



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

Dove Crossing- Westpoint Developers, LLC

Name of Development or Applicant 15601 N County Line Rd

N. County Line Road & NW 150th Street

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

Rezone from R1 to a PUD with Single Family Residential Uses

Summary Purpose Statement / Proposed Development

Staff Use Only:	2037
Case No.: PUD -	<u>9-12-24</u>
File Date:	<u>W1</u>
Ward No.:	<u>-----</u>
Nbhd. Assoc.:	<u>Piedmont</u>
School District:	<u>R-1 / AA</u>
Extg Zoning:	<u>-----</u>
Overlay:	<u>-----</u>

122.44

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):

Anthony Mirzaie, Westpoint Developers, LLC.

Name

2731 S. I-35 Service Rd.

Mailing Address

Moore, OK 73160

City, State, Zip Code

(405) 366-0000

Phone

Anthony@westpointgroup.com

Email

Signature of Applicant

Kendall W. Dillon, PE Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone Jessica.Murphy@craftontull.com

Kendall.Dillon@craftontull.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.



Doc#:R 2021 32003
Bk&Pg:RB 5366 7-11
Filed:09-14-2021
12:33:24 PM
Canadian County, OK

Ret to:
OLD REPUBLIC TITLE
4040 N. TULSA

Oklahoma City, OK 73112
Prepared by and when recorded:

WP Land, LLC
Attn: Mr. Jon Horn
2731 South I-35 Service Road
Moore, OK 73160

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.

General Warranty Deed

THE STATE OF OKLAHOMA §
COUNTY OF CANADIAN § KNOW ALL MEN BY THESE PRESENTS:

THAT, NORTHWOOD PLACE, LLC, an Oklahoma limited liability company
("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by WESTPOINT
DEVELOPERS, L.L.C., an Oklahoma limited liability company ("Grantee"), whose address is
2731 South I-35 Service Road, Moore, Oklahoma 73160, and other good and valuable
consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has
GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT,
BARGAIN, SELL and CONVEY unto Grantee, that certain real property situated in Canadian
County, Oklahoma, and described in Exhibit "A" attached hereto and made a part hereof for all
purposes (the "Land"), together with all improvements located on the Land and all and singular
the rights, privileges, hereditaments and appurtenances pertaining to such real property, including,
but not limited to, all right, title and interest of Grantor, if any, in and to (1) any strips and gores,
if any, between the Land and any abutting properties, whether owned or claimed by deed,
limitations or otherwise; and (2) streets, alleys, easements and rights of way, open or proposed, in,
across, abutting or adjacent to the Land; but less and except all oil, gas, and mineral interest of
every nature and kind that have been previously reserved or conveyed (all of such real property,
rights and appurtenances herein referred to collectively as the "Property").

This conveyance is made by Grantor and accepted by Grantee subject only to the
easements, restrictions and other matters described in Exhibit "B" attached hereto and incorporated
herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the
same belonging, unto Grantee and Grantee's successors and assigns forever, free, clear and
discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and
encumbrances of whatsoever nature, subject only to the Permitted Exceptions, Grantor does hereby
bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular,
the Property unto the Grantee and Grantee's successors and assigns, against every person
whomsoever lawfully claiming or to claim the same.

TITLE 68: Sec. 3201 or 3202.
TAX SHALL NOT APPLY: 4

[Signature Page Follows]

EXECUTED to be effective the 14th day of September, 2021.

GRANTOR: NORTHWOOD PLACE, LLC,
an Oklahoma limited liability company

By: *Jonathan D. Horn*
Jonathan D. Horn,
Manager

THE STATE OF OKLAHOMA §
 §
COUNTY OF CLEVELAND §

This instrument was acknowledged before me on September 14th, 2021, by Jonathan D. Horn, Manager of NORTHWOOD PLACE, LLC, an Oklahoma limited liability company, on behalf of said limited liability company.

Lucinda L. Zapp
Notary Public, State of Oklahoma
[Seal]



EXHIBIT "A" TO DEED

Legal Description

TRACT 1:

A part of the South Half of the Northeast Quarter (S/2 NE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of Section One (1), Township Thirteen (13) North, Range Five (5) West;

THENCE North 00°06'48" East, along the East line of said Northeast Quarter, a distance of 1324.83 feet to the North line of the South half of the Northeast Quarter;

THENCE South 89°44'44" West, along the North line of the South Half of the Northeast Quarter, a distance of 1072.57 feet;

THENCE South 01°14'02" East a distance of 455.57 feet;

THENCE South 63°02'02" West a distance of 180.53 feet;

THENCE North 85°55'04" West a distance of 130.37 feet;

THENCE North 51°36'49" West a distance of 288.87 feet;

THENCE North 88°26'01" West a distance of 85.30 feet;

THENCE South 58°42'15" West a distance of 92.20 feet;

THENCE South 39°45'11" West a distance of 1219.61 feet to a point on the South line of the Northeast Quarter;

THENCE North 89°43'50" East, along the South line of the Northeast Quarter, a distance of 2521.43 feet to the POINT OF BEGINNING.

TRACT 2:

The Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS AND EXCEPT the North 260 feet of the South 1985 feet of the East 423 feet of said Southeast Quarter.

When combined, the aforescribed tracts of land being more particularly described as follows:

A tract of land lying in the East Half (E/2) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the southeast corner of the Southeast Quarter of said Section 1;

THENCE South 89°36'22" West, along the south line of said Southeast Quarter, a distance of

2,632.02 feet to the southwest corner of said Southeast Quarter;

THENCE North $00^{\circ}20'21''$ West, along the west line of said Southeast Quarter, a distance of 2,659.89 feet to the northwest corner of said Southeast Quarter;

THENCE North $89^{\circ}40'52''$ East, along the north line of said Southeast Quarter, a distance of 122.44 feet;

THENCE North $39^{\circ}42'14''$ East a distance of 1,219.61 feet;

THENCE North $58^{\circ}39'18''$ East a distance of 92.20 feet;

THENCE South $88^{\circ}28'58''$ East a distance of 85.30 feet;

THENCE South $50^{\circ}52'39''$ East a distance of 288.78 feet;

THENCE South $86^{\circ}47'55''$ East a distance of 130.37 feet;

THENCE North $62^{\circ}59'05''$ East a distance of 180.53 feet;

THENCE North $01^{\circ}24'20''$ West a distance of 455.57 feet to a point on the south line of Government Lot 1 of said Section 1;

THENCE North $89^{\circ}37'52''$ East, along said south line, a distance of 1,072.57 feet to a point on the east line of the Northeast Quarter of said Section 1;

THENCE South $00^{\circ}04'49''$ East, along said east line, a distance of 1,324.83 feet to the northeast corner of the Southeast Quarter of said Section 1;

THENCE South $00^{\circ}05'00''$ East, along the east line of said Southeast Quarter, a distance of 671.45 feet;

THENCE South $89^{\circ}36'22''$ West, parallel with the south line of said Southeast Quarter, a distance of 423.00 feet;

THENCE South $00^{\circ}05'00''$ East, parallel with the east line of said Southeast Quarter, a distance of 260.00 feet;

THENCE North $89^{\circ}36'22''$ East, parallel with the south line of said Southeast Quarter, a distance of 423.00 feet to a point on the east line of said Southeast Quarter;

THENCE South $00^{\circ}05'00''$ East, along said east line, a distance of 1,725.00 feet to the POINT OF BEGINNING.

EXHIBIT "B" TO DEED

Permitted Exceptions

1. Ad Valorem taxes for 2021, and subsequent years, amounts of which are not ascertainable, due or payable.
2. All interest in and to all oil, gas, coal, metallic ores and other minerals in and under and that may be produced from insured premises, and all rights, interests and estates of whatsoever nature incident to or growing out of said outstanding minerals.
3. Easement in favor of the City of Oklahoma City recorded in Book 757, Page 34.
4. Easement in favor of the City of Oklahoma City recorded in Book 791, Page 529.
5. Easement in favor of the City of Oklahoma City recorded in Book 795, Page 770.
6. Easement in favor of the City of Oklahoma City recorded in Book 795, Page 771.
7. Easement in favor of the City of Oklahoma City recorded in Book 795, Page 773.
8. Easement in favor of Baron Exploration Company recorded in Book 3132, Page 936.
9. Easement in favor of Baron Exploration Company recorded in Book 3212, Page 308.
10. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 3276, Page 621.
11. Quit Claim Deed in favor of the City of Oklahoma City and the Oklahoma City Water Utilities Trust recorded in Book 3281, page 653.
12. Easement in favor of the City of Oklahoma City recorded in Book 3529, page 219.
13. The following matters disclosed on an ALTA/ACSM survey made by Randall A. Mansfield LPLS #1613 of Dodson-Thompson-Mansfield, PLLC on March 10, 2015: (a) fencing crossing the Westerly boundary line of Tract Two of subject property as referenced by plat of survey.

Doc#: R 2020 2632
Bk&Pg: RB 5018 42-45
Filed: 01-29-2020
10:25:29 AM
Canadian County, OK

ARB
D

After recording, return to:
Cheryl McDaniel
Hartzog Conger Cason *env*
201 Robert S. Kerr Ave., Suite 1600
Oklahoma City, OK 73102



4m

**DEED
(Surface Only)**

KNOW ALL MEN BY THESE PRESENTS:

That Robert Larry Specht, a single person; Tommy Stephen Specht, Trustee of the Tommy S. Specht Separate Property Trust, u/d/t June 26, 2013; and Steven Hill and Patty Hill, as Trustees of the Steven and Patty Hill Family Trust (the "Grantors"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Specht Family LLC, an Oklahoma limited liability company, whose tax mailing address is 5661 Canalino Drive, Carpinteria, California 93013 (the "Grantee"), two (2) tracts of real property situated in Canadian County, Oklahoma and more particularly described as follows, to wit:

The North 260 feet of the South 1985 feet of the East 423 feet of the Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

AND

The South Half of the East Half of the Northeast Quarter (S/2 E/2 NE/4) (which East half of the NE/4 is also described as Lot One (1) and the SE/4 of the NE/4) of Section Two (2), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, containing 40.255 acres, more or less.

"EXEMPT DOCUMENTARY STAMP TAX - 68 O.S. §3202(4)"

together with the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas and other minerals therein and thereunder, and SUBJECT TO easements, restrictions and rights of ways of record.

TO HAVE AND TO HOLD said described premises in fee simple unto the Grantee, and Grantee's successors and assigns forever.

This deed is given without warranty, however Grantee will have the benefit of all prior warranties, which are hereby assigned to Grantee.

4/24

Signed and delivered effective Dec 4, 2019.

[Signature]
Robert Larry Specht, a single person

STATE OF District of Columbia)
) SS:
COUNTY OF N/A)

The foregoing instrument was acknowledged before me this 4th day of December, 2019,
by Robert Larry Specht, a single person.

[Signature]
Notary Public

My Commission Expires:
My Commission Number:

11-30-2021
N/A

Robert Kotchenreuther II
Notary Public, District of Columbia
My Commission Expires 11-30-21



Signed and delivered effective December 2, 2019.

STEVEN AND PATTY HILL FAMILY TRUST

By: [Signature]
Steven Hill, Co-Trustee

By: [Signature]
Patty Hill, Co-Trustee

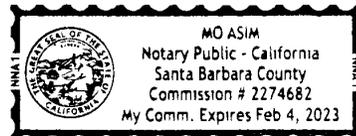
STATE OF California
COUNTY OF Santa Barbara) SS:

The foregoing instrument was acknowledged before me this 02 day of December, 2019,
by Steven Hill and Patty Hill, Co-Trustees the Steven and Patty Hill Family Trust.

[Signature]
Notary Public

My Commission Expires: Feb 04, 2023
My Commission Number: 2274682

T:\15132.6002\DEED\Deed - Surface Only (Final) (899803).rtf



Westpoint Developers, LLC.
2731 S. I-35 Service Rd
Moore, OK 73160
(405) 366-0000

August 21, 2024

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

RE: Proposed Dove Crossing

To Whom It May Concern:

This letter will provide Dove Crossing Development, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and planning of 122.44± acres being a part of the SE/4 of Section 1, T-13-N, R-5-W, I.M., Canadian County, Oklahoma City, OK and generally located northwest of NW 150th Street and County Line Rd.



By: Anthony Mirzaie
Title: Manager

CTA Project #21608800

Owner: Specht Family LLC
Address: 11522 Helen Way
Bakersfield, Ca. 93311
Phone: 661-747-0734

August 21, 2024

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

RE: Proposed Dove Crossing

To Whom It May Concern:

This letter will provide Dove Crossing Development, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and planning of 2.5± acres being a part of the SE/4 of Section 1, T-13-N, R-5-W, I.M., Canadian County, Oklahoma City, OK and generally located northwest of NW 150th Street and County Line Rd.

T. Specht AIF for Patty Hill, Larry Specht
By: T.S. Specht
Title: AIF for Patty Hill and Larry Specht

CTA Project #

Legal Description

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Southeast Quarter; thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary line the following Twenty-One (21) courses:

1. N00°04'59"W a distance of 172.54 feet; thence
2. N89°55'01"E a distance of 13.48 feet; thence
3. N00°04'59"W a distance of 339.28 feet; thence
4. N28°24'45"W a distance of 614.29 feet; thence
5. N89°55'01"E a distance of 141.81 feet; thence
6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; thence
8. S28°24'45"E a distance of 67.49 feet; thence
9. N61°35'15"E a distance of 50.00 feet; thence
10. N89°55'01"E a distance of 328.68 feet; thence
11. N00°04'59"W a distance of 323.76 feet; thence
12. N89°55'01"E a distance of 95.00 feet; thence
13. S45°04'59"E a distance of 35.36 feet; thence
14. S00°04'59"E a distance of 15.00 feet; thence
15. N89°55'01"E a distance of 50.00 feet; thence
16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; thence
18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; thence
19. S42°31'19"E a distance of 36.90 feet; thence
20. S00°04'59"E a distance of 65.70 feet; thence
21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; thence

S00°04'59"E along said East Line a distance of 1114.04 feet to the POINT OF BEGINNING.

Said tract contains 772,291 Sq Ft or 17.73 Acres, more or less.

TOGETHER WITH

A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence

N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plat the following Nine (9) courses:

1. S89°55'01"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 23.34 feet; thence
3. S89°55'01"W a distance of 192.95 feet; thence
4. N80°05'35"W a distance of 119.70 feet; thence
5. N70°06'09"W a distance of 875.04 feet; thence
6. S08°39'34"W a distance of 2.36 feet; thence
7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
8. 28.51 feet along the arc of said curve having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence
9. S72°02'51"W a distance of 208.75 feet; thence

N25°16'14"W a distance of 848.24 feet; thence
N56°47'15"W a distance of 524.12 feet; thence
N39°42'16"E a distance of 1219.61 feet; thence
N58°39'20"E a distance of 92.20 feet; thence
S88°28'56"E a distance of 85.30 feet; thence
S50°52'38"E a distance of 288.78 feet; thence
S86°47'54" E a distance of 130.37 feet; thence
N62°59'07"E a distance of 180.53 feet; thence
N01°24'19"W a distance of 455.57 feet; thence
N89°37'53"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
S00°04'48"E along the East Line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

Said tract contains 4,561,013 Sq Ft or 104.71 Acres, more or less.
Total tract contains 5,333,304 Sq FT or 122.44 Acres, more or less

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 600 feet of:

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Southeast Quarter; thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary line the following Twenty-One (21) courses:

1. N00°04'59"W a distance of 172.54 feet; thence
2. N89°55'01"E a distance of 13.48 feet; thence
3. N00°04'59"W a distance of 339.28 feet; thence
4. N28°24'45"W a distance of 614.29 feet; thence
5. N89°55'01"E a distance of 141.81 feet; thence
6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; thence
8. S28°24'45"E a distance of 67.49 feet; thence
9. N61°35'15"E a distance of 50.00 feet; thence
10. N89°55'01"E a distance of 328.68 feet; thence
11. N00°04'59"W a distance of 323.76 feet; thence
12. N89°55'01"E a distance of 95.00 feet; thence
13. S45°04'59"E a distance of 35.36 feet; thence
14. S00°04'59"E a distance of 15.00 feet; thence
15. N89°55'01"E a distance of 50.00 feet; thence
16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; thence
18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; thence
19. S42°31'19"E a distance of 36.90 feet; thence
20. S00°04'59"E a distance of 65.70 feet; thence
21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; thence S00°04'59"E along said East Line a distance of 1114.04 feet to the POINT OF BEGINNING.

TOGETHER WITH

A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plat the following Nine (9) courses:

1. S89°55'01"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 23.34 feet; thence

3. S89°55'01"W a distance of 192.95 feet; thence
 4. N80°05'35"W a distance of 119.70 feet; thence
 5. N70°06'09"W a distance of 875.04 feet; thence
 6. S08°39'34"W a distance of 2.36 feet; thence
 7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
 8. 28.51 feet along the arc of said curve having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence
 9. S72°02'51"W a distance of 208.75 feet; thence
- N25°16'14"W a distance of 848.24 feet; thence
 N56°47'15"W a distance of 524.12 feet; thence
 N39°42'16"E a distance of 1219.61 feet; thence
 N58°39'20"E a distance of 92.20 feet; thence
 S88°28'56"E a distance of 85.30 feet; thence
 S50°52'38"E a distance of 288.78 feet; thence
 S86°47'54" E a distance of 130.37 feet; thence
 N62°59'07"E a distance of 180.53 feet; thence
 N01°24'19"W a distance of 455.57 feet; thence
 N89°37'53"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
 S00°04'48"E along the East Line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
 S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

OWNER OF RECORD: **WESTPOINT DEVELOPERS, LLC and SPECHT FAMILY, LLC**

That the addresses that are listed have been taken from the Treasurer's records of Canadian County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

090153054

DOVE CROSSING DEVELOPMENT, LLC
 2731 S I-35 SERVICE RD.MOORE.OK.73160

T13N R05W S01 SE4 A#3 PT SE4 - BEG 663.49'W OF SE/C, TH W1173.55' N50'

090031460

MEIWES, ANDREW
 4320 MOFFAT RD NW.PIEDMONT.OK.73078

MULTIPLE

090031463

SHIPLEY, BRET EDWARD
 1808 E HWY 152.MUSTANG.OK.73064-0000

T13N R05W S01 NW4 A#1 - BEING THE E/2 NW4 AKA OGS LOT 3(40.22Ac) & SE4 NW4

090031466

DONAT, ANNA
 PO BOX 31943.EDMOND.OK.73003

T13N R05W S01 SW4 A#1 - BEING ALL SW4

090031986

PYLE, LESTER & MARY TRUST
 28268 N 2940 RD.KINGFISHER.OK.73750

T13N R05W S12 NW4 A#1 - BEING THE W/2 NW4 & NE4 NW4 & N/2 N/2 SE4 NW4

090131477

WP LAND, LLC
2731 S I-35 SERVICE RD.MOORE.OK.73160

T13N R05W S12 NE4 A#2 PT NE4

090112825

WYATT, TRAVIS & JENNIFER LIVING TRUST
9013 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOT 11 BLK 2

090112822

REED, FREEMAN
9001 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOT 8 & 9-A1 BLK 2

090112824

SAMARRIPAS, NICHOLAS & LORA
9009 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOTS 10 & 9-A2 BLK 2 BEING ALL LT 10 & PT LT 9 - BEG @ SW/C LT 9 TH

090112873

MONTEREAU PROP OWNERS ASSOC, INC
2731 S I-35 SERVICE RD.MOORE.OK.73160

MULTIPLE

090112826

JOHNSON, TRINITY & EMILY
9017 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOT 12 BLK 2

090112827

CAMPBELL, CHAD T & MELONNA
9021 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOT 13 BLK 2

090112828

FKH SFR PROPCO K, LP
1850 PKWY PL STE 900.MARIETTA.GA.30067

MONTEREAU LOT 14 BLK 2

090112829

DRAPER, RANDY E & DANA
9029 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOT 15 BLK 2

090112830

HARTFIELD FAMILY TRUST DTD 03/11/21
9033 NW 148TH PL.YUKON.OK.73099

MONTEREAU LOT 16 BLK 2

090112831

ENSIGN, KHANH MINH & LESLIE LEA
14817 ROCHEFORT LN.YUKON.OK.73099

MONTEREAU LOT 17 BLK 2

090150221

DR HORTON - TEXAS LTD LP
15509 N MAY AVE.EDMOND.OK.73013

MULTIPLE

090150263

GALVAN, GILBERT
9005 NW 149TH TER.YUKON.OK.73099

MONTEREAU PHASE 4 LOT 1 BLOCK 26

168680355

MCWALTER, COURTNEY
C/O BOKF RSP
PO BOX 24124 OKLAHOMA CITY , OK 73124

SPRING CREEK TOWNSHIP 000 000 PT SW4 SEC 6 13N 4W GOVT LOTS 6 & 7 IN W 1/2 SW4 OKLAHOMA COUNTY

168680345

COLLINS STEPHEN G & MARLO K
OKLAHOMA CITY, OK 73172

SPRING CREEK TOWNSHIP 04W 006 NW4 PT OF SEC 6 13N 4W OKLAHOMA COUNTY

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: September 3, 2024 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

A handwritten signature in black ink, appearing to read "Shana Dees", written over a horizontal line.

Shana Dees, License #4453

COMPLETED: September 10, 2024 Order No. 24307687

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD –

MASTER DESIGN STATEMENT

FOR

DOVE CROSSING

(N. COUNTY LINE ROAD & NW 150TH STREET)

9/12/2024

PREPARED FOR:

Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK 73160
(405) 366-0000
Anthony@westpointgroup.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Kendall.dillon@craftontull.com

Residential

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Dove Crossing, consisting of 122.44 acres is located within the SE/4 of Section 1, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of NW 150th street and west of North County Line Road.

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 / developer of this property is Westpoint Developers, LLC. (2731 S. I-35 Service Rd., Moore OK 73160).

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned (R1) Residential District. Surrounding properties are zoned and used for:

- North: (AA) Agricultural District and currently used as such.
- East: (AA) Agricultural District and currently used as such.
- South: (R1) Single-Family Residential District and currently Dove Crossing Section 1.
- West: (R1) Single-Family Residential District and currently vacant land.

SECTION 5.0PHYSICAL CHARACTERISTICS

The highest elevation is generally elevation 1130 near the southeast corner and falls in all directions. The lowest elevation of 1162 is along the streambed along the northern edge of the property. The slope of the site is approximately 1-10% throughout. The subject property has silty-loam and clay loam soil characteristics. Renfrow clay loam being the largest area. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into the Deer Creek River drainage basin. The subject property is located within a FEMA 100-year flood plain as well as a USGS Blue Line. There is a utility easement running through the west and northwest portion of the site.

SECTION 6.0CONCEPT

The concept for this PUD is to provide a modification to the lot requirements in Single-Family Residential District.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Washington Avenue or NW 164th St, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is N. County

Line Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is N.W. 150th Street, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the west is N. Morgan Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards.

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A public, 15” sanitary sewer line that runs north to northeast and an 8” sanitary sewer as part of Dove Crossing Section 1 will provide sanitary sewers to this Planned Unit Development. The existing sanitary sewer lines should be adequate.

7.3 WATER

Water facilities for this property are available. There is a 12” waterline located at Northwest corner of N.W. 150th street and County Line Road, Dove Crossing Section 1 and an 8” waterline located in Dove Crossing Section 1.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 3 located at 11601 N. MacArthur Boulevard, Oklahoma City, approximately 4.0 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

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

7.7 DRAINAGE

This property drains into the Deer Creek River drainage basin. Portions of the subject property are located within a FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City’s Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended (“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, 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the “R-1” Single-Family Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

9.1MODIFIED LOT REQUIREMENTS

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

- Minimum lot size: 4,000 square feet
- Minimum lot width from the platted front building line: 40 feet
- Minimum lot depth: 110 feet.
- Minimum depth of the front yard building line: 20 feet.
- Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.

9.4LIGHTING 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.

9.5 SCREENING REGULATIONS

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City’s Screening requirements in place at the time of development.

9.6 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage-ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD’s, provided the PUD is platted with drainage areas confined to common areas. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.8 ACCESS REGULATIONS

There shall be one point of access from N. County Line Road. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and “Limits of No Access” shall be established along lots abutting an arterial/section line road. This PUD shall have access to Dove Crossing’s Section One, in five locations: Willow Blvd., Dove Crossing Dr., and Cordia Ln., N.W. 151ST Street, and White Ash Lane.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan.

9.9PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public right-of-ways. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Single family residential development identification monument signs shall be permitted for the entrance access points located within this PUD. Signs may contain the name of the single-family addition. A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be monument type, a maximum of 10 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area).

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the N. County Line Road. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

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 – Master Development Plan

Exhibit C – Topographic Map

EXHIBIT A

LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Southeast Quarter; thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary line the following Twenty-One (21) courses:

1. N00°04'59"W a distance of 172.54 feet; thence
2. N89°55'01"E a distance of 13.48 feet; thence
3. N00°04'59"W a distance of 339.28 feet; thence
4. N28°24'45"W a distance of 614.29 feet; thence
5. N89°55'01"E a distance of 141.81 feet; thence
6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; thence
8. S28°24'45"E a distance of 67.49 feet; thence
9. N61°35'15"E a distance of 50.00 feet; thence
10. N89°55'01"E a distance of 328.68 feet; thence
11. N00°04'59"W a distance of 323.76 feet; thence
12. N89°55'01"E a distance of 95.00 feet; thence
13. S45°04'59"E a distance of 35.36 feet; thence
14. S00°04'59"E a distance of 15.00 feet; thence
15. N89°55'01"E a distance of 50.00 feet; thence
16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; thence
18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; thence
19. S42°31'19"E a distance of 36.90 feet; thence
20. S00°04'59"E a distance of 65.70 feet; thence
21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; thence

S00°04'59"E along said East Line a distance of 1114.04 feet to the POINT OF BEGINNING.

Said tract contains 772,291 Sq Ft or 17.73 Acres, more or less.

TOGETHER WITH

A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence

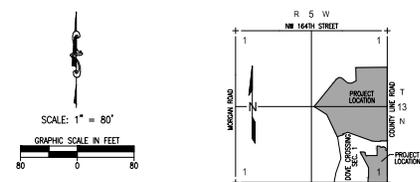
N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plat the following Nine (9) courses:

1. S89°55'01"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 23.34 feet; thence
3. S89°55'01"W a distance of 192.95 feet; thence
4. N80°05'35"W a distance of 119.70 feet; thence
5. N70°06'09"W a distance of 875.04 feet; thence
6. S08°39'34"W a distance of 2.36 feet; thence
7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
8. 28.51 feet along the arc of said curve having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence
9. S72°02'51"W a distance of 208.75 feet; thence

N25°16'14"W a distance of 848.24 feet; thence
N56°47'15"W a distance of 524.12 feet; thence
N39°42'16"E a distance of 1219.61 feet; thence
N58°39'20"E a distance of 92.20 feet; thence
S88°28'56"E a distance of 85.30 feet; thence
S50°52'38"E a distance of 288.78 feet; thence
S86°47'54" E a distance of 130.37 feet; thence
N62°59'07"E a distance of 180.53 feet; thence
N01°24'19"W a distance of 455.57 feet; thence
N89°37'53"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
S00°04'48"E along the East Line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

Said tract contains 4,561,013 Sq Ft or 104.71 Acres, more or less.
Total PUD contains 5,333,304 Sq FT or 122.44 Acres, more or less.

**MASTER DEVELOPMENT PLAN
OF
DOVE CROSSING**
A PART OF THE E/2 OF SECTION 1, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (14E) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Southeast Quarter; thence
S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary line the following Twenty-One (21) courses:

1. N00°04'59"W a distance of 172.54 feet; thence
2. N89°55'01"E a distance of 13.48 feet; thence
3. N00°04'59"W a distance of 338.28 feet; thence
4. N28°24'45"W a distance of 614.29 feet; thence
5. N89°55'01"E a distance of 141.81 feet; thence
6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.8 feet which bears S14°14'52"E; thence
8. S28°24'45"E a distance of 67.49 feet; thence
9. N61°35'57"E a distance of 50.00 feet; thence
10. N89°55'01"E a distance of 328.68 feet; thence
11. N00°04'59"W a distance of 323.76 feet; thence
12. N89°55'01"E a distance of 86.30 feet; thence
13. S45°04'59"E a distance of 35.36 feet; thence
14. S00°04'59"E a distance of 15.00 feet; thence
15. N89°55'01"E a distance of 50.00 feet; thence
16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence
17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S72°25'27"E to a point of reverse curvature; thence
18. S65.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'30"E; thence
19. S42°31'19"E a distance of 36.90 feet; thence
20. S00°04'59"E a distance of 65.70 feet; thence
21. N89°55'01"E a distance of 50.00 feet; thence

S00°04'59"E a distance of 1114.04 feet to the POINT OF BEGINNING.

Said tract contains 772,291 Sq Ft or 17.73 Acres, more or less.

TOGETHER WITH

A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (14E) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

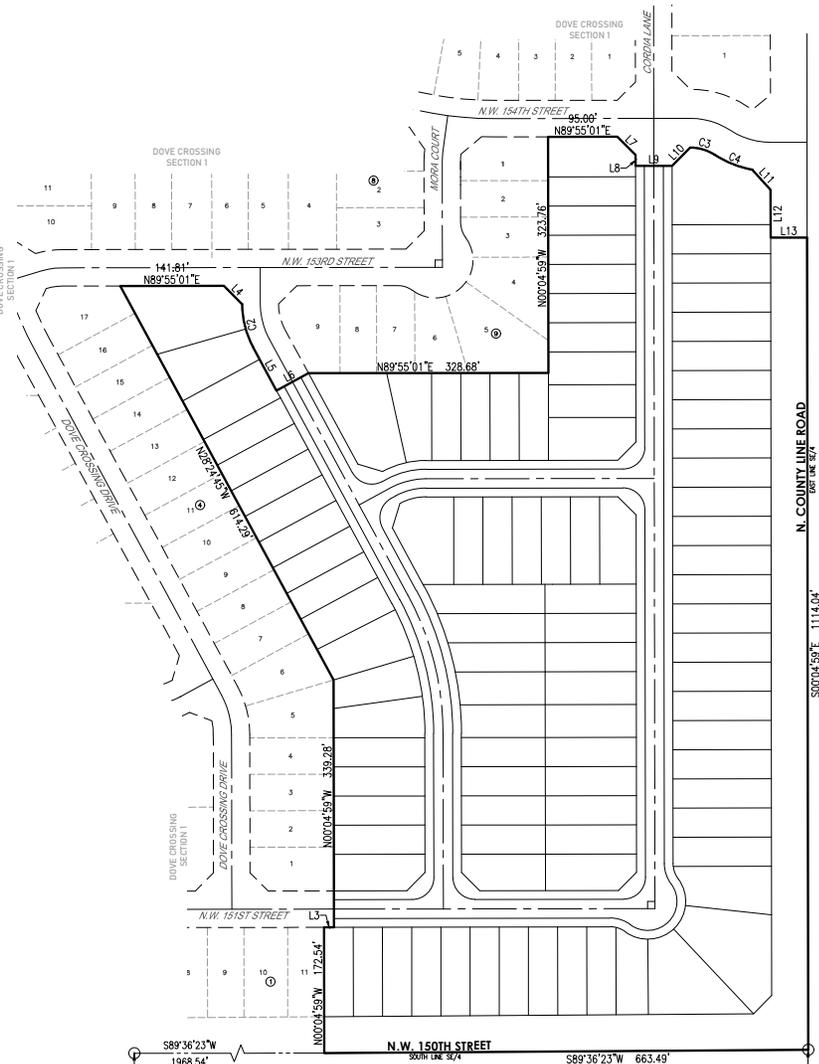
BEGINNING at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence

N22°16'14"W along the East line of said SE/4 a distance of 1446.04 feet to a point being the Northeastmost East corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along the exterior boundary line of said plot the following Nine (9) courses:

1. S89°55'01"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 23.34 feet; thence
3. S89°55'01"W a distance of 192.95 feet; thence
4. N87°05'35"W a distance of 119.70 feet; thence
5. N70°04'59"W a distance of 875.04 feet; thence
6. S09°39'34"W a distance of 2.36 feet; thence
7. S72°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
8. 28.51 feet along the arc of said curve having a radius of 870.00 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence
9. S72°02'51"W a distance of 208.75 feet; thence
- N25°16'14"W a distance of 848.24 feet; thence
- N28°47'17"W a distance of 524.12 feet; thence
- N39°42'16"E a distance of 1219.61 feet; thence
- N58°39'20"E a distance of 92.20 feet; thence
- S89°55'01"E a distance of 65.70 feet; thence
- S05°52'38"E a distance of 288.78 feet; thence
- S84°47'54"E a distance of 130.37 feet; thence
- N62°50'07"E a distance of 180.53 feet; thence
- N07°24'19"W a distance of 455.57 feet; thence
- N89°55'01"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
- S00°04'59"E along the East Line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
- S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

Said tract contains 4,561,013 Sq Ft or 104.71 Acres, more or less.

Total tract contains 5,333,304 Sq Ft or 122.44 Acres, more or less.



LINE #	LENGTH	DIRECTION
L1	23.34	S00° 04' 59"E
L2	2.37	S08° 30' 34"W
L3	15.48	N89° 55' 01"E
L4	35.36	S45° 04' 59"E
L5	67.49	S28° 24' 45"E
L6	50.00	N61° 35' 57"E
L7	35.36	S45° 04' 59"E
L8	15.00	S00° 04' 59"E
L9	50.00	N89° 55' 01"E
L10	35.36	N44° 55' 01"E
L11	36.90	S42° 31' 19"E
L12	65.70	S00° 04' 59"E
L13	50.00	N89° 55' 01"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.51	875.00	20°14'21"	S18° 47' 24"E	28.51
C2	61.81	125.00	28°16'48"	S14° 14' 52"E	61.81
C3	34.94	60.00	62°32'20"	S72° 25' 27"E	34.45
C4	56.50	140.00	62°30'19"	S68° 16' 30"E	56.12

SE CORNER OF SE/4 OF SECTION 1, T13N, R5W, I.M.

POINT OF BEGINNING
SE CORNER OF SE/4 OF SECTION 1, T13N, R5W, I.M.

OWNER/DEVELOPER

WESTPOINT DEVELOPERS, LLC,
2731 S. I-35 SERVICE RD.
MOORE, OK
73160

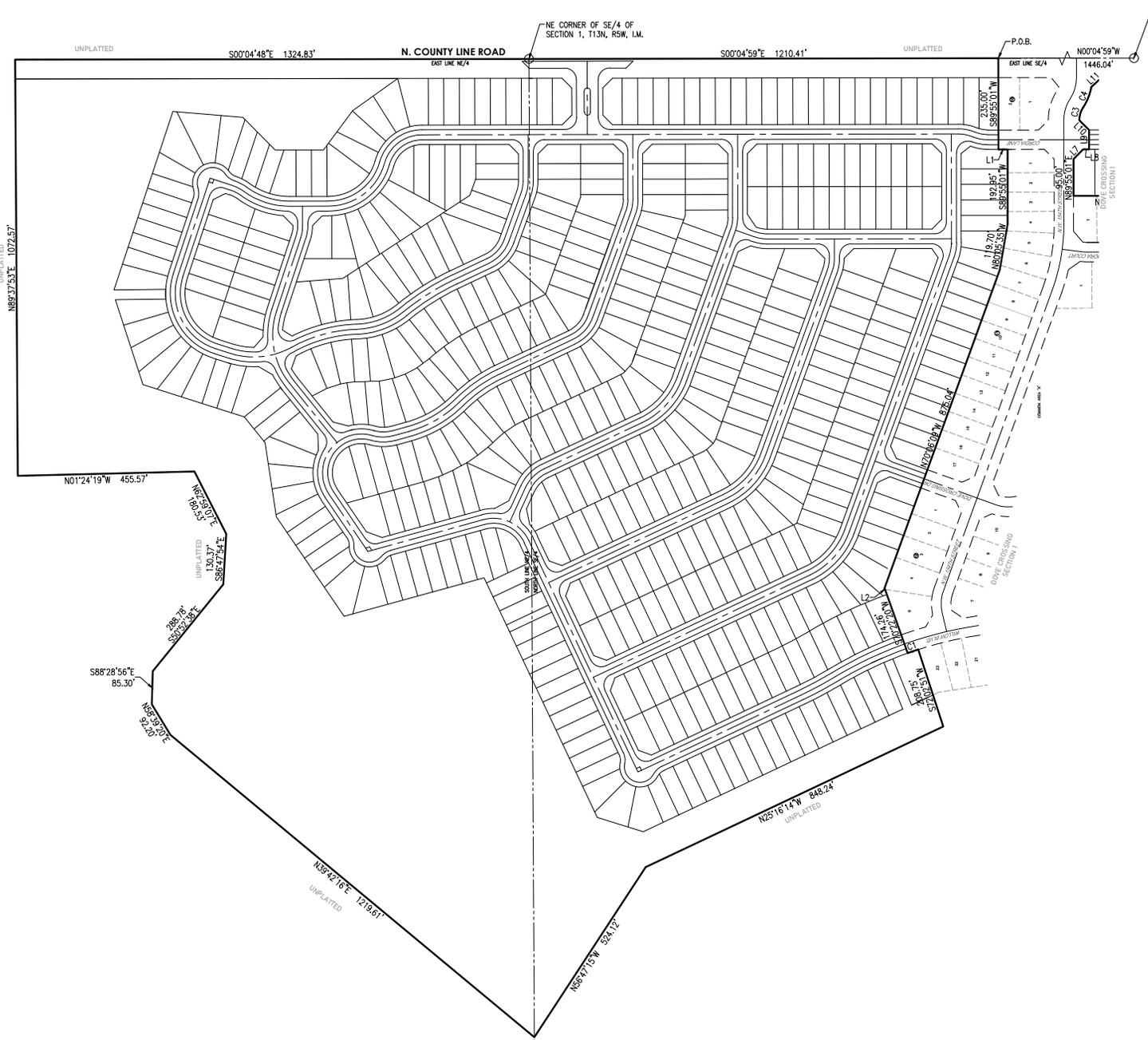
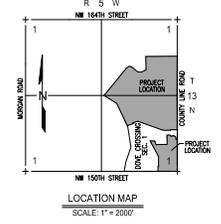
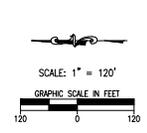


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SHEET NO.: 1 OF 2
DATE: 8/28/2024
PROJECT NO.: 216088-00

EXHIBIT B

MASTER DEVELOPMENT PLAN
OF
DOVE CROSSING
A PART OF THE E/2 OF SECTION 1, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



OWNER/DEVELOPER
WESTPOINT DEVELOPERS, L.L.C.
2731 S. I-35 SERVICE RD.
MOORE, OK
73160

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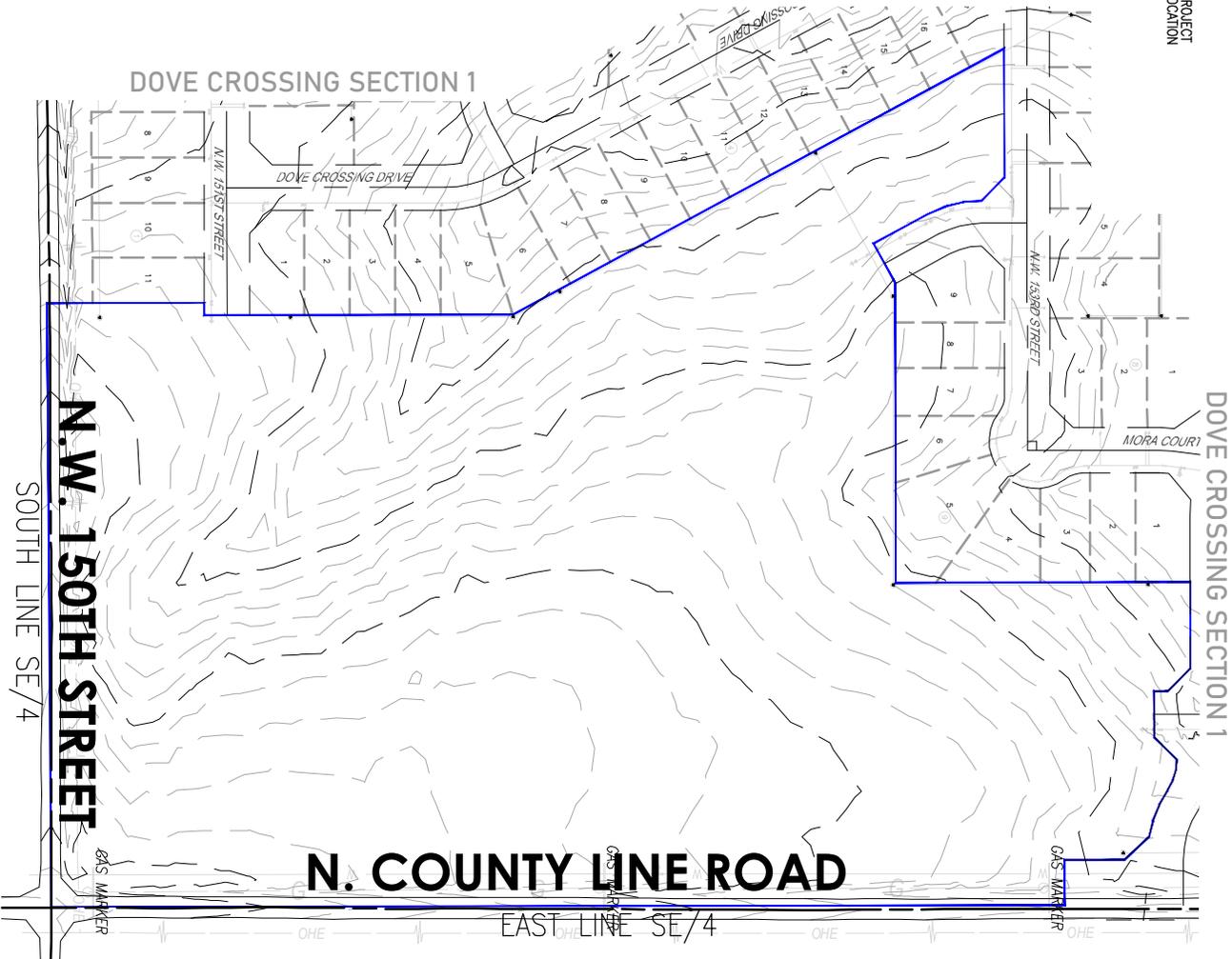
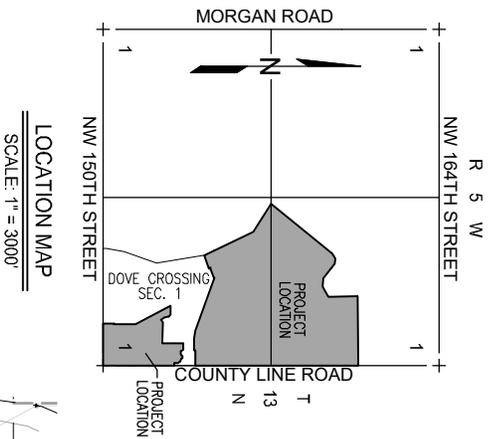
SHEET NO.: 2 OF 2
DATE: 8/28/2024
PROJECT NO.: 216088-00

EXHIBIT B

MASTER DEVELOPMENT PLAN
DOVE CROSSING

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DRAWING: C:\DRAWING\2024\216088\216088-00-01-01.dwg



SCALE: 1" = 200'



PROJECT OWNER & DEVELOPER

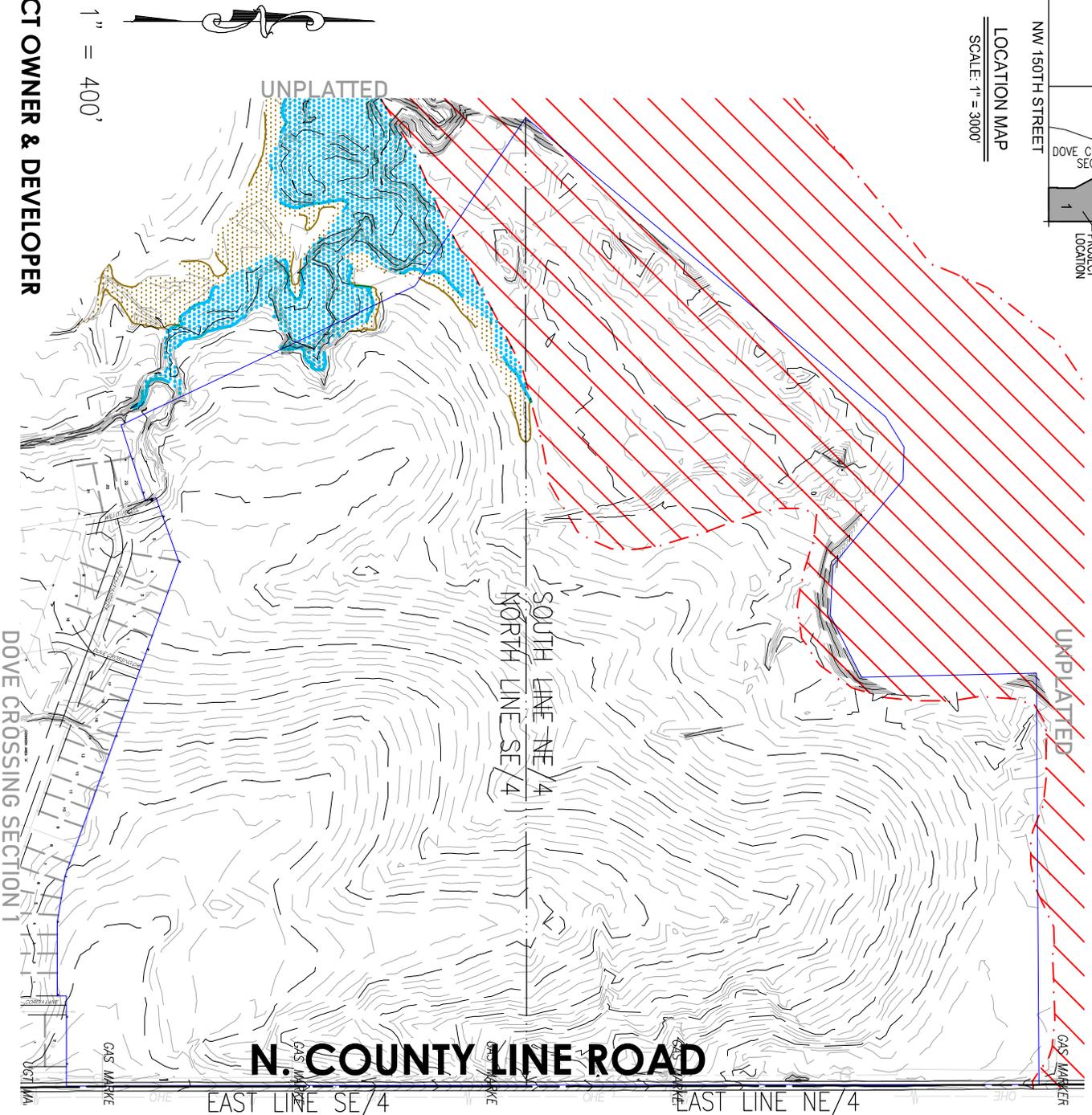
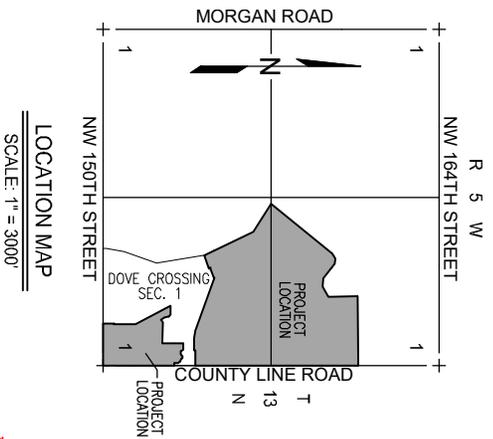
Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK
73160

PH: 405-366-0000
email: Anthony@westpointgroup.com

DRAWING: G:121608800_DOVECRSNGINERASTRUCTURECIVILDWGLSIPUD EXHIBIT - TOPODWG

TOPOGRAPHIC MAP - DOVE CROSSING

 <p>Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com</p>	<p>300 Pointe Parkway Blvd. Yukon, Oklahoma 73099</p>	<p>SHEET NO.: 1 of 2 DATE: 08/28/24 PROJECT NO.: 21608800</p>
	<p>CERTIFICATE OF AUTHORIZATION: CANNON PEDESTAL EXHIBIT 8/29/2025</p>	



SCALE: 1" = 400'

PROJECT OWNER & DEVELOPER

Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK
73160

PH: 405-366-0000
email: Anthony@westpointgroup.com

DRAWING: G:121608800_DOVECRSNGINERASTRUCTURECIVILDWG1SLPIDU EXHIBIT - TOPODWG

TOPOGRAPHIC MAP - DOVE CROSSING

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



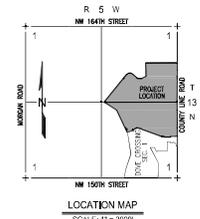
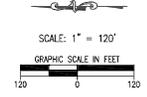
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CERTIFICATE OF AUTHORIZATION:
CAY951P151 EXHIBIT 8/29/2025

SHEET NO.: 2 of 2
DATE: 08/28/24
PROJECT NO.: 21608800

MASTER DEVELOPMENT PLAN
OF
DOVE CROSSING
A PART OF THE E/2 OF SECTION 1, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land abutted within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

- BEGINNING at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence
- N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to a point being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plot the following Nine (9) courses:
1. S89°50'01"W a distance of 235.00 feet; thence
 2. S00°04'59"E a distance of 1210.41 feet; thence
 3. S89°50'01"W a distance of 192.95 feet; thence
 4. N80°50'35"W a distance of 119.70 feet; thence
 5. N07°05'10"W a distance of 875.04 feet; thence
 6. S08°39'34"W a distance of 2.36 feet; thence
 7. S10°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
 8. 28.51 feet along the arc of said curve having a radius of 875.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence
 9. S72°02'51"W a distance of 238.70 feet; thence
- N27°01'4"W a distance of 848.24 feet; thence
- N62°17'05"W a distance of 524.12 feet; thence
- N39°42'16"E a distance of 1219.61 feet; thence
- N67°58'20"E a distance of 92.20 feet; thence
- S88°28'56"E a distance of 85.30 feet; thence
- S5°02'38"E a distance of 288.78 feet; thence
- S88°41'54"E a distance of 130.37 feet; thence
- N62°59'07"E a distance of 180.53 feet; thence
- N01°24'19"W a distance of 455.57 feet; thence
- N82°07'43"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
- S0°04'48"E along the East line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
- S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.
- Said tract contains 4,561,013 Sq Ft or 104.71 Acres, more or less.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.54'	S00° 04' 59"E
L2	2.36'	S08° 39' 34"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	28.51'	875.02'	301°40'31"	S18° 47' 24"E	28.51'

OWNER/DEVELOPER
WESTPOINT DEVELOPERS, L.L.C.
2731 S. I-35 SERVICE RD.
MOUND, OK
73160

MASTER DEVELOPMENT PLAN DOVE CROSSING		<p>Crafton Tull architectural engineering</p> <p>445 N. LINCOLN BLVD. SUITE 100 OKLAHOMA CITY, OK 73102 www.crafton4.com</p>
SHEET NO.: 1 OF 1 DATE: 8/28/2024 PROJECT NO.: 216088-00	300 Fortna Parkway West Tulsa, Oklahoma 74309	

DATE PLOTTED: 8/28/2024 10:58:11 AM