



**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**

SW 29th St & Mustang Rd SPUD

Project Name

Northwest of SW 29th St & Mustang Rd (Canadian, 09006785)

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

Office

Summary Purpose Statement / Proposed Development

Case No.: SPUD -	142
File Date:	7 Apr 22
Ward No.:	3
Nbhd. Assoc.:	Mustang
School District:	AA
Extg Zoning:	AA
Overlay:	-

1 acre

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):**

Lloyd G Turner Trustee, Et al

Name

2126 Westminster

Mailing Address

Abilene, TX 79602

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

Owner	Mailing Address	LOT	BLOCK	Legal Description
1/2 Int. Lloyd G Turner	2126 Westminster Abilene, TX 79602			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Ryan Kellus Turner	4602 Arapahoe Trail Austin, TX 78745			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Matthew Novack Turner	13404 Briar Creek Loop Manor, TX 78653			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Martine Hautecler Turner	13608 Tercel Trace Manor, TX 78653			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
Integrus Realty, LLC	3433 NW 56th St. Ste. 100 Oklahoma City, OK 73116			Pt. SE/4 9-11N-5W (A-11 on map)
State of Oklahoma	200 NE 21st St. Oklahoma City, OK 73102			Pt. SE/4 9-11N-5W (A-4 on map) & Pt. SW/4 10-11N-5W (A-12, A-13, A-14, A-15 on map) & Pt. NW/4 15-11N-5W (A-2 on map) & Pt. NE/4 16-11N-5W (A-47 on map)
Richard K Cooper, II & Kathryn M Cooper	2712 Crystal Pine Dr. Yukon, OK 73099	4	16	CANYON CREEK ESTATES PH 4
August J DiCosimo & Patricia DiCosimo	2713 Crystal Pine Dr. Yukon, OK 73099	11	15	CANYON CREEK ESTATES PH 4
C&P Development, Inc.	P.O. Box 967 Mustang, OK 73064			Pt. SE/4 9-11N-5W (A-1 on map)
Steve E Wells & Rebecca A Wells	2600 N. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-1 on map)
David A Havran & Tomi S Havran, Trustees of the Dave & Tomi Sue Havran Revocable Trust	2620 S. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-8 on map)
Felipe Marrufo	2820 S. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-9 on map)
Bridwell Enterprises, Inc.	4447 N. Central Expy Ste. 110-424 Dallas, TX 75205			Pt. SW/4 10-11N-5W (A-16 on map)
Kyla J Jacobson, Trustee of the Kyla J Jacobson Irrevocable Trust, dated December 22, 2017 & Kamm D Howie, Trustee of the Kamm D Howie Irrevocable Trust, dated December 22, 2017	4447 N. Central Expy Ste. 110-424 Dallas, TX 75205			Pt. SW/4 10-11N-5W (A-10 on map) & Pt. NE/4 16-11N-5W (A-40 on map)
Mustang 29, LLC	825 N Broadway Ste 300 Oklahoma City, OK 73102			Pt. NW/4 15-11N-5W (A-1 on map)
City of Oklahoma City-Office of the City Clerk	208 Municipal Building Oklahoma City, OK 73102			Streets and Easements in subject area not set out above.

## LEGAL DESCRIPTION

S.W. 29<sup>th</sup> Street & Mustang Road  
1 Acre Tract

April 4, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet;

THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING;

THENCE continuing South 89°38'41" West, a distance of 250.00 feet;

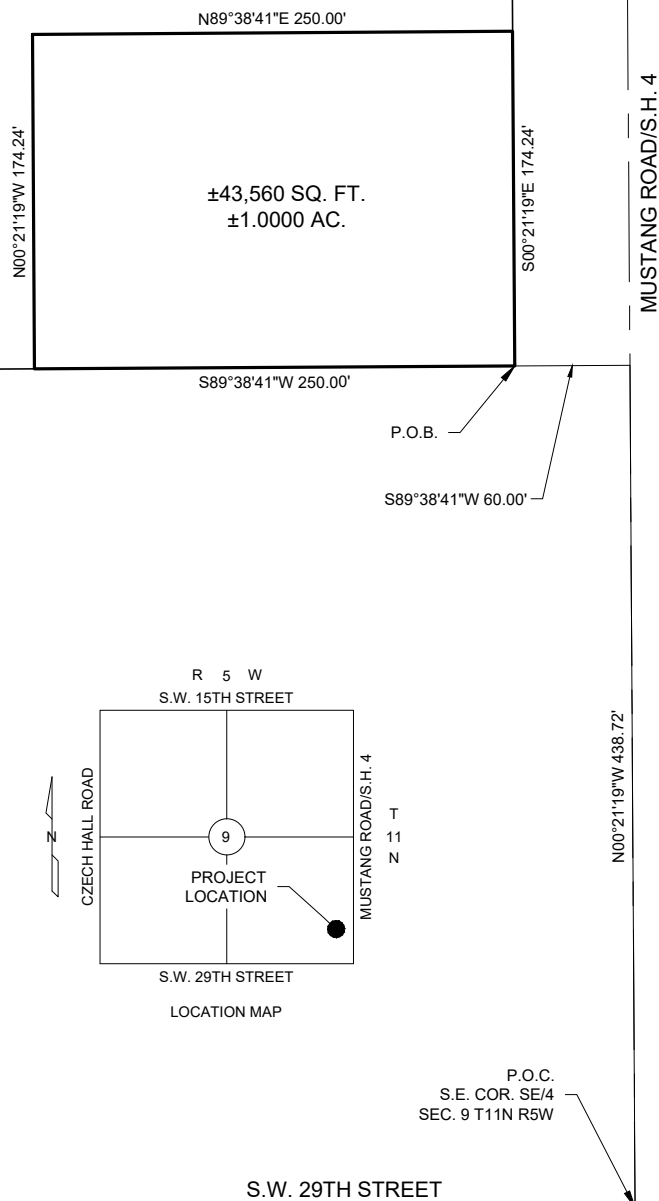
THENCE North 00°21'19" West, a distance of 174.24 feet;

THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road;

THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

Containing 43,560 square feet or 1.0000 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2023

• ENGINEERS • SURVEYORS • PLANNERS •



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# **SPUD-\_\_\_\_\_ MASTER DESIGN STATEMENT**

**SW 29<sup>th</sup> St. & S Mustang Rd.**

**April 7, 2022**

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).

## **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, which 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.

This site will be developed in accordance with the regulations of **O-2, "General Office" District** (OKC Zoning Ordinance, 2020), except as modified herein.

### **1. The following uses shall be the only uses permitted within this SPUD:**

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8330.5)
- Animal Sales and Services (8330.8)
- Business Support Services (8300.24)

- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.52)
- Participant Recreation and Entertainment: Indoor (8300.55) further limited to fitness operations such as workout gyms, yoga studios etc.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Research Services: Restricted (8300.62)

**2. Maximum Building Height:**

The maximum building height shall be 35 feet.

**3. Maximum Building Size:**

The maximum building size shall utilize O-2, "General Office" District regulations.

**4. Building Setback Lines:**

North: 15 feet  
 East: 10 feet  
 West: 15 feet  
 South: 5 feet

There shall be no internal setbacks except for those required by Fire Code.

**5. Sight-proof Screening:**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

**6. Landscaping:**

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

**7. Signs:**

**7.1 Freestanding Accessory Signs**

No pole signs or billboards shall be permitted within this SPUD.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being twelve (12) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

**7.2 Attached Signs**

Attached shall be in accordance with the O-2, "General Office" District regulations.

**7.3 Non-accessory Signs**

Non-accessory signs shall not be permitted in this SPUD.

**7.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**8. Access:**

Access shall be taken via S Mustang Rd. via a maximum of one drive. Said drive may be a boulevard style entrance.

## **9. Sidewalk Regulations:**

A five-foot sidewalk shall be constructed on S Mustang Rd. or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

## **II. OTHER DEVELOPMENT REGULATIONS:**

### **1. Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, architectural metal or stone masonry. No more than 30% EIFS, stucco or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

### **2. Street Improvements: N/A**

### **3. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **4. Dumpsters:**

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

### **5. Drainage:**

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

## **6. Parking Regulations:**

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

## **III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Conceptual Site Plan

**Exhibit A**  
Legal Description

S.W. 29<sup>th</sup> Street & Mustang Road  
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## **6. Parking Regulations:**

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## **III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Conceptual Site Plan

**Exhibit A**  
Legal Description

S.W. 29<sup>th</sup> Street & Mustang Road  
1 Acre Tract

April 4, 2022

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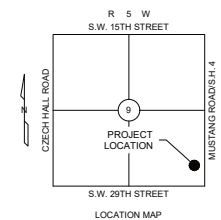
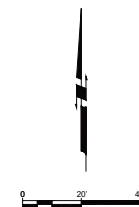
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Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)





**SPUD-\_\_\_\_\_**  
**SW 29th St. & S Mustang Rd.**

Exhibit B  
 Conceptual Site Plan

+/- 1 acre



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8875 FAX (405) 235-8875

ENGINEERS SURVEYORS PLANNERS

4/6/22  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning



**CERTIFICATE OF BONDED ABTRACTOR**

(600 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 600 feet in all directions of the following described land:

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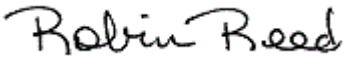
THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: March 29, 2022 at 7:30 AM

**First American Title Insurance Company**

By: 

Robin Reed

Abstractor License No. 4746

OAB Certificate of Authority # 0058

File No. 2732227-OK99



Owner	Mailing Address	LOT	BLOCK	Legal Description
1/2 Int. Lloyd G Turner	2126 Westminster Abilene, TX 79602			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Ryan Kellus Turner	4602 Arapahoe Trail Austin, TX 78745			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Matthew Novack Turner	13404 Briar Creek Loop Manor, TX 78653			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Martine Hautecler Turner	13608 Tercel Trace Manor, TX 78653			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
Integris Realty, LLC	3433 NW 56th St. Ste. 100 Oklahoma City, OK 73116			Pt. SE/4 9-11N-5W (A-11 on map)
State of Oklahoma	200 NE 21st St. Oklahoma City, OK 73102			Pt. SE/4 9-11N-5W (A-4 on map) & Pt. SW/4 10-11N-5W (A-12, A-13, A-14, A-15 on map) & Pt. NW/4 15-11N-5W (A-2 on map) & Pt. NE/4 16-11N-5W (A-47 on map)
Richard K Cooper, II & Kathryn M Cooper	2712 Crystal Pine Dr. Yukon, OK 73099	4	16	CANYON CREEK ESTATES PH 4
August J DiCosimo & Patricia DiCosimo	2713 Crystal Pine Dr. Yukon, OK 73099	11	15	CANYON CREEK ESTATES PH 4
C&P Development, Inc.	P.O. Box 967 Mustang, OK 73064			Pt. SE/4 9-11N-5W (A-1 on map)
Steve E Wells & Rebecca A Wells	2600 N. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-1 on map)
David A Havran & Tomi S Havran, Trustees of the Dave & Tomi Sue Havran Revocable Trust	2620 S. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-8 on map)
Felipe Marrufo	2820 S. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-9 on map)
Bridwell Enterprises, Inc.	4447 N. Central Expy Ste. 110-424 Dallas, TX 75205			Pt. SW/4 10-11N-5W (A-16 on map)
Kyla J Jacobson, Trustee of the Kyla J Jacobson Irrevocable Trust, dated December 22, 2017 & Kamm D Howie, Trustee of the Kamm D Howie Irrevocable Trust, dated December 22, 2017	4447 N. Central Expy Ste. 110-424 Dallas, TX 75205			Pt. SW/4 10-11N-5W (A-10 on map) & Pt. NE/4 16-11N-5W (A-40 on map)
Mustang 29, LLC	825 N Broadway Ste 300 Oklahoma City, OK 73102			Pt. NW/4 15-11N-5W (A-1 on map)
City of Oklahoma City-Office of the City Clerk	208 Municipal Building Oklahoma City, OK 73102			Streets and Easements in subject area not set out above.

ORIGIN 1-14-11  
NOT TO SCALE

QUIT CLAIM DEED  
INDIVIDUAL FORM

THIS INDENTURE, Made this 17 day of April, A. D. 1993  
between Robert H. Novak and Margaret Novak, husband  
and wife, parties of the first part,

and Louise Novak Turner, party  
Box 698 Canadian T-455 7432 of the second part,

Witnesseth, that said parties of the first part, in consideration of the sum of  
Twenty Thousand and no/100ths DOLLARS

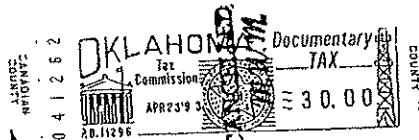
to them in hand paid, the receipt of which is hereby acknowledged, do hereby  
sell and convey unto the said party of the second part all their right, title, interest, estate, and every  
claim and demand, both at law and in equity, in and to all the following described property situate in  
Canadian County, State of Oklahoma to-wit: 8. & P.M. Index

The South Half (S/2) of the Southeast Quarter of Section  
Nine (9), in Township Eleven (11) North of Range Five (5)  
West of the Indian Meridian, Canadian County, Oklahoma,  
(Surface Only)

STATE OF OKLAHOMA  
COUNTY CLERK  
FILED & RECORDED

1993 APR 23 P 3:49

MARK PRICE  
COUNTY CLERK



together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Louise Novak Turner, party  
of the first part

her heirs and assigns forever, so that neither Robert H. Novak and Margaret Novak, the said parties of the  
first part

nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said prem-  
ises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set their hand  
the day and year first above written,

Robert H. Novak  
ROBERT H. NOVAK  
Margaret Novak  
MARGARET NOVAK

TEXAS  
STATE OF ~~OKLAHOMA~~  
COUNTY OF \_\_\_\_\_

SS:

INDIVIDUAL ACKNOWLEDGMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of  
April, 1993, personally appeared Robert H. Novak and Margaret  
Novak, parties of the first part

to me known to be the identical persons who executed the within and foregoing Instrument and  
that they executed the same as their free and voluntary act and deed for the uses and purposes

Given under my hand and seal the day and year last above written.  
My commission expires MY COMMISSION EXPIRES 6-02-94  
JO ANN HAWKINS

GIFT DEED

10<sup>2</sup>  
2

THE STATE OF OKLAHOMA,  
COUNTY OF CANADIAN.

KNOW ALL MEN BY THESE PRESENTS:

That I, LOUISE NOVAK TURNER, a widow, of Hardeman County, Texas, (herein called Grantor), for and in consideration of the sum of ONE AND NO/100 DOLLARS, and the love and affection which I bear for my sons, LLOYD G. TURNER and JAMES W. TURNER; have GRANTED, GIVEN AND CONVEYED and by these presents do GRANT, GIVE AND CONVEY equally unto the said LLOYD G. TURNER, as Trustee of the "LLOYD G. TURNER TRUST", whose mailing address is 2309 Crestline, Abilene, Texas 79602; and JAMES W. TURNER as Trustee of the "JAMES W. TURNER TRUST", whose mailing address is 2006 Port Royal Drive, Austin, Texas 78746; (herein called Grantees), all that certain tract, lot or parcel of land lying and being situated in the County of Canadian and State of Oklahoma, known and described as follows, to-wit:

TRACT 1: All of the South One-half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, including all of my undivided mineral interests and rights in and to all oil, gas and other minerals.

Hom. Index \_\_\_\_\_  
B & P.N. Index \_\_\_\_\_  
Margin \_\_\_\_\_

TRACT 2: All of my undivided interest in and to all of the oil, gas and other minerals with respect to the North One-half (N/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma,

This conveyance is made and accepted subject to any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all present recorded restrictions, reservations, covenants, conditions, oil, gas and other mineral leases and/or options, mineral severances, royalty reservations, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls or fences situated on a common boundary; any shortages in area or boundary lines; any encroachments, or protrusions, or overlapping of improvements; to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; to the claims of any tenants in possession; and taxes for the current year, the payment of which Grantees assume; and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantees assume.

Att: David K. Brinkerhoff  
PO Box 100  
Quanah, TX 79252

Exemption Documentary Stamp Tax: 00  
Title 68; Article 32, Section 3201 or  
3202, Paragraph 4

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, and unto their successors and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Dated this 4<sup>th</sup> day of May, 2000.

Louise Novak Turner  
Louise Novak Turner

THE STATE OF TEXAS,  
COUNTY OF HARDEMAN.

18<sup>th</sup> This instrument was acknowledged before me on this the day of May, 2000 by LOUISE NOVAK TURNER.

David K. Brinkerhoff  
Notary Public, State of Texas



OC NUMBER 2000015334  
BK 2359 PG 876-877  
DATE 07/27/00 13:01:57  
FILING FEE \$10.00  
DOC TAX \$0.00  
MARK NISHOE, CANADIAN  
Oklahoma County Clerk  
RECORDED AND FILED

4.

(2)

**TRUSTEE'S DEED FROM THE JAMES W TURNER TRUST  
CONVEYING REAL PROPERTY AND MINERAL RIGHTS IN CANADIAN COUNTY, OKLAHOMA TO  
RYAN KELLUS TURNER  
ANDREW GARLAND TURNER  
MATTHEW NOVAK TURNER  
(in their individual capacities)**

Doc#: R 2013 18214  
Bk&Pg: RB 4047 218-219  
Filed: 07-31-2013 LMG  
11:10:04 AM TD  
Canadian County, OK

STATE OF OKLAHOMA  
COUNTY OF CANADIAN



KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Louise Novak Turner, as Trustor, executed a trust agreement (known as THE TURNER FAMILY TRUST AGREEMENT) on May 18, 2000 creating two separate irrevocable trusts known as the Lloyd G. Turner Trust and the James W. Turner Trust;

WHEREAS, Louise Novak Turner executed a gift deed on May 18, 2000, placing real property, including mineral rights, in Canadian County, Oklahoma conveying equally unto the Lloyd G. Turner Trust and the James W. Turner Trust and said gift deed was recorded by the County Clerk of Canadian County in Book 2359 on page 876-877;

WHEREAS, Article V of said trust agreement states that upon the death of James W. Turner, the James W. Turner Trust shall terminate, and the Trustee shall distribute all remaining trust property equally to RYAN KELLUS TURNER, ANDREW GARLAND TURNER, and MATTHEW NOVAK TURNER, in fee simple and free of trust, provided each had attained the age of 21 years;

WHEREAS, James W. Turner in Austin, Travis County, Texas died on August 6, 2001 and his estate was assigned cause number 77129 in the Probate Court Number One of Travis County;

WHEREAS, neither ANDREW GARLAND TURNER, nor MATTHEW NOVAK TURNER had attained the age of 21 years at the time of the death of James W. Turner;

WHEREAS, under Article VII of said trust agreement, Ryan Kellus Turner became Trustee of the James W. Turner Trust upon the death of James W. Turner;

WHEREAS, Article VIII of said trust agreement provides for contingent trust management (MANAGEMENT TRUST) for underage beneficiaries until the youngest beneficiary attains age of 21 years;

WHEREAS, RYAN KELLUS TURNER (whose address is 4602 Arapahoe Trail, Austin, Texas 78745) has maintained said MANAGEMENT TRUST;

WHEREAS, ANDREW GARLAND TURNER (whose mailing address is 13608 Tercel Trace, Manor, Texas 78653) has attained the age of 21;

WHEREAS, MATTHEW NOVAK TURNER (whose mailing address is 13404 Briar Creek Loop, Manor, Texas 78653) has attained the age of 21; and

WHEREAS, said MANAGEMENT TRUST has terminated; Trustee now desires to distribute all remaining trust property, including that identified in the TURNER FAMILY TRUST AGREEMENT, equally to RYAN KELLUS TURNER, ANDREW GARLAND TURNER, and MATTHEW NOVAK TURNER, in fee simple.

Ret: Ryan Kellus Turner  
2261 Hancock Dr.  
Austin, TX  
78750

Exemption Documentary Stamp Tax  
OS Title 68 Article 32 Section 3201  
or 3202 Paragraph # 4

1.

NOW, THEREFORE, Ryan Kellus Turner, in his capacity as Trustee of said James W. Turner Trust under and in accordance with the terms and provisions of said trust agreement, CONVEYS, ASSIGNS, TRANSFERS and DISTRIBUTES 1/6<sup>th</sup> undivided interests unto RYAN KELLUS TURNER, ANDREW GARLAND TURNER, and MATTHEW NOVAK TURNER all in those certain tracts, lots or parcels of land lying and being situated in the County of Canadian and State of Oklahoma, known and described as follows, to wit:

TRACT 1: All of the South One-half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, including all undivided mineral interests and rights in and to all oil, gas and other minerals.

TRACT 2: All undivided interest in and to all of the oil, gas, and other minerals with respect to the North One-half (N/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County Oklahoma.

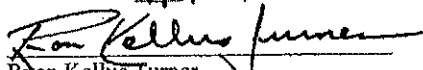
2.

This conveyance is made without any warranty of title whatsoever, express or implied, but with full subrogation to all rights and actions of preceding conveyors.

3.

This conveyance is made and shall be binding upon the parties hereto, their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, this conveyance has been executed by Ryan Kellus Turner, as trustee for the James W. Turner Trust on this 24<sup>th</sup> of July 2013.

  
Ryan Kellus Turner  
Trustee, James W. Turner Trust

The foregoing Trustee's Deed was acknowledged before me, the undersigned authority, on this 24<sup>th</sup> day of JULY, 2013, by RYAN KELLUS TURNER, a person

X known to me

\_\_\_\_\_ proved to me on the oath of \_\_\_\_\_

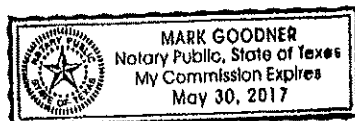
\_\_\_\_\_ proved to me through his/her \_\_\_\_\_ driver's license or other photo I.D.

(State or Province)

to be the person whose name is subscribed to the foregoing instrument.

GIVEN under my hand and seal of office on this the 24<sup>th</sup> day of JULY, 2013.

(stamp or seal)





Notary Public, State of Texas

FILED  
MARIE HIRST COURT CLERK  
CANADIAN COUNTY, OKLAHOMA

IN THE DISTRICT COURT WITHIN AND FOR CANADIAN COUNTY  
STATE OF OKLAHOMA

DEC - 4 2018

IN THE MATTER OF THE ESTATE OF  
LOUISE NOVAK TURNER, Deceased.

) ④  
) PB-2018-215

BY: *[Signature]*  
OFFICIAL

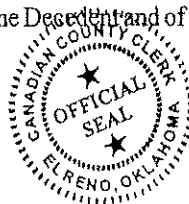
**ORDER APPROVING PETITION FOR SUMMARY  
ADMINISTRATION, APPROVING FINAL ACCOUNT, ADMITTING WILL TO  
PROBATE, DETERMINING HEIRS, DISTRIBUTING ESTATE AND DISCHARGING  
SPECIAL ADMINISTRATOR**

THIS MATTER comes on for hearing this 4<sup>th</sup> day of December, 2018, having been duly set for hearing on that date by Order of this Court filed herein on the 1<sup>st</sup> day of October, 2018, and by Notice of Hearing, the Special Administrator appeared by and through his attorney, Matt Wheatley, of Wheatley, Segler, Osby & Miller, LLC, and no other parties appeared either in person or through counsel to object to the Petition.

THEREUPON, the Court examined the file and finds that Notice of this hearing and Notice to Creditors has been given by the "Combined Notice" according to law, which proof of publication thereof is filed herein and by reference made a part hereof, and the *Affidavit of Non-Mailing to Creditors* as provided by Section 331 and 331.1 of Title 58 of the Oklahoma Statutes. The Court finds that there are no creditor claims or unpaid creditors and any claims hereafter presented are forever barred.

The Court further finds that the "Combined Notice" was timely mailed to all persons interested in the estate of the Decedent as reflected by the *Affidavit of Mailing Combined Notice* on file herein and by reference made a part hereof.

The Court further finds that no objections have been timely filed herein pursuant to the "Combined Notice." That the Special Administrator has offered proof of the payment of funeral expenses, expenses of last sickness of the Decedent and of administration and allowed claims, if any,



Doc#: R 2018 32945  
BK&Pg: RB 4829 739-742  
Filed: 12-04-2018  
01:57:33 PM  
Canadian County, OK

TMH  
FD



and the Court finds that summary proceedings are appropriate.

The Court further finds that pursuant to Okla. Stat. tit. 68 § 804.1, no order releasing said estate from estate taxes is required.

The Court further finds that the estate is of insufficient size to warrant the filing of a federal estate tax return.

The Court further finds that the Special Administrator has waived a Personal Representative's fee. The Court further finds that costs of administration of the Estate, including attorney fees, will be paid with non-probate assets as agreed to with the Estate's attorney.

That the Special Administrator has timely filed a full and complete accounting, which should be approved.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Petition for Summary Administration filed herein be and is hereby approved; that the certified copy of Decedent's Will attached to the Petition, with the original on file in Hardeman County, Texas in Case No. 4612, has been proved as required by law and is hereby admitted to probate; that the Decedent died testate on the 27<sup>th</sup> day of February, 2007, a resident of Taylor County, Texas and her estate should pass according to the terms of the Will of Louise Novak Turner, on file herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that summary proceedings of the Decedent's estate are appropriate pursuant to 58 O.S. §245, et seq., and the Final Account filed by the Special Administrator is hereby approved and that the findings herein of the Court are the order and judgment of the Court.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the heirs, devisees and legatees of the Decedent are hereby determined to be the following persons:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Lloyd G. Turner	Son	Legal
Ryan Kellus Turner	Grandson	Legal
Andrew Garland Turner	Grandson	Legal
Matthew Novak Turner	Grandson	Legal

and that in the event of the existence of any alleged pretermitted child, children, or other descendant, such persons are not entitled to share in any portion of the estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all the rest, residue, and remainder of the Oklahoma property and estate of Decedent, Louise Novak Turner, including, but not limited to, the following oil and gas mineral interests:

- 1) The Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.
- 2) The Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

together with any other Oklahoma property hereafter discovered to be owned by Decedent, is hereby ordered, transferred, conveyed, titled and distributed pursuant to Decedent's Will as follows:

Lloyd G. Turner 2126 Westminster Abilene, TX 79602	Son	An undivided one-half (1/2)
Ryan Kellus Turner 4602 Arapahoe Trail Austin, TX 78745	Grandson	An undivided one-sixth (1/6)
Andrew Garland Turner 13608 Tercel Trace Manor, TX 78653	Grandson	An undivided one-sixth (1/6)

Matthew Novak Turner  
13404 Briar Creek Loop  
Manor, TX 78653

Grandson

An undivided one-sixth (1/6)

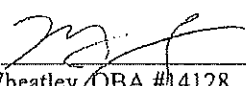
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon payment of attorney fees and costs, the Special Administrator is hereby discharged from any further duties or liability herein.

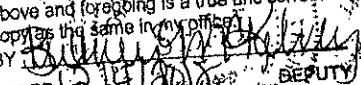
IT IS SO ORDERED this 4<sup>th</sup> day of December, 2018.

**BARBARA HATFIELD**

JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM:

  
Matt Wheatley, OBA #14128  
Wheatley, Segler, Osby & Miller, LLC  
*Per to:* P.O. Box 850126  
Yukon, Oklahoma 73085  
Telephone: (405) 354-5276  
Facsimile: (405) 350-0537  
[mwyukonlaw@swbell.net](mailto:mwyukonlaw@swbell.net)  
*Attorney for Special Administrator*

CLERK OF DISTRICT COURT  
i, Maria Hirst, Clerk of Canadian  
County, Oklahoma, do hereby certify that the  
above and foregoing is a true and correct  
copy as the same in my office.  
BY   
DATED 12/14/2018 DEPUTY



FILED  
MARIE HIRST COURT CLERK  
CANADIAN COUNTY, OKLAHOMA

IN THE DISTRICT COURT WITHIN AND FOR CANADIAN COUNTY  
STATE OF OKLAHOMA

SEP 9 2020

IN THE MATTER OF THE ESTATE OF )  
ANDREW GARLAND TURNER, Deceased ) PB-2020-124

BY [Signature]  
DEPUTY

(4) M

**ORDER APPROVING PETITION FOR SUMMARY ADMINISTRATION,  
APPROVING FINAL ACCOUNT, DETERMINING HEIRS,  
DISTRIBUTING ESTATE AND DISCHARGING SPECIAL ADMINISTRATOR**

THIS MATTER comes on for hearing this 9<sup>th</sup> day of September, 2020, having been duly set for hearing on that date by Order of this Court and "Combined Notice" filed herein on June 26, 2020, the Special Administrator appeared by and through her attorney, Matt Wheatley, of Wheatley, Segler & Osby, LLC, and no other parties appeared either in person or through counsel to object to the Petition.

THEREUPON, the Court examined the file and finds that Notice of this hearing and Notice to Creditors has been given by the "Combined Notice" according to law, which proof of publication thereof is filed herein and by reference made a part hereof, and the *Affidavit of Mailing "Combined Notice"* as provided by Section 331 and 331.1 of Title 58 of the Oklahoma Statutes. As a result of the publication and mailing, the attorney for the Estate, Matt Wheatley, representing the Special Administrator, has received no creditor's claims before the presentment date.

The Court further finds that the "Combined Notice" was timely mailed to all persons interested in the estate of the Decedent as reflected by the *Affidavit of Mailing Combined Notice* on file herein and by reference made a part hereof.

The Court further finds that no objections have been filed herein pursuant to the "Combined Notice." That the Special Administrator has offered proof of the payment of funeral expenses, expenses of last sickness of the Decedent and of administration and allowed claims, if any, and the Court finds that summary proceedings are appropriate. The Court further finds that costs of

administration of the Estate, including attorney fees, will be paid with non-probate assets as agreed to with the Estate's attorney.

The Court further finds that pursuant to Okla. Stat. tit. 68 § 804.1, no order releasing the estate from estate taxes is required.

The Court further finds that the estate is of insufficient size to warrant the filing of a federal estate tax return.

The Court further finds that Decedent was not married and had no children.

The Court further finds that as the sole beneficiary and heir-at-law the Special Administrator has waived a Special Administrator's fee and that the Special Administrator has timely filed a full and complete accounting, which should be approved.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Petition for Summary Administration filed herein be and is hereby approved and that the Decedent died testate on the 18<sup>th</sup> day of December, 2018, a resident of Travis County, Texas.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that summary proceedings of the Decedent's estate are appropriate pursuant to 58 O.S. §245, et seq., that the Final Account filed by the Special Administrator is hereby approved, and that the findings herein of the Court are the order and judgment of the Court.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Decedent's mother, as the only heir-at-law, and other interested parties of the Decedent are hereby determined to be the following persons:

<u>NAME &amp; RESIDENCE</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Martine Hautecler Turner 13608 Tercel Trace Manor, TX 78653	Mother	Legal

Matthew Novak Turner  
13404 Briar Creek Loop  
Manor, TX 78653

Brother

Legal

Ryan Kellus Turner  
4602 Arapahoe  
Austin, TX 78745

Brother

Legal

and that in the event of the existence of any alleged pretermitted child, children, or other descendant, such persons are not entitled to share in any portion of the estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all the rest, residue and remainder of the Oklahoma estate of Decedent, Andrew Garland Turner, Deceased, including, but not limited to, the following real property and mineral interests:

Real Property

An undivided one-sixth (1/6) interest in all of the South One-Half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

Oil and Gas Mineral Interests

An undivided one-sixth (1/6) interest in the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

and

An undivided interest in the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

together with any other property, including real property and oil and gas mineral rights, hereafter discovered to be owned by the Decedent, is hereby ordered, transferred, distributed, conveyed, and assigned one hundred percent (100%) to the only heir-at-law, as follows:

Martine Hautecler Turner  
13608 Terrel Trace  
Manor, TX 78653

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon distribution of the Estate and upon payment of attorney fees and costs, the Special Administrator is hereby discharged from any further duties or liability herein.

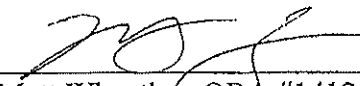
IT IS SO ORDERED this 9<sup>th</sup> day of September, 2020.

PAUL HESSE

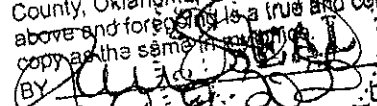
---

JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matt Wheatley, OBA #14128  
Wheatley, Segler & Osby, LLC  
P.O. Box 850126  
Yukon, Oklahoma 73085  
Telephone: (405) 354-5276  
Facsimile: (405) 350-0537  
[mwheatley@yukonlaw.net](mailto:mwheatley@yukonlaw.net)  
*Attorney for Special Administrator*

ret.

COURT  
I, Marie Hirst, County Clerk of Canadian  
County, Oklahoma, do hereby certify that the  
above and foregoing is a true and correct  
copy as the same in my office.  
BY  DEPUTY

April 7, 2022

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

Attention: Mr. Curtis Liggins

**RE: SW 29<sup>th</sup> St. & Mustang Rd.: SPUD Submittal**

Dear Curtis:

On behalf of our client, Mustang Road Medical, LLC, we are submitting a request for a Simplified Planned Unit Development application to be reviewed and recommended for approval by the Planning Commission for property located Northwest of SW 29<sup>th</sup> St. & Mustang Rd. in West Oklahoma City. The subject site is currently zoned as AA, "Agricultural" District. The property is currently undeveloped. This application seeks to rezone the property, totaling 1 acre, to permit the proposed office development. This proposed development will complement the surrounding area and the future medical office south of the site.

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

- SPUD Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **May 26, 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  
[5242 000/ PUD]





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  
SW 29th St & Mustang Rd SPUD

Project Name

Northwest of SW 29th St & Mustang Rd (Canadian, 09006785)

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

Office

Summary Purpose Statement / Proposed Development

Start Case Date

Case No.: SPUD - \_\_\_\_\_

File Date: \_\_\_\_\_

Ward No.: \_\_\_\_\_

Nbhd. Assoc.: \_\_\_\_\_

School District: \_\_\_\_\_

Extg Zoning: \_\_\_\_\_

Overlay: \_\_\_\_\_

1 acre

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):

Lloyd G Turner Trustee, Et al

Name

2126 Westminster

Mailing Address

Abilene, TX 79602

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](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

**LLOYD G TURNER TRUSTEE ETAL  
2126 WESTMINSTER  
ABILENE, TX 79602  
PH: (325) 668-7039**

March 31, 2022

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

Attn: Mr. JJ Chambless

**RE: Letter of Authorization for Submittal to the City**

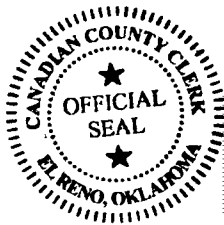
Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our 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 the number listed above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lloyd G. Turner", with a long horizontal flourish extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: 5242 000/ZON



FILED  
MARIE HIRST COURT CLERK  
CANADIAN COUNTY, OKLAHOMA

IN THE DISTRICT COURT WITHIN AND FOR CANADIAN COUNTY  
STATE OF OKLAHOMA

SEP 9 2020

IN THE MATTER OF THE ESTATE OF )  
ANDREW GARLAND TURNER, Deceased ) PB-2020-124

BY [Signature]  
DEPUTY  
(4)M

**ORDER APPROVING PETITION FOR SUMMARY ADMINISTRATION,  
APPROVING FINAL ACCOUNT, DETERMINING HEIRS,  
DISTRIBUTING ESTATE AND DISCHARGING SPECIAL ADMINISTRATOR**

THIS MATTER comes on for hearing this 9<sup>th</sup> day of September, 2020, having been duly set for hearing on that date by Order of this Court and "Combined Notice" filed herein on June 26, 2020, the Special Administrator appeared by and through her attorney, Matt Wheatley, of Wheatley, Segler & Osby, LLC, and no other parties appeared either in person or through counsel to object to the Petition.

THEREUPON, the Court examined the file and finds that Notice of this hearing and Notice to Creditors has been given by the "Combined Notice" according to law, which proof of publication thereof is filed herein and by reference made a part hereof, and the *Affidavit of Mailing "Combined Notice"* as provided by Section 331 and 331.1 of Title 58 of the Oklahoma Statutes. As a result of the publication and mailing, the attorney for the Estate, Matt Wheatley, representing the Special Administrator, has received no creditor's claims before the presentment date.

The Court further finds that the "Combined Notice" was timely mailed to all persons interested in the estate of the Decedent as reflected by the *Affidavit of Mailing Combined Notice* on file herein and by reference made a part hereof.

The Court further finds that no objections have been filed herein pursuant to the "Combined Notice." That the Special Administrator has offered proof of the payment of funeral expenses, expenses of last sickness of the Decedent and of administration and allowed claims, if any, and the Court finds that summary proceedings are appropriate. The Court further finds that costs of

administration of the Estate, including attorney fees, will be paid with non-probate assets as agreed to with the Estate's attorney.

The Court further finds that pursuant to Okla. Stat. tit. 68 § 804.1, no order releasing the estate from estate taxes is required.

The Court further finds that the estate is of insufficient size to warrant the filing of a federal estate tax return.

The Court further finds that Decedent was not married and had no children.

The Court further finds that as the sole beneficiary and heir-at-law the Special Administrator has waived a Special Administrator's fee and that the Special Administrator has timely filed a full and complete accounting, which should be approved.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Petition for Summary Administration filed herein be and is hereby approved and that the Decedent died testate on the 18<sup>th</sup> day of December, 2018, a resident of Travis County, Texas.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that summary proceedings of the Decedent's estate are appropriate pursuant to 58 O.S. §245, et seq., that the Final Account filed by the Special Administrator is hereby approved, and that the findings herein of the Court are the order and judgment of the Court.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Decedent's mother, as the only heir-at-law, and other interested parties of the Decedent are hereby determined to be the following persons:

<u>NAME &amp; RESIDENCE</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Martine Hautecler Turner 13608 Tercel Trace Manor, TX 78653	Mother	Legal

Matthew Novak Turner  
13404 Briar Creek Loop  
Manor, TX 78653

Brother

Legal

Ryan Kellus Turner  
4602 Arapahoe  
Austin, TX 78745

Brother

Legal

and that in the event of the existence of any alleged pretermitted child, children, or other descendant, such persons are not entitled to share in any portion of the estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all the rest, residue and remainder of the Oklahoma estate of Decedent, Andrew Garland Turner, Deceased, including, but not limited to, the following real property and mineral interests:

Real Property

An undivided one-sixth (1/6) interest in all of the South One-Half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

Oil and Gas Mineral Interests

An undivided one-sixth (1/6) interest in the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

and

An undivided interest in the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

together with any other property, including real property and oil and gas mineral rights, hereafter discovered to be owned by the Decedent, is hereby ordered, transferred, distributed, conveyed, and assigned one hundred percent (100%) to the only heir-at-law, as follows:

Martine Hautecler Turner  
13608 Terrel Trace  
Manor, TX 78653

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon distribution of the Estate and upon payment of attorney fees and costs, the Special Administrator is hereby discharged from any further duties or liability herein.

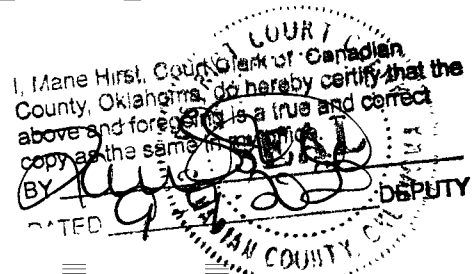
IT IS SO ORDERED this 9<sup>th</sup> day of September, 2020.

PAUL HESSE

JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM:

*rek.*  
\_\_\_\_\_  
Matt Wheatley, OBA #14128  
Wheatley, Segler & Osby, LLC  
P.O. Box 850126  
Yukon, Oklahoma 73085  
Telephone: (405) 354-5276  
Facsimile: (405) 350-0537  
[mwheatley@yukonlaw.net](mailto:mwheatley@yukonlaw.net)  
*Attorney for Special Administrator*



## LEGAL DESCRIPTION

S.W. 29<sup>th</sup> Street & Mustang Road  
1 Acre Tract

April 4, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet;

THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING;

THENCE continuing South 89°38'41" West, a distance of 250.00 feet;

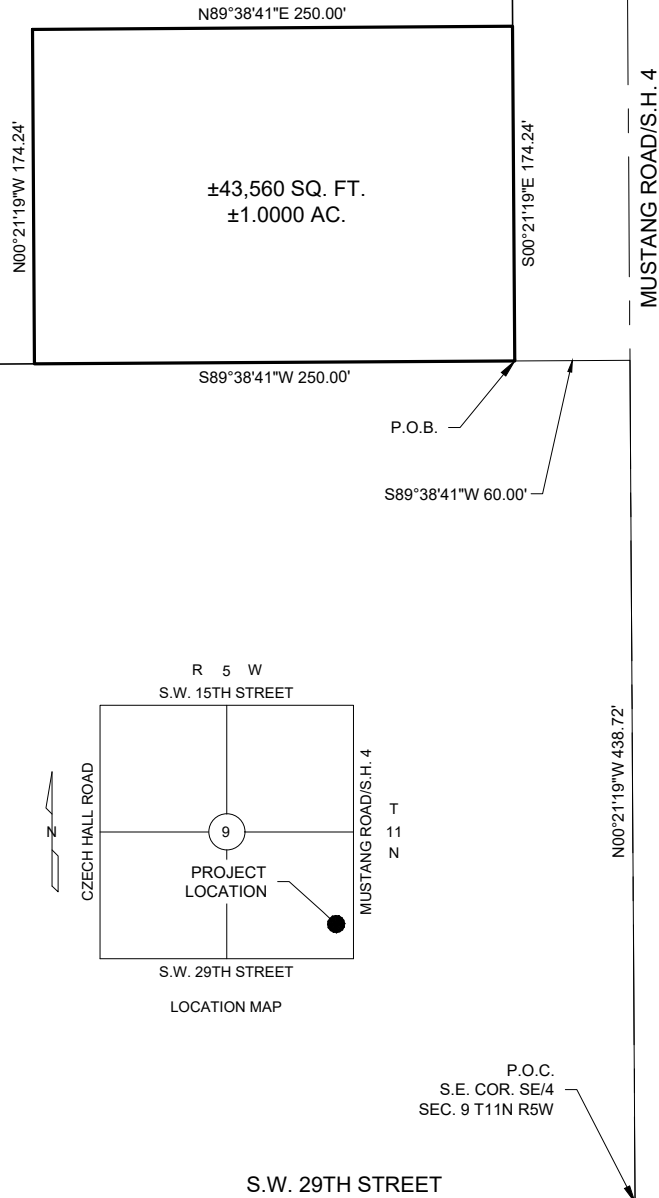
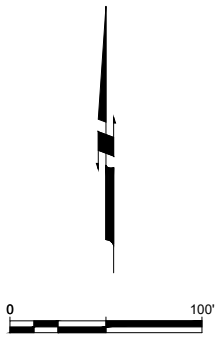
THENCE North 00°21'19" West, a distance of 174.24 feet;

THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road;

THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

Containing 43,560 square feet or 1.0000 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



ACAD FILE: H:\5242\Exhibit\5242-exhibit.dwg, 4/4/2022 9:17 AM, Matt Johnson  
XREFS LOADED:

Copyright © 2022 Johnson & Associates

Proj. No.: 5242  
Date: 4-4-22  
Scale: 1"=100'

**S.W. 29TH STREET & MUSTANG ROAD**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**1 ACRE TRACT**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •



**CERTIFICATE OF BONDED ABTRACTOR**

(600 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 600 feet in all directions of the following described land:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet;

THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING;

THENCE continuing South 89°38'41" West, a distance of 250.00 feet;

THENCE North 00°21'19" West, a distance of 174.24 feet;

THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road;

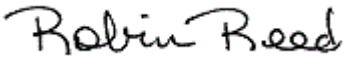
THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: March 29, 2022 at 7:30 AM

**First American Title Insurance Company**

By: 

Robin Reed

Abstractor License No. 4746

OAB Certificate of Authority # 0058

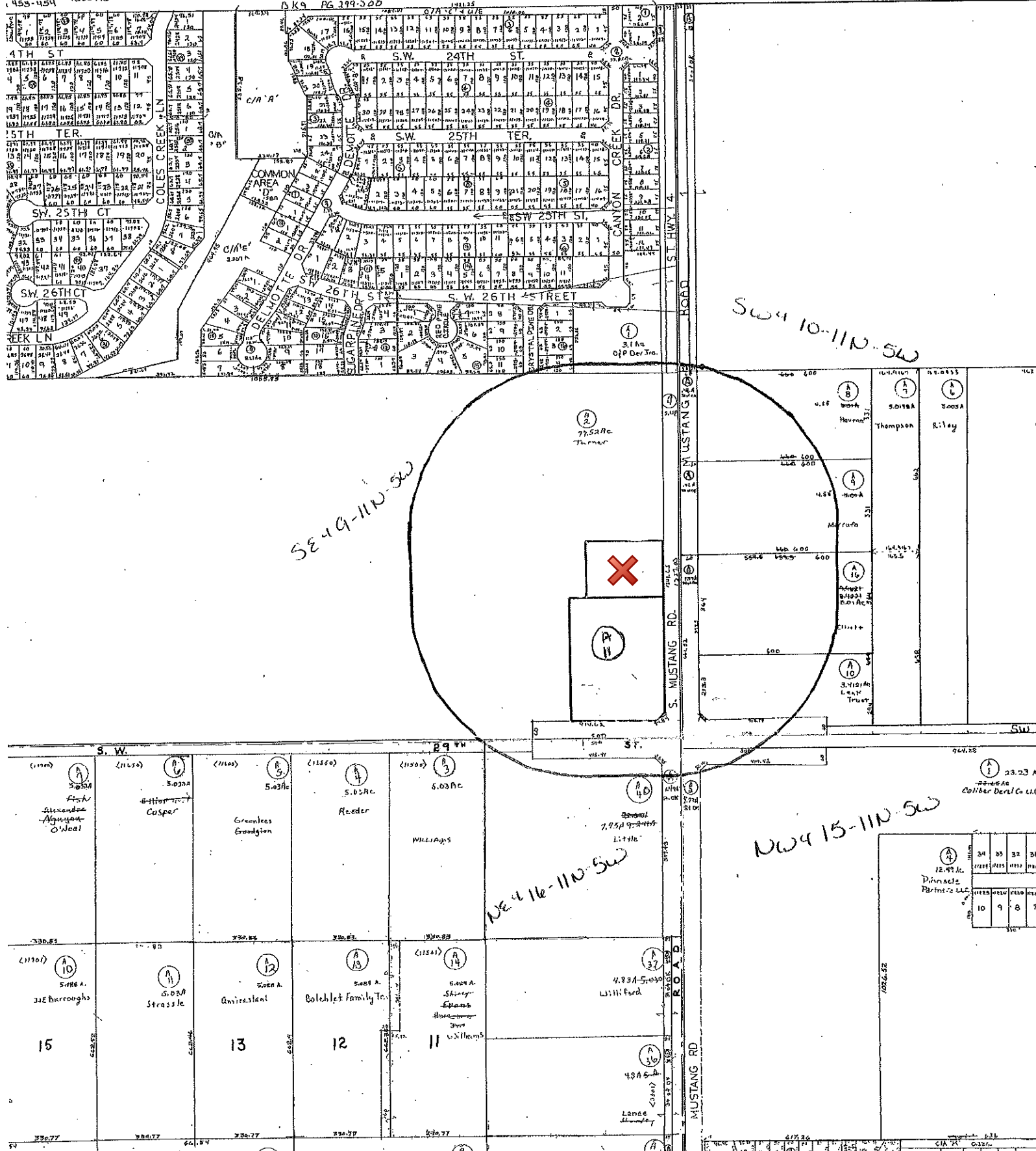
File No. 2732227-OK99

Owner	Mailing Address	LOT	BLOCK	Legal Description
1/2 Int. Lloyd G Turner	2126 Westminster Abilene, TX 79602			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Ryan Kellus Turner	4602 Arapahoe Trail Austin, TX 78745			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Matthew Novack Turner	13404 Briar Creek Loop Manor, TX 78653			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
1/6 Int. Martine Hautecler Turner	13608 Tercel Trace Manor, TX 78653			Pt. SE/4 9-11N-5W (A-2 on map) Subject Property
Integris Realty, LLC	3433 NW 56th St. Ste. 100 Oklahoma City, OK 73116			Pt. SE/4 9-11N-5W (A-11 on map)
State of Oklahoma	200 NE 21st St. Oklahoma City, OK 73102			Pt. SE/4 9-11N-5W (A-4 on map) & Pt. SW/4 10-11N-5W (A-12, A-13, A-14, A-15 on map) & Pt. NW/4 15-11N-5W (A-2 on map) & Pt. NE/4 16-11N-5W (A-47 on map)
Richard K Cooper, II & Kathryn M Cooper	2712 Crystal Pine Dr. Yukon, OK 73099	4	16	CANYON CREEK ESTATES PH 4
August J DiCosimo & Patricia DiCosimo	2713 Crystal Pine Dr. Yukon, OK 73099	11	15	CANYON CREEK ESTATES PH 4
C&P Development, Inc.	P.O. Box 967 Mustang, OK 73064			Pt. SE/4 9-11N-5W (A-1 on map)
Steve E Wells & Rebecca A Wells	2600 N. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-1 on map)
David A Havran & Tomi S Havran, Trustees of the Dave & Tomi Sue Havran Revocable Trust	2620 S. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-8 on map)
Felipe Marrufo	2820 S. Mustang Rd. Yukon, OK 73099			Pt. SW/4 10-11N-5W (A-9 on map)
Bridwell Enterprises, Inc.	4447 N. Central Expy Ste. 110-424 Dallas, TX 75205			Pt. SW/4 10-11N-5W (A-16 on map)
Kyla J Jacobson, Trustee of the Kyla J Jacobson Irrevocable Trust, dated December 22, 2017 & Kamm D Howie, Trustee of the Kamm D Howie Irrevocable Trust, dated December 22, 2017	4447 N. Central Expy Ste. 110-424 Dallas, TX 75205			Pt. SW/4 10-11N-5W (A-10 on map) & Pt. NE/4 16-11N-5W (A-40 on map)
Mustang 29, LLC	825 N Broadway Ste 300 Oklahoma City, OK 73102			Pt. NW/4 15-11N-5W (A-1 on map)
City of Oklahoma City-Office of the City Clerk	208 Municipal Building Oklahoma City, OK 73102			Streets and Easements in subject area not set out above.

ESTATES PH 4-54  
453-454 486.5 Ac

CANYON CREEK ESTATES PH I  
2010 23.75 Ac  
BKA PG 299-300

ORIGIN 1-14-11  
NOT TO SCALE



QUIT CLAIM DEED  
INDIVIDUAL FORM

THIS INDENTURE, Made this 17 day of April, A. D. 1993  
between Robert H. Novak and Margaret Novak, husband  
and wife, parties of the first part,

and Louise Novak Turner, party  
Box 698 Canadian Twp 1432 of the second part,

Witnesseth, that said parties of the first part, in consideration of the sum of  
Twenty Thousand and no/100ths DOLLARS

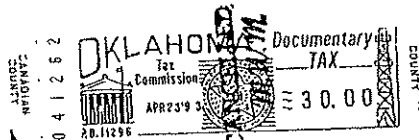
to them in hand paid, the receipt of which is hereby acknowledged, do hereby  
sell and convey unto the said party of the second part all their right, title, interest, estate, and every  
claim and demand, both at law and in equity, in and to all the following described property situate in  
Canadian County, State of Oklahoma to-wit: 8. & P.M. Index

The South Half (S/2) of the Southeast Quarter of Section  
Nine (9), in Township Eleven (11) North of Range Five (5)  
West of the Indian Meridian, Canadian County, Oklahoma,  
(Surface Only)

STATE OF OKLAHOMA  
COUNTY CLERK  
FILED & RECORDED

1993 APR 23 P 3:49

MARK PRICE  
COUNTY CLERK



together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Louise Novak Turner, party  
of the first part

her heirs and assigns forever, so that neither Robert H. Novak and Margaret Novak, the said parties of the  
first part

nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said prem-  
ises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set their hand  
the day and year first above written,

Robert H. Novak  
ROBERT H. NOVAK  
Margaret Novak  
MARGARET NOVAK

TEXAS  
STATE OF ~~OKLAHOMA~~  
COUNTY OF \_\_\_\_\_

SS:

INDIVIDUAL ACKNOWLEDGMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of  
April, 1993, personally appeared Robert H. Novak and Margaret  
Novak, parties of the first part

to me known to be the identical persons who executed the within and foregoing Instrument and  
that they executed the same as their free and voluntary act and deed for the uses and purposes

Given under my hand and seal the day and year last above written.  
My commission expires MY COMMISSION EXPIRES 6-03-94  
JO ANN HAWKINS

GIFT DEED

10<sup>2</sup>  
2

THE STATE OF OKLAHOMA,  
COUNTY OF CANADIAN.

KNOW ALL MEN BY THESE PRESENTS:

That I, LOUISE NOVAK TURNER, a widow, of Hardeman County, Texas, (herein called Grantor), for and in consideration of the sum of ONE AND NO/100 DOLLARS, and the love and affection which I bear for my sons, LLOYD G. TURNER and JAMES W. TURNER; have GRANTED, GIVEN AND CONVEYED and by these presents do GRANT, GIVE AND CONVEY equally unto the said LLOYD G. TURNER, as Trustee of the "LLOYD G. TURNER TRUST", whose mailing address is 2309 Crestline, Abilene, Texas 79602; and JAMES W. TURNER as Trustee of the "JAMES W. TURNER TRUST", whose mailing address is 2006 Port Royal Drive, Austin, Texas 78746; (herein called Grantees), all that certain tract, lot or parcel of land lying and being situated in the County of Canadian and State of Oklahoma, known and described as follows, to-wit:

TRACT 1: All of the South One-half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, including all of my undivided mineral interests and rights in and to all oil, gas and other minerals.

Hom. Index \_\_\_\_\_  
B & P.N. Index \_\_\_\_\_  
Margin \_\_\_\_\_

TRACT 2: All of my undivided interest in and to all of the oil, gas and other minerals with respect to the North One-half (N/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma,

This conveyance is made and accepted subject to any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all present recorded restrictions, reservations, covenants, conditions, oil, gas and other mineral leases and/or options, mineral severances, royalty reservations, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls or fences situated on a common boundary; any shortages in area or boundary lines; any encroachments, or protrusions, or overlapping of improvements; to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; to the claims of any tenants in possession; and taxes for the current year, the payment of which Grantees assume; and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantees assume.

Att: David K. Brinkerhoff  
PO Box 100  
Quanah, TX 79252

Exemption Documentary Stamp Tax: 00  
Title 68; Article 32, Section 3201 or  
3202, Paragraph 4

TO HAVE AND TO HOLD the above described premises,  
together with all and singular the rights and appurtenances  
thereto in anywise belonging unto the said Grantees, and unto  
their successors and assigns forever and I do hereby bind  
myself, my heirs, executors and administrators, to WARRANT  
AND FOREVER DEFEND, all and singular the said premises unto  
the said Grantees, their successors and assigns, against  
every person whomsoever lawfully claiming, or to claim the  
same, or any part thereof.

Dated this 4<sup>th</sup> day of May, 2000.

Louise Novak Turner  
Louise Novak Turner

THE STATE OF TEXAS,  
COUNTY OF HARDEMAN.

18<sup>th</sup> This instrument was acknowledged before me on this the  
day of May, 2000 by LOUISE NOVAK TURNER.

David K. Brinkerhoff  
Notary Public, State of Texas



OC NUMBER 2000015334  
BK 2359 PG 876-877  
DATE 07/27/00 13:01:57  
FILING FEE \$10.00  
DOC TAX \$0.00  
MARK HISHOE, CANADIAN  
Oklahoma County Clerk  
RECORDED AND FILED

4.

(2)

**TRUSTEE'S DEED FROM THE JAMES W TURNER TRUST  
CONVEYING REAL PROPERTY AND MINERAL RIGHTS IN CANADIAN COUNTY, OKLAHOMA TO  
RYAN KELLUS TURNER  
ANDREW GARLAND TURNER  
MATTHEW NOVAK TURNER  
(in their individual capacities)**

Doc#: R 2013 18214  
Bk&Pg: RB 4047 218-219  
Filed: 07-31-2013 LMG  
11:10:04 AM TD  
Canadian County, OK

STATE OF OKLAHOMA  
COUNTY OF CANADIAN



KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Louise Novak Turner, as Trustor, executed a trust agreement (known as THE TURNER FAMILY TRUST AGREEMENT) on May 18, 2000 creating two separate irrevocable trusts known as the Lloyd G. Turner Trust and the James W. Turner Trust;

WHEREAS, Louise Novak Turner executed a gift deed on May 18, 2000, placing real property, including mineral rights, in Canadian County, Oklahoma conveying equally unto the Lloyd G. Turner Trust and the James W. Turner Trust and said gift deed was recorded by the County Clerk of Canadian County in Book 2359 on page 876-877;

WHEREAS, Article V of said trust agreement states that upon the death of James W. Turner, the James W. Turner Trust shall terminate, and the Trustee shall distribute all remaining trust property equally to RYAN KELLUS TURNER, ANDREW GARLAND TURNER, and MATTHEW NOVAK TURNER, in fee simple and free of trust, provided each had attained the age of 21 years;

WHEREAS, James W. Turner in Austin, Travis County, Texas died on August 6, 2001 and his estate was assigned cause number 77129 in the Probate Court Number One of Travis County;

WHEREAS, neither ANDREW GARLAND TURNER, nor MATTHEW NOVAK TURNER had attained the age of 21 years at the time of the death of James W. Turner;

WHEREAS, under Article VII of said trust agreement, Ryan Kellus Turner became Trustee of the James W. Turner Trust upon the death of James W. Turner;

WHEREAS, Article VIII of said trust agreement provides for contingent trust management (MANAGEMENT TRUST) for underage beneficiaries until the youngest beneficiary attains age of 21 years;

WHEREAS, RYAN KELLUS TURNER (whose address is 4602 Arapahoe Trail, Austin, Texas 78745) has maintained said MANAGEMENT TRUST;

WHEREAS, ANDREW GARLAND TURNER (whose mailing address is 13608 Tercel Trace, Manor, Texas 78653) has attained the age of 21;

WHEREAS, MATTHEW NOVAK TURNER (whose mailing address is 13404 Briar Creek Loop, Manor, Texas 78653) has attained the age of 21; and

WHEREAS, said MANAGEMENT TRUST has terminated; Trustee now desires to distribute all remaining trust property, including that identified in the TURNER FAMILY TRUST AGREEMENT, equally to RYAN KELLUS TURNER, ANDREW GARLAND TURNER, and MATTHEW NOVAK TURNER, in fee simple.

Ret: Ryan Kellus Turner  
2261 Hancock Dr.  
Austin, TX  
78750

Exemption Documentary Stamp Tax  
OS Title 68 Article 32 Section 3201  
or 3202 Paragraph # 4



1.

NOW, THEREFORE, Ryan Kellus Turner, in his capacity as Trustee of said James W. Turner Trust under and in accordance with the terms and provisions of said trust agreement, CONVEYS, ASSIGNS, TRANSFERS and DISTRIBUTES 1/6<sup>th</sup> undivided interests unto RYAN KELLUS TURNER, ANDREW GARLAND TURNER, and MATTHEW NOVAK TURNER all in those certain tracts, lots or parcels of land lying and being situated in the County of Canadian and State of Oklahoma, known and described as follows, to wit:

TRACT 1: All of the South One-half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, including all undivided mineral interests and rights in and to all oil, gas and other minerals.

TRACT 2: All undivided interest in and to all of the oil, gas, and other minerals with respect to the North One-half (N/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County Oklahoma.

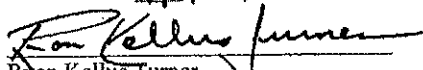
2.

This conveyance is made without any warranty of title whatsoever, express or implied, but with full subrogation to all rights and actions of preceding conveyors.

3.

This conveyance is made and shall be binding upon the parties hereto, their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, this conveyance has been executed by Ryan Kellus Turner, as trustee for the James W. Turner Trust on this 24<sup>th</sup> of July 2013.

  
Ryan Kellus Turner  
Trustee, James W. Turner Trust

The foregoing Trustee's Deed was acknowledged before me, the undersigned authority, on this 24<sup>th</sup> day of JULY, 2013, by RYAN KELLUS TURNER, a person

X known to me

\_\_\_\_\_ proved to me on the oath of \_\_\_\_\_

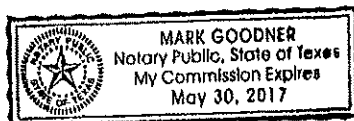
\_\_\_\_\_ proved to me through his/her \_\_\_\_\_ driver's license or other photo I.D.

(State or Province)

to be the person whose name is subscribed to the foregoing instrument.

GIVEN under my hand and seal of office on this the 24<sup>th</sup> day of JULY, 2013.

(stamp or seal)





Notary Public, State of Texas

FILED  
MARIE HIRST COURT CLERK  
CANADIAN COUNTY, OKLAHOMA

IN THE DISTRICT COURT WITHIN AND FOR CANADIAN COUNTY  
STATE OF OKLAHOMA

DEC - 4 2018

IN THE MATTER OF THE ESTATE OF  
LOUISE NOVAK TURNER, Deceased.

) ④  
) PB-2018-215

BY: *[Signature]*  
OFFICIAL

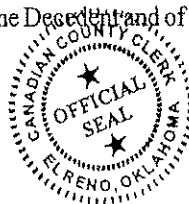
**ORDER APPROVING PETITION FOR SUMMARY  
ADMINISTRATION, APPROVING FINAL ACCOUNT, ADMITTING WILL TO  
PROBATE, DETERMINING HEIRS, DISTRIBUTING ESTATE AND DISCHARGING  
SPECIAL ADMINISTRATOR**

THIS MATTER comes on for hearing this 4<sup>th</sup> day of December, 2018, having been duly set for hearing on that date by Order of this Court filed herein on the 1<sup>st</sup> day of October, 2018, and by Notice of Hearing, the Special Administrator appeared by and through his attorney, Matt Wheatley, of Wheatley, Segler, Osby & Miller, LLC, and no other parties appeared either in person or through counsel to object to the Petition.

THEREUPON, the Court examined the file and finds that Notice of this hearing and Notice to Creditors has been given by the "Combined Notice" according to law, which proof of publication thereof is filed herein and by reference made a part hereof, and the *Affidavit of Non-Mailing to Creditors* as provided by Section 331 and 331.1 of Title 58 of the Oklahoma Statutes. The Court finds that there are no creditor claims or unpaid creditors and any claims hereafter presented are forever barred.

The Court further finds that the "Combined Notice" was timely mailed to all persons interested in the estate of the Decedent as reflected by the *Affidavit of Mailing Combined Notice* on file herein and by reference made a part hereof.

The Court further finds that no objections have been timely filed herein pursuant to the "Combined Notice." That the Special Administrator has offered proof of the payment of funeral expenses, expenses of last sickness of the Decedent and of administration and allowed claims, if any,



Doc#: R 2018 32945  
BK&Pg: RB 4829 739-742  
Filed: 12-04-2018  
01:57:33 PM  
Canadian County, OK

TMH  
FD

and the Court finds that summary proceedings are appropriate.

The Court further finds that pursuant to Okla. Stat. tit. 68 § 804.1, no order releasing said estate from estate taxes is required.

The Court further finds that the estate is of insufficient size to warrant the filing of a federal estate tax return.

The Court further finds that the Special Administrator has waived a Personal Representative's fee. The Court further finds that costs of administration of the Estate, including attorney fees, will be paid with non-probate assets as agreed to with the Estate's attorney.

That the Special Administrator has timely filed a full and complete accounting, which should be approved.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Petition for Summary Administration filed herein be and is hereby approved; that the certified copy of Decedent's Will attached to the Petition, with the original on file in Hardeman County, Texas in Case No. 4612, has been proved as required by law and is hereby admitted to probate; that the Decedent died testate on the 27<sup>th</sup> day of February, 2007, a resident of Taylor County, Texas and her estate should pass according to the terms of the Will of Louise Novak Turner, on file herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that summary proceedings of the Decedent's estate are appropriate pursuant to 58 O.S. §245, et seq., and the Final Account filed by the Special Administrator is hereby approved and that the findings herein of the Court are the order and judgment of the Court.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the heirs, devisees and legatees of the Decedent are hereby determined to be the following persons:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Lloyd G. Turner	Son	Legal
Ryan Kellus Turner	Grandson	Legal
Andrew Garland Turner	Grandson	Legal
Matthew Novak Turner	Grandson	Legal

and that in the event of the existence of any alleged pretermitted child, children, or other descendant, such persons are not entitled to share in any portion of the estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all the rest, residue, and remainder of the Oklahoma property and estate of Decedent, Louise Novak Turner, including, but not limited to, the following oil and gas mineral interests:

- 1) The Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.
- 2) The Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

together with any other Oklahoma property hereafter discovered to be owned by Decedent, is hereby ordered, transferred, conveyed, titled and distributed pursuant to Decedent's Will as follows:

Lloyd G. Turner 2126 Westminster Abilene, TX 79602	Son	An undivided one-half (1/2)
Ryan Kellus Turner 4602 Arapahoe Trail Austin, TX 78745	Grandson	An undivided one-sixth (1/6)
Andrew Garland Turner 13608 Tercel Trace Manor, TX 78653	Grandson	An undivided one-sixth (1/6)

Matthew Novak Turner  
13404 Briar Creek Loop  
Manor, TX 78653

Grandson

An undivided one-sixth (1/6)

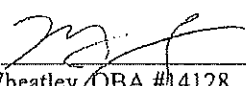
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon payment of attorney fees and costs, the Special Administrator is hereby discharged from any further duties or liability herein.

IT IS SO ORDERED this 4<sup>th</sup> day of December, 2018.

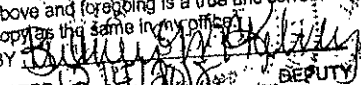
**BARBARA HATFIELD**

JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM:

  
Matt Wheatley, OBA #14128  
Wheatley, Segler, Osby & Miller, LLC  
P.O. Box 850126  
Yukon, Oklahoma 73085  
Telephone: (405) 354-5276  
Facsimile: (405) 350-0537  
[mwyukonlaw@swbell.net](mailto:mwyukonlaw@swbell.net)  
*Attorney for Special Administrator*

*Re: 6.*

CLERK OF DISTRICT COURT  
i, Maria Hirst, Clerk of Canadian  
County, Oklahoma, do hereby certify that the  
above and foregoing is a true and correct  
copy as the same in my office.  
BY   
DATED 12/14/2018 DEPUTY



FILED  
MARIE HIRST COURT CLERK  
CANADIAN COUNTY, OKLAHOMA

IN THE DISTRICT COURT WITHIN AND FOR CANADIAN COUNTY  
STATE OF OKLAHOMA

SEP 9 2020

IN THE MATTER OF THE ESTATE OF )  
ANDREW GARLAND TURNER, Deceased ) PB-2020-124

BY [Signature]  
DEPUTY

(4)M

**ORDER APPROVING PETITION FOR SUMMARY ADMINISTRATION,  
APPROVING FINAL ACCOUNT, DETERMINING HEIRS,  
DISTRIBUTING ESTATE AND DISCHARGING SPECIAL ADMINISTRATOR**

THIS MATTER comes on for hearing this 9<sup>th</sup> day of September, 2020, having been duly set for hearing on that date by Order of this Court and "Combined Notice" filed herein on June 26, 2020, the Special Administrator appeared by and through her attorney, Matt Wheatley, of Wheatley, Segler & Osby, LLC, and no other parties appeared either in person or through counsel to object to the Petition.

THEREUPON, the Court examined the file and finds that Notice of this hearing and Notice to Creditors has been given by the "Combined Notice" according to law, which proof of publication thereof is filed herein and by reference made a part hereof, and the *Affidavit of Mailing "Combined Notice"* as provided by Section 331 and 331.1 of Title 58 of the Oklahoma Statutes. As a result of the publication and mailing, the attorney for the Estate, Matt Wheatley, representing the Special Administrator, has received no creditor's claims before the presentment date.

The Court further finds that the "Combined Notice" was timely mailed to all persons interested in the estate of the Decedent as reflected by the *Affidavit of Mailing Combined Notice* on file herein and by reference made a part hereof.

The Court further finds that no objections have been filed herein pursuant to the "Combined Notice." That the Special Administrator has offered proof of the payment of funeral expenses, expenses of last sickness of the Decedent and of administration and allowed claims, if any, and the Court finds that summary proceedings are appropriate. The Court further finds that costs of

administration of the Estate, including attorney fees, will be paid with non-probate assets as agreed to with the Estate's attorney.

The Court further finds that pursuant to Okla. Stat. tit. 68 § 804.1, no order releasing the estate from estate taxes is required.

The Court further finds that the estate is of insufficient size to warrant the filing of a federal estate tax return.

The Court further finds that Decedent was not married and had no children.

The Court further finds that as the sole beneficiary and heir-at-law the Special Administrator has waived a Special Administrator's fee and that the Special Administrator has timely filed a full and complete accounting, which should be approved.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Petition for Summary Administration filed herein be and is hereby approved and that the Decedent died testate on the 18<sup>th</sup> day of December, 2018, a resident of Travis County, Texas.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that summary proceedings of the Decedent's estate are appropriate pursuant to 58 O.S. §245, et seq., that the Final Account filed by the Special Administrator is hereby approved, and that the findings herein of the Court are the order and judgment of the Court.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Decedent's mother, as the only heir-at-law, and other interested parties of the Decedent are hereby determined to be the following persons:

<u>NAME &amp; RESIDENCE</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Martine Hautecler Turner 13608 Tercel Trace Manor, TX 78653	Mother	Legal

Matthew Novak Turner  
13404 Briar Creek Loop  
Manor, TX 78653

Brother

Legal

Ryan Kellus Turner  
4602 Arapahoe  
Austin, TX 78745

Brother

Legal

and that in the event of the existence of any alleged pretermitted child, children, or other descendant, such persons are not entitled to share in any portion of the estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all the rest, residue and remainder of the Oklahoma estate of Decedent, Andrew Garland Turner, Deceased, including, but not limited to, the following real property and mineral interests:

Real Property

An undivided one-sixth (1/6) interest in all of the South One-Half (S/2) of the Southeast One-fourth (SE/4) of Section No. NINE (9) in Township ELEVEN (11) North of Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

Oil and Gas Mineral Interests

An undivided one-sixth (1/6) interest in the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

and

An undivided interest in the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

together with any other property, including real property and oil and gas mineral rights, hereafter discovered to be owned by the Decedent, is hereby ordered, transferred, distributed, conveyed, and assigned one hundred percent (100%) to the only heir-at-law, as follows:



Martine Hautecler Turner  
13608 Terrel Trace  
Manor, TX 78653

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon distribution of the Estate and upon payment of attorney fees and costs, the Special Administrator is hereby discharged from any further duties or liability herein.

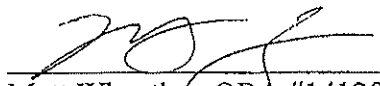
IT IS SO ORDERED this 9<sup>th</sup> day of September, 2020.

PAUL HESSE

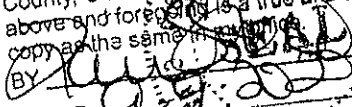
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JUDGE OF THE DISTRICT COURT

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matt Wheatley, OBA #14128  
Wheatley, Segler & Osby, LLC  
P.O. Box 850126  
Yukon, Oklahoma 73085  
Telephone: (405) 354-5276  
Facsimile: (405) 350-0537  
[mwheatley@yukonlaw.net](mailto:mwheatley@yukonlaw.net)  
*Attorney for Special Administrator*

ret.

COURT  
I, Marie Hirst, County Clerk of Canadian  
County, Oklahoma, do hereby certify that the  
above and foregoing is a true and correct  
copy as the same in my office.  
BY  DEPUTY

## **SPUD-\_\_\_\_\_ MASTER DESIGN STATEMENT**

**SW 29<sup>th</sup> St. & S Mustang Rd.**

**April 7, 2022**

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).

### **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, which 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.

This site will be developed in accordance with the regulations of **O-2, "General Office" District** (OKC Zoning Ordinance, 2020), except as modified herein.

#### **1. The following uses shall be the only uses permitted within this SPUD:**

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8330.5)
- Animal Sales and Services (8330.8)
- Business Support Services (8300.24)

- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.52)
- Participant Recreation and Entertainment: Indoor (8300.55) further limited to fitness operations such as workout gyms, yoga studios etc.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Research Services: Restricted (8300.62)

**2. Maximum Building Height:**

The maximum building height shall be 35 feet.

**3. Maximum Building Size:**

The maximum building size shall utilize O-2, "General Office" District regulations.

**4. Building Setback Lines:**

North: 15 feet  
 East: 10 feet  
 West: 15 feet  
 South: 5 feet

There shall be no internal setbacks except for those required by Fire Code.

**5. Sight-proof Screening:**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

**6. Landscaping:**

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

**7. Signs:**

**7.1 Freestanding Accessory Signs**

No pole signs or billboards shall be permitted within this SPUD.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being twelve (12) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

**7.2 Attached Signs**

Attached shall be in accordance with the O-2, "General Office" District regulations.

**7.3 Non-accessory Signs**

Non-accessory signs shall not be permitted in this SPUD.

**7.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**8. Access:**

Access shall be taken via S Mustang Rd. via a maximum of one drive. Said drive may be a boulevard style entrance.

## **9. Sidewalk Regulations:**

A five-foot sidewalk shall be constructed on S Mustang Rd. or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

## **II. OTHER DEVELOPMENT REGULATIONS:**

### **1. Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, architectural metal or stone masonry. No more than 30% EIFS, stucco or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

### **2. Street Improvements: N/A**

### **3. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **4. Dumpsters:**

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

### **5. Drainage:**

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

## **6. Parking Regulations:**

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

## **III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Conceptual Site Plan

**Exhibit A**  
Legal Description

S.W. 29<sup>th</sup> Street & Mustang Road  
1 Acre Tract

April 4, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet;

THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING;

THENCE continuing South 89°38'41" West, a distance of 250.00 feet;

THENCE North 00°21'19" West, a distance of 174.24 feet;

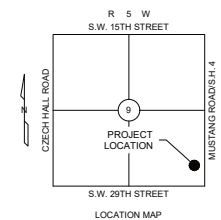
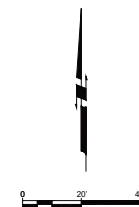
THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road;

THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

Containing 43,560 square feet or 1.0000 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)





**SPUD-\_\_\_\_\_**  
**SW 29th St. & S Mustang Rd.**

Exhibit B  
 Conceptual Site Plan

+/- 1 acre



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8875 FAX (405) 235-8875

ENGINEERS SURVEYORS PLANNERS

4/6/22  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning