



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 REZONING**

|                       |              |
|-----------------------|--------------|
| <b>Staff Use Only</b> |              |
| Case No.:             | PC - 10887   |
| File Date:            | 11MAY'23     |
| Ward No.:             | 1            |
| Nbhd. Assoc.:         |              |
| School District:      | PIEDMONT     |
| Extg Zoning:          | R-1/PUD-1783 |
| Overlay:              |              |

Tuscany Lakes North

Project Name

1825 N  
 West of County Line Rd between NW 122nd St & W Memorial R

Address / Location of Property to be Rezoned

PUD-1763 & R-1

Present Use of Property

Single-Family Residential Zero Lot Line District

Purpose Statement / Proposed Development

R-1ZL

Proposed Zoning District

41.87

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.
- Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

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

Tuscany Lakes Development, LLC.

Name

1500 SW 35th

Mailing Address

Moore, OK 73160

City, State, Zip Code

Phone

Email

Signature of Applicant

Jason Spencer, P.E, (Agent for Owner)

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

(405) 787-6270

Phone

jason.spencer@craftontull.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.

TUSCANY LAKES NORTH

R-1ZL TRACT

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4; thence

S00°11'01"E along the East line of said SE/4 a distance of 426.78 feet to the POINT OF BEGINNING; thence continuing

S00°11'01"E along said East line a distance of 663.24 feet; thence

N89°06'46"W a distance of 174.13 feet; thence

N00°53'14"E a distance of 5.00 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 35.00 feet; thence

N00°53'14"E a distance of 120.00 feet; thence

N89°06'46"W a distance of 530.00 feet; thence

S00°53'14"W a distance of 120.00 feet; thence

N89°06'46"W a distance of 35.00 feet; thence

N44°06'46"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S00°53'14"W a distance of 50.00 feet; thence

N89°06'46"W a distance of 801.67 feet; thence

N00°53'14"E a distance of 520.22 feet; thence

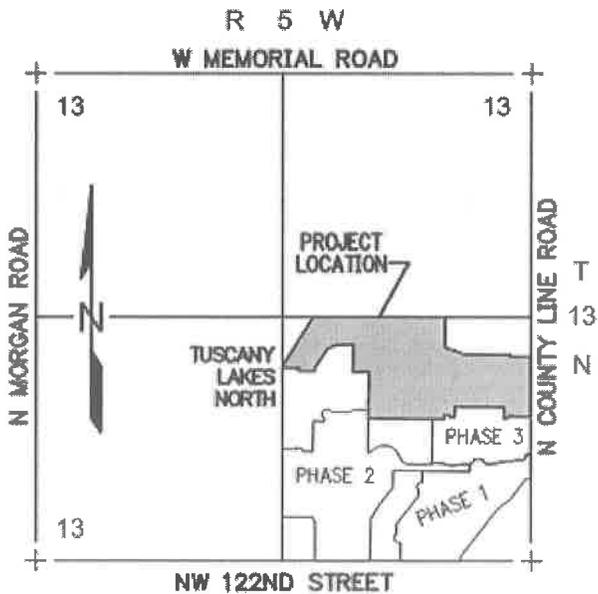
N89°06'46"W a distance of 170.00 feet; thence

N00°53'14"E a distance of 289.97 feet; thence

N89°06'46"W a distance of 182.10 feet; thence

S61°43'19"W a distance of 117.76 feet; thence

S32°35'50"W a distance of 237.88 feet; thence  
 S00°53'14"W a distance of 28.89 feet; thence  
 N89°06'46"W a distance of 119.60 feet; thence  
 N86°09'38"W a distance of 50.00 feet to a point of curvature to the right; thence  
 25.02 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of  
 25.02 feet which bears N06°02'42"E; thence  
 N89°06'46"W a distance of 169.70 feet; thence  
 N00°00'05"E a distance of 18.96 feet; thence  
 N31°19'23"E a distance of 618.53 feet to a point on the North line of said SE/4; thence  
 S89°56'41"E along said North line a distance of 1408.56 feet; thence  
 S00°02'52"W a distance of 326.54 feet; thence  
 S71°14'41"E a distance of 228.79 feet; thence  
 S89°21'01"E a distance of 465.98 feet; thence  
 S00°11'01"E a distance of 22.96 feet; thence  
 N89°48'59"E a distance of 220.00 feet to the POINT OF BEGINNING.  
 Said tract contains 1,823,940 Sq Ft or 41.87 Acres, more or less.



***Harold J. McConnell Revocable Trust of  
13101 County Line Road, Yukon, OK 73099***

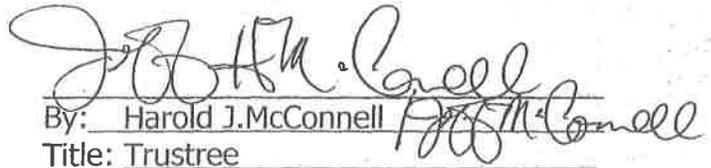
May 3, 2023

The City of Oklahoma City  
Planning and Zoning Department  
420 West Main, Suite 900  
Oklahoma City, OK 73102

RE: TUSCANY LAKES NORTH

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of Tuscan Lakes North Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.

  
By: Harold J. McConnell  
Title: Trustee

CT PJ# 23604500



**TUSCANY LAKES DEVELOPMENT, LLC.**  
**1500 SW 35th**  
**Moore, OK 73160**

May 3, 2023

The City of Oklahoma City  
Planning and Zoning Department  
420 West Main, Suite 900  
Oklahoma City, OK 73102

RE: TUSCANY LAKES NORTH

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of Tuscanly Lakes North Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.



By: Gene Methvin  
Title: Manager

CT PJ# 23604500

Return To:  
1500 SW 3th  
Moore, OK 73100

Not Official



Doc#: R 2021 22349  
Bk&Pg: RB 5319 317-319  
Filed: 06-28-2021  
03:16:10 PM  
Canadian County, OK

DAR  
QC

(3) F

QUIT CLAIM DEED

THIS INDENTURE is made this 28 day of JUNE, 2021, between BAM Development, LLC, an Oklahoma Limited Liability Company, ("Grantor"), and Tuscanly Lakes Development, LLC, an Oklahoma limited liability company, ("Grantee").

WITNESSETH, that Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to the property situated in Canadian County, Oklahoma, with the following legal description, to-wit:

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4, marked by a MAG nail with shiner stamped CA6391 found in place; thence North 89°06'46" West along the South line of said SE/4 (being the basis of bearing for this description) a distance of 2290.01 feet to the Southeast corner of that certain tract described in the Warranty Deed on file in the Office of the Canadian County Clerk in Book 495, on Page 213; thence North 00°02'58" West along the East line of said tract a distance of 400.00 feet to a point marked by a 1/2" Iron Pin found in place; thence North 89°06'14" West a distance of 19.60 feet to the intersection of said line and the exterior line of that certain tract described in the Warranty Deed on file in the Office of the Canadian County Clerk in Book 3066, Page 1107; thence North 00°00'05" East along said line a distance of 44.48 feet; thence South 89°56'42" West along said line a distance of 330.00 feet to a point on the West line of said SE/4; thence North 00°00'05" East along the West line of said SE/4 a distance of 1650.97 feet to a point on that certain tract described in the Warranty Deed on file in the Office of the Canadian County Clerk in Book 2180, at Page 501; thence North 31°19'23" East along the exterior line of said tract a distance of 618.53 feet to a point on the North line of said SE/4; thence South 89°56'41" East along the North line of said SE/4 a distance of 1901.53 feet to a point on the exterior line of that certain tract remaining after the sale of the tract in the Warranty Deed on file in the Office of the Canadian County Clerk in

**Exhibit A**  
**Legal Descriptions**

Not Official

Tract No. 1:

An undivided one-half (1/2) interest in and to the following described real property:

A tract of land lying within the Northwest quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, more particularly described as follows:

The North One Hundred Twenty feet (120') of the South Four Hundred Ninety feet (490') of the West One-Half (W/2) of the North One-Half (N/2) of the South One-Half (S/2) of the West One-Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, Canadian County, said tract containing 1.82 acres, more or less. Said area also includes a thirty-three foot (33') strip of land along the West property line for roadway right-of-way purposes.

and

A tract of land lying within the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, more particularly described as follows: The South Three Hundred Seventy Feet (370') of the West One-Half (W/2) of the North One-Half (N/2) of the South One-Half (S/2) of the West One-Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, Canadian County, said tract containing 5.6 acres, more or less. Said area also includes a thirty-three foot (33') strip of land along the West property line for roadway right-of-way purposes.

and

The North Half (N/2) of the South Half (S/2) of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS AND EXCEPT a tract of land lying within the Northwest Quarter (NW/4), more particularly described as follows: The South forty (40) feet to the West Half (W/2) of the North Half (N/2) of the North Half (N/2) of the South Half (S/2) of the West Half (W/2) of the Northwest Quarter (NW/4), AND a tract of land lying within the Northwest Quarter (NW/4) more particularly described as follows: The South 370 feet of the West Half (W/2) of the North Half (N/2) of the South Half (S/2) of the West Half (W/2) of the Northwest Quarter (NW/4), both tracts being in Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

Tract No. 2:

An undivided one-half (1/2) interest in and to the following described real property:

Southeast Quarter (SE/4) Section Thirteen (13) Township Thirteen North (13N), Range Five West (5W) of the Indian Meridian, Canadian County, State of Oklahoma, LESS AND EXCEPT three acres heretofore conveyed in the Southwest corner of the property, said tract containing 157 acres, more or less, subject to existing zoning ordinances, restrictions, easements, and oil and gas leases, and less and except all interest in the oil, gas and other minerals previously conveyed of record, less and except the following described tracts:

A tract of land in the SE 1/4 of Section 13, T-13-N, R-5-W, I.M., Canadian County, Oklahoma, being more particularly described as: Beginning at the NW corner of the said SE 1/4; Thence S 89°57'06"E on the North Line of said SE 1/4, a distance of 321.54 feet to a point; Thence S 31°19'46"W, a distance of 618.62 feet to a point on the West line of said SE 1/4; Thence N 00°00'46"E on the West Line of said SE 1/4, a distance of 528.69 feet to the Point or Place of Beginning.

and

A tract of land in the Southeast Quarter (SE/4) of Section THIRTEEN (13), Township THIRTEEN (13) North, Range FIVE (5) West of the I.M., Canadian County, Oklahoma, being more particularly described as follows: BEGINNING at the Southeast Corner of the SE/4 of Section 13, T13N-R5W I.M.; Thence N89°06'18"W along the South line of said SE/4 a distance of 2311.45 feet; Thence N0°00'46"E and parallel with the West line of said SE/4 a distance of 444.45 feet; Thence S89°57'23"W a distance of 330.00 feet to a point on the West line of said SE/4; Thence N0°00'46"E along the West line of said SE/4 a distance of 1650.87 feet to a point in the Easterly Right of Way line of said John Kilpatrick Turnpike; Thence N31°19'46"E along the Easterly Right of Way line of said Turnpike a distance of 618.62 feet to a point on the North line of said SE/4; Thence S89°57'06"E along the North line of said SE/4 a distance of 1902.10 feet; Thence S42°58'54"W a distance of 139.92 feet; Thence S13°00'09"W a distance of 718.0 feet; Thence N85°24'24"W a distance of 296.96 feet; Thence S4°44'39"W a distance of 108.24 feet; Thence S28°16'09"W a distance of 240.42 feet; Thence S37°49'45"W a distance of 123.10 feet; Thence S19°18'14"E a distance of 100.22 feet; Thence S33°49'35"E a distance of 63.40 feet; Thence N55°47'53"E a distance of 88.68 feet; Thence S88°41'03"E a distance of 771.02 feet; Thence S76°05'11"E a distance of 106.09 feet to a point on the East line of said SE/4; Thence S0°12'45"E along the East line of SE/4 a distance of 1952.02 feet to the Southeast corner of said SE/4 and the POINT OF BEGINNING.

STATE OF OKLAHOMA  
CERTIFICATE OF DEATH

STATE FILE NUMBER

2021-035764



**To be completed by the Funeral Home**

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) HAROLD JAMES MCCONNELL  
 1a. LAST NAME PRIOR TO FIRST MARRIAGE MCCONNELL  
 2. SEX MALE

3. SOCIAL SECURITY NUMBER 445-24-4650  
 4. EVER IN US ARMED FORCES? YES  
 5a. AGE: Last birthday (years) 91  
 5b. UNDER 1 YEAR Months Days  
 5c. UNDER 1 DAY Hours Minutes  
 6. DATE OF BIRTH (Mo/Day/Yr) MARCH 8, 1930

7. BIRTHPLACE (City and State or Foreign Country) MACOMB, OKLAHOMA  
 8a. RESIDENCE-State OKLAHOMA  
 8b. RESIDENCE-County CANADIAN  
 8c. RESIDENCE-City or Town YUKON

8d. RESIDENCE-Zip Code 73099  
 8e. RESIDENCE-Inside City Limits? YES  
 8f. RESIDENCE-Street and Number 13012 N. MORGAN ROAD  
 8g. RESIDENCE-Apt. Number

9. MARITAL STATUS AT TIME OF DEATH  
 Married  Never Married  Widowed  Divorced  Married, but separated  Unknown  
 10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage) CATHIE ALICE BUSTER

11a. FATHER'S NAME (First, Middle, Last) OSCAR JAMES MCCONNELL  
 11b. FATHER'S LAST NAME PRIOR TO FIRST MARRIAGE MCCONNELL  
 12a. MOTHER'S NAME (First, Middle, Last) ERMA MAE MCCONNELL  
 12b. MOTHER'S LAST NAME PRIOR TO FIRST MARRIAGE HOLLAND

13. DECEDENT OF HISPANIC ORIGIN? NO, NOT SPANISH/HISPANIC/LATINO  
 14. DECEDENT'S RACE WHITE  
 15. DECEDENT'S EDUCATION SOME COLLEGE CREDIT BUT NO DEGREE

16. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRED.) FARMER/RANCHER  
 17. KIND OF BUSINESS / INDUSTRY OWN BUSINESS

18a. INFORMANT'S NAME CATHIE MCCONNELL  
 18b. RELATIONSHIP TO DECEDENT WIFE  
 18c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 13012 N. MORGAN ROAD, YUKON, OKLAHOMA 73099

19. METHOD OF DISPOSITION:  
 Burial  Cremation  Donation  Entombment  
 Removal from state  Other (specify)  
 20. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) BILL EISENHOUR CREMATORY  
 21. LOCATION - City, Town and State OKLAHOMA CITY, OKLAHOMA

22. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY: CHAPEL HILL FUNERAL HOME - OKLAHOMA CITY, 8701 NW EXPRESSWAY, OKLAHOMA CITY, OKLAHOMA 73162  
 23. FUNERAL HOME DIRECTOR OR FAMILY MEMBER ACTING AS SUCH CHRISTINA CHAO  
 24. FH ESTABLISHMENT LICENSE # 1452ES

**To be completed by the Attending Physician or Medical Examiner**

25. PLACE OF DEATH (Check only one; see instructions)  
 IF DEATH OCCURRED IN A HOSPITAL:  
 Inpatient  Emergency Room/Outpatient  Dead on Arrival  
 IF DEATH OCCURRED OTHER THAN IN A HOSPITAL:  
 Hospice Facility  Nursing home/Long term care facility  Decedent's home  Other (specify)

26. FACILITY NAME (If not institution, give street & number) 13012 N. MORGAN ROAD  
 27. CITY OR TOWN, STATE AND ZIP CODE OF LOCATION OF DEATH YUKON, OKLAHOMA, 73099  
 28. COUNTY OF DEATH CANADIAN

29. DATE OF DEATH (Mo/Day/Yr) OCTOBER 7, 2021  
 30. TIME OF DEATH 11:07  
 31. WAS MEDICAL EXAMINER CONTACTED? YES  
 32. WAS AN AUTOPSY PERFORMED? NO  
 33. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

**CAUSE OF DEATH (See instructions and examples)**

34. PART I. Enter the chain of events - disease, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.  
 IMMEDIATE CAUSE (Final disease or condition resulting in death) a. CHRONIC OBSTRUCTIVE PULMONARY DISEASE  
 Due to (or as a consequence of): UNKNOWN  
 b. \_\_\_\_\_  
 Due to (or as a consequence of): \_\_\_\_\_  
 c. \_\_\_\_\_  
 Due to (or as a consequence of): \_\_\_\_\_  
 d. \_\_\_\_\_  
 Due to (or as a consequence of): \_\_\_\_\_

35. PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.  
 HISTORY OF PROSTATE CANCER

36. MANNER OF DEATH  
 Natural  Homicide  Accident  Suicide  
 Pending investigation  Could not be determined

37. IF FEMALE:  
 Not pregnant within past year  Pregnant at time of death  Not pregnant, but pregnant within 42 days of death  
 Not pregnant, but pregnant 43 days to 1 year before death  Unknown if pregnant within the past year

38. DID TOBACCO USE CONTRIBUTE TO DEATH?  
 Yes  No  Probably  Unknown

39. DATE OF INJURY (Mo/Day/Yr) 40. TIME OF INJURY 41. PLACE OF INJURY (e.g., Decedent's home; construction site; wooded area) 42. DESCRIBE HOW INJURY OCCURRED. 43. INJURY AT WORK?

44. LOCATION OF INJURY: State: City or Town: Zip Code: 45. IF TRANSPORTATION INJURY, SPECIFY:  
 Driver/Operator  Passenger  Pedestrian  
 Other (specify)

46. CERTIFIER (Check only one)  
 ATTENDING PHYSICIAN:  Physician in charge of the patient's care  Physician in attendance at time of death only  
 To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.  
 MEDICAL EXAMINER: On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.  
 Certifier: EDANA STROBERG, DO

47. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Item 34) EDANA STROBERG, DO  
 921 NE 23RD STREET  
 OKLAHOMA CITY, OKLAHOMA  
 73105

48. LICENSE NUMBER 62600K 49. DATE DEATH CERTIFIED (Mo/Day/Yr) OCTOBER 12, 2021

50. REGISTRAR'S SIGNATURE Kelly M Baker 52. DATE RECEIVED BY STATE REGISTRAR (Mo/Day/Yr) OCTOBER 12, 2021

Wednesday, October 13, 2021 12:30:25 PM

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

EXHIBIT A

STATE OF OKLAHOMA  
CERTIFICATE OF DEATH

STATE FILE NUMBER 023622

LOCAL FILE NUMBER

1. DECEDENT'S LEGAL NAME (First Middle, Last Suffix) **Jo Ann McConnell** 2. SEX **Female** 3. SOCIAL SECURITY NUMBER **510-26-0687** 4. EVER IN US ARMED FORCES?  Yes  No

5a. AGE - Last birthday (years) **76** 5b. UNDER 1 YEAR  Months  Days 5c. UNDER 1 DAY  Hours  Minutes 5d. DATE OF BIRTH **09-26-1930** (Mo/Day/Yr) 7. BIRTHPLACE (City and State or Foreign Country) **Hitchland, Texas**

8a. RESIDENCE - State **Oklahoma** 8b. RESIDENCE - County **Canadian** 8c. RESIDENCE - City or Town **Yukon** 8d. RESIDENCE - Zip Code **73099** 8e. RESIDENCE - Inside City Limits?  Yes  No

8f. RESIDENCE - Street and Number **13101 N. Countyline Road** 8g. RESIDENCE - Apartment Number

9. MARITAL STATUS AT TIME OF DEATH  Married  Never Married  Widowed  Divorced  Married, but separated  Unknown 10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage) **Harold McConnell**

11. FATHER'S NAME (First Middle, Last) **A. D. French** 12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First Middle, Last) **Vera Lucile McClenagan**

13. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the 'No' box if the decedent is not Spanish/Hispanic/Latino.)  No, not Spanish/Hispanic/Latino  
 Yes, Mexican, Mexican American, Chicano  
 Yes, Puerto Rican  
 Yes, Cuban  
 Yes, other Spanish/Hispanic/Latino (specify) \_\_\_\_\_

14. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be)  White  
 Black or African American  
 American Indian or Alaska Native (Name of the enrolled or principal tribe) \_\_\_\_\_  
 Asian Indian  
 Chinese  
 Filipino  
 Japanese  
 Korean  
 Vietnamese  
 Other Asian (Specify) \_\_\_\_\_  
 Pacific Islander (Specify) \_\_\_\_\_  
 Other (Specify) \_\_\_\_\_

15. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death.)  8th grade or less  
 9th-12th grade, no diploma  
 High school graduate or GED completed  
 Some college credit but no degree  
 Associate degree (e.g. AA, AS)  
 Bachelors degree (e.g. BA, AB, BS)  
 Masters degree (e.g. MEd, MA, MS, MEng, MSW, MBA)  
 Doctorate (e.g. PhD, EdD) or Professional degree (e.g. MD, JD)

16. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRED.) **Homemaker** 17. KIND OF BUSINESS / INDUSTRY **Own Home**

16a. INFORMANT'S NAME **Harold McConnell** 16b. RELATIONSHIP TO DECEDENT **Husband** 16c. MAILING ADDRESS (Street and Number, City, State, Zip Code) **13101 N. Countyline Road, Yukon, OK 73099**

19. METHOD OF DISPOSITION:  Burial  Cremation  Duration  Entombment  Removal from state  Other (specify) \_\_\_\_\_ 20. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) **Chapel Hill Memorial Gardens** 21. LOCATION - City, Town and State **Oklahoma City, Oklahoma 73162**

22. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY **Chapel Hill Funeral Home  
8701 NW Expressway, Oklahoma City, OK 73162** 23. SIGNATURE OF FUNERAL HOME DIRECTOR OR FAMILY MEMBER ACTING AS SUCH *[Signature]*  
24. FH ESTABLISHMENT LICENSE # **1452ES**

25. PLACE OF DEATH (Check only one; see instructions) IF DEATH OCCURRED IN A HOSPITAL  Inpatient  Emergency Room/Outpatient  Dead on Arrival IF DEATH OCCURRED OTHER THAN IN A HOSPITAL  Hospice Facility  Nursing home/Long term care facility  Decedent's home  Other (specify) \_\_\_\_\_

26. FACILITY NAME (If not institution, give street & number) **13101 N. Countyline Road** 27. CITY OR TOWN, STATE AND ZIP CODE OF LOCATION OF DEATH **Yukon, Oklahoma 73099** 28. COUNTY OF DEATH **Canadian**

29. DATE OF DEATH **09-07-2007** (Mo/Day/Yr) 30. TIME OF DEATH **12:00 pm** 31. WAS MEDICAL EXAMINER CONTACTED?  Yes  No 32. WAS AN AUTOPSY PERFORMED?  Yes  No 33. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?  Yes  No

34. PART 1. Enter the chain of events, diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without stating the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. Approximate interval; Onset to death **30 MINS.**

IMMEDIATE CAUSE (Final disease or condition resulting in death) **Small Cell Lung Cancer**  
Due to (or as a consequence of): \_\_\_\_\_  
Sequentially list conditions, if any, leading to the cause listed on line a: \_\_\_\_\_  
Due to (or as a consequence of): \_\_\_\_\_  
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST: \_\_\_\_\_  
Due to (or as a consequence of): \_\_\_\_\_

35. MANNER OF DEATH  Natural  Homicide  Accident  Suicide  Pending investigation  Could not be determined 37. IF FEMALE:  Not pregnant within past year  Pregnant at time of death  Not pregnant but pregnant within 42 days of death  Not pregnant but pregnant 43 days to 1 year before death  Unknown if pregnant within the past year 38. DID TOBACCO USE CONTRIBUTE TO DEATH?  Yes  No  Probably  Unknown

39. DATE OF INJURY (Mo/Day/Yr) 40. TIME OF INJURY 41. PLACE OF INJURY (e.g., Decedent's home; construction site; wooded area) 42. DESCRIBE HOW INJURY OCCURRED 43. INJURY AT WORK?  Yes  No

LOCATION OF INJURY: State \_\_\_\_\_ City or Town \_\_\_\_\_ Zip Code \_\_\_\_\_ 45. IF TRANSPORTATION INJURY, SPECIFY:  Driver/Operator  Passenger  Pedestrian  Other (specify) \_\_\_\_\_

46. CERTIFIER (Check only one):  ATTENDING PHYSICIAN (Physician in charge of the patient's care  Physician in attendance at time of death only. To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated.  MEDICAL EXAMINER (On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.) Signature of Certifier *[Signature]* 47. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Items 48-51) **Dr. Gary Rahe  
1011 N. Dewey Avenue  
Oklahoma City, OK 73102**

48. LICENSE NUMBER **OK # 8469** 49. DATE DEATH CERTIFIED **9-14-07** (Mo/Day/Yr)

50. REGISTRAR'S SIGNATURE (Local) 51. DATE RECEIVED BY LOCAL REGISTRAR (Mo/Day/Yr) 52. DATE RECEIVED BY STATE REGISTRAR (Mo/Day/Yr)

To be completed by the Funeral Home

To be completed by the Attending Physician or Medical Examiner

MEMORANDUM OF TRUST

KNOW ALL MEN BY THESE PRESENTS THAT:

1. In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, Harold J. McConnell, an individual of Yukon, Canadian County, State of Oklahoma, as "Trustor," on the 29th day of August, 1989, made, entered into, signed and executed a certain trust agreement and indenture of trust identified as THE HAROLD J. McCONNELL REVOCABLE TRUST.

2. ARTICLE VII, Appointment of Successor Trustee/s, of said Trust provides, in pertinent part, as follows:

7.01 From the creation of this trust and the date of this agreement, Trustor shall serve as Trustee of the trust estate hereby created and during his lifetime, Trustor shall appoint and remove all successor Trustees.

7.02 In the event of total disability of Trustor, either mental or physical, JO ANN McCONNELL and JEFFERY HAROLD McCONNELL shall serve as co-Trustees during the period of Trustor's said disability . . . .

7.03 After the death of Trustor, JEFFERY HAROLD McCONNELL is hereby appointed successor Trustee of the trust hereby created, effective upon acceptance of the duties of trusteeship.

7.04 In the event JEFFERY HAROLD McCONNELL shall at any time, for any reason, cease to serve as Trustee of the trust estate hereby created, Trustor directs that an alternate Trustee, natural or legal, or co-Trustees if determined advisable, shall be appointed by the majority decision of the persons then entitled to receive net income of the trust. For purposes of effecting such appointment, a legal representative, or natural guardian, shall be entitled to one vote on behalf of each person in whose behalf such legal representative (or natural guardian) is entitled to act. The power to appoint a Trustee or co-Trustees hereby granted includes the power to remove any appointee/s and to appoint a successor or successors.

7.05 If at any time there occurs a vacancy in the trusteeship of the trust estate/s hereby created and provision is not otherwise made herein, Trustor directs that an alternate corporate Trustee, duly qualified to exercise fiduciary powers within the jurisdiction of the trust estate, shall immediately be appointed to serve as such by a court of competent jurisdiction.

3. ARTICLE VI, Provisions Regarding the Initial and/or Successor Trustee/s, paragraph 6.04, provides as follows:

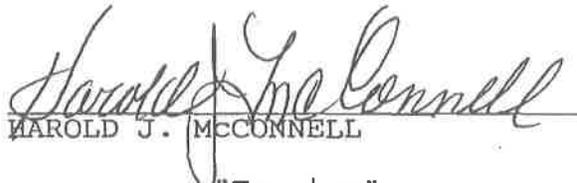
6.04 any successor Trustee shall have, from and after appointment or succession to office hereunder and without any assignment or action by any person, all of the title, rights, interests and powers, including discretionary rights and powers which are by the provisions of this trust granted to and vested in the predecessor Trustee.

Section 6.05 provides as follows:

6.05 no one dealing with the Trustee need inquire concerning the validity of anything such Trustee purports to do nor see to the application of any money paid or property transferred to or upon the order of such Trustee.

4. From and after the recording of an Affidavit of any person designated as a successor Trustee pursuant to the foregoing, reciting the facts establishing the events causing such succession of trusteeship, and the fact of acceptance of duties of trusteeship by such successor trustee, all persons shall be entitled to deal with such successor Trustee as Trustee of the trust hereinbefore identified, for all purposes thereof.

IN WITNESS WHEREOF, this MEMORANDUM OF TRUST is signed and executed this 29th day of August, 1989.

  
HAROLD J. MCCONNELL  
"Trustor"



Book 3066, on Page 1107; thence along said exterior line the following eleven (11) courses:

1. South 42°58'14" West a distance of 139.08 feet; thence
2. South 12°59'28" West a distance of 71.80 feet; thence
3. North 85°25'05" West a distance of 296.96 feet; thence
4. South 04°43'58" West a distance of 108.24 feet; thence
5. South 28°15'28" West a distance of 240.42 feet; thence
6. South 37°49'04" West a distance of 123.10 feet; thence
7. South 19°18'55" East a distance of 100.22 feet; thence
8. South 33°50'16" East a distance of 63.40 feet; thence
9. North 55°47'12" East a distance of 88.68 feet; thence
10. South 88°41'44" East a distance of 771.02 feet; thence
11. South 76°05'52" East a distance of 105.99 feet to a point on the East line of said SE/4; thence South 00°11'01" East along said line a distance of 1952.18 feet to the Point of Beginning.

together with all and singular hereditaments, improvements and appurtenances thereunto belonging, and subject to all easements, right of ways, and restrictive and protective covenants of record, but which said interest did and does not include any interest in and to any of the oil, gas and mineral rights which have been previously conveyed or reserved of records.

TO HAVE AND TO HOLD the premises unto the said Grantee, its successors and assigns forever, so that Grantor, nor any person in its 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 every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands the day and year first above written.

  
 \_\_\_\_\_  
 BAM Development, LLC  
 By and through its Manager, Gene Methvin

Doc. Stamp Exemption  
68 O.S. § 3202(4)

# Not Official

## ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF ~~OKLAHOMA~~ )  
Cleveland

Before me, the undersigned, a Notary Public in and for said County and State on this 26<sup>th</sup> day of June, 2021, personally appeared Gene Methvin, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, as Manager of the aforesaid Grantor, BAM Development, LLC.

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

(SEAL)



*June E. Young*  
Notary Public

My Commission expires: 5/2/2023  
My Commission no.: 11004011

Return to:

Daniel G. Couch  
PERRIDUNN, PLLC  
100 North Broadway, Suite 3280  
Oklahoma City, OK 73102

Ret: Craftman Tull  
300 Airte Pkwy Blvd  
Yukon, OK 73099

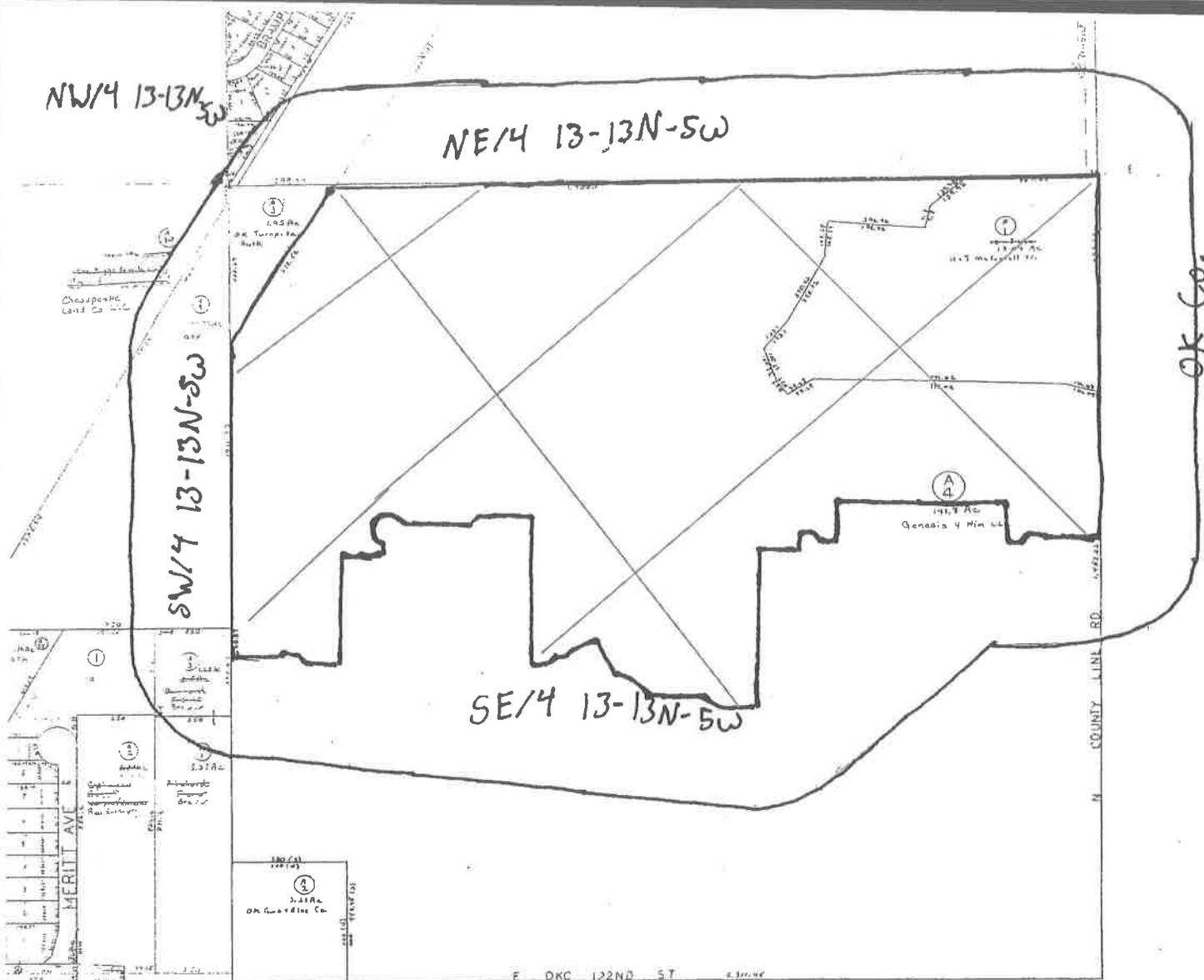
NW/4 13-13N-5W

NE/4 13-13N-5W

SW/4 13-13N-5W

SE/4 13-13N-5W

OK Co.



SECTION 13 T13N : R5W CANADIAN COUNTY, OKLA. MAP 126.0-13

090106672



67.17 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 64.95 feet which bears S65°13'42"W; thence  
N89°06'46" W a distance of 6.42 feet; thence  
N00°53'14" E a distance of 460.00 feet; thence  
N89°06'46"W a distance of 120.00 feet; thence  
S00°53'14"W a distance of 5.00 feet; thence  
N89°06'46"W a distance of 50.00 feet; thence  
S45°53'14"W a distance of 35.36 feet; thence  
N89°06'46"W a distance of 190.00 feet; thence  
N44°06'46"W a distance of 35.36 feet; thence  
N89°06'46"W a distance of 50.00 feet; thence  
S45°53'14"W a distance of 35.36 feet; thence  
S00°53'14"W a distance of 50.00 feet; thence  
S44°06'46"E a distance of 35.36 feet; thence  
S00°53'14"W a distance of 25.00 feet; thence  
N89°06'46"W a distance of 120.00 feet; thence  
S00°53'14"W a distance of 330.00 feet; thence  
N89°06'46"W a distance of 94.22 feet to a point of curvature to the right; thence  
2.50 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 2.50 feet which bears N88°09'24"W; thence  
N40°17'00"W a distance of 35.93 feet; thence  
N86°56'48"W a distance of 50.00 feet to a point on a non-tangent curve to the right; thence  
7.58 feet along the arc of said curve having a radius of 950.00 feet, subtended by a chord of 7.58 feet which bears S03°16'55"W; thence  
N89°06'28"W a distance of 152.45 feet; thence  
N00°00'05"E a distance of 914.04 feet; thence  
N31°19'23"E a distance of 618.53 feet; thence  
S89°56'41"E a distance of 2309.58 feet to the POINT OF BEGINNING.

Said tract contains 3,116,243 Sq Ft or 71.54 Acres, more or less.

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: May 7, 2023 at 7:30 AM

**First American Title Insurance Company**

By: *Sarah Overholser*

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0085

File No. 2811830-WA99

| Owner   | Mailing Address  | LOT                    | BLOCK | Legal Description   |
|---|--|------------------------|-------|---|
| TUSCANY LAKES DEVELOPMENT LLC   | 1500 SW 35TH ST. MOORE. OK. 73160                      |                        |       | PT SE/4 13-13N-5W (A#4 ON THE MAP) - INCLUDES SUBJECT PROPERTY  |
| MCCONNELL HAROLD J REVOCABLE TRUST                                    | 13012 N MORGAN RD. YUKON. OK. 73099                    |                        |       | PT SE/4 13-13N-5W (A#1 ON THE MAP) - PART OF THE SUBJECT PROPERTY   |
| JCC INVESTMENTS LLC   | 3825 NW 166TH ST STE A1. EDMOND. OK. 73012             |                        |       | PT NE/4 13-13N-5W (A#16 AND A#17 ON THE MAP)  |
| SHAYERS INVESTMENTS LLC   | 23130 LAUREN LN. EDMOND. OK. 73025                     |                        |       | PT NE/4 13-13N-5W (A#1 & A#13 ON THE MAP)   |
| OKLAHOMA TURNPIKE AUTHORITY C/O PINNACLE CONSULTING MGMT GROUP        | 3500 MARTIN LUTHER KING AVE. OKLAHOMA CITY. OK. 73136  |                        |       | PT NE/4 13-13N-5W (A#10 ON THE MAP)<br>AND<br>PT SE/4 13-13N-5W (A#3 ON THE MAP)<br>AND<br>PT SW/4 13-13N-5W (A#9 ON THE MAP) |
| CASEY LEE FLEEHART  | 13204 BRAMPTON WAY. YUKON. OK. 73099                   | 2                      | 5     | CARLISLE CROSSING   |
| MP CONSTRUCTION INC   | 4900 N PORTLAND AVE STE 111. OKLAHOMA CITY. OK. 73112  | 1                      | 5     | CARLISLE CROSSING   |
| CARLISLE CROSSING PROPERTY OWNERS' ASSN C/O CARLISLE WEST REAL ESTATE | .PO BOX 721330. OKLAHOMA CITY. OK. 73172               |                        |       | CARLISLE CROSSING COMMON AREA "E"   |
| E L BURNS TRUST   | 105 NE 44TH ST. OKLAHOMA CITY. OK. 73105               |                        |       | PT NW/4 13-13N-5W (A#1 ON THE MAP)  |
| LENNAR HOMES OF OKLAHOMA LLC  | 1707 MARKET PL BLVD STE 100. IRVING. TX. 75063         | 10                     | 1     | PT SW/4 13-13N-5W (A#30 ON THE MAP)   |
| OUR FUTURE GENERATIONS LLC  | 12525 N MORGAN RD. YUKON. OK. 73099                    | 12, 13, 14, 15, 16, 17 | 1     | TUSCANY LAKES 2   |
| OUR FUTURE GENERATIONS LLC  | 12525 N MORGAN RD. YUKON. OK. 73099                    |                        |       | TUSCANY LAKES PH 2 COMMON AREA "G"  |
| LGI HOMES OKLAHOMA LLC  | 1450 LAKE ROBBINS DR STE 430. THE WOODLANDS. TX. 77380 |                        |       | TUSCANY LAKES 2   |
| TUSCANY LAKES DEVELOPMENT LLC   | 1500 SW 35TH ST. MOORE. OK. 73160                      | 3, 4, 5, 6, 7, 8       | 7     | TUSCANY LAKES 2   |
| LGI HOMES OKLAHOMA LLC  | 1450 LAKE ROBBINS DR STE 430. THE WOODLANDS. TX. 77380 | 3, 4, 5, 6, 7, 8, 9,   | 6     | TUSCANY LAKES 2   |
| LGI HOMES OKLAHOMA LLC  | 1450 LAKE ROBBINS DR STE 430. THE WOODLANDS. TX. 77380 | 10, 11, 12, 13, 14, 15 | 6     | TUSCANY LAKES 2   |
| PREMIUM LAND LLC  | PO BOX 6718. EDMOND. OK. 73083                         | 11, 12, 13, 14, 15     | 5     | TUSCANY LAKES 2   |
| PREMIUM LAND LLC  | PO BOX 6718. EDMOND. OK. 73083                         |                        |       | TUSCANY LAKES PH 2 COMMON AREA "D"  |
| TUSCANY LAKES DEVELOPMENT LLC   | 1500 SW 35TH ST. MOORE. OK. 73160                      |                        |       | TUSCANY LAKES 1   |
| K & H FAMILY REVOCABLE TRUST 4-1-2015                                 | 9129 NW 125TH ST. YUKON. OK. 73099                     | 1                      | 5     | TUSCANY LAKES 1   |
| KENNETH HAROLD WILLIAMS   | 9125 NW 125TH ST. YUKON. OK. 73099                     | 2                      | 5     | TUSCANY LAKES 1   |
| JOHN PHILLIP JANKAS   | 9121 NW 125TH ST. YUKON. OK. 73099                     | 3                      | 5     | TUSCANY LAKES 1   |
| CHRISTOPHER HOLDMEYER & KASSIDY FORD HOLDMEYER                        | 9117 NW 125TH ST. YUKON. OK. 73099                     | 4                      | 5     | TUSCANY LAKES 1   |
| PREMIUM LAND LLC  | PO BOX 6718. EDMOND. OK. 73083                         | 5                      | 5     | TUSCANY LAKES 1   |
| TUSCANY LAKES DEVELOPMENT LLC   | 1500 SW 35TH ST. MOORE. OK. 73160                      | 6, 7, 8,               | 5     | TUSCANY LAKES 1   |
| JANA L MCCUTCHEON REVOCABLE TRUST                                     | 9025 NW 125TH ST. YUKON. OK. 73099                     | 9                      | 5     | TUSCANY LAKES 1   |
| TABER BUILT HOMES LLC   | PO BOX 6718. EDMOND. OK. 73083                         | 10                     | 5     | TUSCANY LAKES 1   |
| TRE ALAN PARKS & LEAH MARIE BOURLON                                   | 9017 NW 125TH ST. YUKON. OK. 73099                     | 11                     | 5     | TUSCANY LAKES 1   |
| 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.  |



## TUSCANY LAKES NORTH

### LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; thence

S00°11'01"E along the East line of said SE/4 a distance of 1090.01 feet; thence

N89°06'46"W a distance of 174.13 feet; thence

N00°53'14"E a distance of 5.00 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 35.00 feet; thence

N00°53'14"E a distance of 120.00 feet; thence

N89°06'46"W a distance of 530.00 feet; thence

S00°53'14"W a distance of 120.00 feet; thence

N89°06'46"W a distance of 35.00 feet; thence

N44°06'46"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S00°53'14"W a distance of 50.00 feet; thence

N89°06'46"W a distance of 120.00 feet; thence

S00°53'14"W a distance of 477.89 feet to a point on a non-tangent curve to the left; thence

14.87 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 14.86 feet which bears S79°50'14"W to a point of reverse curvature; thence

67.70 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 67.58 feet which bears S84°29'39"W; thence

N89°32'18"W a distance of 171.18 feet to a point of curvature to the right; thence

78.92 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.33 feet which bears N59°23'35"W; thence

N29°14'52"W a distance of 112.83 feet to a point of curvature to the left; thence

130.61 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 124.74 feet which bears N59°10'49"W; thence

N89°06'46"W a distance of 36.03 feet to a point of curvature to the left; thence

111.96 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 108.25 feet which bears S65°13'42"W to a point of reverse curvature; thence

67.17 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 64.95 feet which bears S65°13'42"W; thence

N89°06'46" W a distance of 6.42 feet; thence

N00°53'14" E a distance of 460.00 feet; thence

N89°06'46"W a distance of 120.00 feet; thence

S00°53'14"W a distance of 5.00 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 190.00 feet; thence

N44°06'46"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

S00°53'14"W a distance of 50.00 feet; thence

S44°06'46"E a distance of 35.36 feet; thence

S00°53'14"W a distance of 25.00 feet; thence

N89°06'46"W a distance of 120.00 feet; thence

S00°53'14"W a distance of 330.00 feet; thence

N89°06'46"W a distance of 94.22 feet to a point of curvature to the right; thence

2.50 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 2.50 feet which bears N88°09'24"W; thence

N40°17'00"W a distance of 35.93 feet; thence

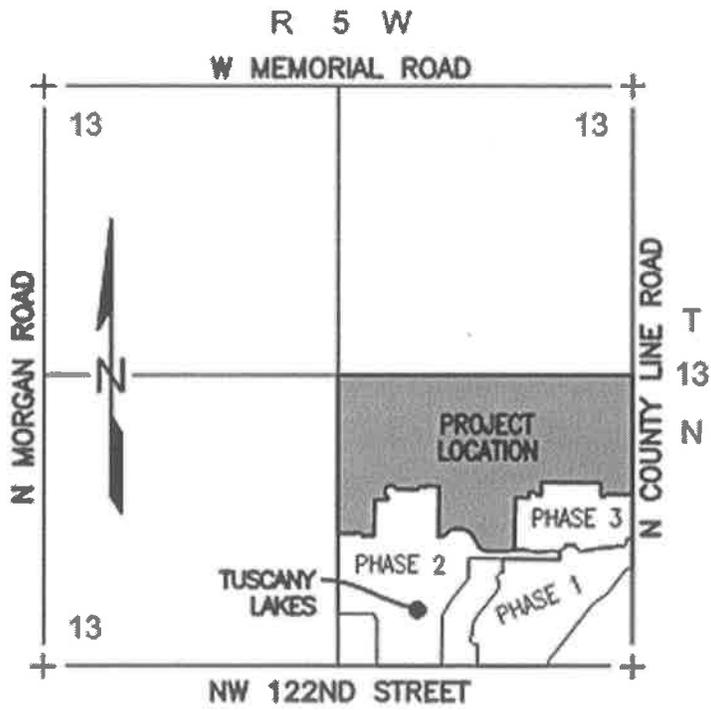
N86°56'48"W a distance of 50.00 feet to a point on a non-tangent curve to the right; thence

7.58 feet along the arc of said curve having a radius of 950.00 feet, subtended by a chord of 7.58 feet which bears S03°16'55"W; thence

N89°06'28"W a distance of 152.45 feet; thence

N00°00'05"E a distance of 914.04 feet; thence  
N31°19'23"E a distance of 618.53 feet; thence  
S89°56'41"E a distance of 2309.58 feet to the POINT OF BEGINNING.

Said tract contains 3,116,243 Sq Ft or 71.54 Acres, more or less.



OWNERSHIP REPORT  
FILE NUMBER 2811429-OK99

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.  
DATE PREPARED: MAY 10, 2023

| MAP NUMBER | ACCOUNT NUMBER | NAME                                      | MAILING ADDRESS          | CITY             | STATE | ZIP CODE       | SUB NAME                  | BLOCK | LOT | LEGAL  | LOCATION   |
|------------|----------------|---|--------------------------|------------------|-------|----------------|---------------------------|-------|-----|--|--|
| 3871       | R214351700     | THE PORCHES<br>AT<br>PONDEROSA<br>HOA INC | PO BOX<br>32634          | OKLAHOMA<br>CITY | OK    | 73123          | PONDEROSA<br>ESTATES PH 3 | 000   | 000 | COMMON AREAS D & E & PRIVATE<br>STREETS EX PT OF COMMON AREA E<br>BEG NE/C LOT 1 BLK 13 TH SE45FT<br>SW75FT NW45FT NE75FT TO BEG &<br>EX BEG SE/C LOT 2 BLK 13 TH<br>NE165FT SE45FT SW165FT NW45FT<br>TO BEG & EX BEG SE/C LOT 5 BLK 13<br>TH NE204.13FT N55.40FT SE75.64FT<br>SW260.24FT NW45FT TO BEG & EX<br>PT OF COMMON AREA E BEG SW/C<br>LOT 1 BLK 13 TH SW20FT<br>NW100.04FT LEFT ON CURVE NE5FT<br>NE15FT SE100FT TO BEG & EX PT OF<br>COMMON AREA D & E DESC BEG<br>SW/C LOT 18 BLK 11 TH NE85.50FT<br>N36.03FT NW92.88FT E49.35FT<br>SE74.83FT S67.99FT W121.62FT LEFT<br>ON CURVE NW1.83FT TO BEG & EX<br>PT OF COMMON AREA E BEG 295FT<br>W OF SE/C OF SD COMMON AREA E<br>TH W275FT N100FT E275FT S100FT<br>TO BEG | D-E COMMON<br>AREA<br>12905 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871       | R214351000     | LITTLEJOHN<br>KIMBERLY D                  | 12905 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK    | 73142-<br>3334 | PONDEROSA<br>ESTATES PH 3 | 011   | 001 | PONDEROSA ESTATES PH 3 011.001   | 12909 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY                       |
| 3871       | R214351010     | BECKHAM<br>ZACHARY<br>FOSTER              | 12909 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK    | 73142          | PONDEROSA<br>ESTATES PH 3 | 011   | 002 | PONDEROSA ESTATES PH 3 011.002   | 12909 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY                       |

**OWNERSHIP REPORT**  
**FILE NUMBER 2811429-OK99**

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.  
 DATE PREPARED: MAY 10, 2023

|      |            |  |                          |                  |    |                |                           |     |     |                                |  |
|------|------------|--|--------------------------|------------------|----|----------------|---------------------------|-----|-----|--------------------------------|--|
| 3871 | R214351020 | MCELVANY<br>ALYSSA KAY                 | 12913 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK | 73142-<br>3334 | PONDEROSA<br>ESTATES PH 3 | 011 | 003 | PONDEROSA ESTATES PH 3 011 003 | 12913 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351030 | WHITE<br>NORRIS III                    | 12917 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 011 | 004 | PONDEROSA ESTATES PH 3 011 004 | 12917 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351040 | FREIMANN<br>CHRISTINA<br>MARIA         | 8929 NW<br>129TH ST      | OKLAHOMA<br>CITY | OK | 73142-<br>3318 | PONDEROSA<br>ESTATES PH 3 | 011 | 005 | PONDEROSA ESTATES PH 3 011 005 | 8929 NW<br>129TH ST<br>OKLAHOMA<br>CITY      |
| 3871 | R214351050 | ARSTINGSTAL<br>L HANNAH                | 8925 NW<br>129TH ST      | OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 011 | 006 | PONDEROSA ESTATES PH 3 011 006 | 8925 NW<br>129TH ST<br>OKLAHOMA<br>CITY      |
| 3871 | R214351060 | ESQUIVEL<br>ALVARO                     | 8921 NW<br>129TH ST      | OKLAHOMA<br>CITY | OK | 73012          | PONDEROSA<br>ESTATES PH 3 | 011 | 007 | PONDEROSA ESTATES PH 3 011 007 | 8921 NW<br>129TH ST<br>OKLAHOMA<br>CITY      |
| 3871 | R214351070 | HAYDEN<br>SHERI A,<br>CLARK JARED<br>D | 8917 NW<br>129TH ST      | OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 011 | 008 | PONDEROSA ESTATES PH 3 011 008 | 8917 NW<br>129TH ST<br>OKLAHOMA<br>CITY      |
| 3871 | R214351180 | TUCKER<br>VANITY<br>RENEE              | 12912 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 012 | 001 | PONDEROSA ESTATES PH 3 012 001 | 12912 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351190 | BANAYOSY<br>AHMED EL<br>NEVILLE        | 12908 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 012 | 002 | PONDEROSA ESTATES PH 3 012 002 | 12908 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351200 | PATRICK L JR<br>& DEMOLA<br>PETERKIN   | 12904 HIGH<br>PLAINS AVE | OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 012 | 003 | PONDEROSA ESTATES PH 3 012 003 | 12904 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |

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|------|------------|--|---|----|-------|---------------------------|-----|-----|--------------------------------|--|
| 3871 | R214351210 | SWIFT<br>STEPHEN L &<br>ALLA                                       | 12900 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 004 | PONDEROSA ESTATES PH 3 012 004 | 12900 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351220 | FLEMING<br>AMY &<br>MATTHEW  | 12836 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 005 | PONDEROSA ESTATES PH 3 012 005 | 12836 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351230 | JOHNSON LIJI<br>& PHEBE  | 12632 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 006 | PONDEROSA ESTATES PH 3 012 006 | 12832 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351240 | EVANS DAISY  | 12828 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 007 | PONDEROSA ESTATES PH 3 012 007 | 12828 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351250 | LEGACY<br>CONSTRUCTI<br>ON &<br>DEVELOPME<br>NT<br>CORPORATIO<br>N | 1205 S AIR<br>DEPOT STE<br>265<br>MIDWEST<br>CITY | OK | 73110 | PONDEROSA<br>ESTATES PH 3 | 012 | 008 | PONDEROSA ESTATES PH 3 012 008 | 12824 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351260 | SELLERS<br>PAULINE Y   | 12820 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 009 | PONDEROSA ESTATES PH 3 012 009 | 12820 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351270 | SNYDER<br>SARAH A  | 12816 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 010 | PONDEROSA ESTATES PH 3 012 010 | 12816 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351280 | JOLIN BOBBY<br>G & BARBARA<br>A                                    | 12812 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY      | OK | 73142 | PONDEROSA<br>ESTATES PH 3 | 012 | 011 | PONDEROSA ESTATES PH 3 012 011 | 12812 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |

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|------|------------|--|--|----|----------------|---------------------------|-----|-----|--|--|
| 3871 | R214351290 | STEPHENS<br>CAITLIN C &<br>ZACHARY A                               | 12813 BLACK<br>HILLS DR<br>OKLAHOMA<br>CITY  | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 012 | 012 | PONDEROSA ESTATES PH 3 BLK 012<br>LOT 012 & PT OF LOT 13 BEG NE/C<br>LOT 12 TH SE116FT SW97.42FT<br>N128.98FT NE32.97FT TO BEG | 12813 BLACK<br>HILLS DR<br>OKLAHOMA<br>CITY  |
| 3871 | R214351480 | HUFFMAN<br>ROGER C &<br>SANDRA C                                   | 12900<br>FIREROCK<br>CIR<br>OKLAHOMA<br>CITY | OK | 73142-<br>3316 | PONDEROSA<br>ESTATES PH 3 | 012 | 031 | PONDEROSA ESTATES PH 3 012 031   | 12900<br>FIREROCK CIR<br>OKLAHOMA<br>CITY    |
| 3871 | R214351490 | THE LANE<br>FAMILY<br>TRUST  | 12913<br>FIREROCK<br>CIR<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 012 | 032 | PONDEROSA ESTATES PH 3 012 032   | 12913<br>FIREROCK CIR<br>OKLAHOMA<br>CITY    |
| 3871 | R214351500 | HOFFMAN<br>FRED &<br>MAUREEN<br>TRS,<br>HOFFMAN<br>FAMILY<br>TRUST | 12917<br>FIREROCK<br>CIR<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 012 | 033 | PONDEROSA ESTATES PH 3 012 033   | 12917<br>FIREROCK CIR<br>OKLAHOMA<br>CITY    |
| 3871 | R214351510 | WILLIAMS<br>RICKY  | 12921<br>FIREROCK<br>CIR<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 12  | 34  | PONDEROSA ESTATES PH 3 012 034   | 12921<br>FIREROCK CIR<br>OKLAHOMA<br>CITY    |
| 3871 | R214351610 | SZCZEPAN<br>NATALIE,<br>TOMPKINS<br>JOSEPH<br>BERRY                | 12833 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 014 | 001 | PONDEROSA ESTATES PH 3 014 001   | 12833 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351620 | DIANGELO<br>TYRONE II,<br>BERRY<br>GENESIS A                       | 12829 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 014 | 002 | PONDEROSA ESTATES PH 3 014 002   | 12829 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |

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|------|------------|--|--|----|----------------|---------------------------|-----|-----|--------------------------------|--|
| 3871 | R214351630 | HARDWICK<br>RUSSELL G,<br>HARDWICK<br>CYNTHIA M                    | 12825 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 014 | 003 | PONDEROSA ESTATES PH 3 014 003 | 12825 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351640 | BOHANNON<br>ELAINE B TRS,<br>BOHANNON<br>ELAINE B LIV<br>TRUST     | 12821 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 014 | 004 | PONDEROSA ESTATES PH 3 014 004 | 12821 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351650 | WILLIAMS<br>SAMANTHA &<br>JORDAN                                   | 12817 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 014 | 005 | PONDEROSA ESTATES PH 3 014 005 | 12817 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351660 | MIDDLETON<br>JOHN H III<br>TRS, BRADLEY<br>MARCIE D<br>TRUST       | 12813 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142          | PONDEROSA<br>ESTATES PH 3 | 014 | 006 | PONDEROSA ESTATES PH 3 014 006 | 12813 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351670 | CRADDOCK<br>BOBBIE J,<br>HOLDERBEE<br>WILLIAM,<br>SIBLEY<br>SHAWNA | 12809 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142-<br>3319 | PONDEROSA<br>ESTATES PH 3 | 014 | 007 | PONDEROSA ESTATES PH 3 014 007 | 12809 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351680 | NEUENDORFF<br>KENDRA L,<br>PERIEDA<br>WOO H                        | 12805 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142-<br>3319 | PONDEROSA<br>ESTATES PH 3 | 014 | 008 | PONDEROSA ESTATES PH 3 014 008 | 12805 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |
| 3871 | R214351690 | TAYLOR<br>TAYLOR<br>ASHTON AND<br>BRADLEY<br>DAVID                 | 12801 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY | OK | 73142-<br>3319 | PONDEROSA<br>ESTATES PH 3 | 014 | 009 | PONDEROSA ESTATES PH 3 014 009 | 12801 HIGH<br>PLAINS AVE<br>OKLAHOMA<br>CITY |

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|------|------------|--|------------------------------|------------------|----|-------|-------------------------------|-----|-----|---|---|
| 3871 | R150034000 | BAILEY<br>WILLIAM &<br>BRANDY                    | 5975<br>CALLAHAN<br>WAY NE   | PIEDMONT         | OK | 73078 | UNPLTD PT<br>SEC 18 13N<br>4W | 000 | 000 | PT SW4 SEC 18 13N 4W BEG<br>752.02FT N OF SW/C SW4 TH<br>N956.36FT E303.03FT S718.73FT<br>W117.44FT SW298.74FT TO BEG<br>CONT 5.45ACRS MORE OR LESS | UNKNOWN<br>OKLAHOMA<br>COUNTY                 |
| 3872 | R210671290 | SLOAN<br>HEATHER                                 | 8928 NW<br>130TH ST          | OKLAHOMA<br>CITY | OK | 73142 | THE GRAND<br>SEC 1            | 004 | 001 | THE GRAND SEC 1 004 001   | 8928 NW<br>130TH ST<br>OKLAHOMA<br>CITY       |
| 3872 | R210671300 | THOMAS<br>STEPHANIE<br>LEJUAN                    | 1520 NW<br>124TH ST          | OKLAHOMA<br>CITY | OK | 73120 | THE GRAND<br>SEC 1            | 004 | 002 | THE GRAND SEC 1 004 002   | 8924 NW<br>130TH ST<br>OKLAHOMA<br>CITY       |
| 3872 | R210671310 | EVERETT<br>SARAH ANN                             | 8920 NW<br>130TH ST          | OKLAHOMA<br>CITY | OK | 73142 | THE GRAND<br>SEC 1            | 004 | 003 | THE GRAND SEC 1 004 003   | 8920 NW<br>130TH ST<br>OKLAHOMA<br>CITY       |
| 3872 | R210671320 | BERRY JAY  | 8916 NW<br>130TH ST          | OKLAHOMA<br>CITY | OK | 73142 | THE GRAND<br>SEC 1            | 004 | 004 | THE GRAND SEC 1 004 004   | 8916 NW<br>130TH ST<br>OKLAHOMA<br>CITY       |
| 3872 | R210671690 | TURMAN<br>KEVIN,<br>TURMAN<br>AMANDA             | 13105<br>KNIGHT<br>ISLAND DR | OKLAHOMA<br>CITY | OK | 73142 | THE GRAND<br>SEC 1            | 009 | 005 | THE GRAND SEC 1 009 005   | 13105 KNIGHT<br>ISLAND DR<br>OKLAHOMA<br>CITY |
| 3872 | R210671700 | MORRIS<br>SHANE<br>STEVEN,<br>MORRIS<br>MEREDITH | 13101<br>KNIGHT<br>ISLAND DR | OKLAHOMA<br>CITY | OK | 73142 | THE GRAND<br>SEC 1            | 009 | 006 | THE GRAND SEC 1 009 006   | 13101 KNIGHT<br>ISLAND DR<br>OKLAHOMA<br>CITY |
| 3872 | R210671710 | IDUCULA JJO,<br>THOMAS<br>BENITA                 | 8917 NW<br>130TH ST          | OKLAHOMA<br>CITY | OK | 73142 | THE GRAND<br>SEC 1            | 010 | 001 | THE GRAND SEC 1 010 001   | 8917 NW<br>130TH ST<br>OKLAHOMA<br>CITY       |