



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

Woody Creek

Name of Development or Applicant

~~2008 S Sara Rd~~ 2038 S Sara Rd

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2028
Case No.: PUD -	
File Date:	7-31-24
Ward No.:	W3
Nbhd. Assoc.:	Westbury South NA
School District:	Mustang
Extg Zoning:	PUD-1629 & PUD-1702
Overlay:	

21.35 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

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

Email

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



Return To:
PS 116 LLC.
8501 S. Walker
Oklahoma City, Oklahoma 73139

Doc#: R 2021 25249
Bk&Pg: RB 5333 358-364
Filed: 07-21-2021 DMW
12:29:10 PM QC
Canadian County, OK

⑦ I
**CORPORATION
QUIT CLAIM DEED**
(OKLAHOMA STATUTORY FORM)

File No.: **Courtesy Filing Only (AS)**

Doc Stamps: **Exempt per Title 68 o.s. section 3202
paragraph 4**

Tax ID#:

KNOW ALL MEN BY THESE PRESENTS:

That **ECC 910, LLC**, an Oklahoma limited liability company, party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto **PS116, L.L.C.**, an Oklahoma limited liability company (the "Grantee"), the following described real property and premises situated in Canadian County, State of Oklahoma, to wit:

See Attached Woody Creek Legal Description

Property Address: n/a

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

TO HAVE AND TO HOLD the above described premises unto the said party(ies) of the second part, and to the heirs, successors and assigns forever.

Signed and delivered this July 21, 2021.

ECC 910, LLC

By: 
Ron Walters, Manager

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.

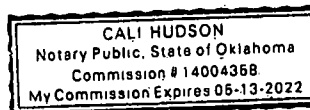
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }
 } ss.
COUNTY OF OKLAHOMA }

This instrument was acknowledged before me on July 21st, 2021 by Ron Walters as Manager of ECC 910, LLC, an Oklahoma limited liability company.


NOTARY PUBLIC

My Commission Expires: 5-13-22



**Woody Creek
Legal Description
July 19, 2021**

A part of Section Eleven (11), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section 11, Township 11 North, Range 5 West of the Indian Meridian;

THENCE South $00^{\circ}24'33''$ East, along the West line of said Northwest Quarter (NW/4), a distance of 1812.66 feet (1813.35 feet record);

THENCE South $75^{\circ}11'20''$ East, along the South line said Block 13, a distance of 51.82 feet to the Southwest corner of Block 13 in WESTBURY ADDITION and the POINT OF BEGINNING;

THENCE continuing South $75^{\circ}11'20''$ East, along the South line said Block 13, a distance of 251.18 feet;

THENCE South $40^{\circ}16'26''$ West a distance of 113.89 feet;

THENCE South $72^{\circ}50'04''$ East a distance of 79.70 feet;

THENCE South $53^{\circ}34'40''$ East a distance of 190.08 feet;

THENCE South $44^{\circ}05'32''$ East a distance of 166.75 feet;

THENCE South $52^{\circ}11'13''$ East a distance of 127.30 feet;

THENCE South $76^{\circ}02'32''$ West a distance of 149.40 feet;

THENCE South $39^{\circ}50'13''$ East a distance of 89.74 feet;

THENCE North $50^{\circ}09'47''$ East a distance of 82.38 feet;

THENCE South $86^{\circ}41'44''$ East a distance of 204.33 feet;

THENCE South $84^{\circ}15'09''$ East a distance of 69.19 feet;

THENCE South $83^{\circ}08'06''$ East a distance of 171.68 feet;

THENCE North $79^{\circ}33'18''$ East a distance of 61.35 feet;

THENCE North 60°59'02" East a distance of 101.95 feet;

THENCE North 87°01'33" East a distance of 138.16 feet;

THENCE North 76°33'41" East a distance of 123.32 feet;

THENCE North 58°11'22" East a distance of 176.85 feet;

THENCE North 32°16'46" West a distance of 152.93 feet;

THENCE North 57°43'14" East a distance of 140.00 feet;

THENCE North 32°16'46" West a distance of 208.84 feet to a point on the Southeast line of Block 18 of said WESTBURY ADDITION;

THENCE North 62°12'28" East, along the Southeast line of said Block 18, a distance of 10.00 feet;

THENCE South 32°16'46" East a distance of 357.00 feet;

THENCE North 55°36'18" East a distance of 102.45 feet;

THENCE South 69°49'59" East a distance of 83.80 feet;

THENCE South 27°24'00" East a distance of 158.96 feet;

THENCE South 38°36'21" East a distance of 154.07 feet;

THENCE South 69°06'47" East a distance of 212.80 feet;

THENCE South 87°16'19" East a distance of 344.32 feet to a point on the East line of said Northwest Quarter;

THENCE South 00°24'10" West along the East line of said Northwest Quarter, a distance of 207.48 feet;

THENCE North 89°08'07" West a distance of 618.38 feet;

THENCE South 77°30'17" West a distance of 250.74 feet;

THENCE South 86°59'09" West a distance of 161.10 feet;

THENCE North 89°22'24" West a distance of 125.61 feet;

THENCE South 89°46'44" West a distance of 163.38 feet;

THENCE South 89°00'50" West a distance of 58.48 feet;

THENCE North 86°10'33" West a distance of 110.03 feet;

THENCE North 86°13'09" West a distance of 111.04 feet;

THENCE North 86°13'09" West a distance of 57.21 feet;

THENCE North 84°40'57" West a distance of 367.81 feet;

THENCE South 81°33'08" West a distance of 120.73 feet;

THENCE North 59°49'23" West a distance of 68.33 feet;

THENCE North 39°49'19" West a distance of 67.04 feet;

THENCE North 31°06'30" West a distance of 157.26 feet;

THENCE North 14°14'44" West a distance of 271.18 feet;

THENCE North 37°07'05" East a distance of 87.24 feet;

THENCE North 54°00'20" West a distance of 140.56 feet to a point of intersection with a tangent curve;

THENCE on a curve to the right with a radius of 130.00 feet (said arc subtended by a chord bearing North 36°55'52" West a distance of 76.34 feet) for a distance of 77.48 feet to a point of intersection with a non-tangent line;

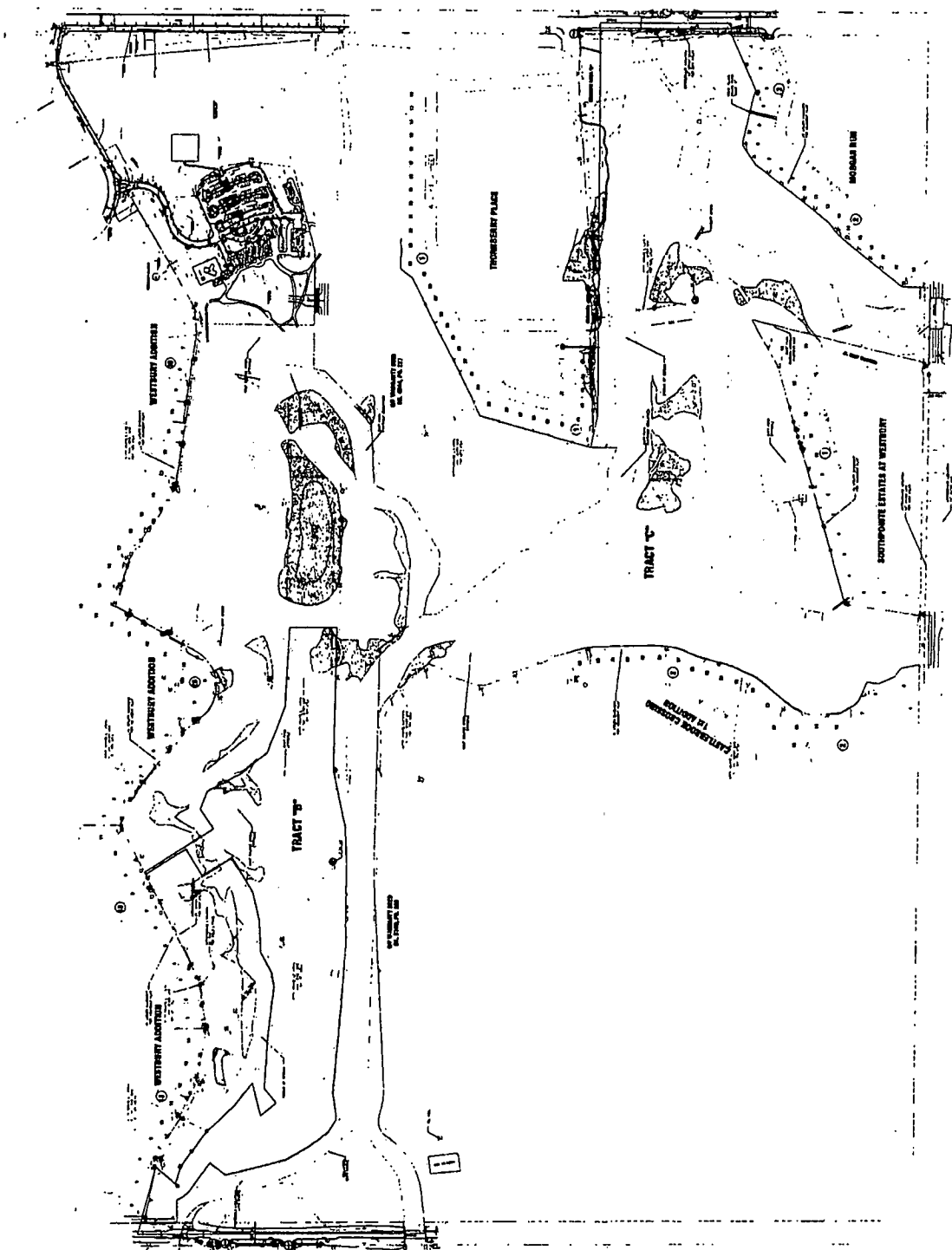
THENCE South 89°35'27" West a distance of 100.18 feet to a point in the East right of way line of Sara Road;

THENCE North 00°24'33" West, along the East right of way line of Sara Road, a distance of 158.97 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 930,932 square feet or 21.3713 acres, more or less.

The bearing of South 00°24'33" East as shown on the West line of said Northwest Quarter (NW/4) was used as the basis of bearing for this survey. The bearings shown hereon are based upon the Oklahoma State Plane Coordinate System - North Zone.

Prepared by:
Mark Deal & Associates, P.C.
Shaun Christopher Axton, PLS 1494



LETTER OF AUTHORIZATION

PS116 L.L.C., (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 2200 S. Sara Rd., Yukon, OK 73099.

By: Larry Wallace

A handwritten signature in black ink that reads "Larry Wallace". The signature is written in a cursive style with a large, stylized "L" and "W".

Title:PS116 LLC Senior Project Director

Date:6/17/2024

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 part of Section Eleven (11), Township Eleven (11), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section 11, Township 11 North, Range 5 West of the Indian Meridian; THENCE South 00°24'33" East, along the West line of said Northwest Quarter (NW/4), a distance of 1812.66 feet; THENCE South 75°11'20" East, along the South line said Block 13, a distance of 51.82 feet to the Southwest corner of Block 13 in WESTBURY ADDITION and the POINT OF BEGINNING; THENCE continuing South 75°11'20" East, along the South line said Block 13, a distance of 251.18 feet; THENCE South 40°16'26" West a distance of 113.89 feet; THENCE South 72°51'43" East a distance of 79.78 feet; THENCE South 53°34'40" East a distance of 190.08 feet; THENCE South 44°05'32" East a distance of 166.74 feet; THENCE South 52°11'13" East a distance of 127.30 feet; THENCE South 76°02'32" West a distance of 149.40 feet; THENCE South 39°50'13" East a distance of 89.74 feet; THENCE North 50°09'47" East a distance of 82.38 feet; THENCE South 86°41'44" East a distance of 204.33 feet; THENCE South 84°15'09" East a distance of 69.19 feet; THENCE South 83°08'06" East a distance of 171.68 feet; THENCE North 79°33'18" East a distance of 61.35 feet; THENCE North 60°59'02" East a distance of 101.95 feet; THENCE North 87°01'33" East a distance of 138.16 feet; THENCE North 76°33'41" East a distance of 123.32 feet; THENCE North 58°11'22" East a distance of 176.85 feet; THENCE North 32°16'46" West a distance of 152.93 feet; THENCE North 57°43'14" East a distance of 140.00 feet; THENCE North 32°16'46" West a distance of 208.84 feet to a point on the Southeast line of Block 18 of said WESTBURY ADDITION; THENCE North 62°12'28" East, along the Southeast line of said Block 18, a distance of 10.03 feet; THENCE South 32°16'46" East a distance of 357.00 feet; THENCE North 55°36'18" East a distance of 102.42 feet; THENCE South 69°49'59" East a distance of 83.80 feet; THENCE South 27°24'00" East a distance of 158.96 feet; THENCE South 38°36'21" East a distance of 154.07 feet; THENCE South 69°06'47" East a distance of 212.80 feet; THENCE South 87°16'19" East a distance of 345.86 feet to a point on the East line of said Northwest Quarter; THENCE South 00°50'16" West along the East line of said Northwest Quarter, a distance of 207.36 feet; THENCE North 89°08'12" West a distance of 615.43 feet; THENCE South 77°30'17" West a distance of 250.74 feet; THENCE South 86°59'09" West a distance of 161.10 feet; THENCE North 89°22'24" West a distance of 125.61 feet; THENCE South 89°46'44" West a distance of 163.38 feet; THENCE South 89°00'50" West a distance of 58.48 feet; THENCE North 86°10'33" West a distance of 110.03 feet; THENCE North 86°13'09" West a distance of 168.25 feet; THENCE North 84°40'57" West a distance of 367.81 feet; THENCE South 81°33'08" West a distance of 120.73 feet; THENCE North 59°49'23" West a distance of 68.33 feet; THENCE North 39°49'19" West a distance of 67.04 feet; THENCE North 31°06'30" West a distance of 157.26 feet; THENCE North 14°14'44" West a distance of 271.18 feet; THENCE North 37°07'05" East a distance of 87.24 feet; THENCE North 54°00'20" West a distance of 140.56 feet to a point of intersection with a tangent curve; THENCE on a curve to the right with a radius of 130.00 feet (said arc subtended by a chord bearing North 36°55'52" West a distance of 76.34 feet) for a distance of 77.48 feet to a point of intersection with a non-tangent line; THENCE South 89°35'27" West a distance of 100.15 feet to a point in the East right of way line of Sara Road; THENCE North 00°24'33" West, along the East right of way line of Sara Road, a distance of 158.97 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: June 7, 2024 UPDATE: July 24, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0058

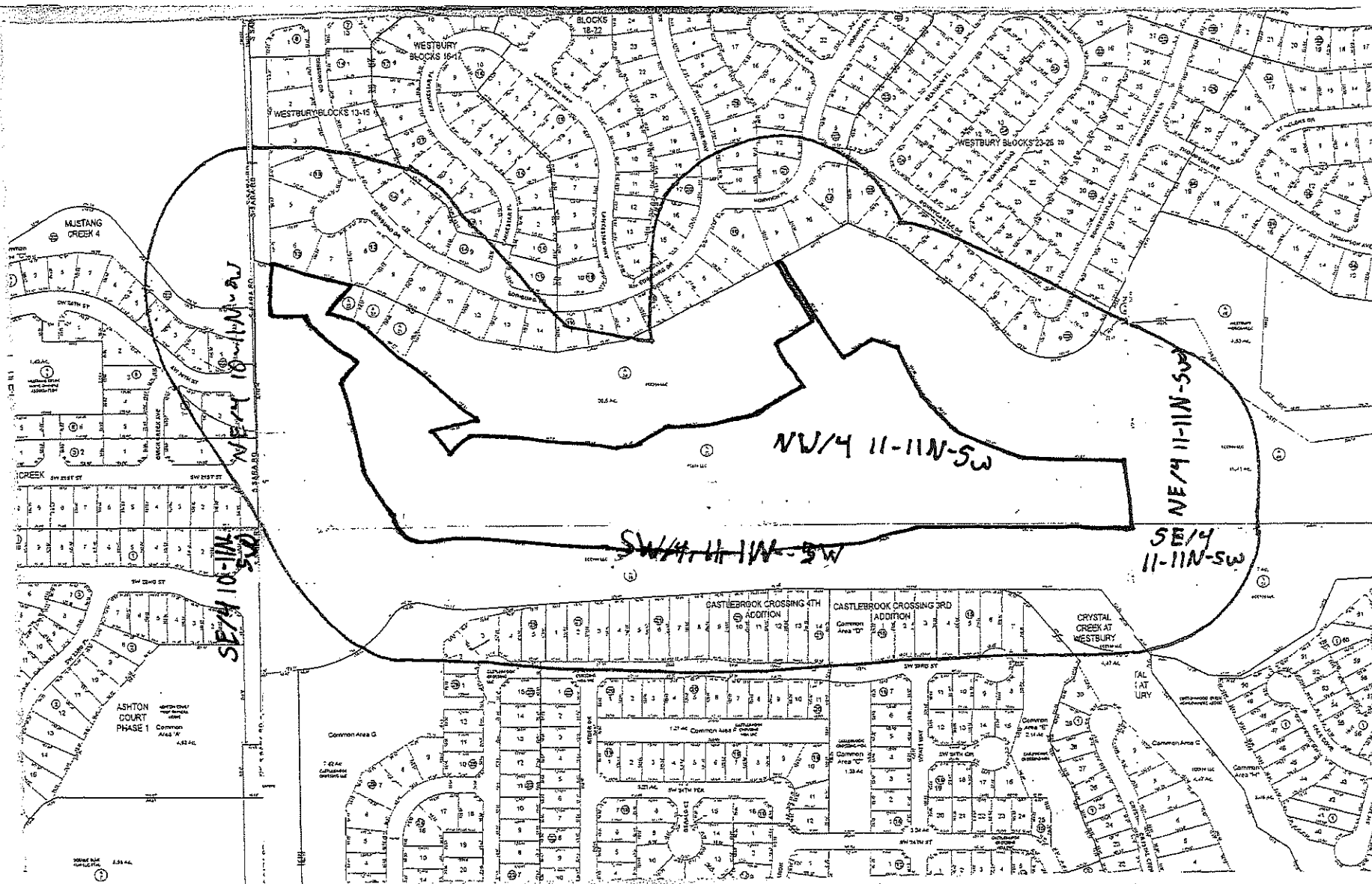
File No. 2878808-WA99

Owner	Mailing Address	Lot	Block	Legal Description
PS116 LLC	8501 S WALKER.OKLAHOMA CITY.OK.73139			PT SW/4 11-11N-5W (A#19 ON THE MAP) - SUBJECT PROPERTY AND PT NW/4 11-11N-5W (A#25 ON THE MAP) - SUBJECT PROPERTY
ECC910 LLC	8501 S WALKER.OKLAHOMA CITY.OK.73139			PT SE/4 11-11N-5W (A#24 ON THE MAP) AND PT SW/4 11-11N-5W (A#15 ON THE MAP)
CASTLEBROOK CROSSING LLC	PO BOX 6718.EDMOND.OK.73083			CASTLEBROOK CROSSING 5 COMMON AREA "G"
DR HORTON TEXAS LTD LP	3863 S 103RD EAST AVE.TULSA.OK.74146	2, 3, 4, 5	29	CASTLEBROOK CROSSING 5
LOGAN T EMIG & KEELY EMIG	10505 SW 23RD ST.YUKON.OK.73099	1	21	CASTLEBROOK CROSSING 4
BRYAN JAMES ALLEN AND CHRISTY ALLEN	10501 SW 23RD ST.YUKON.OK.73099	2	21	CASTLEBROOK CROSSING 4
JUSTIN E SAYLE & JACQUELINE L SAYLE	10429 SW 23RD ST.YUKON.OK.73099	3	21	CASTLEBROOK CROSSING 4
KRISTI NICOLE GILLESPIE & TOM L GILLESPIE	10425 SW 23RD ST.YUKON.OK.73099	4	21	CASTLEBROOK CROSSING 4
CHRISTOPHER LACKEY & RILEY LACKEY	10421 SW 23RD ST.YUKON.OK.73099	5	21	CASTLEBROOK CROSSING 4
CLEMENT ROBERTS III & TORY ROBERTS	10417 SW 23RD ST.YUKON.OK.73099	6	21	CASTLEBROOK CROSSING 4
RYAN N GILES & TEANNA P GILES	10413 SW 23RD ST.YUKON.OK.73099	7	21	CASTLEBROOK CROSSING 4
DARIN LEE MINARD & RACHEL ROWE	10409 SW 23RD ST.YUKON.OK.73099	8	21	CASTLEBROOK CROSSING 4
FRANCISCO JAVIER SANROMAN JR & VIRIDIANA SANROMAN	10405 SW 23RD ST.YUKON.OK.73099	9	21	CASTLEBROOK CROSSING 4
KIMBERLY S WILSON	10401 SW 23RD ST.YUKON.OK.73099	10	21	CASTLEBROOK CROSSING 4
JOHN R JOHNSTONE & ERIN K JOHNSTONE	10325 SW 23RD ST.YUKON.OK.73099	11	21	CASTLEBROOK CROSSING 4
DENNIS HENDERSON & VICKI HENDERSON	10321 SW 23RD ST.YUKON.OK.73099	12	21	CASTLEBROOK CROSSING 4
MATTHEW R IVESTER & LORI K IVESTER	10317 SW 23RD ST.YUKON.OK.73099	13	21	CASTLEBROOK CROSSING 4
LARRY BRACKETT & NANCY JEAN DOSHIER BRACKETT	10313 SW 23RD ST.YUKON.OK.73099	14	21	CASTLEBROOK CROSSING 4
CASLEBROOK CROSSING HOA	1326 FRETZ DR.EDMOND.OK.73003			CASTLEBROOK CROSSING 3 COMMON AREA "D" AND CASTLEBROOK CROSSING 3 COMMON AREA "E"
DANIEL H MCQUIGGAN & KAREN K MCQUIGGAN	10305 SW 23RD ST.YUKON.OK.73099	1	15	CASTLEBROOK CROSSING 3
MILTON A AUSTIN III & HEIDI L AUSTIN	10301 SW 23RD ST.YUKON.OK.73099	2	15	CASTLEBROOK CROSSING 3
MARIA ALYSE SHARP & JEFFREY ALLEN SHARP	10221 SW 23RD ST.YUKON.OK.73099	3	15	CASTLEBROOK CROSSING 3
LISA WARD & LANCE WARD	10217 SW 23RD ST.YUKON.OK.73099	4	15	CASTLEBROOK CROSSING 3
JOSEPH KALE HOLLAND & AMY DUAN HOLLAND	10213 SW 23RD ST.YUKON.OK.73099	5	15	CASTLEBROOK CROSSING 3
10209 SW 23RD LLC	6915 N CLASSEN BLVD STE A.OKLAHOMA CITY.OK.73116	6	15	CASTLEBROOK CROSSING 3
AMY D FIELDS	10205 SW 23RD ST.YUKON.OK.73099	7	15	CASTLEBROOK CROSSING 3
ECC910 LLC	8501 S WALKER.OKLAHOMA CITY.OK.73139			CRYSTAL CREEK AT WESTBURY COMMON AREA "C" AND PT NE/4 11-11N-5W (A#48 ON THE MAP) AND PT NW/4 11-11N-5W (A#24 ON THE MAP)
WESTBURY MORGAN LLC C/O RON WALTERS	8501 S WALKER.OKLAHOMA CITY.OK.73139			PT NW/4 11-11N-5W (A#20 ON THE MAP) AND PT NE/4 11-11N-5W (A#46 ON THE MAP)
HSIU-TING HITE & JOHN M HITE	2126 BONNYCASTLE DR.YUKON.OK.73099	10	25	WESTBURY
HOWARD A KURTZ	2130 BONNYCASTLE DR.YUKON.OK.73099	9	25	WESTBURY

MAHONA J WITTER, TRUSTEE OF THE MAHONA J WITTER REVOCABLE TRUST	10222 BONNYCASTLE DR.YUKON.OK.73099	8	25	WESTBURY
JAMES ELMER TIPTON AND & JUDYANN TIPTON, CO-TRUSTEES OF THE JAMES/JUDY TIPTON TRUST	10226 BONNYCASTLE DR.YUKON.OK.73099	7	25	WESTBURY
J KENNETH DAVIDSON, TRUSTEE OF THE J KENNETH DAVIDSON TRUST U/T/A MARCH 13, 1992	10230 BONNY CASTLE DR.YUKON.OK.73099	6	25	WESTBURY
DONALD RALPH SCOTT & CAROL M SCOTT	10234 BONNYCASTLE DR.YUKON.OK.73099	5	25	WESTBURY
STEVEN G UNDERWOOD & MICHELLE G UNDERWOOD	10300 BONNYCASTLE DR.YUKON.OK.73099	4	25	WESTBURY
LEWIS W CARTWRIGHT & LORI A CARTWRIGHT	10304 BONNYCASTLE DR.YUKON.OK.73099	3	25	WESTBURY
JOHNNY L HURST & JOYCE A HURST	10310 BONNYCASTLE DRIVE.YUKON.OK.73099	2	25	WESTBURY
FRANKLIN F SCHWARTZOTT JR AND DARLENE G SCHWARTZOTT	10316 BONNYCASTLE DR.YUKON.OK.73099	1	25	WESTBURY
SHIBU ZACHARIAH AND BINI ZACHARIAH	10229 BONNYCASTLE DR.YUKON.OK.73099	26	23	WESTBURY
LEVI WALKER	10225 BONNYCASTLE DR.YUKON.OK.73099	27	23	WESTBURY
DENNIS T WHITTAKER, TRUSTEE OF THE DENNIS T WHITTAKER REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 19, 2012	2016 NORWICH PL.YUKON.OK.73099	11	18	WESTBURY
CHRISTOPHER R JONES	2020 NORWICH PL.YUKON.OK.73099	10	18	WESTBURY
CAROL J GALLION	2024 NORWICH PL.YUKON.OK.73099	9	18	WESTBURY
RICHARD L WEATHERS, TRUSTEE OF THE RICHARD L WEATHERS LIVING TRUST, A REVOCABLE TRUST DATED THE 2ND DAY OF AUGUST, 1996 and DORIS J. WEATHERS, TRUSTEE OF THE DORIS J. WEATHERSLIVING TRUST, A REVOCABLE TRUST DATED THE 2ND DAY OF AUGUST, 1996	2028 NORWICH PL.YUKON.OK.73099	8	18	WESTBURY
BRANDI V COMBS	2138 EDINBURG DR.YUKON.OK.73099	7	18	WESTBURY
JEREMIAH BROWN	2134 EDINBURG DR.YUKON.OK.73099	6	18	WESTBURY
ROBERT E. BONDARUK AND ARINALDA S. BONDARUK, TRUSTEES OF THE ROBERT E. BONDARUK & ARINALDA S. BONDARUK REVOCABLE LIVING TRUST DATED THE 30TH DAY OF OCTOBER, 2018	2130 EDINBURG DR.YUKON.OK.73099	5	18	WESTBURY
LORNA MAE KOENINGER	2126 EDINBURG DR.YUKON.OK.73099	4	18	WESTBURY
GERALD E WEIS & CARLA J WEIS	2122 EDINBURG DR.YUKON.OK.73099	3	18	WESTBURY
DANIEL R WILSON & ALICE A WILSON	2118 EDINBURG DR.YUKON.OK.73099	2	18	WESTBURY
EDWARD ALLEN SWANDA JR. AND MARTH LYNN SWANDA, TRUSTEES OF THE SWANDA FAMILY 2019 REVOCABLE TRUST DATED AUGUST 21, 2019	2114 EDINBURGH DR.YUKON.OK.73099	1	18	WESTBURY
DAVID W WILLIAMS & TAMMY L WILLIAMS	2012 NORWICH PL.YUKON.OK.73099	8	22	WESTBURY
MICHEAL PINKSTON & EMILY J PINKSTON	2017 NORWICH PL.YUKON.OK.73099	12	21	WESTBURY
JESSICA WILSON	2021 NORWICH PL.YUKON.OK.73099	11	21	WESTBURY
JOE BILL MOAD	2027 NORWICH PLACE.YUKON.OK.73099	10	21	WESTBURY
LARRY L MIDDLETON JR & VICTORIA A MIDDLETON	2016 MACKENZIE WAY.YUKON.OK.73099	9	21	WESTBURY
JAMES W EDWARDS & PATRICIA S EDWARDS	2012 MACKENZIE WAY.YUKON.OK.73099	8	21	WESTBURY
MARY ANN SELLERS AS TRUSTEE OF THE MARY ANN SELLERS TRUST	2013 MACKENZIE WAY.YUKON.OK.73099	18	20	WESTBURY
LAWRENCE CHAN & PATRICIA CHAN	2017 MACKENZIE WAY.YUKON.OK.73099	17	20	WESTBURY

ROBERTA J CHERRY, TRUSTEE OF THE ROBERTA J CHERRY LIVING TRUST AND ROBERT D. CHERRY, TRUSTEE OF THE ROBERT D. CHERRY LIVING TRUST	2137 EDINBURG DR.YUKON.OK.73099	16	20	WESTBURY
DILLARD TAYLOR & SANDRA TAYLOR, TRUSTEES OF THE DILLARD AND SANDRA TAYLOR REVOCABLE TRUST, DATED 12/3/2009	2133 EDINBURG DR.YUKON.OK.73099	15	20	WESTBURY
MARK L. MORRIS AND SUSAN G MIRRIS, TRUSTEES OF THE MORRIS FAMILY REVOCABLE TRUST, DATED AUGUST 21, 2013	2129 EDINBURG DR.YUKON.OK.73099	14	20	WESTBURY
EUGENE M LAWSON & TIFFANY C LAWSON	2113 EDINBURG DR.YUKON.OK.73099	14	13	WESTBURY
EDDIE C MCFADDEN & SHIRLEY C MCFADDEN	2109 EDINBURG DR.YUKON.OK.73099	13	13	WESTBURY
NANCE M COFFEY TRUST, A REVOCABLE TRUST DATED THE 7TH DAY OF FEBRUARY, 2013 & MARY E. COFFEY TRUST, A REVOCABLE TRUST DATED THE 7TH DAY OF FEBRUARY, 2013	2105 EDINBURG DR.YUKON.OK.73099	12	13	WESTBURY
PAUL DARBY & DIANE DARBY	2101 EDINBURG DR.YUKON.OK.73099	11	13	WESTBURY
JAMARIO THOMAS & HEATHER THOMAS	2025 EDINBURG DR.YUKON.OK.73099	10	13	WESTBURY
CHARLA THOMPSON & PERRY JENKINS	2021 EDINBURG DR.YUKON.OK.73099	9	13	WESTBURY
ALLAN SCOTT GUTHRIE & JANET L GUTHRIE	2017 EDINBURG DR.YUKON.OK.73099	8	13	WESTBURY
WAYNE SCHRZAN & MIKI SCHRZAN	2013 EDINBURG DR.YUKON.OK.73099	7	13	WESTBURY
CARLON TSCHETTER & BONNIE TSCHETTER	2009 EDINBURG DRIVE.YUKON.OK.73099	6	13	WESTBURY
MICHAEL T NGUYEN & NGUYET NGUYEN & HUNG V GUYEN and LAN C NGUYEN	2005 EDINBURG DR.YUKON.OK.73099	5	13	WESTBURY
ROBERT R JONES JR & DEBRA L STAFFORD	2001 EDINBURG DR.YUKON.OK.73099	4	13	WESTBURY
CLAIRE NGUYEN	1913 EDINBURG DR.YUKON.OK.73099	3	13	WESTBURY
TINA N THAYER	2108 EDINBURG DR.YUKON.OK.73099	1	15	WESTBURY
BONNIE K BYRD, AS TRUSTEE OF THE BONNIE K BYRD LIVING TRUST, DATED JUNE 22, 2021	2017 LANKSTAR PL.YUKON.OK.73099	1	17	WESTBURY
BRENDA ANN BILLIE A/K/A BRENDA A. VINYARD	2013 LANKSTAR PL.YUKON.OK.73099	2	17	WESTBURY
THOMAS A CHANEY & PATRICIA S CHANEY	2009 LANKESTAR PL.YUKON.OK.73099	3	17	WESTBURY
WILLIAM COX & KRISTINE COX	4720 DEER CREEK.YUKON.OK.73099	4	17	WESTBURY
DENNIS TAYLOR & STEPHANIE TAYLOR	2001 LANKESTAR PL.YUKON.OK.73099	5	17	WESTBURY
TERRENCE R SMITH & SHIRLEY A SMITH	2100 EDINBURG DR.YUKON.OK.73099	9	14	WESTBURY
APRIL M HOLLIDAY & JOSEPH A HOLLIDAY	2016 EDINBURG DR.YUKON.OK.73099	8	14	WESTBURY
ANDY HALLMAN AND DUANA HALLMAN, TRUSTEES OF THE HALLMAN LIVING TRUST DATED OCTOBER 19, 2021	2012 EDINBUG DR.YUKON.OK.73099	7	14	WESTBURY
SONNY & BETH ORTON TRUST DATED JANUARY 26, 2024	2008 EDINBURG DR.YUKON.OK.73099	6	14	WESTBURY
BARBARA A WEST & RICHARD H DEAN & MELANIE L PATRY	2004 EDINBURG DR.YUKON.OK.73099	5	14	WESTBURY
JOHN BREWER & ALIA BREWER	2000 EDINBURG DR.YUKON.OK.73099	4	14	WESTBURY
JAMARIO THOMAS & HEATHER THOMAS	2025 EDINBURG DR.YUKON.OK.73099			PT NW/4 11-11N-5W (A#21 ON THE MAP)
CHARLA THOMPSON & PERRY JENKINS	2021 EDINBURG DR.YUKON.OK.73099			PT NW/4 11-11N-5W (A#22 ON THE MAP)
ALLAN SCOTT GUTHRIE & JANET L GUTHRIE	2017 EDINBURG DR.YUKON.OK.73099			PT NW/4 11-11N-5W (A#23 ON THE MAP)
TAF CONSTRUCTION LLC	3509 FRENCH PARK DR.EDMOND.OK.73034			PT NE/4 10-11N-5W (A#21 ON THE MAP)
MUSTANG CREEK HOME OWNERS ASSOCIATION	10608 SW 21ST ST.YUKON.OK.73099			MUSTANG CREEK 4 POACA C
AVHS OK I LLC	8615 CLIFF CAMERON DR.STE 200.CHARLOTTE.NC.28269	5	22	MUSTANG CREEK 4
LEE ROCKWAY GILLESPIE & LAVELLE WATTS GILLESPIE	10613 SW 20TH ST.YUKON.OK.73099	4	22	MUSTANG CREEK 4

RICHARD D BARBOUR	10609 SW 20TH ST.YUKON.OK.73099	3	22	MUSTANG CREEK 4
ROBERT EIDSMOE & LORALEE EIDSMOE	10605 SW 20TH ST.YUKON.OK.73099	2	22	MUSTANG CREEK 4
SUSAN CRUZ & ROY - RICHARD CRUZ	10601 SW 20TH ST.YUKON.OK.73099	1	22	MUSTANG CREEK 4
PAUL Y RENDER & LUANA A PENDER	10604 SW 20TH ST.YUKON.OK.73099	1	7	MUSTANG CREEK 2
MARJORIE STROUPE & CHARLES STROUPE	10600 SW 20TH ST.YUKON.OK.73099	2	7	MUSTANG CREEK 2
CHARLES I NORFLEET & DEBBIE NORFLEET REVOCABLE LIVING TRUST	2101 HACKBERRY CREEK AVE.YUKON.OK.73099	1	2	MUSTANG CREEK
LARRY D HAUB AND BILLIE C HAUB, TRUSTEES, OR SUCCESSORS IN INTEREST, OF THE HAUB FAMILY LIVING TRUST DATED NOVEMBER 16, 2023	10600 SW 21ST ST.YUKON.OK.73099	1	1	MUSTANG CREEK
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

Woody Creek

July 31, 2024

PREPARED FOR:

PS116, LLC
85001 S. Walker
Oklahoma City, Oklahoma 73139
(405) 655-4688
larryw@ronwalters.net

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Woody Creek, consisting of 21.35 acres MOL, is located within the Northwest Quarter (NW/4) of Section 11, 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 PS116, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-1629. Surrounding properties are zoned and used for:

North: R-1 District and used for residential development.
East: PUD-1701 and R-1 Districts and used for residential development.
South: PUD-1149 District and used for residential development.
West: PUD-1702 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 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

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

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is Edinburg Dr./Bonneycastle Dr. The nearest street to the east is Westbury Dr. The nearest street to the south is SW 23rd St. The nearest street to the west is S. Sara Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not 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 15th St. It is approximately 1.7 miles from this PUD development.

7.5GAS, 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

A portion of the property within this PUD lies within the FEMA 100-year floodplain associated with Mustang Creek.

7.8COMPREHENSIVE 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 8.0SPECIAL 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.

All uses within the R-1 District shall be permitted within this PUD.

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, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material 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

Sight-proof screening shall not be required within this PUD.

9.5 PLATTING REGULATIONS

Platting shall 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 30 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 S. Sara Rd.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

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. A fee-

in-lieu shall be paid for portions of arterial sidewalk that cross drainage structures/areas where sufficient room is not available for construction.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK / LOT COVERAGE REGULATIONS

Front: 20 feet
Side: 3 feet
Rear: 10 feet

The maximum lot coverage within this PUD shall be 60%. The minimum lot size within this PUD shall be 5,000 sf.

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 with Topography Lines
Exhibit C – Conceptual Lot Layout
Exhibit D – Overall Concept Plan

Exhibit A
Woody Creek Final Plat – Legal Description

A part of Section Eleven (11), Township Eleven (11), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

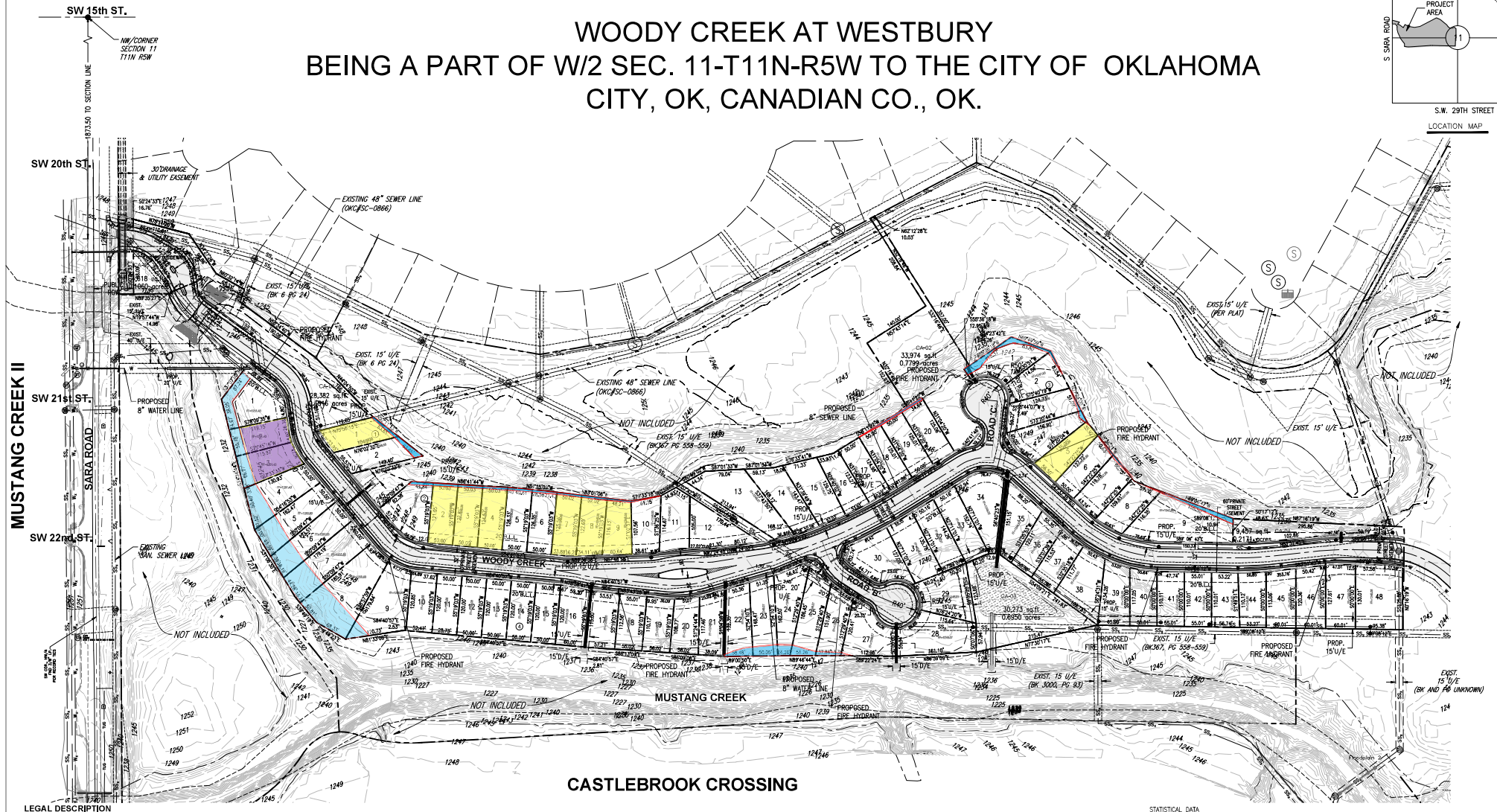
COMMENCING at the Northwest corner of the Northwest Quarter (NW/4) of said Section 11, Township 11 North, Range 5 West of the Indian Meridian; THENCE South 00°24'33" East, along the West line of said Northwest Quarter (NW/4), a distance of 1812.66 feet; THENCE South 75°11'20" East, along the South line said Block 13, a distance of 51.82 feet to the Southwest corner of Block 13 in WESTBURY ADDITION and the POINT OF BEGINNING; THENCE continuing South 75°11'20" East, along the South line said Block 13, a distance of 251.18 feet; THENCE South 40°16'26" West a distance of 113.89 feet; THENCE South 72°51'43" East a distance of 79.78 feet; THENCE South 53°34'40" East a distance of 190.08 feet; THENCE South 44°05'32" East a distance of 166.74 feet; THENCE South 52°11'13" East a distance of 127.30 feet; THENCE South 76°02'32" West a distance of 149.40 feet; THENCE South 39°50'13" East a distance of 89.74 feet; THENCE North 50°09'47" East a distance of 82.38 feet; THENCE South 86°41'44" East a distance of 204.33 feet; THENCE South 84°15'09" East a distance of 69.19 feet; THENCE South 83°08'06" East a distance of 171.68 feet; THENCE North 79°33'18" East a distance of 61.35 feet; THENCE North 60°59'02" East a distance of 101.95 feet; THENCE North 87°01'33" East a distance of 138.16 feet; THENCE North 76°33'41" East a distance of 123.32 feet; THENCE North 58°11'22" East a distance of 176.85 feet; THENCE North 32°16'46" West a distance of 152.93 feet; THENCE North 57°43'14" East a distance of 140.00 feet; THENCE North 32°16'46" West a distance of 208.84 feet to a point on the Southeast line of Block 18 of said WESTBURY ADDITION; THENCE North 62°12'28" East, along the Southeast line of said Block 18, a distance of 10.03 feet; THENCE South 32°16'46" East a distance of 357.00 feet; THENCE North 55°36'18" East a distance of 102.42 feet; THENCE South 69°49'59" East a distance of 83.80 feet; THENCE South 27°24'00" East a distance of 158.96 feet; THENCE South 38°36'21" East a distance of 154.07 feet; THENCE South 69°06'47" East a distance of 212.80 feet; THENCE South 87°16'19" East a distance of 345.86 feet to a point on the East line of said Northwest Quarter; THENCE South 00°50'16" West along the East line of said Northwest Quarter, a distance of 207.36 feet; THENCE North 89°08'12" West a distance of 615.43 feet; THENCE South 77°30'17" West a distance of 250.74 feet; THENCE South 86°59'09" West a distance of 161.10 feet; THENCE North 89°22'24" West a distance of 125.61 feet; THENCE South 89°46'44" West a distance of 163.38 feet; THENCE South 89°00'50" West a distance of 58.48 feet; THENCE North 86°10'33" West a distance of 110.03 feet; THENCE North 86°13'09" West a distance of 168.25 feet; THENCE North 84°40'57" West a distance of 367.81 feet; THENCE South 81°33'08" West a distance of 120.73 feet; THENCE North 59°49'23" West a distance of 68.33 feet; THENCE North 39°49'19" West a distance of 67.04 feet; THENCE North 31°06'30" West a distance of 157.26 feet; THENCE North 14°14'44" West a distance of 271.18 feet; THENCE North 37°07'05" East

a distance of 87.24 feet; THENCE North $54^{\circ}00'20''$ West a distance of 140.56 feet to a point of intersection with a tangent curve; THENCE on a curve to the right with a radius of 130.00 feet (said arc subtended by a chord bearing North $36^{\circ}55'52''$ West a distance of 76.34 feet) for a distance of 77.48 feet to a point of intersection with a non-tangent line; THENCE South $89^{\circ}35'27''$ West a distance of 100.15 feet to a point in the East right of way line of Sara Road; THENCE North $00^{\circ}24'33''$ West, along the East right of way line of Sara Road, a distance of 158.97 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 930,796 square feet or 21.3681 acres, more or less.

The bearing of South $00^{\circ}24'33''$ East as shown on the West line of said Northwest Quarter (NW/4) was used as the basis of bearing for this survey. The bearings shown hereon are based upon the Oklahoma State Plane Coordinate System - North Zone.

WOODY CREEK AT WESTBURY
BEING A PART OF W/2 SEC. 11-T11N-R5W TO THE CITY OF OKLAHOMA
CITY, OK, CANADIAN CO., OK.



LEGAL DESCRIPTION

Exhibit C



Exhibit D



WESTBURY GOLF COURSE REDEVELOPMENT

LEGEND

- RESIDENTIAL
- POND/CREEK
- OPENSACE
- COMMERCIAL

WESTBURY MASTER PLAN