



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

SW 29th St. & Sara Rd.

Name of Development or Applicant

10627 SW 29th Street

Canadian County; Account No. 090155903

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

Mixed use development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 2005

File Date: 3-14-24

Ward No.: W3

Nbhd. Assoc.: ----

School District: Mustang

Extg Zoning: AA

Overlay:

12.10 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

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

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*  
Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant  
Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address  
Oklahoma City, OK 73102

City, State, Zip Code  
405-232-0080

Phone  
dmbbox@wbflaw.com; kturner@wbflaw.com;  
esilberg@wbflaw.com  
Email

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



Doc#: R 2017 184830  
 Bk&Pg: RB 4650 0202-0203 2E  
 Filed: 10/19/2017 DMW  
 02:36:41 PM QC  
 Canadian County, OK

JOINT TENANCY  
**QUIT CLAIM DEED**

**RECORDERS 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.

THIS INDENTURE, made this 17 day of October, 2017 between Shauna Smith and Andrew G. Tan, wife and husband, party of the first part, and Kelly J. Smith and Ian J. Smith, father and son, both single people, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all her/his right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Canadian County, State of Oklahoma, to wit:

Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

**LESS AND EXCEPT:**

The North 50.00 acres of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being particularly described as follows: Beginning at the Northeast corner of said Southeast Quarter (SE/4) of Section Ten (10); Thence South 00°12'08" East, along the East line of said Southeast Quarter (SE/4), a distance of 825.76 feet; Thence North 89°16'41" West, parallel with the North line of said Southeast Quarter (SE/4), a distance of 2638.16 feet to a point on the West line of said Southeast Quarter (SE/4); Thence North 00°11'07" West, along the West line of said Southeast Quarter (SE/4), a distance of 825.75 feet to the Northwest corner of said Southeast Quarter (SE/4) being the Southwest corner of MUSTANG CREEK III, an Addition to the City of Oklahoma City, according to the recorded plat at Book 9 Plats, Page 297, filed in the offices of the County Clerk of Canadian County, Oklahoma; Thence South 89°16'41" East along the North line of said Southeast Quarter (SE/4), being the South line of said MUSTANG CREEK III, and continuing along the South lines of MUSTANG CREEK II and MUSTANG CREEK, additions to the City of Oklahoma City, according to the plats recorded at Book 9 Plats, Page 78 and Book 9 Plats, Page 7, respectively, filed in the offices of the County Clerk of Canadian County, Oklahoma, a distance of 2637.83 feet to the POINT OF BEGINNING.

and  
 Part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter (SE/4) of Section 10, thence South 00°12'08" East along and with the East line of said SE/4 a distance of 825.76 feet; thence North 89°16'41" West, departing said East line a distance of 820.00 feet to the point of beginning; thence South 65°40'44" West a distance of 45.00 feet; thence South 42°38'29" West a distance of 130.00 feet; thence South 58°44'43" West a distance of 65.00 feet; thence South 78°19'17" West a distance of 160.00 feet; thence North 78°03'39" West a distance of 85.00 feet; thence South 83°40'49" West a distance of 100.00 feet; thence North 85°07'30" West a distance of 95.00 feet; thence North 67°42'17" West a distance of 140.00 feet; thence North 58°01'49" West a distance of 235.00 feet; thence South 89°16'41" East a distance of 847.53 feet to the point of beginning. The basis of bearing for the above described tracts of land is the recorded plat of said MUSTANG CREEK, having a record bearing of North 89°16'41" West along the North line of said SE/4.

Tax ID No.: 090003876

Grantee's Mailing Address: PO Box 460, Moffat, CO 81143

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereto belonging.

To Have and to Hold the above described premises unto the said parties of the second part, as joint tenants and to the heirs and assigns of the survivor forever, so that neither the said party of the first part, nor any person in her/his name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has hereunto set her/his hand(s) this 17 day of October, 2017.

Shauna Smith

Andrew G. Tan

1604171  
INDIVIDUAL ACKNOWLEDGMENT

State of WA  
County of King

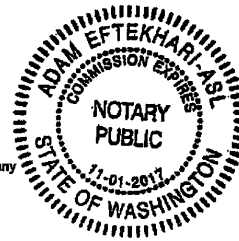
Before me, the undersigned, a Notary Public in and for said County and State on this 17 day of October, 2017  
personally appeared, ~~Shauna Smith and Andrew G. Tan, wife and husband~~; to me known to be the identical person(s) who executed  
the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said  
person(s) for the uses and purposes therein set forth.

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

Adam Eftekhari

Commission Expires: 11-01-2017

RETURN TO:  
Oklahoma City Abstract & Title Company  
4811 Gallardia Parkway Suite 110  
Oklahoma City, OK 73142



Doc#: R 2017 184831  
 Bk&Pg: RB 4650 0204-0205 2E  
 Filed: 10/19/2017 DMW  
 02:36:42 PM QC  
 Canadian County, OK



JOINT TENANCY  
**QUIT CLAIM DEED**

**RECORDERS 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.

THIS INDENTURE, made this 16<sup>th</sup> day of October 2017 between Shauna Smith and Andrew G. Tan, wife and husband, party of the first part, and Kelly J. Smith and Ian J. Smith, father and son, both single people, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either party of the second part, Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all her/his right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Canadian County, State of Oklahoma, to wit:

Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

**LESS AND EXCEPT:**

The North 50.00 acres of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being particularly described as follows: Beginning at the Northeast corner of said Southeast Quarter (SE/4) of Section Ten (10); Thence South 00°12'06" East, along the East line of said Southeast Quarter (SE/4), a distance of 825.76 feet; Thence North 89°16'41" West, parallel with the North line of said Southeast Quarter (SE/4), a distance of 2638.18 feet to a point on the West line of said Southeast Quarter (SE/4); Thence North 00°11'07" West, along the West line of said Southeast Quarter (SE/4), a distance of 825.75 feet to the Northwest corner of said Southeast Quarter (SE/4) being the Southwest corner of MUSTANG CREEK III, an Addition to the City of Oklahoma City, according to the recorded plat at Book 9 Plats, Page 287, filed in the offices of the County Clerk of Canadian County, Oklahoma; Thence South 89°16'41" East along the North line of said Southeast Quarter (SE/4), being the South line of said MUSTANG CREEK III, and continuing along the South lines of MUSTANG CREEK II and MUSTANG CREEK, additions to the City of Oklahoma City, according to the plats recorded at Book 9 Plats, Page 78 and Book 9 Plats, Page 7, respectively, filed in the offices of the County Clerk of Canadian County, Oklahoma, a distance of 2637.93 feet to the POINT OF BEGINNING.

and

Part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter (SE/4) of Section 10, thence South 00°12'06" East along and with the East line of said SE/4 a distance of 825.76 feet; thence North 89°16'41" West, departing said East line a distance of 820.00 feet to the point of beginning; thence South 65°40'44" West a distance of 45.00 feet; thence South 42°39'29" West a distance of 130.00 feet; thence South 58°44'43" West a distance of 65.00 feet; thence South 78°19'17" West a distance of 160.00 feet; thence North 78°03'39" West a distance of 85.00 feet; thence South 63°40'49" West a distance of 100.00 feet; thence North 85°07'30" West a distance of 96.00 feet; thence North 67°42'17" West a distance of 140.00 feet; thence North 58°01'49" West a distance of 235.00 feet; thence South 89°16'41" East a distance of 947.53 feet to the point of beginning.

The basis of bearing for the above described tracts of land is the recorded plat of said MUSTANG CREEK, having a record bearing of North 89°16'41" West along the North line of said SE/4.

Tax ID No.: 090003876

Grantee's Mailing Address: PO Box 460, Moffat, CO 81143

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said parties of the second part, as joint tenants and to the heirs and assigns of the survivor forever, so that neither the said party of the first part, nor any person in her/his name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has hereunto set her/his hand(s) this 16<sup>th</sup> day of October 2017

Shauna Smith  
 Shauna Smith

Andrew G. Tan  
 Andrew G. Tan

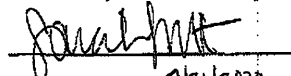


1604171  
INDIVIDUAL ACKNOWLEDGMENT

State of Missouri  
County of CLATSOP

Before me, the undersigned, a Notary Public in and for said County and State on this 16 day of October, 2017, personally appeared, Shauna Smith and Andrew G. Tan, 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 said person(s) for the uses and purposes therein set forth.

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



Commission Expires: 7/21/2020


**SARAH N. SCOTT**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
Commission # 16789494  
My Commission Expires: 7/21/2020

RETURN TO:  
Oklahoma City Abstract & Title Company  
4811 Galliardia Parkway Suite 110  
Oklahoma City, OK 73142

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$450.00**



Doc#: R 2024 813  
Bk&Pg: RB 5784 169-174  
Filed: 01-09-2024 JMH  
09:01:26 AM WD  
Canadian County, OK 6E

Ret to:  
 **OLD REPUBLIC TITLE**  
1601 Health Center Parkway Bldg. 700  
Yukon, OK 73099

**WARRANTY DEED**  
(STATUTORY FORM - INDIVIDUAL)

**KNOW ALL MEN BY THESE PRESENTS:**

That **KELLY J SMITH**, a single person, **IAN J SMITH** and **REBECCA ANN SMITH**, husband and wife, and **THE LOGAN WICKLIFFE CAREY TRUST F/B/O IAN J. SMITH**, party(IES) of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **BENT WOOD CREEK, LLC**, party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A tract of land lying in the Southeast Quarter (SE/4) of Section **TEN (10)**, Township **ELEVEN (11) North**, Range **FIVE (5)** West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

**COMMENCING** at the Southeast corner of said Southeast Quarter;

**THENCE** North 89°34'56" West, along the South line of said Southeast Quarter, a distance of 723.44 feet to the **POINT OF BEGINNING**;

**THENCE** continuing North 89°34'56" West, along said South line, a distance of 427.66 feet;

**THENCE** North 49°46'38" West a distance of 93.73 feet;

**THENCE** North 21°02'56" West a distance of 53.21 feet;

**THENCE** North 05°51'36" East a distance of 74.89 feet;

**THENCE** North 18°26'23" East a distance of 42.28 feet;

**THENCE** North 54°28'36" East a distance of 65.75 feet;

**THENCE** North 37°53'29" East a distance of 65.35 feet;

**THENCE** North 18°26'38" East a distance of 54.36 feet;

**THENCE** North 10°29'40" East a distance of 52.45 feet;

**THENCE** North 26°34'37" East a distance of 51.26 feet;

**THENCE** North 42°00'05" East a distance of 51.41 feet;

**THENCE** North 49°41'59" East a distance of 82.69 feet;

**THENCE** North 29°13'53" East a distance of 34.62 feet;

**THENCE** North 62°47'44" East a distance of 29.55 feet;

**THENCE** North 64°56'45" East a distance of 51.40 feet;

**THENCE** North 58°24'11" East a distance of 45.85 feet;

**THENCE** North 48°43'52" East a distance of 40.97 feet;

**THENCE** North 18°17'19" East a distance of 59.27 feet;

**THENCE** North 05°23'25" East a distance of 40.20 feet;

**THENCE** North 06°50'52" East a distance of 57.04 feet;

**THENCE** North 01°31'09" West a distance of 52.00 feet to a point on the southerly right of way of John Kilpatrick Turnpike;

**THENCE** along said southerly right of way line the following two (2) courses:

South 68°16'42" East a distance of 195.58 feet to a point of curvature;

Southeasterly along a curve to the right having a radius of 2,725.00 feet (said curve subtended by a chord which bears South

65°32'48" East a distance of 259.74 feet) for an arc distance of 259.83 feet;

**THENCE** South 00°18'13" East a distance of 627.47 feet;

**THENCE** North 89°34'56" West a distance of 51.79 feet;

**THENCE** South 82°26'54" West a distance of 302.93 feet;

**THENCE** South 00°25'04" West a distance of 33.00 feet to the **POINT OF BEGINNING**.

**LESS AND EXCEPT** any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

**REFERENCE TO:**

**BENT WOOD CREEK, LLC**  
1417 E ANGEL FIRE TERR  
MUSTANG, OK 73064

**TAXES TO:**

**BENT WOOD CREEK, LLC**  
1417 E ANGEL FIRE TERR  
MUSTANG, OK 73064

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(IES) of the second part, his 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.

Signed and delivered this 29 day of DEC, 2023.

Kelly J Smith  
KELLY J SMITH

THE LOGAN WICKLIFFE CAREY TRUST F/B/O IAN J. SMITH

Kelly J Smith, Trustee  
BY: KELLY J SMITH, TRUSTEE

STATE OF Colorado }  
COUNTY OF Alamosa } ss


This instrument was acknowledged before me on this 12/21/23, by KELLY J SMITH, individually and as Trustee of the  
THE LOGAN WICKLIFFE CAREY TRUST F/B/O IAN J. SMITH.

AMY LYNN CHACON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20184012686  
MY COMMISSION EXPIRES 06/21 2026

Notarial Stamp Or Seal (Or Other Title Or Rank)

Amy Lynn Chacon  
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 23300152  
Underwriter: American Guaranty Title Insurance Company

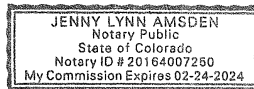
  
IAN J SMITH

STATE OF Colorado }  
COUNTY OF El Paso } ss

This instrument was acknowledged before me on this December 20, 2023 by IAN J SMITH.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
Signature Of Notary Public Or Other Official

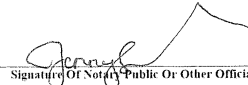


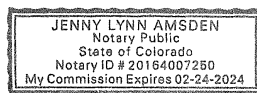
  
REBECCA ANN SMITH

STATE OF Colorado }  
COUNTY OF El Paso }

This instrument was acknowledged before me on this December 20, 2023, by REBECCA ANN SMITH.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
Signature Of Notary Public Or Other Official



OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA )

) ss.

COUNTY OF CANADIAN )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned WILLIAM T JESTER  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an MANAGER (role, such as titled officer or trustee) of BENT WOOD CREEK LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.



OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

William T. Jester 1-3-24  
AFFIANT, individually and as authorized agent of the Entity Date

The foregoing instrument was acknowledged before me this 3RD day of JANUARY, 2024,  
by WILLIAM T JESTER.

Charles J. Slabotsky  
NOTARY PUBLIC

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

My Commission Number: \_\_\_\_\_



**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.*



Doc#: R 2024 4599  
Bk&Pg: RB 5806 743-746  
Filed: 02-28-2024 LAR  
01:43:26 PM QC  
Canadian County, OK 4E

(2)

Record & Return to:  
American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103  
File # 2303-0009-68

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Shauna M. Smith, also known as Shauna Smith, a single person ("Grantor"), in consideration of the sum of Ten and No/100 Dollars (U.S. \$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto Kelly J. Smith and Ian J. Smith ("Grantee"), whose mailing address is PO Box 460, Moffat, CO 81143, all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to the real property situated in Canadian County, State of Oklahoma, to wit:

**SEE ATTACHED EXHIBIT A**

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, so that neither Grantor, nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title thereto or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument on this 23<sup>rd</sup> day of February, 2024.

\_\_\_\_\_  
Shauna M. Smith

Exempt Documentary Stamp Tax OS  
Title 68, Article 32 Section 3202, paragraph 3.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 )  
COUNTY OF KING ) SS.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2024, by Shauna M. Smith.

Commission expiration: 4-6-2026  
My Commission No: 198876

\_\_\_\_\_  
Notary Public

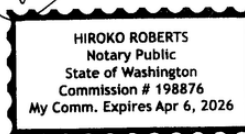


Exhibit A

A tract of land lying in the southeast quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the southeast corner of said southeast quarter;

THENCE North 89°34'56" West, along the south line of said southeast quarter, a distance of 723.44 feet;

THENCE North 00°25'04" East, perpendicular to said south line, a distance of 33.00 feet to a point on a northerly right of way line of the Oklahoma Turnpike Authority right of way as established by that certain General Warranty Deed recorded in Book 4678, Page 444;

THENCE along said northerly right of way line the following two (2) courses;

1. North 82°26'54" East a distance of 302.93 feet;
2. South 89°34'56" East, parallel with the south line of said southeast quarter, a distance of 51.79 feet to the POINT OF BEGINNING;

THENCE North 00°18'13" West a distance of 627.47 feet to a point on a curve, said point being a point on a southerly line of aforesaid Oklahoma Turnpike Authority right of way;

THENCE along said southerly, a westerly and a northerly line of said right of way the following three (3) courses;

1. Southeasterly along a non tangent curve to the right having a radius of 2725.00 feet (said curve being subtended by a chord which bears South 58°59'21" East a distance of 363.65 feet) and an arc length of 363.92 feet;
2. South 00°18'13" East a distance of 442.38 feet;
3. North 89°34'56" West, parallel with the south line of said southeast quarter, a distance of 310.70 feet to the POINT OF BEGINNING.

The bearing of North 89°34'56" West along the south line of the southeast quarter of Section 10, Township 11 North, Range 5 West as described in General Warranty Deed recorded in Book 4678, Page 444 was used as the basis of bearings for the description.

**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.*

OAG 2024-1 - INDIVIDUAL

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**STATE OF Colorado )

ss.

COUNTY OF Plamosa )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Kelly J. Smith

(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I have personal knowledge of the statements made herein.

3. I am:

☒ a citizen of the United States; or☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.

4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").

5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Date

The foregoing instrument was subscribed and sworn to before me this 20 day of February, 2024, by Kelly J. SmithMy Commission Expires: 08/22/2027My Commission Number: 20054002747

NOTARY PUBLIC

YURIDIA CENDEJAS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20054002747  
MY COMMISSION EXPIRES 08/22/2027

OAG 2024-1 – INDIVIDUAL

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**STATE OF Colorado )

) ss.

COUNTY OF El Paso )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Ian J. Smith by Rebecca Smith as attorney in fact  
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
  - ☒ a citizen of the United States; or
  - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

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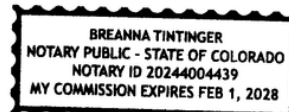
FURTHER AFFIANT SAYETH NOT.

Ian Smith by Rebecca Smith as agent  
 AFFIANT

Feb. 16<sup>th</sup> 2024  
 Date

The foregoing instrument was subscribed and sworn to before me this 16<sup>th</sup> day of February, 2024, by Ian J. Smith by Rebecca Smith as attorney in fact

Breanna Tintinger  
 NOTARY PUBLIC

My Commission Expires: Feb 1<sup>st</sup> 2028My Commission Number: 20244004439



Doc#: R 2024 4600  
 Bk&Pg: RB 5806 747-750  
 Filed: 02-28-2024 LAR  
 01:43:27 PM WD  
 Canadian County, OK 4E



Record & Return to:  
 American Eagle Title Group  
 421 NW 13th St, Suite 320  
 Oklahoma City, OK 73103  
 File # 2303-0009-68

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That, Kelly J. Smith, trustee of the Logan Wickliffe Cary Trust f/b/o Ian J. Smith (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Ian J. Smith (herein "Grantee"), whose mailing address is PO Box 460, Moffat, CO 81143, the following real property and premises situate in Canadian County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and its successors and assigns forever.

Signed and delivered this 20 day of February, 2024.

**Exempt Documentary Stamp Tax OS  
 Title 68, Article 32 Section 3201. B**

Logan Wickliffe Cary Trust f/b/o  
 Ian J. Smith

By: Kelly J. Smith  
 Kelly J. Smith, Trustee

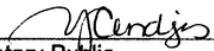
**RECORDER'S MEMORANDUM**  
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.



**ACKNOWLEDGMENT**

STATE OF Colorado )  
 )  
COUNTY OF Alamosa ) SS.

This instrument was acknowledged before me this 20 day of February, 2024  
by Kelly J. Smith, Trustee of the Logan Wickliffe Cary Trust f/b/o Ian J. Smith.

  
\_\_\_\_\_  
Notary Public

YURIDIA CENDEJAS NOTARY PUBLIC STATE OF COLORADO NOTARY ID# 20054002747 MY COMMISSION EXPIRES 08/22/2027
--

Exhibit A

A tract of land lying in the southeast quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the southeast corner of said southeast quarter;

THENCE North 89°34'56" West, along the south line of said southeast quarter, a distance of 723.44 feet;

THENCE North 00°25'04" East, perpendicular to said south line, a distance of 33.00 feet to a point on a northerly right of way line of the Oklahoma Turnpike Authority right of way as established by that certain General Warranty Deed recorded in Book 4678, Page 444;

THENCE along said northerly right of way line the following two (2) courses;

1. North 82°26'54" East a distance of 302.93 feet;
2. South 89°34'56" East, parallel with the south line of said southeast quarter, a distance of 51.79 feet to the POINT OF BEGINNING;

THENCE North 00°18'13" West a distance of 627.47 feet to a point on a curve, said point being a point on a southerly line of aforesaid Oklahoma Turnpike Authority right of way;

THENCE along said southerly, a westerly and a northerly line of said right of way the following three (3) courses;

1. Southeasterly along a non tangent curve to the right having a radius of 2725.00 feet (said curve being subtended by a chord which bears South 58°59'21" East a distance of 363.65 feet) and an arc length of 363.92 feet;
2. South 00°18'13" East a distance of 442.38 feet;
3. North 89°34'56" West, parallel with the south line of said southeast quarter, a distance of 310.70 feet to the POINT OF BEGINNING.

The bearing of North 89°34'56" West along the south line of the southeast quarter of Section 10, Township 11 North, Range 5 West as described in General Warranty Deed recorded in Book 4678, Page 444 was used as the basis of bearings for the description.

OAG 2024-1 – INDIVIDUAL

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**STATE OF Colorado )

) ss.

COUNTY OF El Paso )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Ian J. Smith by Rebecca Smith as attorney in fact  
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
  - ☒ a citizen of the United States; or
  - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

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7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

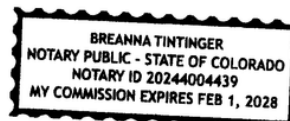
FURTHER AFFIANT SAYETH NOT.

Ian Smith by Rebecca Smith as agent  
 AFFIANT

Feb. 16<sup>th</sup> 2024  
 Date

The foregoing instrument was subscribed and sworn to before me this 16<sup>th</sup> day of February, 2024, by Ian J. Smith by Rebecca Smith as attorney in fact

[Signature]  
 NOTARY PUBLIC

My Commission Expires: Feb 1<sup>st</sup> 2028My Commission Number: 20244004439

**EXHIBIT A**

**LEGAL DESCRIPTION**

**A tract of land lying in the Southeast Quarter (SE/4) of Section TEN (10), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:**

**COMMENCING at the Southeast corner of said Southeast Quarter;**

**THENCE North 89°34'56" West, along the South line of said Southeast Quarter, a distance of 723.44 feet to the POINT OF BEGINNING;**

**THENCE continuing North 89°34'56" West, along said South line, a distance of 427.66 feet;**

**THENCE North 49°46'38" West a distance of 93.73 feet;**

**THENCE North 21°02'56" West a distance of 53.21 feet;**

**THENCE North 05°51'36" East a distance of 74.89 feet;**

**THENCE North 18°26'23" East a distance of 42.28 feet;**

**THENCE North 54°28'36" East a distance of 65.75 feet;**

**THENCE North 37°53'29" East a distance of 65.35 feet;**

**THENCE North 18°26'38" East a distance of 54.36 feet;**

**THENCE North 10°29'40" East a distance of 52.45 feet;**

**THENCE North 26°34'37" East a distance of 51.26 feet;**

**THENCE North 42°00'05" East a distance of 51.41 feet;**

**THENCE North 49°41'59" East a distance of 82.69 feet;**

**THENCE North 29°13'53" East a distance of 34.62 feet;**

**THENCE North 62°47'44" East a distance of 29.55 feet;**

**THENCE North 64°56'45" East a distance of 51.40 feet;**

**THENCE North 58°24'11" East a distance of 45.85 feet;**

**THENCE North 48°43'52" East a distance of 40.97 feet;**

**THENCE North 18°17'19" East a distance of 59.27 feet;**

**THENCE North 05°23'25" East a distance of 40.20 feet;**

**THENCE North 06°50'52" East a distance of 57.04 feet;**

**THENCE North 01°31'09" West a distance of 52.00 feet to a point on the southerly right of way of John Kilpatrick Turnpike;**

**THENCE along said southerly right of way line the following two (2) courses:**

**South 68°16'42" East a distance of 195.58 feet to a point of curvature;**

**Southeasterly along a curve to the right having a radius of 2,725.00 feet (said curve subtended by a chord which bears South 65°32'48" East a distance of 259.74 feet) for an arc distance of 259.83 feet;**

**THENCE South 00°18'13" East a distance of 627.47 feet;**

**THENCE North 89°34'56" West a distance of 51.79 feet;**

**THENCE South 82°26'54" West a distance of 302.93 feet;**

**THENCE South 00°25'04" West a distance of 33.00 feet to the POINT OF BEGINNING.**

## LETTER OF AUTHORIZATION

Bent Wood Creek, 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

By:



Title:

Owner

Date:

2-7-24

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 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 300 feet in all directions of the following described land:

A tract of land lying in the Southeast Quarter (SE/4) of Section TEN (10), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter;

THENCE North 89°34'56" West, along the South line of said Southeast Quarter, a distance of 723.44 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'56" West, along said South line, a distance of 427.66 feet;

THENCE North 49°46'38" West a distance of 93.73 feet;

THENCE North 21°02'56" West a distance of 53.21 feet;

THENCE North 05°51'36" East a distance of 74.89 feet;

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THENCE South 82°26'54" West a distance of 302.93 feet;  
THENCE South 00°25'04" West a distance of 33.00 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: February 29, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2860928-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
SHAUNA SMITH AND ANDREW G TAN AND KELLY J. SMITH AND IAN J. SMITH AND BENTWOOD CREEK, LLC	PO BOX 460.MOFFAT.CO.81143 AND 1417 E ANGEL FIRE TERR.MUSTANG.OK.73064			PT SE/4 10-11N-5W (A#1 ON THE MAP) - INCLUDES SUBJECT PROPERTY
ONCUE RE, LLC	916 E MAIN ST.STILLWATER.OK.74075			PT SE/4 10-11N-5W - (MARKED AS ONCUE ON THE MAP)
OKLAHOMA TURNPIKE AUTHORITY % PINNACLE CONSULTING MGMT GRP	3500 MARTIN LUTHER KING AVE.OKLAHOMA CITY.OK.73136			PT SE/4 10-11N-5W (A#5 ON THE MAP) AND PT NE/4 14-11N-5W (A#11 ON THE MAP)
BRET METHVIN & JANELLE METHVIN C/O JACOBI & ASSOCIATES	PO BOX 702377.TULSA.OK.74170	1	1	SW 29TH STREET & SARA ROAD COMMERCIAL
DALSHER PROPERTIES LLC	5017 WATER OAK WAY.EDMOND.OK.73034-6471	1	4	BROOKSTONE VILLAS 1
STEPHEN DON LAUDERDALE & JUANITA KAY LAUDERDALE	3004 TENKILLER DR.YUKON.OK.73099	2	4	BROOKSTONE VILLAS 1
RICHARD JOHN RUSSO & LORI ANN RUSSO, TRUSTEES OF THE RICHARD JOHN RUSSO & LORI ANN RUSSO LIVING TRUST UNDER TRUST DATED JUNE 28, 2017	22694 PICADOR DR.SALINAS.CA.93908	3	4	BROOKSTONE VILLAS 1
DOUGLAS LLOYD COLSTON II AND JESSI LEN COLSTON	3012 TENKILLER DR.YUKON.OK.73099	4	4	BROOKSTONE VILLAS 1
BRITTNEY L HODGES	3016 TENKILLER DR.YUKON.OK.73099	5	4	BROOKSTONE VILLAS 1
OSCAR PEREZ ARANDA AND SANDRA SANCHES PRADO	3020 TENKILLER DRIVE.YUKON.OK.73099	6	4	BROOKSTONE VILLAS 1
JOSHUA PUTHUSERIL AND LEELAMMA GEORGE AND JESSE SAM	3024 TENKILLER DRIVE.OKLAHOMA CITY.OK.73099	7	4	BROOKSTONE VILLAS 1
JBR HOMES LLC	17116 TOLEDO DRIVE.OKLAHOMA CITY.OK.73170	1	3	BROOKSTONE VILLAS 1
ZUZU RENTALS LLC	424 NW 148TH TER.EDMOND.OK.73013	2	3	BROOKSTONE VILLAS 1
DALSHER PROPERTIES, LLC	4025 NE 116TH ST.OKLAHOMA CITY.OK.73131	3	3	BROOKSTONE VILLAS 1
VICTOR ESQUIVEL AND MARIA ESQUIVEL	3021 TENKILLER DRIVE.OK.73099	4	3	BROOKSTONE VILLAS 1
ERIK S DEGEORGE AND FRANCIS M DEGEORGE	3020 SAHOMA TRAIL.YUKON.OK.73099	11	3	BROOKSTONE VILLAS 1
JESSICA A GUI & MASON J GUI	3016 SAHOMA TRL.YUKON.OK.73099	12	3	BROOKSTONE VILLAS 1
JUDITH WILLIAMS	3012 SAHOMA TRL.YUKON.OK.73099	13	3	BROOKSTONE VILLAS 1
ALEJANDRO J VILORIA & JESSICA N VILORIA	3008 SAHOMA TRL.YUKON.OK.73099	14	3	BROOKSTONE VILLAS 1
DAVID A BRUNNERT & JOAN MARIE BRUNNERT AND 405 PROPERTY RENTALS, LLC	1433 E SW 89TH ST.MUSTANG.OK.73064	1	1	BROOKSTONE VILLAS 1
JAIDYN ABRAHAM & GRACE ABRAHAM	10705 SW 30TH TER.YUKON.OK.73099	2	1	BROOKSTONE VILLAS 1
MELVIN NAYLOR & SHIRLEY NAYLOR	10709 SW 30TH TER.YUKON.OK.73099	3	1	BROOKSTONE VILLAS 1
M A LEGACY PROPERTIES LLC	9201 SW 22ND ST.OKLAHOMA CITY.OK.73128	4	1	BROOKSTONE VILLAS 1
LNP PROPERTIES LLC	5700 STONEGATE LN.MUSTANG.OK.73064	5	1	BROOKSTONE VILLAS 1
KATHRYN Y ROESELER & JAMES A ROESELER	10721 SW 30TH TER.YUKON.OK.73099	6	1	BROOKSTONE VILLAS 1
MARSHA GREGG & CALEB GREGORY & CAMERON GEFFEROY GREGG	3001 SAHOMA TRL.YUKON.OK.73099	7	1	BROOKSTONE VILLAS 1
DARYL M BEAR	3005 SAHOMA TRAIL.YUKON.OK.73099	8	1	BROOKSTONE VILLAS 1
RICHARD JOHN RUSSO AND LORI ANN RUSSO LIVING TRUST	22694 PICADOR DR.SALINAS.CA.93908	9	1	BROOKSTONE VILLAS 1
PICHANATTU INVESTMENTS LLC	9308 SW 28TH ST.OKLAHOMA CITY.OK.73128	10	1	BROOKSTONE VILLAS 1
BROOKSTONE VILLAS HOA	% ZIA MUNEER ESQ.2252 N BROADWAY ST.MOORE.OK.73160-			BROOKSTONE VILLAS PHASE 1 COMMON AREA "B"
LOHMAN INVESTMENTS LLC	%ASHER INVESTMENTS LLC.200 SW 19TH ST.MOORE.OK.73160-			PT NE/4 15-11N-5W (A#10 ON THE MAP)
BROOKSTONE LAKES WEST HOME OWNERS	1326 FRETZ DR.EDMOND.OK.73003-			BROOKSTONE LAKES WEST PHASE 4 COMMON AREA "C"
CHLOE COWAN & CAMERON COWAN	3000 COPAN CT.YUKON.OK.73099	5	15	BROOKSTONE LAKES WEST 4
KROHN CONSORTIUM III LLC	1440 MOON RIVER DR.PROVO CANYON.UT.84604	6	15	BROOKSTONE LAKES WEST 4
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



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

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

**MASTER DESIGN STATEMENT FOR**

**SW 29<sup>th</sup> St. & S. Sara Rd.**

March 14, 2024

**PREPARED FOR:**

Bent Wood Creek, LLC  
1417 E Angel Fire Terr.  
Mustang, OK 73064  
405-371-9066  
[bjesterhomesinc@gmail.com](mailto:bjesterhomesinc@gmail.com)

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

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

The Planned Unit Development (PUD) of SW 29<sup>th</sup> St. & S. Sara Rd., consisting of 12.10 acres, is located within the Southeast Quarter (SE/4) of Section 10, 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 Bent Wood Creek, LLC.

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

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

North: AA District and used for John Kilpatrick Turnpike.  
East: SPUD-1555 District and is currently undeveloped.  
South: R1ZL District and used for a residential development.  
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 mixed-use 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. Sara Rd. The nearest street to the south is SW 29<sup>th</sup> St. The nearest street to the west is S. Mustang 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 33 located at 11630 SW 15<sup>th</sup> St. 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 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**

The use and development regulations of the I-2 Moderate Industrial District shall govern this PUD, except as herein modified.

### **The following uses shall be permitted:**

8300.1	Administrative and Professional Offices
8300.4	Agricultural Supplies and Services
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
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor
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 Establishment: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8300.47	Gasoline Sales: Truck Stop
8350.7	Industrial, Moderate
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.50	Lodging Accommodations: Campgrounds
8300.51	Lodging Accommodations: Commercial Lodging
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services, Consumer

8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.66	Signs: Non-Accessory
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage and Distribution: 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.

The existing vegetation to the west shall be deemed to conform to the landscaping buffer requirement.

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

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

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

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, architectural metal, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20'centers and shall be solid and opaque.

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

Platting shall not be required within this PUD.

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

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

## 9.7 ..... DUMPSTER REGULATIONS

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

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

## 9.8 ..... ACCESS REGULATIONS

Access shall be taken from SW 29<sup>th</sup> St.

## 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**

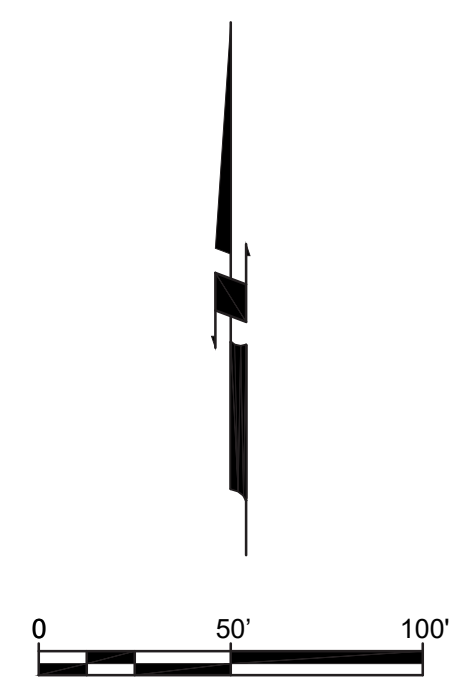
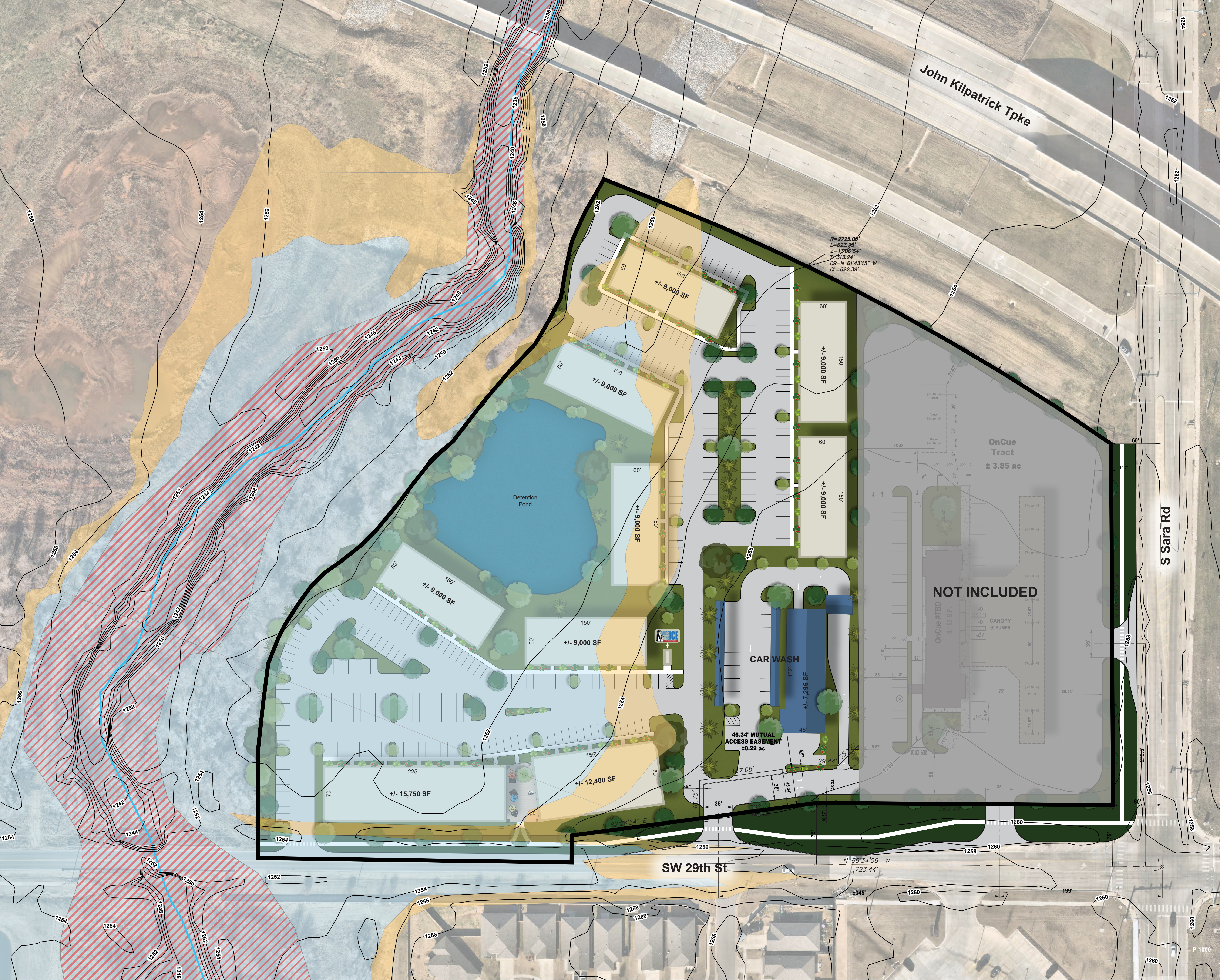
Developmental phasing shall be allowed as a part of the development of this PUD.

**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





**PUD-\_\_\_\_**  
**SW 29th St &**  
**S Sara Rd**

Exhibit B  
Conceptual Site Plan

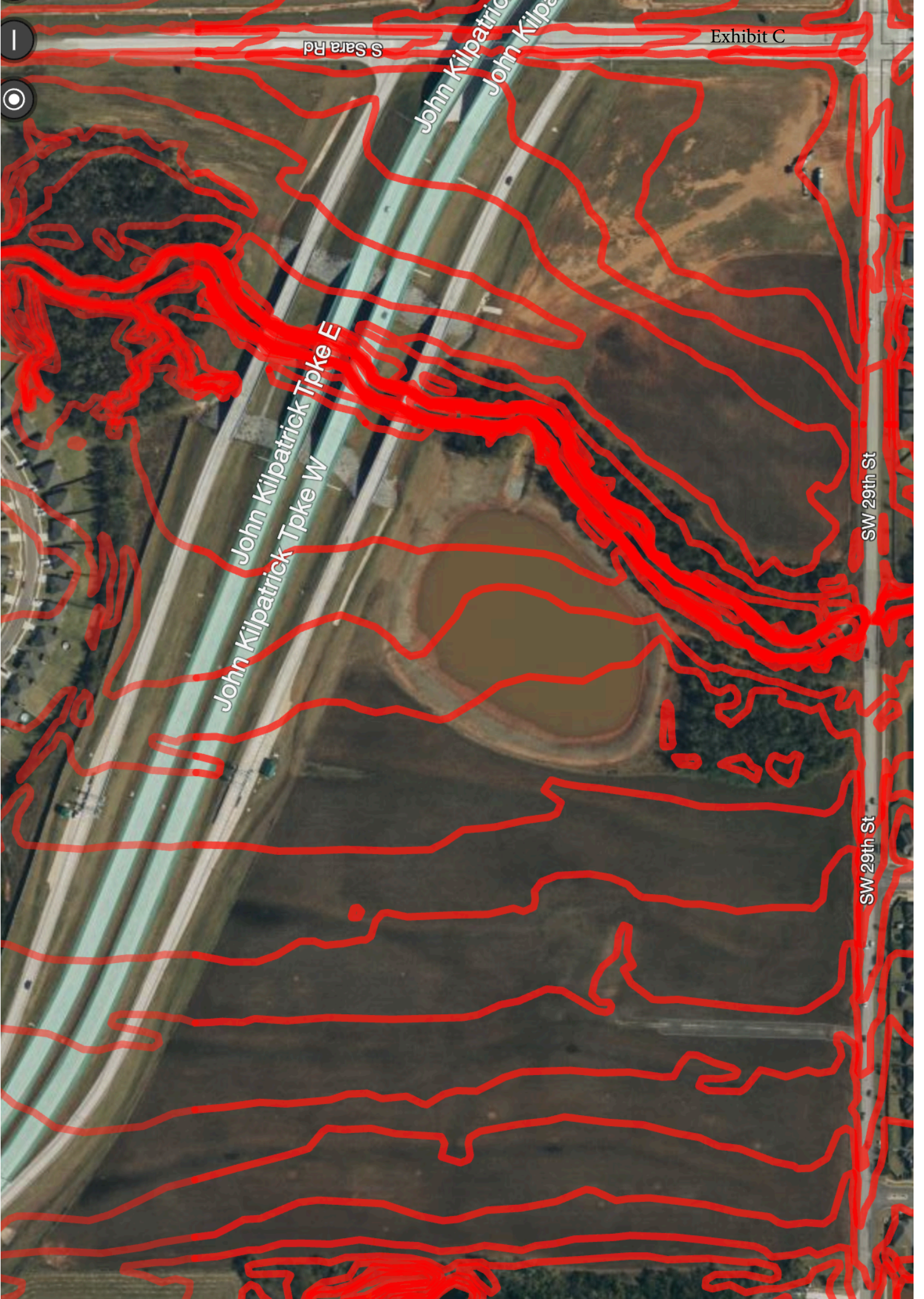


Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

3/14/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning





S Sara Rd

Exhibit C

John Kilpatrick  
John Kilpatrick

John Kilpatrick Tpke W  
John Kilpatrick Tpke E

SW 29th St

SW 29th St