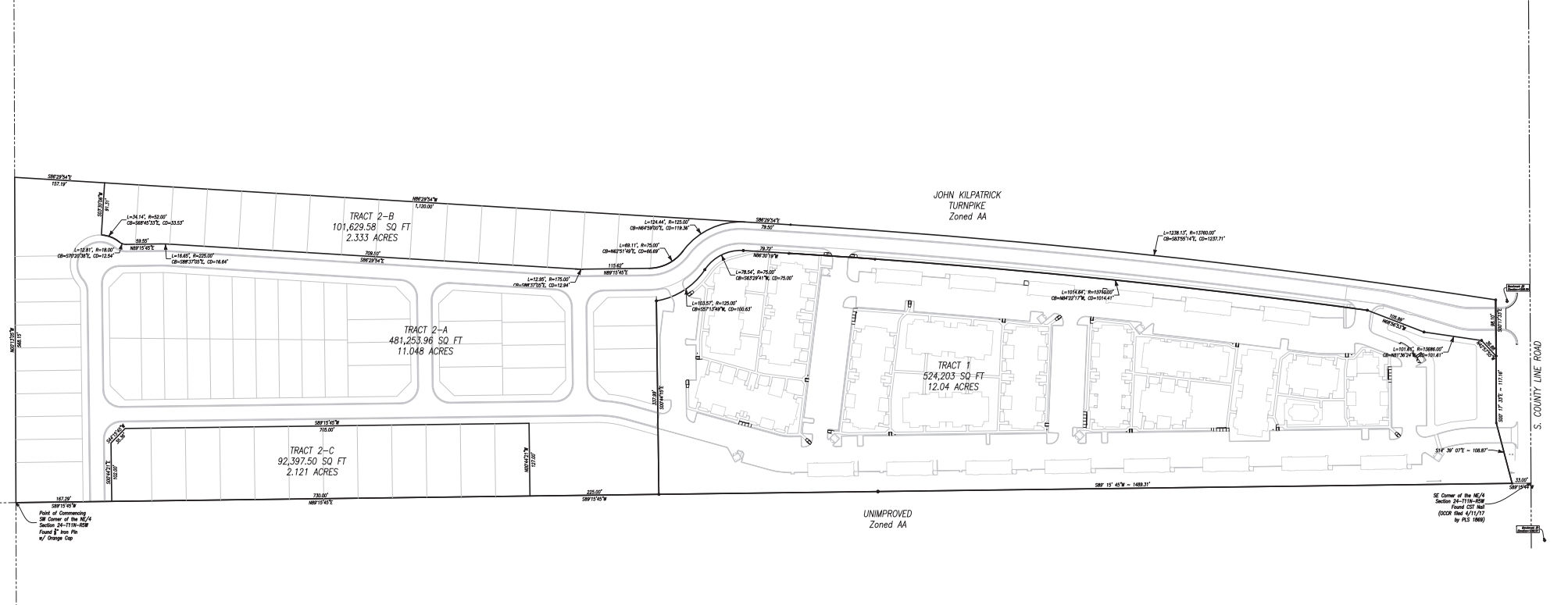
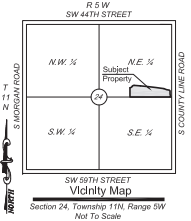
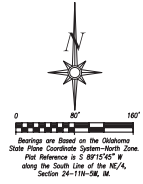
COMMENCING at the Southwest corner of said NE/4; thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; thence continuing N89°15'45"E a distance of 730.00 feet; thence N00°44'21"W a distance of 127.00 feet; thence S89°15'45"W a distance of 705.00 feet; thence S44°15'45"W a distance of 35.36 feet; thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

Said tract contains 92,397.50 Sq Ft or 2.121 Acres, more or less.

PROPOSED MASTER DEVELOPMENT PLAN  
OF  
BABOL HEIGHTS  
PUD-1839

A PART OF THE NE/4, SEC.24, T11N, R5W, I.M.,  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

EXHIBIT D



**PROPERTY DESCRIPTION**

A tract of land situated in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North T11N, Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

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

N00°13'03"W along the West line of said NE/4 a distance of 589.15 feet; thence

S89°25'45"E a distance of 1356.69 feet to a point of curvature to the right; thence

1238.13 feet along the arc of said curve having a radius of 13780.30 feet, subtended by a chord of 1237.71 feet which bears S83°50'14"E to the permanent right-of-way line of South County Line Road; thence

S00°13'35"E along said right-of-way line a distance of 215.26 feet; thence

S14°39'07"E along said right-of-way line a distance of 108.87 feet to a point on the South line of said NE/4; thence

S89°15'45"W along said South line a distance of 2511.60 feet to the POINT OF BEGINNING.

Said tract contains 1,199,484 Sq Ft or 27.54 Acres, more or less.

5201 S COUNTY LINE ROAD PUD-1839		PROPOSED MASTER DEVELOPMENT PLAN	
Civil Engineer: <b>M.B.L.S.</b> MapBox Land Surveying, PLLC and engineering & land surveying 5744 Hustetter Ct., Ste. 100 Norman, OK 73069 Telephone: (405) 872-7594 Email: kerr@MBLS.us		Babol Heights Part of NE/4 Sec 24-T11N-R5W Oklahoma City, OK Certificate of Authorization No. 8137 Shai Investment Group, L.L.C. Project # MB-22015	

EXHIBIT D

9/13/2023



