



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

Case No.:	PC - 10794
File Date:	27 Dec 21
Ward No.:	3
Nbhd. Assoc.:	Mustang
School District:	AA
Extg Zoning:	AA
Overlay:	-

Reno Ave. Rezone

Project Name

9500 W Reno Ave.

Address / Location of Property to be Rezoned

Undeveloped

Present Use of Property

Industrial Development

Purpose Statement / Proposed Development

I-2, "Moderate Industrial" District

Proposed Zoning District

+/- 27.08 acres

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):

Marcia McCauley Morgan

Name

1638 Queenstown Rd.

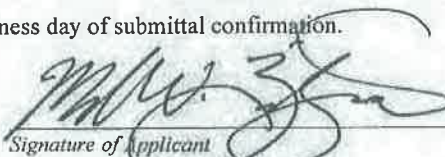
Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

Phone

Email


Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

January 27, 2022

City of Oklahoma City
Development Services Department
420 W. Main St.
Oklahoma City, OK 73102

Attention: Mr. JJ Chambless

RE: 9500 W Reno Ave.: Rezoning Submittal

Dear JJ:

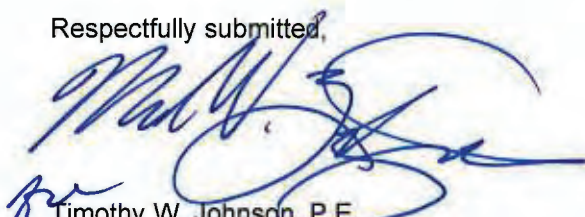
On behalf of our client, Tristar Properties, we are submitting a request for a rezoning application to be reviewed and recommended for approval by the Planning Commission for the property located at 9500 W Reno Ave. in west Oklahoma City. The subject site is currently zoned as AA, "Agricultural" District. This application seeks to rezone the property to I-2, "Moderate Industrial" District to allow for the proposed industrial development. The proposed development, totaling +/- 27.08 acres, will complement the surrounding industrial developments.

Please find attached the following submittal documents for the above referenced project:

- Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot radius Ownership List
- Ownership List Spreadsheet
- Rezone Exhibit
- Filing Fee of \$1,500.00

Please review the following information for its completeness and place this application on the Planning Commission docket for **March 10, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5172 000 / ZON]

Marcia McCauley Morgan
1638 Queenstown Rd.
Oklahoma City, OK 73116

January 18, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

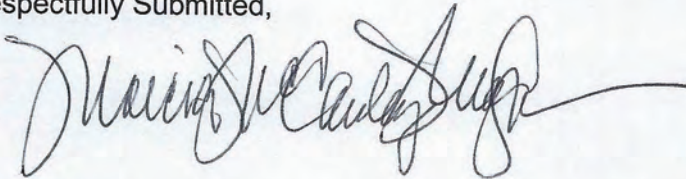
Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear Mr. Chambless:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on my behalf in the submittal and processing of this rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at 405-843-6630.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Marcia McCauley Morgan", with a long horizontal flourish extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5172 000/ZON

Not Official

Not Official

BOOK 2340 PAGE 0684

12th
③

CORRECTION SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Worth O. McCauley, Jr., Trustee for Martha Jane McCauley, now Martha Jane Mulholland and Marcia Ann McCauley, in an undivided interest, in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Marcia McCauley Morgan, formerly Marcia Ann McCauley, having a mailing address at 1638 Queenstown Road, Oklahoma City, Oklahoma 73116, all of Grantor's right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the real property and premises situated in Canadian County, State of Oklahoma, which is described on Exhibit "A" attached hereto and made a part hereof, together with all the improvements thereon and the appurtenances thereunto belonging.

Prior to the date hereof by virtue of a warranty deed executed on May 14, 1982, the Grantor transferred a tract of land containing 27.08 acres, more or less, with an erroneous legal description resulting from an incorrect beginning point. It was and is the intention of the Grantor to correct that legal description with this Correction Special Warranty Deed. This transfer is made directly to Marcia McCauley Morgan as the trust which was the Grantee in 1982 has terminated and title to all property has transferred from the trust to Marcia McCauley Morgan.

TO HAVE AND TO HOLD the above-described premises unto the said Grantee, its successors and assigns, forever, so that neither the said Grantor, nor any other person in Grantor's name and behalf, shall or will hereafter claim or demand any right to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has executed this Correction Special Warranty Deed this
2nd day of May, 2000.

num. Index _____
B. & P.N. Index _____
Margin _____

"Grantor":

Worth O. McCauley, Jr. - Trustee
Worth O. McCauley, Jr., Trustee for Martha Jane
McCauley, now Martha Jane Mulholland and Marcia
Ann McCauley, in an undivided interest

Return and Mail Tax Statements to:
Marcia McCauley Morgan
1638 Queenstown Road
Oklahoma City, Oklahoma 73116

OC NUMBER 2000009200
BK 2340 PG 684-686
DATE 05/04/00 15:24:51
FILING FEE \$12.00
DOC TAX \$0.00
MARK MISHOE, CANADIAN
Oklahoma County Clerk
RECORDED AND FILED



Not Official

Not Official

Not Official

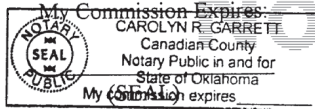
Not Official

BOOK 2340 PAGE 0685

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on May 2, 2000,
by Worth O. McCauley, Jr., Trustee for Martha Jane McCauley, now Martha Jane Mulholland and
Marcia Ann McCauley, in an undivided interest.

Carolyn R. Garrett
Notary Public



EXEMPT FROM OKLAHOMA
DOCUMENTARY STAMP TAX
PURSUANT TO 68 O.S. § 3202(3) AND (4)

Not Official

Not Official

Not Official

Not Official

Not Official

Not Official

BOOK 2340 PAGE 0686

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
OF A 27.08 ACRE TRACT OF LAND
IN THE NW/4 OF SECTION 1,
T 11 N - R 5 W,
CANADIAN COUNTY, OKLAHOMA**

Not Official

Beginning at a point on the South right-of-way line of Reno Ave. which bears S 00°41'47" W a distance of 70.00 feet and S 89°47'47" E a distance of 1726.61 feet from the Northwest corner of said Section 1.

Thence along the South right-of-way line of Reno Ave. S 89°47'47" E a distance of 907.43 feet to a point on the East line of the Northwest Quarter of said Section 1;

Thence along the East line of the Northwest Quarter of said Section 1, S 00°42'25" E a distance of 1276.86 feet to a point on the North right-of-way line of Interstate 40;

Thence along the North right-of-way of Interstate 40 the following courses and distances:

N 89°56'12" W a distance of 765.24 feet;

S 89°41'20" W a distance of 173.50 feet;

Thence N 00°41'47" E a distance of 1280.18 feet to the POINT OF BEGINNING, and containing 27.08 acres of land more or less.

Not Official

Not Official

Not Official

Not Official

LEGAL DESCRIPTION

Reno Ave. Rezone

Meets and Bounds description of a 27.08 acre tract of land in the NW/4 of Section 1, Township 11 North, Range 5 West, Canadian County, Oklahoma.

Beginning at a point on the South right-of-way line of Reno Ave. which bears S 00°41'47" W a distance of 70.00 feet and S 89°47'47" E a distance of 1726.61 feet from the Northwest corner of said Section 1.

Thence along the South right-of-way line of Reno Ave. S 89°47'47" E a distance of 907.43 feet to a point on the east line of the Northwest Quarter of said Section 1;

Thence along the East line of the Northwest Quarter of said Section 1, S 00°42'25" E a distance of 1276.86 feet to a point on the North right-of-way line of Interstate 40;

Thence along the North right-of-way of Interstate 40 the following courses and distances:

N 89°56'12" W a distance of 765.24 feet;

S 89°41'20" W a distance of 173.50 feet;

Thence N 00°41'47" E a distance of 1280.18 feet to the POINT OF BEGINNING, and containing 27.08 acres of land more or less.

As recorded in Book 2340, Page 686, Canadian County, Oklahoma.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

A tract of land in the NW/4 of Section 1, Township 11 North, Range 5 West, Canadian County, Oklahoma.

Beginning at a point on the South right-of-way line of Reno Ave. which bears S 00°41'47" W a distance of 70.00 feet and S 89°47'47" E a distance of 1726.61 feet from the Northwest corner of said Section 1.

Thence along the South right-of-way line of Reno Ave. S 89°47'47" E a distance of 907.43 feet to a point on the east line of the Northwest Quarter of said Section 1;

Thence along the East line of the Northwest Quarter of said Section 1, S 00°42'25" E a distance of 1276.86 feet to a point on the North right-of-way line of Interstate 40;

Thence along the North right-of-way of Interstate 40 the following courses and distances:

N 89°56'12" W a distance of 765.24 feet;

S 89°41'20" W a distance of 173.50 feet;

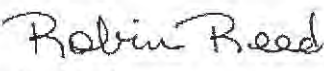
Thence N 00°41'47" E a distance of 1280.18 feet to the POINT OF BEGINNING,

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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: January 12, 2022 at 7:30 AM

First American Title Insurance Company

By: 

Robin Reed

Abstractor License No. 4746

OAB Certificate of Authority # 0058

File No. 2710931-WA99

SURFACE OWNERSHIP LIST

ORDER NO. 2710931

DATE PREPARED: January 24, 2022

EFFECTIVE DATE: January 12, 2022

OWNER	LOT	BLK	ADDITION OR STR
Marcia McCauley Morgan formerly Marcia Ann McCauley 1638 Queenstown Rd. Oklahoma City, OK 73116			Pt. NW/4 1-11N-5W (A-8 on map) Subject Property
Grace Properties, II, LLC 14601 Metro Plaza Blvd. Edmond, OK 73013	1	1	MULHOLLAND INDUSTRIAL
BWAC, LLC P.O. Box 852045 Yukon, OK 73085	2	1	MULHOLLAND INDUSTRIAL
NWT 2850, LLC 11811 N. Frwy Ste. 210 Houston, TX 77060	3	1	MULHOLLAND INDUSTRIAL
I Chalfant & CO 1809 Arrow Ln. Garland, TX 75042			Pt. SW/4 36-12N-5W (A-6 on map)
CAV Properties, LLC 9525 W. Reno Ave. Oklahoma City, OK 73127			Pt. SW/4 36-12N-5W (A-7 on map)
Patwell Properties, LLC 9505 W. Reno Ave. Oklahoma City, OK 73127	1-4	2	COOLEY INDUSTRIAL PARK
Teresa Anne Spanier Trust UID July 24, 1990 1359 E 26 th St. Tulsa, OK 74114	1	1	COOLEY INDUSTRIAL PARK
Horace Wayne Cooley & Ruth E Cooley a/k/a Ruth Ellen Cooley, Co-Trustees of the Cooley Family Revocable Trust dated 30 th day of March, 2004 P.O. Box 231 Piedmont, OK 73078	2	1	COOLEY INDUSTRIAL PARK
George L Fitzhugh & Mary A Fitzhugh P.O. Box 271563 Oklahoma City, OK 73137	3	1	COOLEY INDUSTRIAL PARK
DPI Development, LLC 4141 Highline Blvd Ste. 180 Oklahoma City, OK 73108			Pt. SE/4 36-12N-5W (A-11 & A-6 on map)
Newey Family Partners, LLC P.O. Box 50471 Midwest City, OK 73140			Pt. SE/4 36-12N-5W (A-7 on map)
Regal Development, CO 111 E. 10 th Ave. North Kansas City, MO 64116			Pt. NE/4 1-11N-5W (A-6 & A-13 on map)
CSW Investors, LLC % Fleetpride, Inc. P.O. Box 720065 Oklahoma City, OK 73172			Pt. NE/4 1-11N-5W (A-7 on map)

State of Oklahoma- Dept. of Transportation 200 NE 21 st . St. Oklahoma City, OK 73105			Pt. NE/4 1-11N-5W (A-2 & A-21 on map) & Pt. NW/4 1-11N-5W (A-2 & A-19 on map)
City of Oklahoma City 200 N. Walker Ave. Oklahoma City, OK 73102			Pt. NE/4 1-11N-5W (A-20 on map)
TEREX, LLC 106 12 th St. SE Waverly, IA 50677			Pt. NE/4 1-11N-5W (A-18 on map) & Pt. NW/4 1-11N-5W (A-4 on map)
City of Oklahoma City- Office of the City Clerk 208 Municipal Building Oklahoma City, OK 73102			Pt. NE/4 1-11N-5W (A-5 on map) & Streets and Easements in subject area not set out above.

FORM NO. 150-22

MINI RYAN

OKLAHOMA CITY

WARRANTY DEED

Statutory Form--Individual

Know All Men by These Presents:

That WORTH O. MCCAULEY, JR., Trustee

for Martha Jane McCauley, now Martha Jane

Mulholland, and Marcia Ann McCauley, in an undi-

vided interest of Oklahoma County,

State of Oklahoma, part y of the first part, in consideration of the

sum of TEN AND NO/100 DOLLARS

in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and

Convey unto WORTH O. MCCAULEY, JR., Trustee for Marcia Ann McCauley

of Oklahoma County, State of Oklahoma, parties

of the second part, the following described real property and premises situate in Canadian

County, State of Oklahoma, to-wit

Twenty-seven point zero eight (27.08) acres, more or less,

of land situate in the NW/4 of Section 1, T-11-N, R-5-W,

which legal description is attached hereto and made a part

hereof.

(Surface only)

(The consideration for this conveyance is less than One

Hundred Dollars [\$100.00]).

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant

the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part y of the second

part, his heirs and assigns forever, free, clear and discharged of and from all former

grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 14th day of May, 1982

Return to Jane Mulholland

1600 W. Danforth

Edmond, OK 73034

WORTH O. MCCAULEY, JR., Trustee

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of

May, 1982, personally appeared WORTH O. MCCAULEY, JR., Trustee

for Martha Jane McCauley, now Martha Jane Mulholland, and Marcia Ann

McCauley, in an undivided interest

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 for the uses and purposes therein set forth.

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

My commission expires October 14, 1982 W. C. Sullivan Notary Public

13741

This Space Reserved for Filing Stamp

BOOK PAGE

0966 0270

State of Oklahoma) SS

Canadian County)

Filed for record July 22 1982

at 12:00 PM and recorded in

Book 966 Page 270

Fee \$6.00

BETTY EISENHOUR

County Clerk

By Betty Eisenhour Deputy

Num. of

Recorded

B & P. N.

P.R. Recd.

Mortg.

Grantor

Grantee

A TRACT OF LAND
LOCATED IN THE NW/4
OF SECTION 1-T11N-R5W OF I.M.
CANADIAN COUNTY OKLAHOMA

BOOK PAGE
0986 0271

Beginning at a point on the South Right-of-Way line of
Reno Ave. which bears S 00° 41' 47" W 70 feet and S 89° 47'
47" E 1641.61 feet from the NW corner of said Section 1,

Thence with the South Right-of-Way line of Reno Ave.
S 89° 47' 47" E 907.43 feet to a point on the East line
of the NW/4;

Thence with the East line of the NW/4 S 00° 42' 25" E
1275.86 feet to a point on the North Right-of-Way line of
Interstate 40;

Thence with the North Right-of-Way line of Interstate 40
the following courses and distances:

N 89° 56' 12" W 765.24 feet,
S 89° 41' 20" W 173.50 feet to a point;

Thence N 00° 41' 47" E 1280.18 feet to the point of
beginning and containing 27.08 acres more or less of land.

1541 0205

16⁰⁰/₁

DEED AND CONVEYANCE

This deed and conveyance is made and entered into this 14th day of August, 1984, but effective as of May 8, 1984 by and between Worth O. McCauley, Jr., Trustee of the Marcia Ann McCauley Trust ("Grantor") and Marcia McCauley Morgan, formerly Marcia Ann McCauley ("Grantee").

WHEREAS, by declaration of trust dated May 27, 1957, the Marcia Ann McCauley Trust was created to be administered by Worth O. McCauley, Jr. Trustee; and

Num. Index _____
B. & P.N. Index _____
Margin _____

WHEREAS, under and by virtue of the terms of said Trust, Grantee is entitled, upon attaining the age of thirty (30) years, to receive the rest and residue of said Trust, whereupon the Trust shall terminate; and

WHEREAS, Grantee has attained said age and is entitled to receive as her own property free and clear of such Trust the properties heretofore held in said Trust more specifically set forth herein on Exhibit "A" but not limited thereto;

THEREFORE, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms and provisions of the Marcia Ann McCauley Trust herein above described, Grantor does hereby convey, transfer, assign and set over unto Grantee, her heirs, executors, administrators and assigns forever, free and clear of said Trust all of Grantor's interest as Trustee of the Marcia Ann McCauley Trust in those properties, real and personal, shown herein on Exhibit "A", attached hereto and made a part hereof, in addition to all properties contained within said Trust whether or not specifically set forth on Exhibit "A" to have and to hold the same, together with all rights, privileges, appurtenances and hereditaments there unto belonging to Grantee, her heirs, executors, administrators and assigns forever.

As to mineral interest hereby conveyed, this deed and conveyance is made subject to any rights now existing to any lessees or assigns under any valid and subsisting oil and gas lease heretofore executed; however, Grantee shall have, receive

Pat. to: Mack G. Morgan, III
1803 Huntington Ave.
O.K. 73116

13335

1541 0206

and enjoy all of Grantor's interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of any such lease from and after the effective date hereof, precisely as if Grantee had been at the date of making such lease the owner of the interest hereby conveyed and the lessor therein.

It is the intent of the Grantor to convey all of the right, title and interests which he may have acquired as Trustee of the Marcia Ann McCauley Trust in and to those interests, real and personal, whether or not such interest are correctly described in Exhibit "A" or are omitted therefrom.

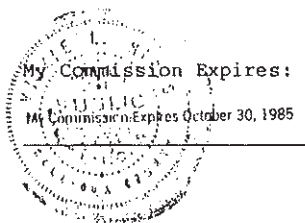
IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Worth O. McCauley, Jr.
WORTH O. McCAULEY, JR.,
Trustee of the Marcia Ann McCauley
Trust

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said county and state on this 14th day of August, 1984, personally appeared Worth O. McCauley, Jr., Trustee for the Marcia Ann McCauley Trust 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 for the uses and purposes therein set forth.

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



Vickie L. Hicks
NOTARY PUBLIC

EXHIBIT "A" TO
DEED AND CONVEYANCE

Canadian County, Oklahoma

1. Twenty-seven and eight hundredths (27.08) acres, more or less, of land situate in the NW/4 of Section 1, T-11-N, R-5-W, (surface only) of the following legal description:

Beginning at a point on the South Right-of-Way line of Reno Avenue which bears S 00° 41' 47" W 70 feet and S 89° 47' 47" E 1641.61 feet from the NW corner of said Section 1;

Thence with the South Right-of-Way line of Reno Avenue S 89° 47' 47" E. 907.43 feet to a point on the East line of the NW/4;

Thence with the East line of the NW/4 S 00° 42' 25" E 1276.86 feet to a point on the North Right-of-Way line of Interstate 40;

Thence with the North Right-of-Way line of Interstate 40 the following courses and distances:

N 89° 56' 12" W 765.24 feet;
S 89° 41' 20" W 173.50 feet to a point;

Thence N 00° 41' 47" E 1280.18 feet to the point of beginning and containing 27.08 acres more or less of land. (Surface only)

2. Twelve and twenty-six hundredths (12.26) acres, more or less, of land situate in Section 1, T-11-N, R-5-W, (surface only) of the following legal description:

Beginning at a point on the East Right-of-Way line of Morgan Road which bears S 89° 47' 47" E 85 feet and S 00° 41' 47" W 557.48 feet from the NW corner of said Section 1;

Thence the following courses and distances:

S 89° 47' 47" E 893.57 feet;
S 00° 41' 47" W 782.08 feet to a point on the North Right-of-Way line of Interstate 40;

Thence with the North Right-of-Way line of Interstate 40 N 85° 26' 48" W 39.20 feet to the P.C. of a curve to the right having the following curve data:

Delta Angle = 32° 8' 8"
Radius = 381.97 feet
Arc Length = 214.24 feet

Thence from the P.T. of said curve and continuing with the North Right-of-Way line of Interstate 40, N 53° 18' 40" W 211.98 feet to the P.C. of a curve to the left having the following curve data:

Delta Angle = 37° 0' 0"
Radius = 477.46 feet
Arc Length = 308.33 feet

Thence from the P.T. of said curve and continuing with the North Right-of-Way line of Interstate 40, S 89° 41' 20" W 195.18 feet to a point on the East Right-of-Way line of Morgan Road;

Thence with the East Right-of-Way line of Morgan Road N 00° 41' 47" E 487.48 feet to the point of beginning and containing 12.26 Acres more or less of land. (Surface only)

3. A one-half ($\frac{1}{2}$) interest in all the minerals underlying Lots Eight (8) and Nine (9) and all that portion of the South Half of the Northwest Quarter (S/2 NW/4) lying North of the South Right-of-Way line of Interstate 40; containing 112.43 acres, more or less, Section 1, T-11-N, R-5-W of the Indian Meridian (Section 1, T-11-N, R-5-W, IM). It is the intent of grantor to convey all of the trust mineral interests in the Northwest Quarter, Section 1-11N-5 West of the Indian Meridian also described as Lots Eight (9) and Nine (9) and South Half of the Northwest Quarter, Section 1-11N-5W.

Oklahoma County, Oklahoma

1. E/2 of NE/4 of NE/4 and SE/4 of NE/4, Section Sixteen (16), T-14-N, R-3-W of I.M., surface only.

2. E/2 of W/2 of NE/4, Section Sixteen (16), T-14-N, R-3-W of Indian Meridian, surface only.

3. A one-fourth ($\frac{1}{4}$) interest in all the minerals underlying the NE/4, Section Sixteen (16), T-14-N, R-3-W of I.M.

4. A one-half ($\frac{1}{2}$) interest in all the minerals underlying the NW/4 of Section 29, 14-N, R-3-W of I.M.

5. A one-eighth ($\frac{1}{8}$) undivided interest in a tract or parcel of land in the NW/4 and Lots 4, 5, 16 and 17 in Section 28, Township 14 North, Range 1 East, of the following legal description:

Beginning at a three-quarter inch iron pin on the West line of Section 28, T14N-R1E, Oklahoma County, Oklahoma, at the intersection of said West line with the South line of the M.K. & T. Railroad 100 foot wide right-of-way; said iron pin bears S00°23'E, 165.47 feet from an "X" in the centerline of U.S. Highway 66, for the Northwest corner of said Section; thence S00°23'E, 1677.63 feet to the intersection of said West line with the centerline of Deep Fork Creek and the corner of Lots 4 and 18; thence with the present meanders of said Deep Fork Creek; N78°39'E, 52.16 feet; thence N81°28'E, 60.67 feet; thence S50°32'E, 44.04 feet; thence S25°48'E, 66.64 feet; thence S27°33'W, 103.77 feet; thence S 19°45'W, 124.31 feet; thence S01°26'W, 120.04 feet; thence S25°12'E, 131.52 feet; thence S00°00'E, 49.00 feet; thence S73°34'W, 63.60 feet; thence S11°54'W, 150.23 feet; thence S36°59'E, 101.40 feet; thence S12°35'W, 114.76 feet; thence S36°02'E, 40.80 feet; thence S83°59'E, 171.94 feet; thence S50°25'E, 97.31 feet; thence S00°00'E, 59.00 feet; thence S38°15'W, 108.23 feet; thence S07°12'E, 103.82 feet; thence S31°38'W, 116.28 feet; thence S07°44'W, 81.74 feet; thence S67°23'W, 65.00 feet; thence S21°34'W, 92.48 feet; thence S39°32'E, 81.69 feet; thence S00°00'E, 71.00 feet; thence S15°31'E, 112.09 feet; thence S68°12'E, 107.70 feet; thence S04°16'E, 67.19 feet; to the intersection of said Deep Fork Creek with a channel or ditch constructed to re-channel waters from the above described creek; thence with said Deep Fork Creek N85°58'E, 227.56 feet; thence N75°49'E, 269.22 feet; thence N46°57'E, 291.50 feet; thence N55°31'E, 586.16 feet to the intersection of said creek with a common line dividing the East and West halves of the lands thus described; thence along said common line N13°02'W, 2034.23 feet; thence N00°00'W,

BOOK PAGE

1541 0209

1154.12 feet to a point on the South line of
the M.K. & T. Railroad 100 foot wide right-of-way;
thence along said South right-of-way line S82°02'W,
1065.10 feet to the point of beginning and containing
91.335 acres.

STATE OF OKLAHOMA
CANADIAN COUNTY
FILED OR RECORDED
Aug 22 3 43 PM '88
MARK WISHOE
COUNTY CLERK

RETURN TO:

Mack J. Morgan III
Crowe & Dunlevy
1800 Mid-America Tower
20 North Broadway
Oklahoma City, OK 73102
(405) 235-7700



Not Official
BOOK 2340 PAGE 0684

12th
③

CORRECTION SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Worth O. McCauley, Jr., Trustee for Martha Jane McCauley, now Martha Jane Mulholland and Marcia Ann McCauley, in an undivided interest, in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Marcia McCauley Morgan, formerly Marcia Ann McCauley, having a mailing address at 1638 Queenstown Road, Oklahoma City, Oklahoma 73116, all of Grantor's right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the real property and premises situated in Canadian County, State of Oklahoma, which is described on Exhibit "A" attached hereto and made a part hereof, together with all the improvements thereon and the appurtenances thereunto belonging.

Prior to the date hereof by virtue of a warranty deed executed on May 14, 1982, the Grantor transferred a tract of land containing 27.08 acres, more or less, with an erroneous legal description resulting from an incorrect beginning point. It was and is the intention of the Grantor to correct that legal description with this Correction Special Warranty Deed. This transfer is made directly to Marcia McCauley Morgan as the trust which was the Grantee in 1982 has terminated and title to all property has transferred from the trust to Marcia McCauley Morgan.

TO HAVE AND TO HOLD the above-described premises unto the said Grantee, its successors and assigns, forever, so that neither the said Grantor, nor any other person in Grantor's name and behalf, shall or will hereafter claim or demand any right to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has executed this Correction Special Warranty Deed this 2nd day of May, 2000.

num. Index _____
B. & P.N. Index _____
Margin _____

"Grantor":

Worth O. McCauley Jr. Trustee
Worth O. McCauley, Jr., Trustee for Martha Jane McCauley, now Martha Jane Mulholland and Marcia Ann McCauley, in an undivided interest

Return and Mail Tax Statements to:
Marcia McCauley Morgan
1638 Queenstown Road
Oklahoma City, Oklahoma 73116

OC NUMBER 2000003200
BK 2340 PG 684-686
DATE 05/04/00 15:24:51
FILING FEE \$12.00
DOC TAX \$0.00
MARK HISHOE, CANADIAN
Oklahoma County Clerk
RECORDED AND FILED



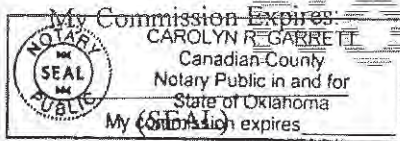
Not Official

BOOK 2340 PAGE 0685

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on May 2, 2000,
by Worth O. McCauley, Jr., Trustee for Martha Jane McCauley, now Martha Jane Mulholland and
Marcia Ann McCauley, in an undivided interest.

Carolyn R. Garrett
Notary Public



EXEMPT FROM OKLAHOMA
DOCUMENTARY STAMP TAX
PURSUANT TO 68 O.S. § 3202(3) AND (4)

Not Official

Not Official

Not Official

Not Official
EXHIBIT "A"

BOOK 2340 PAGE 0686

**METES AND BOUNDS DESCRIPTION
OF A 27.08 ACRE TRACT OF LAND
IN THE NW/4 OF SECTION 1,**

T 11 N - R 5 W,

CANADIAN COUNTY, OKLAHOMA

Not Official

Beginning at a point on the South right-of-way line of Reno Ave. which bears S 00°41'47" W a distance of 70.00 feet and S 89°47'47" E a distance of 1726.61 feet from the Northwest corner of said Section 1.

Thence along the South right-of-way line of Reno Ave. S 89°47'47" E a distance of 907.43 feet to a point on the East line of the Northwest Quarter of said Section 1;

Thence along the East line of the Northwest Quarter of said Section 1, S 00°42'25" E a distance of 1276.86 feet to a point on the North right-of-way line of Interstate 40;

Thence along the North right-of-way of Interstate 40 the following courses and distances:

N 89°56'12" W a distance of 765.24 feet;

S 89°41'20" W a distance of 173.50 feet;

Thence N 00°41'47" E a distance of 1280.18 feet to the POINT OF BEGINNING, and containing 27.08 acres of land more or less.

Not Official

Not Official

Not Official

LEGAL DESCRIPTION

Reno Ave. Rezone

Meets and Bounds description of a 27.08 acre tract of land in the NW/4 of Section 1, Township 11 North, Range 5 West, Canadian County, Oklahoma.

Beginning at a point on the South right-of-way line of Reno Ave. which bears S 00°41'47" W a distance of 70.00 feet and S 89°47'47" E a distance of 1726.61 feet from the Northwest corner of said Section 1.

Thence along the South right-of-way line of Reno Ave. S 89°47'47" E a distance of 907.43 feet to a point on the east line of the Northwest Quarter of said Section 1;

Thence along the East line of the Northwest Quarter of said Section 1, S 00°42'25" E a distance of 1276.86 feet to a point on the North right-of-way line of Interstate 40;

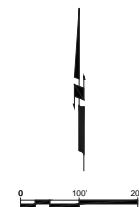
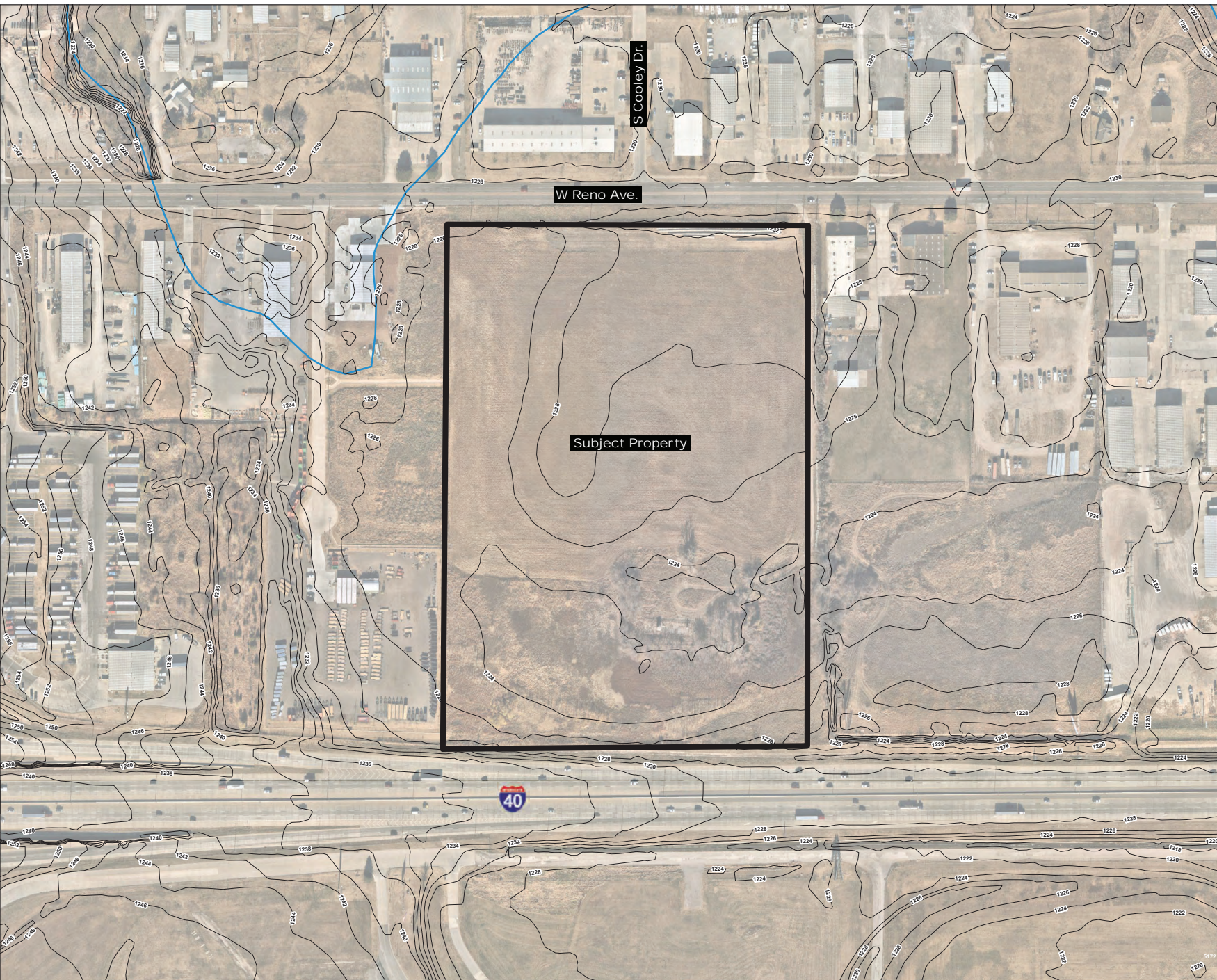
Thence along the North right-of-way of Interstate 40 the following courses and distances:

N 89°56'12" W a distance of 765.24 feet;

S 89°41'20" W a distance of 173.50 feet;

Thence N 00°41'47" E a distance of 1280.18 feet to the POINT OF BEGINNING, and containing 27.08 acres of land more or less.

As recorded in Book 2340, Page 686, Canadian County, Oklahoma.



9500 W Reno Ave.

Rezone Exhibit

+/- 27.08 acres



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

ENGINEERS SURVEYORS PLANNERS

1/25/22