

**APPROVED**

3-11-2025

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD-2047**

**MASTER DESIGN STATEMENT FOR**

**NE 122<sup>nd</sup> St. & N. Westminster Rd.**

10936 NE 122<sup>nd</sup> St.

November 19, 2024

January 15, 2025

January 23, 2025

**PREPARED FOR:**

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

The Planned Unit Development (PUD) of NE 122<sup>nd</sup> St. & N. Westminster Rd., consisting of approximately 96 acres, is located within the Northeast Quarter (NE/4) of Section 19, Township 13 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 10936 NE 122<sup>nd</sup> St.

## **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 Antonio Munoz.

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

The subject property is presently zoned for R-1 Single Family Residential District and AA Agricultural District. Surrounding properties are zoned and used for:

North: R-1 District and is currently undeveloped.  
East: R-1 District and is currently undeveloped.  
South: R-1 District and is currently undeveloped.  
West: AA and R-1 Districts 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 modify the existing base zoning to a base zoning that will permit additional uses.

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

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

The nearest street to the north is NE 122<sup>nd</sup> St. The nearest street to the east is N. Westminster Rd. The nearest street to the south is E. Hefner Rd. The nearest street to the west is N. Post Rd.

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

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

### 7.3 ..... WATER

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

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 27 located at 6400 N. Westminster Rd. It is approximately 4.3 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 Agricultural Preserve 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 R-1 Single-Family Residential District shall govern this PUD, except as herein modified.

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

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8450.1	Mining and Processing: Minerals and Raw Material [limited to the conditions set forth in § 59-9350.40]
8200.8	Model Home
8200.14	Single-Family Residential

## 9.0.....SPECIAL CONDITIONS

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

The minimum lot size for single-family residential development shall be five acres.

The following shall apply for use unit 8450.1:

1. After topsoil has been redistributed, leveled, and smoothed, the appropriate seed varieties will be spread to ensure adequate coverage.
2. The maximum depth below grade of any excavation shall be 30 feet.

## 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) 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

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

#### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

#### 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 may be taken from NE 122<sup>nd</sup> St. and N. Westminster Rd, subject to Public Works regulations policies and procedures.

#### 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 ON-PREMISE 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 ..... OFF-PREMISE SIGNS/BILLBOARDS

Off-premise signs/billboards are prohibited.

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

Electronic Message Display signs are prohibited.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalk requirements are subject to Public Works regulations policies and procedures.

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, private drainage easements, and islands / medians 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 D - Restoration Plan

## PUD-2047 Exhibit A – Legal Description

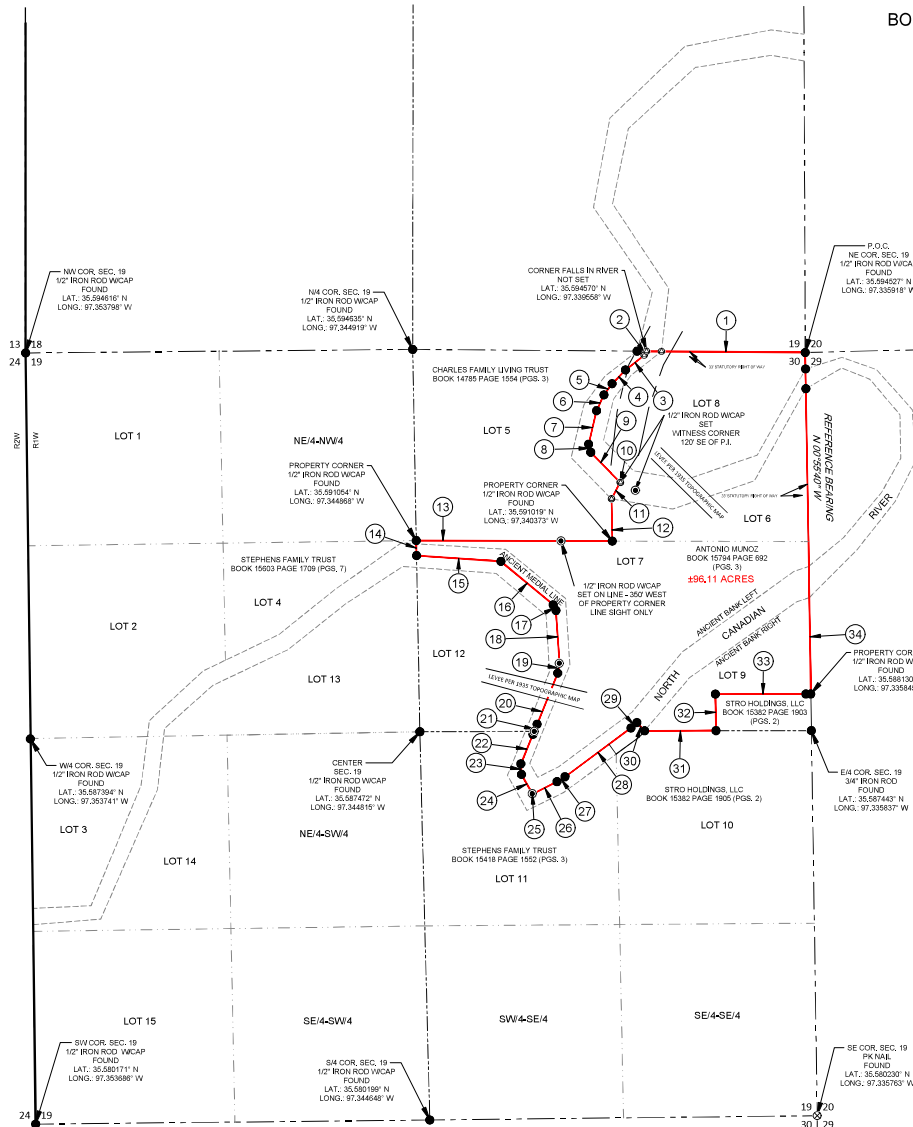
Commencing (P.O.C.) at a found 1/2" Iron Rod by PLS 1200, dated 4-6-2023 for the Northeast corner of said Section 19, being the POINT OF BEGINNING(P.O.B.); Thence along the North line of the Northeast Quarter of said Section 19, North 89°33'03" West a distance of 1082.34 feet to a calculated point on the abandoned Medial line, which falls in the river; Thence along the abandoned Medial line of the North Canadian River, South 29°50'28" West a distance of 31.62 feet to a calculated point, which falls in the river; Thence South 51°57'06" West a distance of 161.93 feet to an Iron Rod with Cap, Found; Thence South 44°06'57" West a distance of 131.05 feet to an Iron Rod with Cap, Found; Thence South 36°21'13" West a distance of 94.29 feet to an Iron Rod with Cap, Found; Thence South 24°55'57" West a distance of 119.32 feet to an Iron Rod with Cap, Found; Thence South 13°30'39" West a distance of 235.09 feet to an Iron Rod with Cap, Found; Thence South 15°19'18" East a distance of 56.81 feet to an Iron Rod with Cap, Found; Thence South 44°14'36" East a distance of 284.97 feet to a calculated point, which falls in the river; Thence South 62°21'27" East a distance of 2.38 feet to a calculated point, which falls in the river; Thence South 27°38'33" West a distance of 126.60 feet to a calculated point for the Northwest Corner of said Lot 6, which falls in the river; Thence along the West line of said Lot 6, South 00°58'39" East a distance of 288.01 feet to an Iron Rod with Cap, Found for the Southwest corner of said Lot 6; Thence along the North line of Lot 7, North 89°51'14" West a distance of 1336.56 feet to an Iron Rod with Cap, Found for the Northwest corner of said Lot 7; Thence along the West Line of said Lot 7 and the Northeast Quarter, South 01°04'06" East a distance of 102.36 feet to an Iron Rod with Cap, on the abandoned Medial line of the North Canadian River; Thence along the abandoned Medial line of the North Canadian River, South 86°03'43" East a distance of 576.99 feet to an Iron Rod with Cap, Found; Thence South 50°15'05" East a distance of 463.13 feet to an Iron Rod with Cap, Found; Thence South 26°48'47" East a distance of 42.81 feet to an Iron Rod with Cap, Found; Thence South 03°35'45" East a distance of 360.90 feet to an Iron Rod with Cap, Found; Thence South 09°15'21" West a distance of 68.32 feet to an Iron Rod with Cap, Found; Thence South 21°56'48" West a distance of 375.63 feet to an Iron Rod with Cap, Found; Thence South 22°10'40" West a distance of 75.39 feet to an Iron Rod with Cap, Found; Thence South 22°24'21" West a distance of 216.33 feet to an Iron Rod with Cap, Found; Thence South 03°31'07" East a distance of 72.77 feet to an Iron Rod with Cap, Found; Thence South 29°08'21" East a distance of 149.83 feet to an Iron Rod with Cap, Set; Thence South 72°47'02" East a distance of 2.88 feet to an Iron Rod with Cap, Set; Thence North 63°32'11" East a distance of 185.92 feet to an Iron Rod with Cap, Found; Thence North 58°22'25" East a distance of 63.56 feet to an Iron Rod with Cap, Found; Thence North 53°33'50" East a distance of 559.63 feet to an Iron Rod with Cap, Found; Thence North 46°45'24" East a distance of 54.60 feet to an Iron Rod with Cap, Found; Thence departing the abandoned Medial line of the North Canadian River, South 43°19'31" East a distance of 77.35 feet to an Iron Rod with Cap, Found for the Southwest Corner of said Lot 9; Thence along the South line of said Lot 9, North 89°57'23" East a distance of 486.94 feet to an Iron Rod with Cap, Found for the Southwest corner of the property at Book 15382 Page 1903; Thence along the property line, North 00°55'42" West a distance of 250.03 feet to an Iron Rod with Cap, Found for the Northwest corner of the property at Book 15382 Page 1903; Thence along the property line, North 89°57'40" East a distance of 650.08 feet to an Iron Rod with Cap, Found on the East line of the Northeast Quarter of said Section 19 for the Northeast corner of the property at Book 15382 Page 1903; Thence along the East line of the Northeast Quarter of said Section 19, North 00°55'40" West a distance of 2328.72 feet to the Point of Beginning (P.O.B.).

**EXHIBIT "B"**  
**BOUNDARY SURVEY OF PROPERTY**  
**AT BOOK 15794 PAGE 692**  
 SECTION 19, T13N, R1W, L1M,  
 OKLAHOMA COUNTY, OKLAHOMA

**LEGEND**

- SECTION LINE  
 QUARTER LINE  
 16TH LINE  
 RANGE LINE  
 TRACT BOUNDARY  
 ANCIENT BANK  
 EDGE OF RIVER  
 IRON ROD WCAP FOUND, BLEW CA5387  
 IRON ROD WCAP SET, TOPO CA1292  
 CALCULATED CORNER, FALLS IN RIVER, NOT SET  
 NAIL FOUND  
 NOTE:  
 UPLAND CORNERS NOT IN ROAD  
 MARKED WITH IRON ROD WITH  
 CAP AND T POST

ANTONIO MUNOZ



**PLAT SHOWING**  
 BOUNDARY OF PROPERTY RECORDED AT BOOK 15794 PAGE 692  
 IN LOTS 6, 7, 8, & 9 (PARTIAL) in the East Half of SECTION 19 T13N R1W L1M,  
 OKLAHOMA COUNTY, OKLAHOMA

Commencing (P.O.C.) at a found 1/2" Iron Rod by PLS 1200, dated 4-6-2023 for the Northeast corner of said Section 19, being the POINT OF BEGINNING (P.O.B.);

Thence along the North line of the Northeast Quarter of said Section 19, North 89°33'03" West a distance of 1082.34 feet to a calculated point on the abandoned Medial line, which falls in the river;

Thence along the abandoned Medial line of the North Canadian River, South 29°50'28" West a distance of 31.62 feet to a calculated point, which falls in the river;

Thence South 51°57'06" West a distance of 161.93 feet to an Iron Rod with Cap, Found;

Thence South 44°06'57" West a distance of 131.05 feet to an Iron Rod with Cap, Found;

Thence South 36°21'13" West a distance of 94.29 feet to an Iron Rod with Cap, Found;

Thence South 24°55'57" West a distance of 119.32 feet to an Iron Rod with Cap, Found;

Thence South 13°30'39" West a distance of 235.09 feet to an Iron Rod with Cap, Found;

Thence South 15°19'18" East a distance of 56.81 feet to an Iron Rod with Cap, Found;

Thence South 44°14'38" East a distance of 294.37 feet to a calculated point, which falls in the river;

Thence South 62°21'27" East a distance of 2.38 feet to a calculated point, which falls in the river;

Thence South 27°38'33" West a distance of 126.60 feet to a calculated point for the Northwest Corner of said Lot 6, which falls in the river;

Thence along the West line of said Lot 6, South 00°59'39" East a distance of 288.01 feet to an Iron Rod with Cap, Found for the Southwest corner of said Lot 6;

Thence along the North line of Lot 7, North 89°51'14" West a distance of 1336.56 feet to an Iron Rod with Cap, Found for the Northeast corner of said Lot 7;

Thence along the West line of said Lot 7 and the Northeast Quarter, South 01°04'06" East a distance of 102.36 feet to an Iron Rod with Cap, on the abandoned Medial line of the North Canadian River;

Thence along the abandoned Medial line of the North Canadian River, South 86°03'43" East a distance of 576.99 feet to an Iron Rod with Cap, Found;

Thence South 50°15'05" East a distance of 463.13 feet to an Iron Rod with Cap, Found;

Thence South 26°48'47" East a distance of 42.81 feet to an Iron Rod with Cap, Found;

Thence South 03°35'45" East a distance of 360.90 feet to an Iron Rod with Cap, Found;

Thence South 09°15'21" West a distance of 68.32 feet to an Iron Rod with Cap, Found;

Thence South 21°56'48" West a distance of 375.63 feet to an Iron Rod with Cap, Found;

Thence South 22°10'40" West a distance of 75.39 feet to an Iron Rod with Cap, Found;

Thence South 22°24'21" West a distance of 216.33 feet to an Iron Rod with Cap, Found;

Thence South 03°31'07" East a distance of 72.77 feet to an Iron Rod with Cap, Found;

Thence South 29°08'21" East a distance of 149.83 feet to an Iron Rod with Cap, Set;

Thence South 72°47'02" East a distance of 2.88 feet to an Iron Rod with Cap, Set;

Thence North 63°32'11" East a distance of 185.62 feet to an Iron Rod with Cap, Found;

Thence North 58°22'25" East a distance of 63.56 feet to an Iron Rod with Cap, Found;

Thence North 53°33'50" East a distance of 559.63 feet to an Iron Rod with Cap, Found;

Thence North 46°45'24" East a distance of 54.60 feet to an Iron Rod with Cap, Found;

Thence departing the abandoned Medial line of the North Canadian River, South 43°19'31" East a distance of 77.35 feet to an Iron Rod with Cap, Found for the Southwest corner of said Lot 9;

Thence along the South line of said Lot 9, North 89°57'23" East a distance of 486.94 feet to an Iron Rod with Cap, Found for the Southwest corner of the property at Book 15382 Page 1903;

Thence along the property line, North 00°55'40" West a distance of 250.03 feet to an Iron Rod with Cap, Found for the Northwest corner of the property at Book 15382 Page 1903;

Thence along the property line, North 89°57'40" East a distance of 650.08 feet to an Iron Rod with Cap, Found on the East line of the Northeast Quarter of said Section 19 for the Northeast corner of the property at Book 15382 Page 1903;

Thence along the East line of the Northeast Quarter of said Section 19, North 00°55'40" West a distance of 2328.72 feet to the Point of Beginning (P.O.B.), having an area of 96.11 Acres of land, more or less.

Basis of bearings for this description is Grid, Oklahoma Coordinate System of 1983, North Zone, U.S. Feet, A reference bearing of North 00°55'40" West along the East line of the Northeast Quarter of said Section 19, T13N-R1W-L1M.

This description was prepared on December 20, 2024, by Dan W. Rogers, Licensed Professional Land Surveyor No. 1200.

Certificate of Survey:  
 This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

LINE	BEARING	DISTANCE
1	N 89°33'03" W	1082.34
2	S 29°50'28" W	31.62
3	S 51°57'06" W	161.93
4	S 44°06'57" W	131.05
5	S 36°21'13" W	94.29
6	S 24°55'57" W	119.32
7	S 13°30'39" W	235.09
8	S 15°19'18" E	56.81
9	S 44°14'38" E	288.01
10	S 62°21'27" E	2.38
11	S 27°38'33" W	126.60
12	S 00°59'39" E	288.01
13	N 89°51'14" W	1336.56
14	S 01°04'06" E	102.36
15	S 86°03'43" E	576.99
16	S 50°15'05" E	463.13
17	S 26°48'47" E	42.81
18	S 03°35'45" E	360.90
19	S 09°15'21" W	68.32
20	S 21°56'48" W	375.63
21	S 22°10'40" W	75.39
22	S 22°24'21" W	216.33
23	S 03°31'07" E	72.77
24	S 29°08'21" E	149.83
25	S 72°47'02" E	2.88
26	N 63°32'11" E	185.62
27	N 58°22'25" E	63.56
28	N 53°33'50" E	559.63
29	N 46°45'24" E	54.60
30	S 43°19'31" E	77.35
31	N 89°57'23" E	486.94
32	N 00°55'40" W	250.03
33	N 89°57'40" E	650.08
34	N 00°55'40" W	2328.72

MUNOZ RIVER SURVEY	REVISION:	
	INT	DATE
DATE: 12/20/2024 FILE: BQ_MUNOZ_RIVER_SURVEY DRAWN BY: JPH SHEET: 1 OF 3		
NOTES: 1. ORIGINAL DOCUMENT SIZE: 24" X 36". 2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE OKLAHOMA COORDINATE SYSTEM OF 1983 NORTH ZONE U.S. SURVEY FEET. 3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS PROPERTY. IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY ANTONIO MUNOZ, ONLY. UTILITY EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN THE BOUNDARY OF THE EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THE CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE MAP. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SURVEY MAY REVEAL. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT/FLOOD PLAIN DESIGNATION. IF ANY HAS NOT DETERMINED BY THIS SURVEYOR SUBSURFACE AND IN-ROAD CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENTS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.		



Dan W. Rogers, P.L.S., No. 1200  
 SURVEYED ON THE GROUND: DECEMBER 16, 2024  
 Field note description of even date accompanies this plat.



Exhibit C

NE 122nd St

N Westminster Rd

N

**10936 NE 122ND ST**  
(Click for more information)

N Westminster Rd

## RECLAMATION PLAN ATTACHMENT

**1) RE-VEGETATION PLAN:** Describe the plan for re-vegetation or other surface treatment of affected area(s). The re-vegetation plan shall include but not limited to following: **Each item must be addressed or plan will be returned. 460:10-15-3 (6)**

a) Planned soil tests:

N/A

b) Site preparation and fertilization:

Once mining is complete we will replace the natural top soil.

c) Seed and Plant selection:

The disturbed area will be replenished with natural topsoil and fertilizer.

d) Rate of seeding or amount of planting per acre:

We plan to use 40 lbs of nitrogen fertilizer per acre.

e) Are there other surface treatments that will be preformed to the affected land during reclamation?

☐ Yes ☒ No      If yes, please explain:

- 2) Describe method to prevent or eliminate conditions that could be hazardous to animal or fish life in or adjacent to the permit area.

We will install silt fence around the perimeter to prevent soil displacement.

- 3) Provide, as a separate document, a closure plan of the mine and permitted facilities to prevent a release of contaminants for being harmful to the environments. **A closure plan is not necessary for all mines**, but is required where the possibility exist for (a) acid-forming materials handling or drainage; (b) Chemically treated tailings or stockpiles (excludes fertilizer or lime for re-vegetation purposes).

N/A

- 4) Method of control and disposal of mine waste, rock, mineral scrap, tailing, slimes, and other material directly connected with the mining, cleaning, and preparation of mineral substances mined and includes all waste materials deposited on or in the permit area from any source.

N/A

5) Method of reclaiming settling and/or sediment ponds.

N/A

6) For final reclamation, submit information about practices for safety to persons and to adjoining property in all excavations. Identify area of potential danger and appropriate safety provisions. These provisions can include but are not limited to setbacks, fencing, signs, benching, guardrails and boulders.

The perimeter will be enclosed with safety fencing and caution tape.

7) Identify structures (e.g. buildings, roads) that are proposed to remain as part of the final reclamation.

N/A No buildings in the area.



STATE OF OKLAHOMA  
DEPARTMENT OF MINES  
2915 N. Classen Blvd, Suite 213  
Oklahoma City, OK 73106  
405-427-3859  
Fax 405-424-4932

New Permit

# PERMIT TO ENGAGE IN NON-COAL MINING

The Mining Lands Reclamation Act, 45 O.S. 1981 §721-728

Date: September 10, 2024

Permit No: L.E.-2863

Permit is hereby issued to:

Munoz Construction Co., Inc.

405-620-0090

Name of Company, Corporation, Partnership, Individual

Telephone No.

1129 SW 27th Street

Oklahoma City

OK

73109

Street, R.F.D., Box No.

City

State

Zip Code

to mine Sand by the following method(s) (Please check method(s)):

Underground: \_\_\_\_\_ (Refuse) Surface: X

Auger Mining: \_\_\_\_\_ Dredging: \_\_\_\_\_ Hydraulic Mining: \_\_\_\_\_ Pumping: \_\_\_\_\_

Quarrying: \_\_\_\_\_ Stripping: X Other: \_\_\_\_\_

Permit period term is from 09-01-2024 to 08-31...(Life Expectancy)

Total estimated acres to be affected: 76

Total estimated acres to be covered by bond: 7

Name or Number of mine: \_\_\_\_\_

Nearest Town: Jones, OK

Section(s): 19 Township: 13N Range: 1W

Section(s): \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Section(s): \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

County Oklahoma

Permit reviewed by:

Ginna Harmon

Minerals Permit Manager

Ginna Harmon

Title

Approved by:

Suzen M. Rodesney

Director

Suzen M. Rodesney

Title

If, for any reason whatever, you cease to operate at the location shown on this permit, notify the Department of Mines immediately as your liability continues in effect until the Department is notified and/or completed reclamation is approved.



Oklahoma Department of Mines  
2915 N. Classen Blvd., Suite 213  
Oklahoma City, OK 73106  
(405) 427-3859

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JUL 23 2024

DEPT. OF MINES

## NON-COAL MINING APPLICATION & RECLAMATION PLAN FIELD EVALUATION

The Mining Lands Reclamation Act, 45 O.S. 1981 §721-728

Applicant: **Munoz Construction Co., Inc.**  
1129 SW 27<sup>th</sup> Street  
Oklahoma City, OK 73109

Date: **July 10, 2024**

The following has been reviewed for Permit # **L.E.-2863**

	Reviewed	Additional Info Needed*
Legal Description	✓	
Reclamation Plan	✓	
Perimeter Markers in Place	✓	
Permit Acreage	✓	
Bonded Acreage Sufficient	✓	
Blasting Plan Approved (if applicable)	N/A	
Front Gate GPS Coordinates	N 35.59472	W -97.33724

\* Comments or Recommendations based on field review:

Legal description is correct. Perimeter markers are in place and bonded acreage is sufficient.

Field Evaluation by:

Inspector

7-17-24

Date

Office Review by:

Minerals Permit Manager

Siuna Harmon 9-10-24

Date

Approved by:

Wynne M. Roderney Director

Title

9-10-2024

Date

# LOCALiQ

The Oklahoman

Exhibit D-Restoration Plan

PO Box 631643 Cincinnati, OH 45263-1643

## AFFIDAVIT OF PUBLICATION

Munoz construction  
1129 Southwest 27th Street  
Oklahoma City OK 73109

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA

The Oklahoman, a daily newspaper of general circulation in the State of Oklahoma, and which is a daily newspaper published in Oklahoma County and having paid general circulation therein; published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

07/12/2024, 07/19/2024, 07/26/2024, 08/02/2024

and that the fees charged are legal.

Sworn to and subscribed before on 08/02/2024

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DEPT. OF MINES

  
Legal Clerk

  
Notary, State of WI, County of Brown

10-28-26  
My commission expires

Publication Cost: \$128.25

Tax Amount: \$0.00

Payment Cost: \$128.25

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**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

RYAN SPELLER  
Notary Public  
State of Wisconsin

Munoz Construction Co., Inc. 1129 SW 27th St. Oklahoma City, OK 73109 has submitted a permit application to the Oklahoma Department of Mines (ODM) to mine sand through the surface mining method on portions of the following parcels of land: Section 19, Township 13 North, Range 1 West, Oklahoma County, Oklahoma. The total permit area contains 76 acres.

The permit site is located approximately 3.5 miles northwest of Jones OK and 5.5 miles east of I-35. The north running Canadian river is located west of the proposed permit area.

A copy of this complete permit application is available for public inspection on ODM's website <https://mines.ok.gov>. Interested parties without access to the internet may obtain a copy of the application by contacting ODM at 405-427-3859. Any landowner or resident of any occupied dwelling, any public entity or public agency, or any party that may be adversely affected has the right to submit comments or object to the issuance of the permit in writing. An informal conference will be provided if requested. Any objections or requests for an informal conference on this application must be in writing and received no later than fourteen (14) days after the final publication of this notice to the OKLAHOMA DEPARTMENT OF MINES 2915 N. Classen Blvd., Suite 213 Oklahoma City, Oklahoma 73106

LPXLP

July 12, 19, 26, August 2  
2024

LOKL0127453

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