



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

Cavallo/WP Land, LLC.

Name of Development or Applicant

SE Corner of SW 44th & Mustang Rd. Canadian County

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

Rezone from AA to PUD with Commercial and Single Family Uses

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: PUD -	1480
File Date:	13 Jan 22
Ward No.:	3
Nbhd. Assoc.:	
School District:	Mustang
Extg Zoning:	AA
Overlay:	

62.57± 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.
- ☐ 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, WP Land, 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 Dillon, PE, Agent for Owner

Applicant's Name (please print)

Crafton Tull 300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.com

Email June.Young@craftontull.com

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.

CAVALLO SE/C PUD
OVERALL LEGAL

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING;
thence continuing

S89°45'42"E along said North line a distance of 1733.91 feet; thence
S27°25'44"W a distance of 309.60 feet; thence
S59°26'01"W a distance of 995.46 feet; thence
S19°13'41"W a distance of 773.64 feet; thence
S39°30'33"W a distance of 561.07 feet; thence
S77°22'52"W a distance of 328.29 feet; thence
S57°06'58"W a distance of 366.29 feet; thence
N00°14'36"W a distance of 68.03 feet; thence
N10°10'10"W a distance of 203.04 feet; thence
N00°14'36"W a distance of 1861.65 feet; thence
N45°01'49"E a distance of 49.26 feet; thence
S89°45'42"E a distance of 514.49 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,725,372 Sq Ft or 62.57 Acres, more or less.



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 / 405.787.6276
www.craftontull.com

Transmittal

Date: January 13, 2022
To: Subdivision Planning & Zoning
Address: City of Oklahoma City
420 W. Main #900
Oklahoma City, OK 73102

Telephone #:

RE: **Proposed Cavallo**

Project #: **21617700**

The following items are being transmitted: Attached; Other; For your use/ Records

NO. OF COPIES:	DATE:	DESCRIPTION:
1		Fee Check for PUD Rezoning
1		Letter(s) of Authorization
1		PUD Rezoning Application & Legal Description
1		Ownership Listing & Deed
1		PUD Documents & Master Development Plan (24 x 36)
1		Ownership Listing & Deed

Remarks:

Application submitted via email and Curtis Liggins copied.

Signed: _____


Kendall W. Dillon, PE/jy
Sr. Vice President

WP LAND, LLC
2731 S I-35 Service Rd.
Moore, OK 73160

December 6, 2021

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

RE: Proposed Zoning & Platting of
156.64± acres

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of zoning, platting and planning of 156.64± acres being a part of the NW/4 of Section 22, T-11-N, R-5-W, I.M., Canadian County and located at the SE Corner of SW 44th & Mustang Rd.



By: Anthony Mirzaie
Title: Manager

CTA Project #21605500



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Development Services Department, Subdivision and Zoning
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School District: _____

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2731 S I-35 Service Rd.

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Moore, OK 73160


City, State, Zip Code

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Phone

anthony@westpointgroup.com

Email


Signature of Applicant

Kendall Dillon, PE, Agent for Owner

Applicant's Name (please print)

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Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.com

Email June.Young@craftontull.com

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.

PUD (WEST PORTION)
OVERALL LEGAL

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N45°01'49"E a distance of 49.26 feet; thence
S89°45'42"E a distance of 514.49 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,725,372 Sq Ft or 62.57 Acres, more or less.

TRACT 1

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 85.51 feet; thence
S00°14'18"W a distance of 60.00 feet to the POINT OF BEGINNING; thence

S89°45'42"E a distance of 439.49 feet; thence
S00°14'18"W a distance of 275.64 feet; thence
S89°45'24"W a distance of 147.16 feet; thence
S00°14'36"E a distance of 270.00 feet; thence
S89°45'24"W a distance of 325.00 feet; thence
N00°14'36"W a distance of 514.66 feet; thence
N45°01'49"E a distance of 49.26 feet to the POINT OF BEGINNING.

Said tract contains 218,546 Sq Ft or 5.02 Acres, more or less.

TRACT 2

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

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N00°14'36"W a distance of 1346.99 feet; thence
N89°45'24"E a distance of 325.00 feet; thence
N00°14'36"W a distance of 270.00 feet; thence
N89°45'24"E a distance of 147.16 feet; thence
N00°14'18"E a distance of 275.64 feet; thence
S89°45'42"E a distance of 75.00 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,506,826 Sq Ft or 57.55 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 300 feet of:

OVERALL LEGAL

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S89°45'42"E a distance of 75.00 feet; thence
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Said tract contains 2,506,826 Sq Ft or 57.55 Acres, more or less.

OWNER OF RECORD: WP LAND, LLC

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

TAX ID NUMBER & OWNER & MAILING ADDRESS & LEGAL DESCRIPTION:

090004650

CANTERBURY PLAZA, LLC

PO BOX 18895 OKLAHOMA CITY, OK 73154,

T11N R05W S15 SW4 A#5 PT SW4 - BEG 600'E & 60'N OF SW/C, TH N405.64' W540.43', S127.15' E250' S275'
E290.41' TPB.

090004819

MUSTANG PARK DEVELOPMENT, LLC

2731 S I-35 SERVICE RD MOORE, OK 73160,

T11N R05W S21 NE4 A#1 PT NE4 - BEING ALL NE4 LESS BEG @ NE/C, TH W550' S60', E465.23' SE35.69'
S1972.26' SW101.12' S104.06' NW253.13' SW253.05' NW235.04', NW121.15' W108' S438' E890' S33' E60'
N22263.23' TPB & LESS BEG 1736.87'W OF, NE/C, TH S50' SW35.36' SW CURV'R 46.34' SW CURV'L 19.86'
SE35.36' E74.06', S114.54' SW148.55' E86.23' SE169.67' SE339.88' NE CURV'L 16.96' SE50' SE256.84', SE50'
SW103.71' SW36.7' SE CURV'R 138.83' SE CURV'L 41.08' SE33.93' SE50', S34.5' SW50' NW22.69' NW CURV'R
10.03' SW115.03' SW145.17' SW166.72' NW CURV'L, 174.91' NW CURV'R 307.77' NW37.18' NW CURV'R 72.43'
W520.06' N78.34' NW CURV'L, 6.55' W119.94' N1085.16' E909.22' TPB

090004820
ST JOHN, ARTHUR L & LINDA S
5105 S MUSTANG RD MUSTANG, OK 73064-0000,
T11N R05W S21 NE4 A#2-PT NE4 BEG 33'N & 60'W SE/C ETC

090004830
WILLDERMOOD, STACEY L &
HATTER, KELLEY JO
11401 SW 54TH ST MUSTANG, OK 73064,
T11N R05W S21 SE4 A#1-PT N2 SE4 BEG 661.83'N & 70'W SE/C, OF N2 SE4 TH W261' N661.76' E271' S459.99'
SW100.5' S101.96' TPB., A/K/A UNRECORDED PLAT THOROUGHbred ACRES LOT 1

090004840
JACOBSON, KYLA J
PO BOX 2671 GRAPEVINE, TX 76099-0000,
T11N R05W S22 NE4 A#1 - BEING ALL NE4 LESS BEG @ SE/C, TH N330' W792' S330', E792' TPB.

090004844
PETERS, CHARLES R TRUSTEE
PETERS, CHARLES R FAMILY REVC TRT.
8012 NW 82ND ST OKLAHOMA CITY, OK 73132,
T11N R05W S22 SW4 A#1 PT SW4 BEG NE/C, TH S495' W2580' NW43.62', N459.77' E2590' TPB.

090004859
GARNER, RANDY N
10901 KATIE CIR MUSTANG, OK 73064,
T11N R05W S22 SE4 A#8-PT SE4 BEG NW/C TH E700' SE587.36', SW946.54' N650' TPB A/K/A TRACTS 8 & 9
TRAILS WEST ADDITION, AN UNRECORDED PLAT

090068945
COLLIER, JOYCE F
P O BOX 720070 OKLAHOMA CITY, OK 73172-0070,
T11N R05W S15 SE4 A#5-PT SE4 BEING W2 OF S41A

090077858
STATE OF OKLAHOMA
200 NE 21ST ST OKLAHOMA CITY, OK 73105-0000,
T11N R05W S15 SW4 A#7-PT SW4 BEG SW/C OF SW4 TH N2648.45', E70' S2055.45' W10' S508.37' SE35.48'
E515.41' S60' W600' TPB.

090088014
JOHNSON, KATHLEEN & STEVE TRUSTEES
10805 SW 44TH ST B MUSTANG, OK 73064,
T11N R05W S15 SW4 A#8 PT SW4 - BEG 215'W OF SE/C, TH N1245' W465', S225' E280' S1020' E185' TPB.

090095029
ST JOHN, RICKY D & CYNDI R REVOC LIV TRUST
5101 S MUSTANG RD MUSTANG, OK 73064-0000,
T11N R05W S21 NE4 A#7 PT NE4 BEG 215'N & 60'W SE/C, TH W353', N90' ETC.

090109834
CANTERBURY DEVELOPERS, LLC
4004 HATTERLY LANE NORMAN, OK 73072,
T11N R05W S15 SW4 A#9 PT SW4 BEG 1188.58'E OF SW/C, THE E134.02' N471.06', W721.47' S35.4' E588.09'
S434.01' TPB.

090110241

RAJU, GEORGE & SUSAN

11860 SW 1ST ST YUKON, OK 73099,

T11N R05W S15 SW4 A#10 PT SW4 - BEG 400'W OF SE/C, TH W363.32' NW167.34', NW342.35' NE39.26' NE35.55' NE64.5' NE66.69' NE95.8' NE83.46' NW44.91', NE22.08' NE43.54' NE111.53' E280' S1020' TPB.

090115059

MATIAS, CARLOS & KIMBERLY

11008 NW 115TH ST YUKON, OK 73099-8044,

JOHNSON FARMS ADDN PH 1 LOT 1 BLK 1

090115060

PRUETT, TODD L

4401 JOHNSON FARMS DR MUSTANG, OK 73064,

JOHNSON FARMS ADDN PH 1 LOT 2 BLK 1

090115061

GAYLE, CHRIS

4337 JOHNSON FARM DR MUSTANG, OK 73064,

JOHNSON FARMS ADDN PH 1 LOT 3 BLK 1

090115080

MEDRANO, HUGO I &

CERON, KELLY A

11128 SW 43RD CIR MUSTANG, OK 73064,

JOHNSON FARMS ADDN PH 1 LOT 1 BLK 2

090115081

SMITH, JOSHUA CLAY & SHANNA LYNN

11124 SW 43RD CIR MUSTANG, OK 73064-0000,

JOHNSON FARMS ADDN PH 1 LOT 2 BLK 2

090115082

CRICK, NIAL T & BRIANNA L

11120 SW 43RD CIR MUSTANG, OK 73064,

JOHNSON FARMS ADDN PH 1 LOT 3 BLK 2

090115083

JERNIGAN, JENNIFER R

11116 SW 43RD CIR MUSTANG, OK 73064,

JOHNSON FARMS ADDN PH 1 LOT 4 BLK 2

090115084

MONCAYO, JOSE D &

ORTEGA, PERLA K MONCAYO

11117 SW 43RD CIR MUSTANG, OK 73064 ,

JOHNSON FARMS ADDN PH 1 LOT 5 BLK 2

090115085

GAYLORD, CHRISTOPHER & ANDREA

11121 SW 43RD CIR MUSTANG, OK 73064-0000,

JOHNSON FARMS ADDN PH 1 LOT 6 BLK 2

090115086

SMITH, MONICA D & HEATH

11125 SW 43RD CIR MUSTANG, OK 73064,
JOHNSON FARMS ADDN PH 1 LOT 7 BLK 2

090115182
JOHNSON FARMS HOMEOWNERS ASSN INC
1322 FRETZ DR EDMOND, OK 73003-0000,
JOHNSON FARMS ADDN PH 1 COMMON AREA "A"

090132862
JC WOODS INVESTMENTS, LLC
% JOHN WOODS
17501 S SANTA FE AVE OKLAHOMA CITY, OK 73170,
T11N R05W S15 SW4 A#16 PT SW4 - BEG 600'E OF SW/C, TH N430.24' E588.09', S434.01' W588.58' TPB

090142051
CASEY'S MARKETING COMPANY
ONE SE CONVENIENCE BLVD ANKENY, IA 50021,
T11N R05W S15 SW4 A#18 PT SW4 - BEG 309.59'E & 60'N OF SW/C, TH W225' NW35.48', N350' E250' S275'
TPB

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: January 11, 2022 at 7:30 AM.

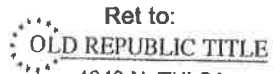
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

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

Shana Dees, License #4453

COMPLETED: January 11, 2022

Order No. 22275927



Ret to:
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That **THE DON AND DORIS YOUNG LIVING TRUST DATED AS OF APRIL 4, 2005**, party(IES) of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **WP LAND, LLC**, an **Oklahoma Limited Liability Company**, party(IES) of the second part, the following described real property and premises situated in **Canadian County, State of Oklahoma**, to-wit:

A tract of land situated within the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said NW/4, a point marked by a Mag Nail found in place; thence S 89° 46' 31" E along the South line of said NW/4 a distance of 50.00 feet to a point on the current (2021) East right of way line of S. Mustang Road, same being the POINT OF BEGINNING; thence along said line the following Eight (8) courses:

1. N 00° 14' 36" W a distance of 190.42 feet; thence
2. N 12° 53' 05" E a distance of 154.10 feet; thence
3. N 00° 14' 36" W a distance of 150.00 feet; thence
4. N 10° 10' 10" W a distance of 203.04 feet to a point marked by a 3/8" Iron Pin with cap stamped "CSE CA2977" found in place; thence
5. N 00° 14' 36" W a distance of 1861.65 feet; thence
6. N 45° 01' 49" E a distance of 49.26 feet; thence
7. S 89° 45' 42" E a distance of 514.49 feet; thence
8. N 00° 14' 31" E a distance of 60.00 feet to a point on the North line of said NW/4; thence S 89° 45' 42" E along said line a distance of 2045.08 feet to a point marked by a PK Nail found in place, same being the Northeast corner of said NW/4; thence S 00° 14' 12" E along the East line of said NW/4 a distance of 2646.48 feet to a point marked by a 3/8" Iron Pin found in place, same being the Southeast corner of the NW/4; thence N 89° 46' 31" W along the South line of said NW/4 a distance of 2594.77 feet to the POINT OF BEGINNING.

RESERVING, HOWEVER, UNTO THE GRANTORS and to their heirs, successors and assigns, all of the oil, gas and other minerals on, in and under the above described real estate, together with the right of ingress and egress for the purpose of exploring for, drilling for, producing and marketing said oil, gas and other minerals, including the right to use all and any part of the surface of said land as may be necessary or convenient in connection with all or any of said purposes.
100% WATER RIGHTS TO CONVEY.

RETURN DEED & TAXES TO:
WP LAND, LLC
2731 S I-35 SERVICE ROAD, MOORE, OK 73160

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 party(IES) 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 encumbrances of whatsoever nature.

11-30-21

Signed and delivered this _____ day of November, 2021.

THE DON AND DORIS YOUNG LIVING TRUST, DATED AS OF
APRIL 4, 2005

BY: *Rhonda Kaye O'Hair*
RHONDA KAYE O'HAIR, SUCCESSOR TRUSTEE

BY: *Gary Don Young*
GARY DON YOUNG, SUCCESSOR TRUSTEE

BY: *Brenda Marie Johnson*
BRENDA MARIE JOHNSON, SUCCESSOR TRUSTEE

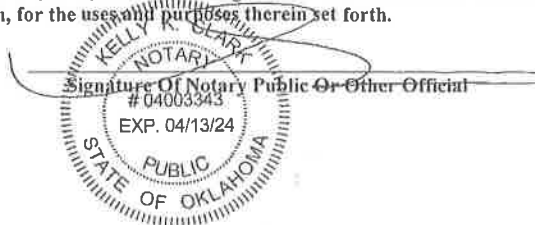
STATE OF OKLAHOMA }
 } ss
COUNTY OF CLEVELAND }

11-30-21

Before me, a Notary Public in and for this state, on this _____ day of November, 2021, personally appeared RHONDA KAYE O'HAIR, GARY DON YOUNG AND BRENDA MARIE JOHNSON to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its SUCCESSOR TRUSTEES, of THE DON AND DORIS YOUNG LIVING TRUST DATED AS OF APRIL 4, 2005, and acknowledged to me that she executed the same as her free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

21257336



RESIDENTIAL

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD – 1880

DESIGN STATEMENT

FOR

CAVALLO

JANUARY 13, 2022

PREPARED BY:

Crafton Tull & Associates, Inc.
300 Pointe Parkway Boulevard
Yukon, Oklahoma 73099
P 405.787.6270 F 405.787.6276
Kendall.Dillon@craftontull.com

PREPARED FOR:

WP Land, LLC.
2731 S. I-35 Service Road
Moore, Oklahoma 73160
P 405.366.000 F 405.703.4334
E anthony@westpointgroup.com

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RESIDENTIAL

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Cavallo, consisting of 62.57 acres is located within the NW/4 of Section 22, Township 11 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma City, Oklahoma. The subject property is generally located South of S.W. 44th Street, East of Mustang Rd.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the overall property and its separate Tracts comprising the proposed PUD of Cavallo is described in Exhibit A, attached and is made a part of this Design Statement.

SECTION 3.0 OWNER / DEVELOPER

The owner / developer of this property described in Section 2.0 is; WP Land, LLC., 2731 S. I-35 Service Road, Moore, Oklahoma 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned AA District and is vacant. Surrounding properties are zoned and used for:

North: "PUD-1384", currently vacant farmland and the entry into the Johnson Farms Addition.

South: "AA", currently vacant farmland.

East: "AA", currently vacant farmland.

West: "PUD-1403", currently vacant farmland.

The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the Oklahoma City Comprehensive Plan (Plan OKC).

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is on the northwest side adjacent to S. Mustang Rd at elevation 1288, while the lowest elevation is 1258 at a drainage point adjacent to SW 44th Street. There is a FEMA Zone AE 100 year floodplain along the stream that makes its way towards Mustang Creek basin to the north. Within the floodplain is a USGS Blue Line and floodway that runs along the eastern portion of the site, diagonally, southwest to northeast. There is an OG&E large electric power transmission line traveling diagonally from the northwest portion of the site adjacent to SW 44th Street towards the southeast. There are one large transmission tower within the site.

There are multiple soil types within this site; NrB Norge silt loam in the northwest, BnC Binger fine sandy loam adjacent and within the floodplain, Ra Reinach very fine sandy loam in the southern portion of the site, Ya fine sandy loam in the floodplain, and Pw Port silty clay loam along the streambed.

SECTION 6.0 CONCEPT

RESIDENTIAL

The concept for this PUD is to provide for community commercial in Tract 1 at the corner where SW 44th and S. Mustang Rd intersect and providing smaller size single-family lots in Tract 2.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 44th Street, which has a right-of-way width of 33-feet from centerline and is paved to rural standards. The approach towards the intersection with S. Mustang Rd has been improved with 4-lanes and a dedicated left turn lane. The nearest street to the west is S. Mustang Rd. and is paved as a 4-lane arterial. The nearest street to the east is S. Sara Rd, which has been improved to a 4-lane arterial. The nearest street to the south is SW 59th Street, which has a right-of-way width of 33-feet from centerline and is paved to rural standards.

Streets that are proposed in this PUD shall be public streets built to Oklahoma City's standards and shall have right-of-way widths of 50-feet.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are currently available and runs south to north adjacent to the streambed.

7.3 WATER

Water facilities for this property are currently available. There is an existing water line located along SW 44th Street.

7.4 FIRE PROTECTION

There nearest Oklahoma City Fire Rescue Station to this property is Station 33 at 11630 SW 15th Street, Yukon, 2.4 miles from an entrance into the addition.

7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 PUD.

7.7 DRAINAGE

A Portion of the property within this Planned Unit Development is located within the FEMA 100 year floodplain.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

RESIDENTIAL

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. This PUD fits within the description of the Comprehensive Plan designation.

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.

8.1 USE AND DEVELOPMENT REGULATIONS

This planned unit development shall consist of two (2) tracts as follows:

8.1.1 TRACT ONE (1)

The use and development regulations of the "C-3" Community Commercial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following use units shall be the only uses permitted in Tract 1:

- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)

RESIDENTIAL

Convenience Sales and Personal Services (8300.32)
Cultural Exhibits (8250.5).
Eating Establishments: Drive-In (8300.34)
Eating Establishments: Fast Food (8300.35)
Eating Establishments: Fast Food with Drive-Through Order Window 8300.36)
Eating Establishments: Sitdown (8300.37)
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
Food and Beverage Retail Sales (8300.41)
Gasoline Sales: Large (8300.45)
Gasoline Sales: Small: Restricted (8300.46)
Laundry Services (8300.48)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Participant Recreation and Entertainment: Indoor (8300.55)
Payday or Title Loan Agencies (8300.57)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Personal Storage (8300.60)
Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Retail Sales and Services: General (8300.63)

8.1.2 TRACT TWO (2)

The use and development regulations of the "R-1" Single-Family Residential District shall govern this tract, except as herein modified in Section 9.0 Special Conditions, 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

9.1 MODIFIED LOT REQUIREMENTS

9.1.1 TRACT 2:

1. Minimum lot size shall be 4,000 square feet.
2. Minimum lot width shall be 40 feet at the platted front building line.
3. The minimum depth of the front yard shall be 20 feet.
4. Maximum lot coverage shall be 65%.

9.2 FAÇADE REQUIREMENTS:

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

RESIDENTIAL

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

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 5912350 of the Oklahoma City Municipal Code, 2010, as amended.

9.5 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot high screen shall be required along the eastern and southern boundary of Tract 1 where abutting residential zoning/use. Said screen shall be constructed entirely of stucco, brick, stone, or wood and shall be solid and opaque.

9.6 DUMPSTER REGULATIONS

Within Tract 1, dumpsters shall be located in an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to single-family residential zoning/use.

9.7 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.

9.8 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to 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.

9.9 ACCESS REGULATIONS

There shall be two street access points from SW 44th Street to serve the residential Tract 2. There shall be two additional driveway access points from SW 44th Street for Commercial Tract 1. There shall be two driveway access points along the east side of S. Mustang Rd to serve the Commercial Tract 1. Access driveways shall meet driveway separation requirements.

Tract 1 Lots may be platted and subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive. A split lot is not required to have frontage on an approved street. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

RESIDENTIAL

Access to Tract 2 of 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.

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

Individual residential 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 for residential lots.

9.10 PARKING REGULATIONS

The design and number of all parking facilities for all Tracts within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2010, as amended.

For Tract Two (2), 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.

9.11 SIGNAGE REGULATIONS

9.11.1 FREESTANDING ACCESSORY SIGNS

Commercial and Single Family residential subdivision sign requirements shall be in accordance with Chapter 3, Article V. Sign Regulations of the Oklahoma City Municipal Code, as amended.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business development is located, as long as the business and the sign are located within this PUD.

9.11.2 ATTACHED SIGNS

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

9.11.3 NON-ACCESSORY SIGNS

Non-accessory signs are specifically prohibited in this PUD.

9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS

RESIDENTIAL

Electronic Message Display Signs are specifically prohibited in this PUD.

9.12 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better, except that commercial buildings shall be permitted to have flat roofs.

9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along SW 44th Street and along S. Mustang Road or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.14 HEIGHT REGULATIONS

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

9.15 SETBACK REGULATIONS

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

9.16 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.

9.17 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.

RESIDENTIAL

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTIONS: OVERALL, A-1 AND A-2

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

RESIDENTIAL

CAVALLO PUD (WEST PORTION)

OVERALL LEGAL

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING;
thence continuing

S89°45'42"E along said North line a distance of 1733.91 feet; thence
S27°25'44"W a distance of 309.60 feet; thence
S59°26'01"W a distance of 995.46 feet; thence
S19°13'41"W a distance of 773.64 feet; thence
S39°30'33"W a distance of 561.07 feet; thence
S77°22'52"W a distance of 328.29 feet; thence
S57°06'58"W a distance of 366.29 feet; thence
N00°14'36"W a distance of 68.03 feet; thence
N10°10'10"W a distance of 203.04 feet; thence
N00°14'36"W a distance of 1861.65 feet; thence
N45°01'49"E a distance of 49.26 feet; thence
S89°45'42"E a distance of 514.49 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,725,372 Sq Ft or 62.57 Acres, more or less.

TRACT 1

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 85.51 feet; thence
S00°14'18"W a distance of 60.00 feet to the POINT OF BEGINNING; thence

S89°45'42"E a distance of 459.49 feet; thence
S00°14'18"W a distance of 275.47 feet; thence
S89°45'24"W a distance of 167.16 feet; thence
S00°14'36"E a distance of 395.00 feet; thence
S89°45'24"W a distance of 325.00 feet; thence
N00°14'36"W a distance of 639.66 feet; thence
N45°01'49"E a distance of 49.26 feet to the POINT OF BEGINNING.

Said tract contains 264,682 Sq Ft or 6.08 Acres, more or less.

RESIDENTIAL

TRACT 2

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows:

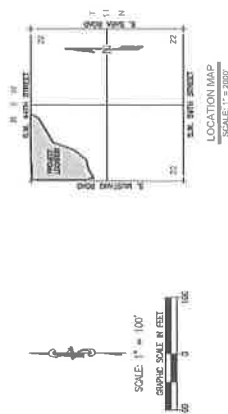
COMMENCING at the Northwest corner of said NW/4; thence
S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING;
thence continuing

S89°45'42"E along said North line a distance of 1733.91 feet; thence
S27°25'44"W a distance of 309.60 feet; thence
S59°26'01"W a distance of 995.46 feet; thence
S19°13'41"W a distance of 773.64 feet; thence
S39°30'33"W a distance of 561.07 feet; thence
S77°22'52"W a distance of 328.29 feet; thence
S57°06'58"W a distance of 366.29 feet; thence
N00°14'36"W a distance of 68.03 feet; thence
N10°10'10"W a distance of 203.04 feet; thence
N00°14'36"W a distance of 1221.99 feet; thence
N89°45'24"E a distance of 325.00 feet; thence
N00°14'36"W a distance of 395.00 feet; thence
N89°45'24"E a distance of 167.16 feet; thence
N00°14'18"E a distance of 275.47 feet; thence
S89°45'42"E a distance of 55.00 feet; thence
N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract contains 2,460,690 Sq Ft or 56.49 Acres, more or less.

OF
CAVALLO

A PART OF THE NW/4 OF SECTION 22, T11N R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LINE #	LENGTH	CORRECTION
13	88.57	888' 14" 3078
12	88.26	888' 31" 4071
12	88.30	888' 14" 3171
14	88.57	888' 42" 4078

LEGEND:

POINT OF COMMENCEMENT

POINT OF COMMENCEMENT
(NW/COR. NW/4, SECTION 22
T11N, R5W, LM.)

POINT OF BEGINNING

LEGAL DESCRIPTION

A tract of land situated within the Northwest Quarter (NW¼) of Section Twenty-Two (22), Township Eleven North (11N), Range Five West (5W) of the Indian Meridian (14), Olathe County, Kansas, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence S85°45'42" E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING thence continuing

38°45'12"E along with North Pole a distance of 1733.91 feet Hence

52°25'44"N a distance of 309.50 km there

5592501'W a distance of 965.46 feet thence
2101'W a distance of 773.84 feet thence

581.07 feet thickness

[illegible]

100°14'36"W a distance of 88.03 km (54.68 mi).

41°16'10"N a deflection of 203.04 feet; thence
337°14'36"W a deflection of 188.55 feet; thence

445°1'49"E a distance of 49.25 feet thence

007°45'42"E a distance of 514.49 feet thence
007°14'19"E a distance of 60.00 feet to the point of beginning.

NOV 19 31 12 0 UNIVERSITY OF CALIFORNIA LIBRARY

Sold tract containing 2,725,372 Sq Ft or 62.57 Acres, more or less.

EXHIBIT B

MASTER DEVELOPMENT PLAN



Crafton Tull

1 of 1

01/09/2009

DATE 01/12/22

01047700

PROJECT OWNER AND DEVELOPER

PROJECT ON THE ENVIRONMENT

IP LAND, LLC

7701 S. I-35 SERVICE ROAD
MOORE, OKLAHOMA 73160

00106 LABOR & CO. 72410000

PH: 405.366.0000
EMAIL: anthony@westpointarmy.com

