

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – 1856

MASTER DESIGN STATEMENT

FOR

THE OAKS

(E. BRITTON RD, N. BRYANT AVE. AND I-35)

9/30/2021
Revised 10/20/2021
Revised 12/1/2021

PREPARED FOR:

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Commercial

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of The Oaks, consisting of 70.0 acres are located within the SW/4 of Section 30, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located adjacent at the NW corner of the intersection of E. Britton Rd and I-35 in Oklahoma City.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Oaks Technology Park, LLC, 132 W. Main Street, Purcell, OK 73080

SECTION 4.0 SITE AND SURROUNDING AREA

The western portion of the site is zoned as R-1 while the remaining property is presently zoned as AA Agricultural District. Surrounding properties are zoned and used for:

North: R-1 Single Family Residential District and AA Agricultural District
East: R-1 Single Family Residential District and is currently vacant.
South: O-2 Office, R-1, AA Agricultural District and PUD-771
West: R-1 Single Family Residential District and is currently vacant and currently has large lot residential dwelling.

The subject property is currently vacant.

SECTION 5.0PHYSICAL CHARACTERISTICS

There is a ridge running diagonally from the southwest corner to the northeast where the highest point of 1156 is located. This point is on the north portion of the site halfway east to west. The property slopes from this ridgeline to the northeast and more significantly to the southeast. The lowest point is at the southeast corner with an elevation of 1080. The slope of the site is approximately 5-6%. This property is in the Deep Fork drainage basin. None of the subject property is located within a FEMA 50 or 100 year flood plain.

There are no known natural resources such as native rock outcroppings, steep slopes, environmentally sensitive lands, wildlife habitats, stream corridors, significant mature trees or tree canopies that are present with this PUD. The site is predominately wooded with a mixture of deciduous scrub Oaks and evergreen Cedar trees.

SECTION 6.0CONCEPT

The concept and vision for this PUD is to create a cohesive, well appointed, and distinctive development along the important I-35 corridor. The idea for this property is to create two separate Tracts. The Tract on the west side is to change from AA to I-2 Moderate Industrial District with an emphasis on distribution warehousing and the Tract on the east side is to change from AA

Agricultural District to C-3 Community Commercial District with an emphasis on commercial retail, hospitality, and office.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Hefner Rd. which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is E. Britton Rd. which has been improved to a four-lane arterial with curb and gutter. The nearest street to the west is N. Bryant Ave. which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is the Interstate 35 Service Rd. which is paved with curb and gutter.

Ingress and Egress for this Planned Unit Development shall be from public streets or private access drives.

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

7.2 SANITARY SEWER

Public sanitary sewer facilities for this site are located at the southeast of the project. Sanitary sewer facilities will be extended into the property.

7.3 WATER

Water facilities for this property are available. Water services will be provided from a 12 inch water main located along the property line adjacent to the I-35 Service Rd and continues along the north side of Britton Rd and crosses mid-block and continues along the south side of Britton Rd.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd.. Approximately 350 feet from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

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

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity land use topology area.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

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

8.1.....USE AND DEVELOPMENT REGULATIONS

8.1.1 TRACT 1

The use and development regulations of the "I-2" Moderate Industrial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Allowed Industrial Uses:

8350.3. Custom Manufacturing. Establishments primarily engaged in the on-site production of goods by hand manufacturing, which involves only the use of hand tools or small mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include

8350.7. Industrial, Moderate. Establishments engaged in the manufacturing, assembly, fabrication, packaging or other industrial processing of products, primarily from extracted or raw materials, Typical uses include, but are not limited to:.

8350.8. Industrial, Light. Establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are few external effects on adjacent properties. This use includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment or packaging of food, textile, leather, wood, paper, chemical, plastic or metal products, but does not include basic industrial processing from raw materials. A small brewery as defined by State law, including

taprooms, and a micro-distillery a.k.a. craft or designer distillery producing no more than 1,700 cases (4,041 gallons) per year shall be included in this use unit.

8350.10. Research and Development. Establishment that conducts research, development or controlled production of high-technology electronic, industrial or scientific products or commodities for sale, or laboratories conducting educational or medical research or testing. This use unit includes, but is not limited to, a biotechnology firm or a manufacturer of computer components.

8350.16. Wholesaling, Storage and Distribution: Restricted. Wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

8400.4. Transportation Facilities: Surface, Restricted. Facilities which contribute to the surface movement of inter-city freight, including processing, loading, and transferring. All freight goods are stored within enclosed buildings and outside activity is restricted to the loading of these goods. Typical uses include cross country truck lines and their distribution warehouses, with supplementary parking of tractors and trailers.

8.1.2 TRACT 2

Allowed Commercial Uses:

The use and development regulations of the C-3 Commercial District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8250.10. High Impact Institutional. Public, quasi-public or private activities of a medical or educational nature which, due to their area requirements, traffic generation, light or noise generation, or the nature of intended activities, have the potential for major impact on surrounding land uses. Typical uses include hospitals, colleges, universities and military installations.

8300.1. Administrative and Professional Offices. Offices of firms or organizations providing professional and executive management or administrative services. Typical uses include advertising agencies, architectural and engineering offices, corporate offices, data management and computer software consulting, government offices, financial institutions, investment brokers, law offices, non-profit organization offices, real estate offices and other office uses that generate a low proportion of vehicle trips or walk-in traffic attributable to visitors or clients in relationship to employees. This use does not include Personal Services (59-8300.58 and 59-8300.59).

8300.23. Building Maintenance Services. Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments primarily to other firms, rather than to individuals, but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, janitorial services, disinfecting and exterminating services, and vending machines sales and services.

8300.24. Business Support Services. Establishments primarily engaged in the provision of services of a clerical, employment, protective or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment, other than as samples or as necessary for daily operation, is prohibited. Typical uses include secretarial services, telephone answering services, blueprint services and reproduction services.

8300.29. Communications Services: Limited. Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms, but excluding those classified as major impact services and utilities. Typical uses include television/radio studios and telecommunication service centers.

8300.32. Convenience Sales and Personal Services. Establishments or places primarily engaged in the provision of frequently needed, day-to-day retail commercial goods and services. Such uses are designed and intended to serve a limited local market, and to be generally within a short walking or driving distance of a residential area. Typical uses include small grocery stores, candy stores, ice cream parlors, dry cleaning establishments, barbershops, shoe repair shops, self-service laundries, newsstands, and body piercing and tattoo parlors, provided they do not exceed 10,000 square feet in area. Uses that create increased traffic, noise or other such impacts that would be considered incompatible with a residential use shall not be permitted.

8300.33. Drinking Establishments: Sitdown, Alcohol Permitted. Establishments or places of business where customers are seated and served and which are primarily engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for consumption on the premises. Typical uses include a tavern or private club with minimal or no kitchen facilities and little or no food items served.

8300.34. Eating Establishments: Drive-In. Establishments or places of business with little or no inside seating where prepared food and beverages are consumed within a motor vehicle on the premises or are carried outside by the purchaser to tables. These uses are normally adjacent to high volume vehicular movement areas, and are characterized by either remote order of food from within the vehicle and delivery by attendants or by carry-out packages for consumption on or off the premises.

8300.35. Eating Establishments: Fast Food. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by pre-packaged and pre-cooked foods, and a central ordering and serving point within the establishment.

8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. The fast food restaurants within this use unit classification have drive-thru order windows that allow patrons to pick up food orders from their vehicles and encourage off-premises consumption.

8300.37. Eating Establishments: Sitdown. Establishments or places of business where customers are seated and served, and that are primarily engaged in the sale of prepared foods and beverages for on-premises consumption. They are located at high capacity/high volume

sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops.

8300.38. Eating Establishments: Sitdown, Alcohol Permitted. Establishments or places of business where customers are seated and served and are engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation. Typical uses include restaurants and short order eating places.

8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted. Establishments or places of business where customers are seated and served, and are engaged in the sale or dispensing of beer and wine as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation. Typical uses include restaurants and short order eating places, serving beer and wine.

8300.41. Food and Beverage Retail Sales. Establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include grocery stores and delicatessens.

8300.45. Gasoline Sales, Large. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers.

8300.46. Gasoline Sales, Small: Restricted. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers. Small gasoline sales establishments shall be limited to two service islands and three gasoline pumps per island..

8300.51. Lodging Accommodations: Commercial Lodging. Lodging services that provide room accommodations for travelers and may include food, drink, and other sales and services intended for the convenience of guests and the broader public. Typical uses include hotels, motels and transient boardinghouses. Size and location of all retail facilities shall be subject to all the zoning district regulations in which the use unit is located.

8300.52. Medical Services: General. Establishments primarily engaged in the provision of personal health services, including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance facilities with related sales facilities, such as opticians or apothecaries in the same structure, but not including hospitals, convalescent centers or nursing homes.

8300.53. Medical Services: Restricted. Establishments primarily engaged in the provision of personal health services, including the prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance organizations, but not including sales facilities, hospitals, convalescent centers or nursing homes.

8300.55. Participant Recreation and Entertainment: Indoor. Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, dance halls, gymnasiums, health clubs, skating rinks and arcades. Any spectators would be incidental to the participant recreation activity.

8300.56. Participant Recreation and Entertainment: Outdoor. Those participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, batting cages, go-cart tracks, drive-in theaters and amusement parks.

8300.59. Personal Services: Restricted. Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services, which are able to be located in an office-type building. Typical uses include photography studios, travel agencies, reducing salons, dancing and music academies, automobile driving schools, and classrooms for business schools. Lodge and meeting halls including, but not limited to, a Masonic Lodge, V.F.W. Post and Shrine Temple, shall also be included in this use unit. Excluded are services which would be classified as Payday or Title Loan Agency (59-8300.57), Spectator Sports and Entertainment (59-8300.67, 59-8300.68 and 59-8300.69), Participant Recreation and Entertainment (59-8300.58 and 59-8300.59), or Lodging Accommodation (59-8300.49, 59-8300.50 and 59-8300.51).

8300.61. Repair Services: Consumer. Establishments primarily engaged in the provision of repair services to individuals and households, rather than to firms. Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair and jewelry repair shops.

8300.62. Research Services: Restricted. Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage, display or activity. Typical uses include electronics or medical research facilities, product testing laboratory or a pharmaceutical laboratory.

8300.63. Retail Sales and Services: General. Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise and services. Excluded are retail sales establishments that would be classified as Retail Sales and Services: Pawn Shops (59-8300.65).

8300.67. Spectator Sports and Entertainment: General. Establishments or places engaged in the provision of cultural, entertainment, athletic and other events to spectators, as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people, and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include large theaters and amusement places.

8300.68. Spectator Sports and Entertainment: High Impact. Establishments or places engaged in the provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people, which may generate significant noise, odor, traffic or other impacts, and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include drag strips, racetracks,

fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions.

8300.69. Spectator Sports and Entertainment: Restricted. Establishments or places engaged in provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within an enclosed building with a capacity of 500 or less people, and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theaters and amusement places.

9.0.....SPECIAL CONDITIONS

9.1.....FAÇADE REGULATIONS

For Tract 1, I-2, Exterior building wall finish on all structures may consist of tilt-up concrete panels, masonry, dryvit, rock, stone, stucco, concrete board, wood or similar type finishes. Buildings finished with a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings facing the south or east shall consist of a minimum of 60% brick veneer.

For Tract 2, C-3, Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer, masonry, dryvit, rock, stone, stucco, concrete board, wood or similar type finishes. Buildings finished with a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed exterior metal finish is not permitted, but fabricated metal panels may be used as an accent material. Metals are also allowed for roofing, mechanical enclosures, fascia and soffits, signs and awnings.

In addition to meeting the City's minimum façade regulations, for both tracts, all new construction shall submit the architectural design to the overall development owner. The owner shall maintain architectural oversight and maintain authority over architectural standards, site improvements, and landscaping and shall maintain the right of assignment to a successive developer. The design standards and guidelines shall be detailed within the covenants and restrictions placed. These design standards and guidelines shall allow for an orderly and cohesive development of The Oaks.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Screening shall be required when adjacent to Residential and AA Districts as required in Article XI. – Landscaping and Screening Regulations, 59-11250 – Landscape Requirements, Section (G), Residential Buffers and Screening. Screening shall be in the form of a natural, undisturbed

wooded area at least 20 feet in width along the entire northern, southern and western sides of the site.

9.5 PLATTING REGULATIONS

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

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use.

9.8 ACCESS REGULATIONS

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

There shall be a maximum of two access points from N. Bryant Ave. permitted in this PUD. There shall be a maximum of three access points from E. Britton Rd. permitted in this PUD. One of which would be a right-in, right-out configuration. There shall be a maximum of two access points from the I-35 Service Rd. permitted in this PUD.

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

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, as amended. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of each tract. All parking shall be located on private property outside of public-right-of-ways.

9.10 SIGNAGE REGULATIONS

Tract 1 and 2, Industrial and Commercial use sign requirements shall be in accordance with Article V, Chapter 3-102 Accessory signs regulated by zoning districts, Sign Regulations of the Oklahoma City Municipal Code, as amended. In addition, no freestanding signage with a surface display over 200 square feet shall be permitted in this PUD.

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

In addition to meeting the City's minimum signage regulations, for both tracts, all new signage construction shall submit the sign design to the overall development owner. The owner shall maintain architectural oversight and maintain authority over the sign standards and shall maintain the right of assignment to a successive developer. The sign design standards and guidelines shall be detailed within the covenants and restrictions.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development Tract, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

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

9.15 PUBLIC IMPROVEMENTS

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

9.16..... COMMON AREAS

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

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in

Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage for development within Tract 1 and Tract 2 of this PUD.

9.18 SPECIFIC PLAN

No building permits within Tract 1 or Tract 2 shall be issued in this PUD until a specific plan for each Tract, including all items listed in Section 59-14150 C of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission. Subsequent specific plans shall show areas of upland forest/tree preservation.

The first specific plan filed for the PUD site shall include an overall circulation plan that connects Tracts 1 and 2 and illustrates how truck traffic will enter and exit the site.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

1. Exhibit A - Legal Descriptions
2. Exhibit B – Master Development Plan
3. Exhibit C - Topography Plan
4. Exhibit D – Illustrative Master Plan

EXHIBIT A

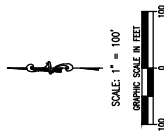
LEGAL DESCRIPTION

A tract of a land in the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, LESS and EXCEPT the right-of-way for Interstate 35, and LESS and EXCEPT the following tract, being described by metes and bounds as Follows:

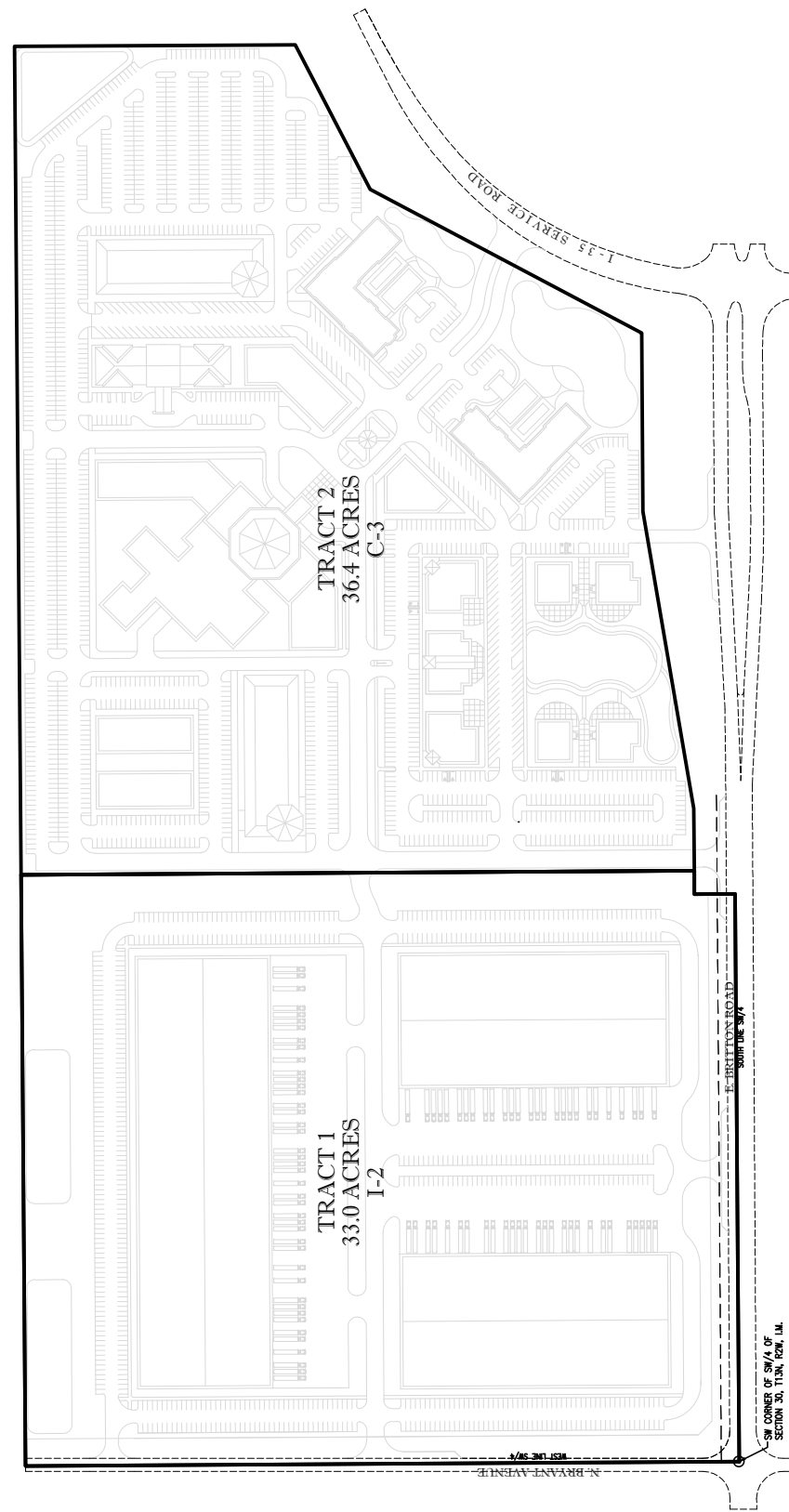
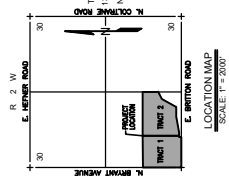
Beginning at the Southwest Corner (SW/C) of the Southwest Quarter (SW/4); thence North $00^{\circ}21'11''$ West, along the West line of said Southwest Quarter (SW/4) a distance of 1319.40 feet to the Northwest Corner (NW/C) of said South Half (S/2), Southwest Quarter (SW/4); thence North $89^{\circ}33'34''$ East, along the North line of said South Half (S/2), Southwest Quarter (SW/4) A distance of 1093.45 feet ; thence South $00^{\circ}21'11''$ East, parallel to the West line of said Southwest Quarter (SW/4) a distance of 1244.81 feet to a point on the West right-of-way line of Interstate Highway 35; thence South $89^{\circ}34'49''$ West along said West right-of-way line a distance of 43.53 feet; thence South $00^{\circ}26'11''$ East along the West right-of-way line distance of 75.00 feet to a point on the South line of said Southwest Quarter (SW/4) a distance of 1050.01 feet to the point of beginning Said described tract contains 1,439,857.5066 square feet or 33.0500 acres, more or less;
-----AND-----

A tract of land located in the South Half (S/2) of the Southwest Quarter (SW/4) of Section 30, Township 13 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and described by metes and bounds as follows.

BEGINNING at the Southwest Corner of said Section 30 ; Thence North $00^{\circ}21'11''$ West along the west line of said Section 30 a distance of 1319.40 feet to the Northwest Corner of said S/2 SW/4; Thence North $89^{\circ}33'34''$ East along the north line of said S/2 SW/4 a distance of 1093.45 feet; Thence South $00^{\circ}21'11''$ East a distance of 1244.80 feet to a point on the north Right-of-Way line of Britton Road; Thence South $89^{\circ}34'39''$ West along the north Right-of-Way line of Britton Road a distance of 43.54 feet; Thence South $00^{\circ}25'11''$ East a distance of 75.00 feet to a point on the south line of said Section30; Thence south $89^{\circ}34'49''$ West along said south line a distance of 1050.00 feet to the Point of Beginning; said described tract containing 33.05 acres, more or less.




MASTER DEVELOPMENT PLAN
OF
THE OAKS
A PART OF THE SW/4 OF SECTION 30, T13N, R2W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



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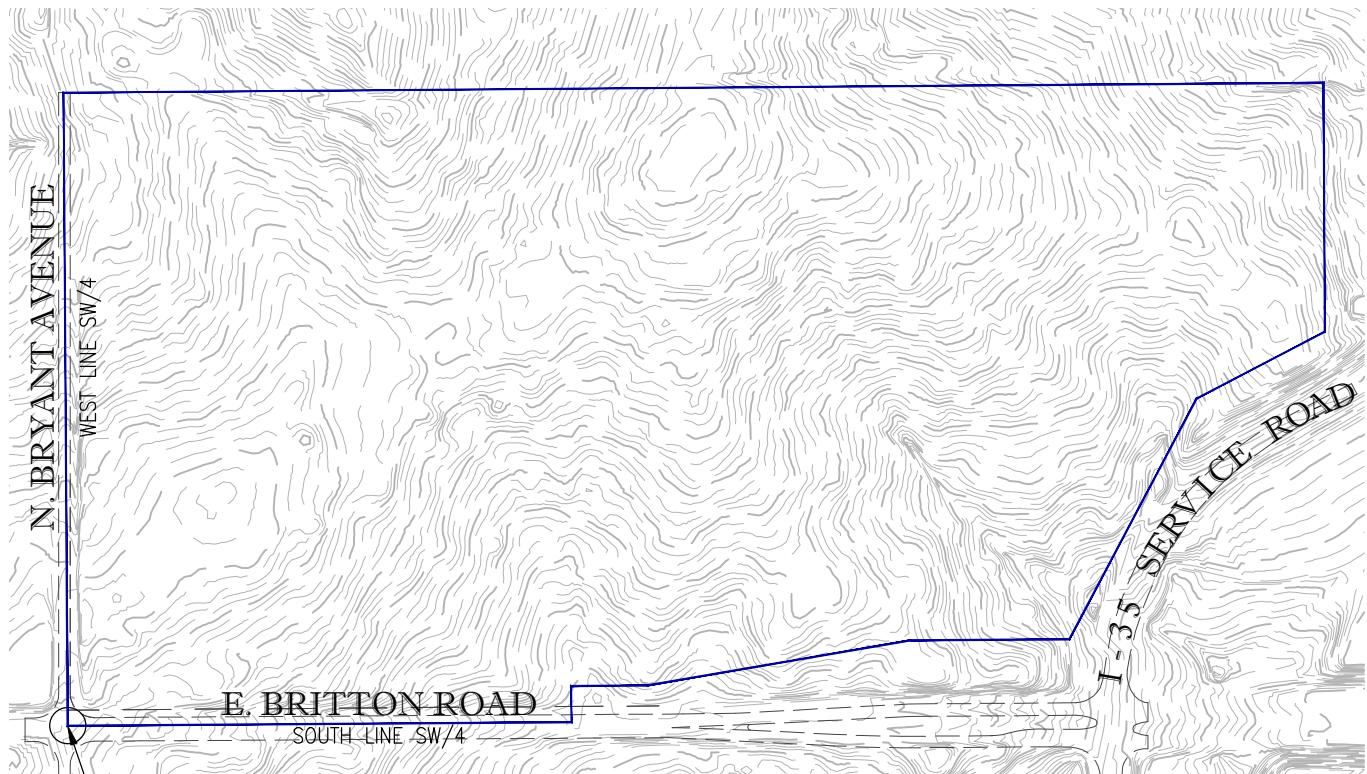
OWNER & DEVELOPER
WASHENBURN PARK
WASHENBURN LLC
132 W. MAIN STREET
MURKIN, OKLAHOMA 73060
EMAIL: WASHENBURN@GMAIL.COM

ATTACHMENT B
MASTER DEVELOPMENT PLAN
THE OAKS



Crafton Tull
3000 West 10th Street
Oklahoma City, Oklahoma 73106
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 09/30/21
PROJECT NO.: 21615200

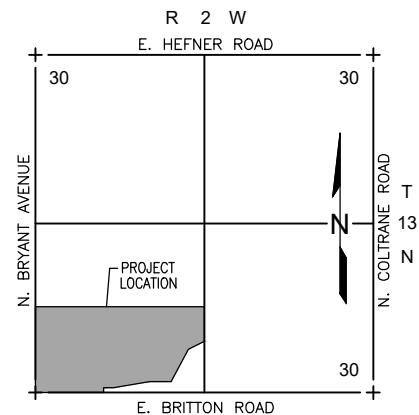
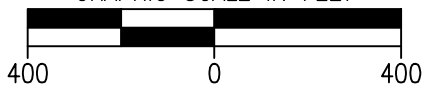


SW CORNER OF SW/4 OF
SECTION 30, T13N, R2W, I.M.



SCALE: 1" = 400'

GRAPHIC SCALE IN FEET



LOCATION MAP

SCALE: 1" = 3000'

OWNER & DEVELOPER

OAKS TECHNOLOGY PARK
WARREN THOMAS LLC
132 W. MAIN STREET
PURCELL, OKLAHOMA 73080

EMAIL: WARREN@TBIP.NET

THE OAKS — TOPOGRAPHIC MAP — ATTACHMENT C



Crafton Tull

architecture | engineering | surveying

405.787.6270 f 405.787.6276 t
www.craftontull.com

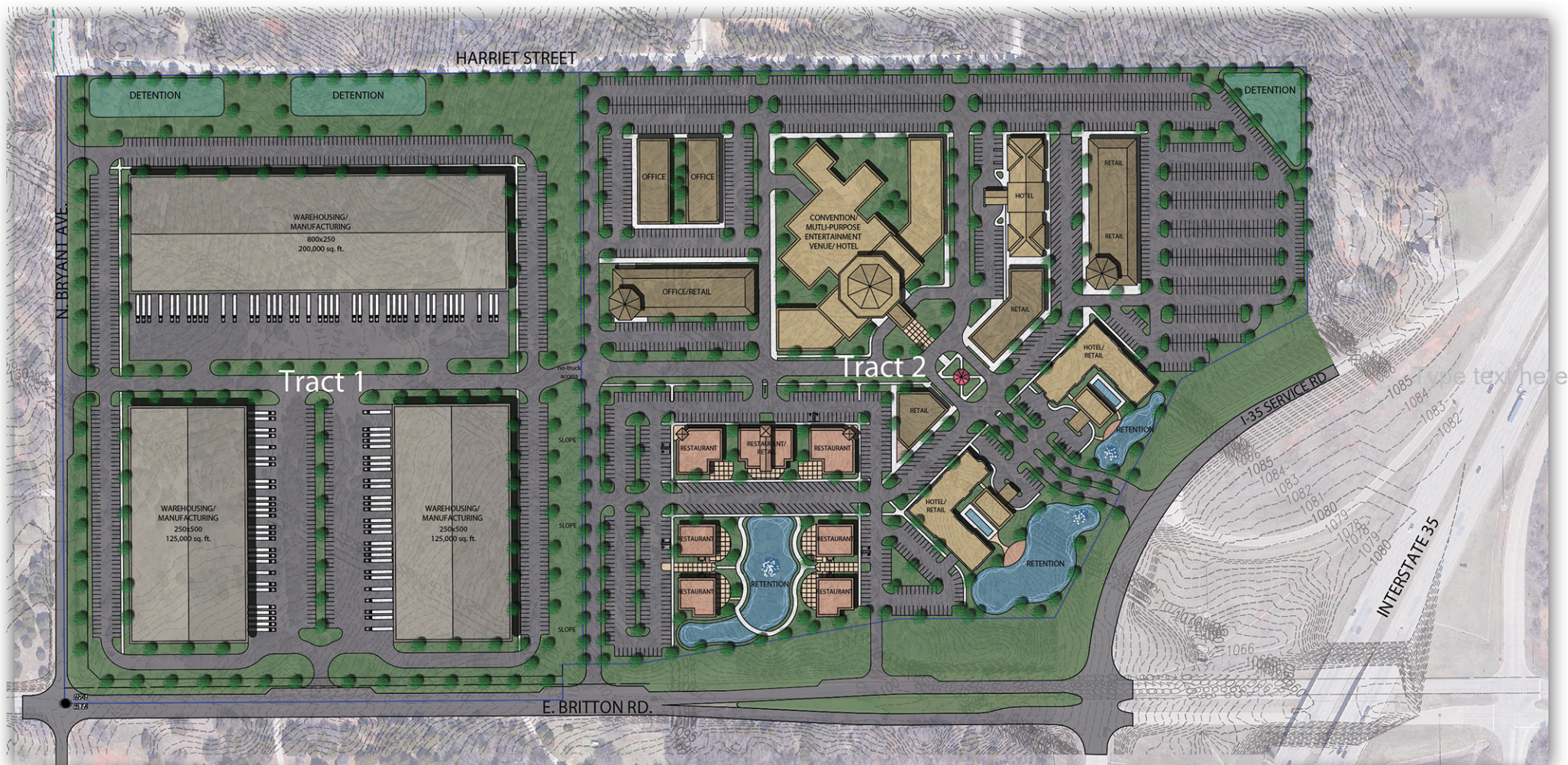
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

CERTIFICATE OF AUTHORIZATION:
CA-973 (PE/LS) EXPIRES 6/30/2022

SHEET NO.: 1 of 1

DATE: 09/30/21

PROJECT NO.: 21615200



SUMMARY

TRACT 1
 SITE AREA: ~33.0 ACRES
 EXISTING ZONING: R-A & AA
 PROPOSED ZONING: I-2

TRACT 2
 SITE AREA: ~36.4 ACRES
 EXISTING ZONING: AA
 PROPOSED ZONING: C-3

THE OAKS

EXHIBIT D

E. BRITTON RD. AND INTERSTATE 35

OKLAHOMA CITY, OK

SEPTEMBER, 2021

