



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 SPUD ReZONING

Simplified Planned Unit Development District  
11436 Burning Oaks Rd.

Project Name

11436 Burning Oaks Rd.

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

Residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: SPUD -	1411
File Date:	7 Apr 22
Ward No.:	4
Nbhd. Assoc.:	M.D. Del
School District:	AA
Extg Zoning:	CP24
Overlay:	

4.62 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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbfbllaw.com

Email

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



Westminster Road

SE 29th Street

SE 44th Street

Anderson Road

17

SITE

NO SCALE

VICINITY MAP

Diagram illustrating the orientation and scale of the map. The orientation is indicated by a North arrow pointing towards the top of the page, labeled "N". The scale is indicated by a graphic scale bar below the orientation arrow, labeled "GRAPHIC SCALE". The scale bar shows distances in feet, with markings at 0, 30, 60, and 120 feet. A note below the scale bar states: "( IN FEET )  
1 inch = 60 ft."

Curve Table					
Curve #	Length	Radius	Chord	(Chord)	Chord Length
C1	241.93'	373.84'	N 41°53'23" W	(N 41°27'37" W)	237.73'

BEARINGS ARE ON  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM  
OKLAHOMA NORTH ZONE DATUM  
NAD 83, NAYD 88, U.S. FEET.

CONTROL MONUMENT DESIGNATION  
ALLIERRA MAPPING PLANE  
GRID NORTH IS (N 00°00'00" E).

( IN FEET )  
1 inch = 60 ft.

LOT FOUR (4), IN BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TO: ZAFAR ALI, 665 CRESCENT CIRCLE, MIDWEST CITY, OK 73110

I, SPENCER JIDENA A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE 9TH DAY OF FEBRUARY, 2022, A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.

FEBRUARY 16, 2022

SPENCER JIVIDEN, O.L.S. 1904

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 16TH DAY OF FEBRUARY, 2022, PERSONALLY APPEARED SPENCER JUDEN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE VOLUME THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH IN SAID INSTRUMENT.

MY COMMISSION EXPIRES: 05/30/2025  
MY COMMISSION NUMBER: 05006026

NOTARY PUBLIC  
COUNTY OF HAMILTON  
STATE OF NEW YORK  
ID: 05006026

MY COMMISSION EXPIRES: 6/30/2025  
MY COMMISSION NUMBER: 05006036

*Courtney Palmer*

Nô. 050060386  
EXP. 6/30/2025

NOTARY PUBLIC  
STATE OF OHIO

**SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT. SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.**

**JIVIDEN AND COMPANY, P.L.L.C.**  
**PROFESSIONAL SURVEYING SERVICES**  
 3405 E. Memorial Road  
 Edmond, Oklahoma 73013  
 C.A. 4151 • Expire June 30, 2023  
**Office (405) 478-0772 Office (405) 25U-RVEY**  
**Fax (405) 278-3272 (405) 278-7839**  
<http://www.jacsurvey.com>

<http://www.jacsurvey.com>

## VERIFY SCALE

BAR IS ONE INCH ORIGINAL  
DRAWING. IF NOT ONE INCH  
ON THIS SHEET ADJUST SCALES

DRAWN	FEBRUARY 1
-------	------------

JECT NO.	143-21 - E
NAME	143-21 bo

**Page 1 of 1**





Tel: (405) 278-7839  
Fax: (405) 478-3272

Monday, April 11, 2022

Zafar Ali  
6665 Crescent Circle  
Midwest City, Oklahoma 73110

**Re: Legal Descriptions for  
Lot 4, Block 6, Burning Oaks Section 2,  
Oklahoma County, Oklahoma  
Project No. 143-21**

The following legal descriptions are for the above referenced project, as requested.

**LEGAL DESCRIPTION - TRACT 1**

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY (S 30°00'00" W) A DISTANCE OF 488.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE SOUTH (S 00°00'00" E) ALONG THE WEST BOUNDARY OF SAID LOT 4 A DISTANCE OF 164.05 FEET, THENCE NORTHEASTERLY (N 47°57'06" E) A DISTANCE OF 559.71 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 4, THENCE NORTHWESTERLY (N 22°55'16" W) A DISTANCE OF 36.54 FEET, THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 373.84 FEET, A CHORD DIRECTION OF N 41°27'37" W, A CHORD LENGTH OF 237.73 FEET, AND AN ARC LENGTH OF 241.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.31 ACRES.

**LEGAL DESCRIPTION - TRACT 2**

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY (S 67°04'44" W) A DISTANCE OF 569.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH (N 00°00'00" E) ALONG THE WEST BOUNDARY OF SAID LOT 4 A DISTANCE OF 103.22 FEET, THENCE NORTHEASTERLY (N 47°57'06" E) A DISTANCE OF 559.71 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 4, THENCE SOUTHEASTERLY (S 22°55'16" E) A DISTANCE OF 278.46 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.31 ACRES.

## LETTER OF AUTHORIZATION

Syed Zafar Ali, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location Lot 4, Block 6, Burning Oaks Section 2, Oklahoma County, Oklahoma.

By: \_\_\_\_\_

Title: Owner

Date: 04/06/22

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma 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 Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma 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:

LEGAL DESCRIPTION - TRACT 1

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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LEGAL DESCRIPTION - TRACT 2

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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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: April 01, 2022 at 7:30 AM

**First American Title Insurance Company**

A handwritten signature in black ink that reads "Rochelle Duke". The signature is written in a cursive, flowing style.

By:

Shelly Duke

Abstractor License No. 0049

OAB Certificate of Authority # 4792

File No. 2733306-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1267	R156771030	ALI SYED Z & BRITTANY C	665 CRESCENT CIR	MIDWEST CITY	OK	73110	BURNING OAKS 2ND	006	004	BURNING OAKS 2ND 006 004 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1266	R156693000	BOSO CHARLES C & CHANTEL D	3820 BLACKJACK LN	OKLAHOMA CITY	OK	73150-2900	BURNING OAKS	003	001	BURNING OAKS 003 001	3820 BLACKJACK LN OKLAHOMA CITY
1266	R156693010	BOSO CHARLES F & SHARON	11531 BURNING OAKS RD	OKLAHOMA CITY	OK	73150-2902	BURNING OAKS	003	002	BURNING OAKS 003 002	11531 BURNING OAKS RD OKLAHOMA CITY
1266	R156693020	JONES LAFLORA V	4015 SMOKING OAKS DR	OKLAHOMA CITY	OK	73150-2939	BURNING OAKS	003	003	BURNING OAKS 003 003	4015 SMOKING OAKS DR OKLAHOMA CITY
1266	R156771040	SPITZ JOSEPH A & KATHIE L	11510 BURNING OAKS RD	OKLAHOMA CITY	OK	73150-2907	BURNING OAKS 2ND	000	000	BURNING OAKS 2ND 000 000 LOT 5 BLK 6 BURNING OAKS 2ND PLUS PT SW4 SEC 17 11N 1W BEG 2386.96FT E & 898.56FT N OF SW/C OF SW4 TH N421.3FT E260.08FT S421.32FT W256.86FT TO BEG OR TR7A	11510 BURNING OAKS RD OKLAHOMA CITY
1266	R156771050	WAISATH FALON	11608 BURNING OAKS RD	OKLAHOMA CITY	OK	73150	BURNING OAKS 2ND	006	006	BURNING OAKS 2ND 006 006	11608 BURNING OAKS RD OKLAHOMA CITY
1267	R156691080	ROSE GARY W & JANE M TRS, ROSE GARY W & JANE M REV TRUST	11421 BURNING OAKS RD	OKLAHOMA CITY	OK	73150-1909	BURNING OAKS	001	000	BURNING OAKS 001 000 E/2 OF LOT 9 EX E10FT	11421 BURNING OAKS RD OKLAHOMA CITY
1267	R156691087	MILLS ROY L	11501 BURNING OAKS RD	OKLAHOMA CITY	OK	73150-2902	BURNING OAKS	001	000	BURNING OAKS 001 000 E10FT OF LOT 9	0 UNKNOWN OKLAHOMA CITY
1267	R156691095	MILLS ROY L & RUBY J	11501 BURNING OAKS RD	OKLAHOMA CITY	OK	73150-2902	BURNING OAKS	001	000	BURNING OAKS 001 000 N30FT OF LOT 10 & W120FT OF LOT 10	11501 BURNING OAKS RD OKLAHOMA CITY
1267	R156691090	GODWIN MELVIN & ROBERTA F	3809 BLACKJACK LN	OKLAHOMA CITY	OK	73150	BURNING OAKS	001	000	BURNING OAKS 001 000 LOT 10 EX N30FT & W120FT	3809 BLACKJACK LN OKLAHOMA CITY
1267	R156771000	LAMPLEY-DALLAS VICKI T, DALLAS RAYMOND M	4020 WOODCUTTER DR	OKLAHOMA CITY	OK	73150-1911	BURNING OAKS 2ND	006	001	BURNING OAKS 2ND 006 001	4020 WOODCUTTER DR OKLAHOMA CITY

1267	R156771010	SEGER DAVID & ALICE R CO TRS, SEGER DAVID & ALICE R TRUST	3904 WOODCUTTER DR	OKLAHOMA CITY	OK	73150- 1911	BURNING OAKS 2ND	006	002	BURNING OAKS 2ND 006 002	3904 WOODCUTTER DR OKLAHOMA CITY
1267	R156771020	PETTITT KALEB R & ALYSSA	11408 BURNING OAKS RD	OKLAHOMA CITY	OK	73150	BURNING OAKS 2ND	006	003	BURNING OAKS 2ND 006 003	11408 BURNING OAKS RD OKLAHOMA CITY
1267	R144098060	DOWDY LINDA S	11317 SE 44TH ST	OKLAHOMA CITY	OK	73150- 1916	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT SW4 17 11N 1W BEG 1886.96FT E OF SW/C OF SW4 TH N1319.84FT E250FT S1319.85FT W250FT TO BEG OR TR 5	11317 SE 44TH ST OKLAHOMA CITY
1267	R144098010	SILVA RACHEL D & FRANCISCO	11231 SE 44TH ST	OKLAHOMA CITY	OK	73150- 1903	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT SW4 SEC 17 11N 1W BEG 1286.96FT E OF SW/C OF SW4 TH E300FT N730FT W300FT S730FT TO BEG CONT 5ACRS MORE OR LESS	11231 SE 44TH ST OKLAHOMA CITY



## **CERTIFICATE OF BONDED ABTRACTOR**

### **(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA )

) §:

COUNTY OF OKLAHOMA )

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

#### **LEGAL DESCRIPTION - TRACT 1**

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDI CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULAR BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY (S 30°00'00" W) A DISTANCE OF 164.05 FEET, THENCE SOUTH (S 00°00'00" E) ALONG THE WEST BOUNDARY OF SAID LOT 4, THENCE NORTHWESTERLY (N 22°55'16" W) A DISTANCE OF 36.54 FEET, THENCE ALONG A TANGENT CURVE OF 373.84 FEET, A CHORD DIRECTION OF N 41°27'37" W, A CHORD LENGTH OF 237.73 FEET, AND AN ARC LENGTH OF 241.93 FEET TO THE POINT OF BEGINNING CONTAINING

2.31 ACRES.

#### **LEGAL DESCRIPTION - TRACT 2**

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDI CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULAR BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY (S 67°04'44" W) A DISTANCE OF 103.22 FEET, THENCE NORTH (N 00°00'00" E) ALONG THE WEST BOUNDARY OF SAID LOT 4, THENCE NORTHWESTERLY (N 22°55'16" W) A DISTANCE OF 36.54 FEET, THENCE ALONG A TANGENT CURVE OF 373.84 FEET, A CHORD DIRECTION OF N 41°27'37" W, A CHORD LENGTH OF 237.73 FEET, AND AN ARC LENGTH OF 241.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.31 ACRES. and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (10). NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly information from public land records only and is not to be construed as an abstract of title, opinion of title, or any other legal opinion.



insurance policy, or environmental research report. As used herein, the term "public land records" means the recording laws of the applicable state, impart constructive notice to the third parties with respect to instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for a 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 County. This report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: April 01, 2022 at 7:30 AM

**First American Title Insurance Company**

*Rochelle Duke*

By:

Shelly Duke

Abstractor License No. 0049

OAB Certificate of Authority # 4792 File No. 2733306-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE
1267	R156771030	ALI SYED Z & BRITTANY C	665 CRESCENT CIR	MIDWEST CITY	OK
1266	R156693000	BOSO CHARLES C & CHANTEL D	3820 BLACKJACK LN	OKLAHOMA CITY	OK



1266	R156693010	BOSO CHARLES F & SHARON	11531 BURNING OAKS RD	OKLAHOMA CITY	OK
1266	R156693020	JONES LAFLORE V	4015 SMOKING OAKS DR	OKLAHOMA CITY	OK
1266	R156771040	SPITZ JOSEPH A & KATHIE L	11510 BURNING OAKS RD	OKLAHOMA CITY	OK
1266	R156771050	WAISATH FALON	11608 BURNING OAKS RD	OKLAHOMA CITY	OK
1267	R156691080	ROSE GARY W & JANE M TRS, ROSE GARY W & JANE M REV TRUST	11421 BURNING OAKS RD	OKLAHOMA CITY	OK
1267	R156691087	MILLS ROY L	11501 BURNING OAKS RD	OKLAHOMA CITY	OK
1267	R156691095	MILLS ROY L & RUBY J	11501 BURNING OAKS RD	OKLAHOMA CITY	OK
1267	R156691090	GODWIN MELVIN & ROBERTA F	3809 BLACKJACK LN	OKLAHOMA CITY	OK
1267	R156771000	LAMPLEY DALLAS VICKI T, DALLAS RAYMOND M	4020 WOODCUTTER DR	OKLAHOMA CITY	OK
1267	R156771010	SEGER DAVID & ALICE R CO TRS, SEGER DAVID & ALICE R TRUST	3904 WOODCUTTER DR	OKLAHOMA CITY	OK
1267	R156771020	PETTITT KALEB R & ALYSSA	11408 BURNING OAKS RD	OKLAHOMA CITY	OK
1267	R144098060	DOWDY LINDA S	11317 SE 44TH ST	OKLAHOMA CITY	OK



1267	R144098010	SILVA RACHEL D & FRANCISCO	11231 SE 44TH ST	OKLAHOMA CITY	OK
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the following Ownership is true and  
ahoma, as updated by the records of  
the last conveyance or final decree

TION TO THE CITY OF OKLAHOMA  
ARLY DESCRIBED AS FOLLOWS:  
STANCE OF 488.01 FEET TO THE  
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EAST BOUNDARY OF SAID LOT 4,  
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= BEGINNING. SAID TRACT

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EAST BOUNDARY OF SAID LOT 4,  
O TRACT CONTAINING 2.31 ACRES.  
1) to (2 ), both inclusive.  
confidential. This report contains  
tle, title commitment, title



ns those land records which under  
recorded, unreleased or record  
ttorney for matters of a legal

mpany or person(s) for whom this

ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
73110	BURNING OAKS 2ND	006	004	BURNING OAKS 2ND 006 004 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
73150 2900	BURNING OAKS	003	001	BURNING OAKS 003 001	3820 BLACKJACK LN OKLAHOMA CITY

73150 2902	BURNING OAKS	003	002	BURNING OAKS 003 002	11531 BURNING OAKS RD OKLAHOMA CITY
73150 2939	BURNING OAKS	003	003	BURNING OAKS 003 003	4015 SMOKING OAKS DR OKLAHOMA CITY
73150 2907	BURNING OAKS 2ND	000	000	BURNING OAKS 2ND 000 000 LOT 5 BLK 6 BURNING OAKS 2ND PLUS PT SW4 SEC 17 11N 1W BEG 2386.96FT E & 898.56FT N OF SW/C OF SW4 TH N421.3FT E260.08FT S421.32FT W256.86FT TO BEG OR TR7A	11510 BURNING OAKS RD OKLAHOMA CITY
73150	BURNING OAKS 2ND	006	006	BURNING OAKS 2ND 006 006	11608 BURNING OAKS RD OKLAHOMA CITY
73150 1909	BURNING OAKS	001	000	BURNING OAKS 001 000 E/2 OF LOT 9 EX E10FT	11421 BURNING OAKS RD OKLAHOMA CITY
73150 2902	BURNING OAKS	001	000	BURNING OAKS 001 000 E10FT OF LOT 9	0 UNKNOWN OKLAHOMA CITY
73150 2902	BURNING OAKS	001	000	BURNING OAKS 001 000 N30FT OF LOT 10 & W120FT OF LOT 10	11501 BURNING OAKS RD OKLAHOMA CITY
73150	BURNING OAKS	001	000	BURNING OAKS 001 000 LOT 10 EX N30FT & W120FT	3809 BLACKJACK LN OKLAHOMA CITY
73150 1911	BURNING OAKS 2ND	006	001	BURNING OAKS 2ND 006 001	4020 WOODCUTTER DR OKLAHOMA CITY
73150 1911	BURNING OAKS 2ND	006	002	BURNING OAKS 2ND 006 002	3904 WOODCUTTER DR OKLAHOMA CITY
73150	BURNING OAKS 2ND	006	003	BURNING OAKS 2ND 006 003	11408 BURNING OAKS RD OKLAHOMA CITY
73150 1916	UNPLTD PT SEC 17 11N 1W	000	000	UNPLTD PT SEC 17 11N 1W 000 000 PT SW4 17 11N 1W BEG 1886.96FT E OF SW/C OF SW4 TH N1319.84FT E250FT S1319.85FT W250FT TO BEG OR TR 5	11317 SE 44TH ST OKLAHOMA CITY



-				UNPLTD PT SEC 17 11N 1W 000 000 PT SW4 SEC 17 11N 1W BEG 1286.96FT E OF SW/C OF SW4 TH E300FT N730FT W300FT S730FT TO BEG CONT 5ACRS MORE OR LESS	
73150 1903	UNPLTD PT SEC 17 11N 1W	000	000		11231 SE 44TH ST OKLAHOMA CITY



Return To:  
Syed Z. Ali and Brittany C. Ali  
665 CRESCENT CIRCLE  
MIDWEST CITY, OK 73110

First American Title  
2014 South Post Road  
Midwest City, OK 73130

**WARRANTY DEED**  
**JOINT TENANCY**  
(Trustee Form)

Doc Stamps: **166.50**

Tax ID#: **1267-15-677-1030**

Filed/insured by: First American Title Insurance Company

File No.: **2629611-OK12 (JW)**

That **Jacqueline D Phillips aka Jackie Phillips, Trustee of the Jacqueline D. Phillips Revocable Trust**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Syed Z. Ali and Brittany C. Ali, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

**Lot Four (4), in Block Six (6), of BURNING OAKS SECTION TWO, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

Property Address: **Burning Oaks Road, Oklahoma City, OK 73150**

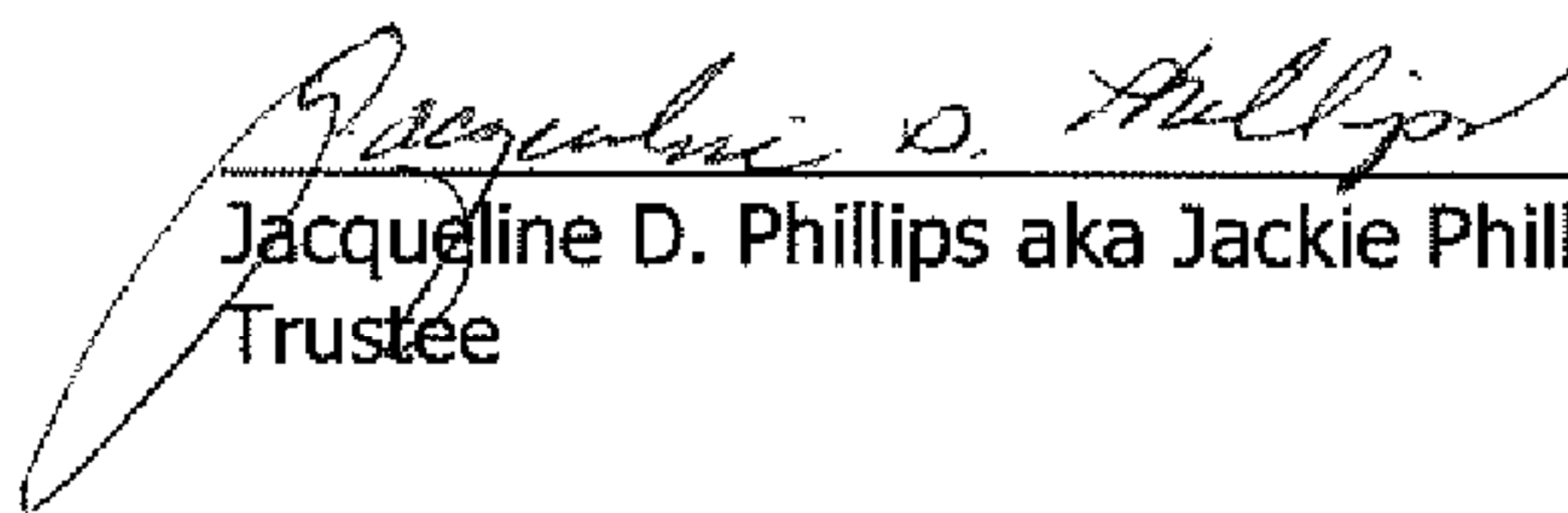
Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, 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.

Signed and delivered this **May 28, 2021**.



Jacqueline D. Phillips Revocable Trust

  
Jacqueline D. Phillips aka Jackie Phillips,  
Trustee

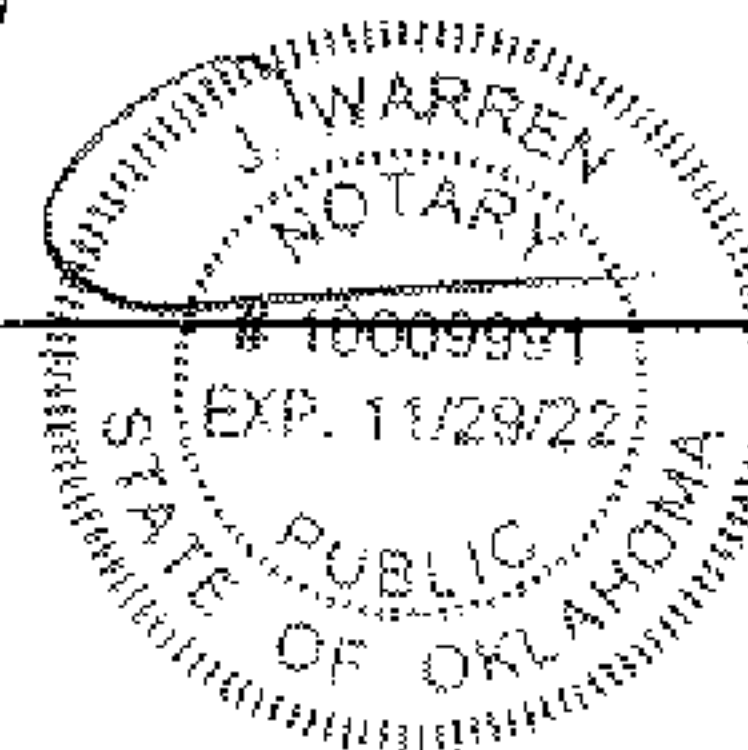
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }  
COUNTY OF **Oklahoma** } **ss.**

This instrument was acknowledged before me on **May 28, 2021**, by **Jacqueline D Phillips aka Jackie Phillips, Trustee of the Jacqueline D. Phillips Revocable Trust.**

  
NOTARY PUBLIC

My Commission Expires:



Mail Tax Statements To:

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**11436 Burning Oaks Rd.**

**April 7, 2022**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

# **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

## **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

**All AA uses shall be permitted on this site and in addition, the following uses shall be permitted by right.**

8200.14 Single-Family Residential [no more than two dwelling units shall be permitted within this SPUD.]

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size for residential structures shall be in accordance with the base zoning district.



Accessory buildings shall be a maximum square footage of 2,400 square feet.

**4. Maximum Number of Buildings:**

Each lot shall be permitted one dwelling unit and one accessory building.

**5. Density**

The minimum lot size shall be 2.31 acres.

**6. Building Setback Lines**

The building setback lines shall be in accordance with the base zoning district.

**7. Sight-proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**8. Landscaping:**

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

**9. Signs:**

**8.1 Free standing accessory signs**

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

**8.2 Attached signs**

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

**8.3 Non-Accessory Signs**

Non-Accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**10. Access:**

Access to the property shall be taken from Burning Oaks Rd.

## **11. Sidewalks**

Sidewalks shall not be required in this SPUD.

## **II. Other Development Regulations:**

### **1. Architecture:**

For dwelling units: Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

Exposed metal shall be permitted for accessory structures.

### **2. Open Space:**

Open space requirements shall be regulated by the base zoning district.

### **3. Street Improvements:**

N/A

### **4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **5. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

### **6. Parking:**

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

### **7. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan