



The City of Oklahoma City
 Development Services Department
 Subdivision & Zoning Division
 420 West Main St., Suite 910
 OKC, OK 73102
 405-297-2623

Staff use only

Case # 1963
 Date Filed 29JUN'23
 Ward # 3
 Nbrhd Area ---
 School District MUSTANG
 Existing Zoning AA

APPLICATION FOR PLANNED UNIT DEVELOPMENT DISTRICT

Name of Applicant: Charles W. Allen / Allen Engineering Services, Inc.
 Address/location of property to be rezoned: 11503 NW corner of SW 29th Str. & S. Mustang Rd.
 Legal Description of property to be rezoned: See Attached

Size of Property (acres or sq. ft.): 30.03 Ac. Present Use of Property: AA, Agricultural
 Summary of Proposed Development: Tract 1 (20.63 Ac.) R-2, Medium-Low Density Residential District and Tract 2 (9.40 Ac.) C-3, Community Commercial District

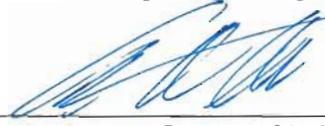
THE FOLLOWING ITEMS ***MUST*** BE SUBMITTED WITH THIS APPLICATION:

- a) Two (2) copies of the legal description of the property sought to be rezoned. One copy must be submitted electronically in Microsoft Word format. Submit to Curtis.liggins@okc.gov
- b) One (1) copy of the deed(s) of the property sought to be rezoned.
- c) One (1) copy of all property owners who own property within a 300 foot radius of the property to be rezoned. The list ***MUST*** include their mailing address and the legal description of their property and ***MUST*** be current within 30 days of the date of submittal of the application. The list ***MUST ALSO*** contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- d) If the applicant is not the owner of the property, one (1) copy of a letter of authorization from the owner is required.
- e) A Filing fee of \$2,700.00

There are two public hearings for consideration of a PUD rezoning request. First is the Planning Commission hearing which is six weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

Ms. Brenda Wyatt
Salazar Commercial Properties, L.L.C.
Yukon, Oklahoma 73099
(405) 265-4235
bwyatt@salazarroofing.com


 Signature of Applicant
Charles W. Allen
 Applicant's Name (please print)
Allen Engineering Services, Inc.
 Applicant's Mailing Address
P.O. Box 891747 / Oklahoma City, OK 73189
 City, State, Zip Code
 Phone: (405) 840-9901
 E-Mail: callen@aeswins.com

State Of Oklahoma
Canadian County
Documentary Stamps
\$4821.75



Doc#: R 2022 28599
Bk&Pg: RB 5572 825-829
Filed: 09-08-2022 JMH
08:51:56 AM WD
Canadian County, OK SE

Ret to:

OLD REPUBLIC TITLE
4040 N. TULSA

Oklahoma City, OK 73112

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That LLOYD G. TURNER, TRUSTEE OF THE LLOYD G. TURNER TRUST, MARTINE HAUTECLER TURNER, a single person, MATTHEW NOVAK TURNER, a single person, RYAN KELLUS TURNER and STEPHANIE TURNER, husband and wife, parties of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(FS) hereby grant, bargain, sell and convey unto SALAZAR COMMERCIAL PROPERTIES LLC, party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

~~REVENUE AND TAXES TO:~~
SALAZAR COMMERCIAL PROPERTIES LLC
209 E MAIN STREET
YUKON, OK 73099

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 6th day of September, 2022.

LLOYD G. TURNER TRUST
[Signature]
BY: LLOYD G. TURNER
ITS: TRUSTEE

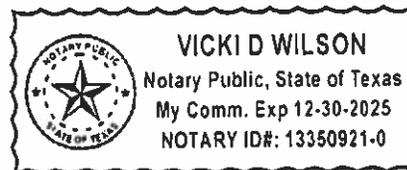
STATE OF TEXAS
COUNTY OF Taylor ss

Before me, a Notary Public in and for this state, on this 6th day of September, 2022, personally appeared LLOYD G. TURNER to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its TRUSTEE, of THE LLOYD G. TURNER TRUST, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such trust, for the uses and purposes therein set forth.

[Signature]
Signature Of Notary Public Or Other Official

Notarial Stamp Or Seal (Or Other Title Or Rank)

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 22276513
Underwriter: Old Republic National Title Insurance Company



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

This document has been recorded in the office of the
County Clerk under O.S. Title 16 Section 86.1
ET: SEQ Electronic Recording Act Effective 11-1-08
By: Old Republic Title Company of Oklahoma

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That LLOYD G. TURNER, TRUSTEE OF THE LLOYD G. TURNER TRUST, MARTINE HAUTECLER TURNER, a single person, MATTHEW NOVAK TURNER, a single person, RYAN KELLUS TURNER and STEPHANIE TURNER, husband and wife, parties of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto SALAZAR COMMERCIAL PROPERTIES LLC, party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

RETURN TO AND TAXES TO:
SALAZAR COMMERCIAL PROPERTIES LLC
209 E MAIN STREET
YUKON, OK 73099

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 6 day of September, 2022.

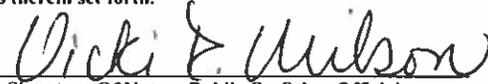
LLOYD G. TURNER TRUST



BY: LLOYD G. TURNER
ITS: TRUSTEE

STATE OF TEXAS }
COUNTY OF Taylor } ss

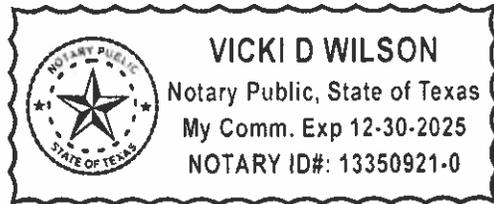
Before me, a Notary Public in and for this state, on this 6th day of September, 2022, personally appeared LLOYD G. TURNER to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its TRUSTEE, of THE LLOYD G. TURNER TRUST, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such trust, for the uses and purposes therein set forth.



Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 22276513
Underwriter: Old Republic National Title Insurance Company



Martine H. Turner
MARTINE HAUTECLER TURNER

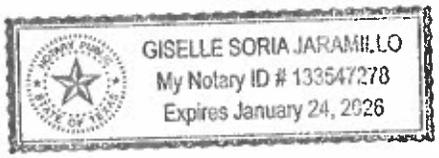
STATE OF TEXAS }
COUNTY OF Travis } ss

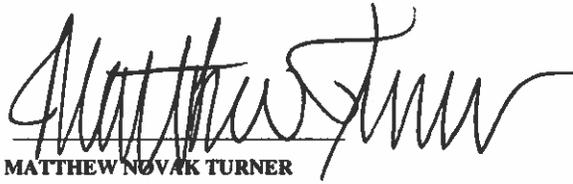
This instrument was acknowledged before me on this 3rd day of September, 2022 by MARTINE HAUTECLER TURNER.

Notarial Stamp Or Seal (Or Other Title Or Rank)

[Signature]

Signature Of Notary Public Or Other Official



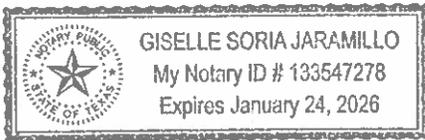

MATTHEW NOVAK TURNER

STATE OF TEXAS)
) ss
COUNTY OF Travis)

This instrument was acknowledged before me on this 3rd day of September, 2022 by MATTHEW NOVAK TURNER.

Notarial Stamp Or Seal (Or Other Title Or Rank)


Signature Of Notary Public Or Other Official





RYAN KELLUS TURNER



STEPHANIE TURNER

STATE OF TEXAS

COUNTY OF Travis

}
} ss
}

This instrument was acknowledged before me on this 6th day of September, 2022 by RYAN KELLUS TURNER and STEPHANIE TURNER.



Signature Of Notary Public Or Other Official

Notarial Stamp Or Seal (Or Other Title Or Rank)

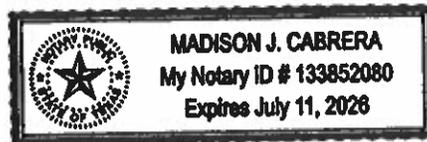
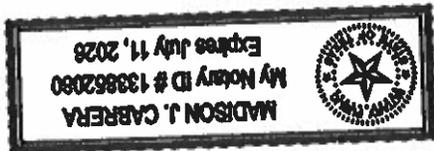


EXHIBIT "A"

The South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian in Canadian County, Oklahoma, Said parcel of land being described by metes and bounds as follows: Beginning at the SE corner of said S/2 SE/4; thence West along the South line of said S/2 SE/4 a distance of 500.00 feet; thence North 00°20'55" East a distance of 60.00 feet; thence South 89°39'05" East a distance of 414.62 feet; thence North 45°03'19" East a distance of 34.84 feet; thence North 00°14'17" West a distance of 1241.65 feet to a point on the North line of said S/2 SE/4; thence East along said North line a distance of 60.00 feet to the NE Corner of said S/2 SE/4; thence South along the East line of said S/2 SE/4 a distance of 1327.03 feet to the Point or Place of Beginning.

AND LESS AND EXCEPT:

A tract of land 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, more particularly described as: Commencing at the Southeast corner of said SE/4; thence North 89°46'22" West along the South line of said SE/4 a distance of 365.63 feet; thence North 00°13'38" East a distance of 60.00 feet to a point on the R/W line of State Highway 4 (SH-4), same being the Point of Beginning; thence North 00°21'19" West a distance of 375.00 feet; thence North 89°38'41" East a distance of 305.00 feet to a point on said R/W line; thence along said line the following Three (3) courses: South 00°21'19" East a distance of 353.03 feet; thence South 44°34'53" West a distance of 35.06 feet; thence North 89°46'22" West a distance of 280.25 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land being the West Half (W/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said SE/4, marked by a 3/8" Iron Pin found in place; thence North 00°16'27" West along the West line a distance of 1324.74 feet to the Northwest corner of said W/2 S/2 SE/4 as shown on-the recorded plat of TIMBERCREEK ESTATES PHASE 4, according-to-the recorded plat thereof, marked by a 3/8" Iron pin with cap stamped "Durham CA5313"; thence South 89°49'00" East along the South line of said plat, being coincident with the extended South line of CANYON CREEK ESTATES PHASE 3, according to the recorded plat thereof, a distance of 1323.75 feet; thence South 00°18'53" East a distance of 1325.76 feet to a point on the South line of said SE/4; thence North 89°46'22" West along the said line a distance of 1324.70 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on August 10, 2022, with metes and bounds as follows: Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 438.71 feet; Thence South 89°38'41" West a distance of 60.00 feet to the Point of Beginning, said point being on the West Right-of-Way line of South Mustang Road; Thence continuing South 89°38'41" West a distance of 250.0 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 891.04 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 250.01 feet to a point on the West Right-of-Way line of South Mustang Road; Thence South 00°21'13" East on said West Right-of- Way line and parallel to the East line of said SE/4 a distance of 888.71 feet to the Point of Beginning.

Subject to Easements and Rights-of-Way of record.

Exhibit A
Legal Description

Warranty Deed, Recorded in Book 5572, Page 825

The South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.

LESS AND EXCEPT:

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AND LESS AND EXCEPT:

A tract of land 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, more particularly described as: Commencing at the Southeast corner of said SE/4; thence North 89°46'22" West along the South line of said SE/4 a distance of 365.63 feet; thence North 00°13'38" East a distance of 60.00 feet to a point on the R/W line of State Highway 4 (SH-4), same being the Point of Beginning; thence North 00°21'19" West a distance of 375.00 feet; thence North 89°38'41" East a distance of 305.00 feet to a point on said R/W line; thence along said line the following Three (3) courses: South 00°21'19" East a distance of 353.03 feet; thence South 44°34'53" West a distance of 35.06 feet; thence North 89°46'22" West a distance of 280.25 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land being the West Half (W/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said SE/4, marked by a 3/8" Iron Pin found in place; thence North 00°16'27" West along the West line a distance of 1324.74 feet to the Northwest corner of said W/2 S/2 SE/4 as shown on-the recorded plat of TIMBERCREEK ESTATES PHASE 4, according-to-the recorded plat thereof, marked by a 3/8" Iron pin with cap stamped "Durham CA5313"; thence South 89°49'00" East along the South line of said plat, being coincident with the extended South line of CANYON CREEK ESTATES PHASE 3, according to the recorded plat

thereof, a distance of 1323.75 feet; thence South 00°18'53" East a distance of 1325.76 feet to a point on the South line of said SE/4; thence North 89°46'22" West along the said line a distance of 1324.70 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on August 10, 2022, with metes and bounds as follows: Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 438.71 feet; Thence South 89°38'41" West a distance of 60.00 feet to the Point of Beginning, said point being on the West Right-of-Way line of South Mustang Road; Thence continuing South 89°38'41" West a distance of 250.00 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 891.04 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 250.01 feet to a point on the West Right-of-Way line of South Mustang Road; Thence South 00°21'13" East on said West Right-of-Way line and parallel to the East line of said SE/4 a distance of 888.71 feet to the Point of Beginning. Subject to Easements and Rights-of-Way of record.

AND LESS AND EXCEPT

A Seven-Foot-Tract:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on February 23, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 612.96 feet; Thence South 89°38'41" West a distance of 310.00 feet to the Point of Beginning:

Thence continuing South 89°38'41" West a distance of 7.00 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 716.87 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.80 feet to the Point of Beginning.

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North $00^{\circ}13'38''$ East a distance of 60.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North $00^{\circ}21'13''$ West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning:

Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North $00^{\circ}18'53''$ West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South $89^{\circ}49'15''$ East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North $89^{\circ}38'41''$ East a distance of 7.00 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South $89^{\circ}38'41''$ West a distance of 55.00 feet to the Point of Beginning.

This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

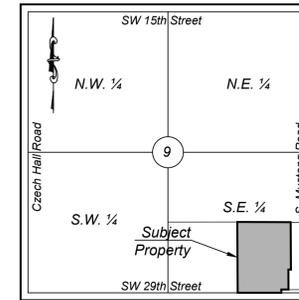
Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning:

Thence continuing North $89^{\circ}46'22''$ West a distance of 824.70 feet; Thence North $00^{\circ}18'53''$ West a distance of 435.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South $00^{\circ}13'38''$ West a distance of 60.00 feet to the Point of Beginning.

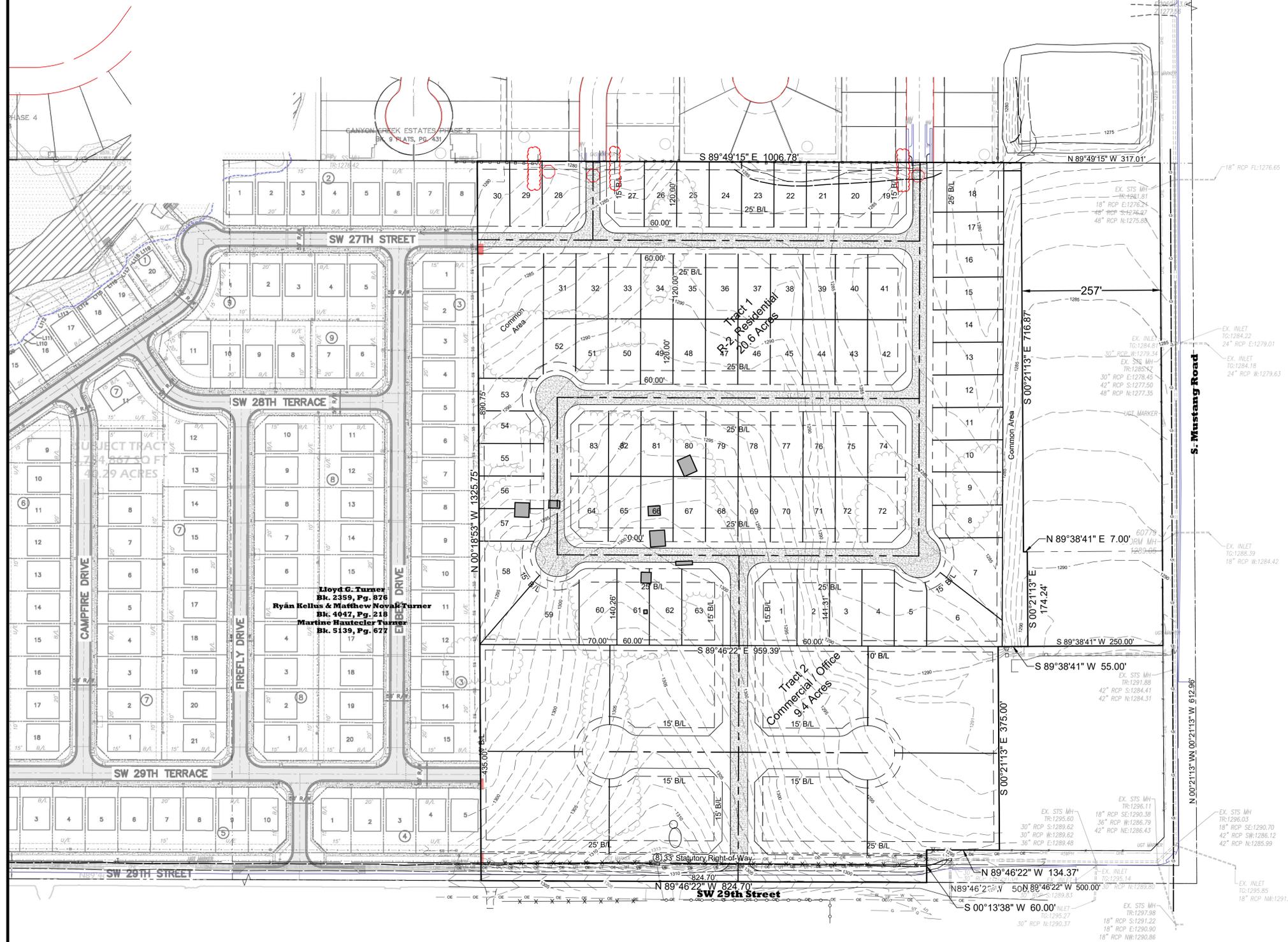
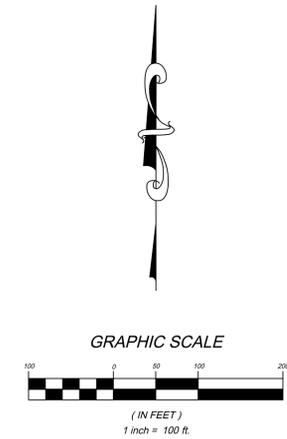
This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

Exhibit "C"

Salazar's SW 29th Street Master Development Plan



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale



Zoning & Land Use Code
Zoning: AA, Agricultural



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/ISSUE	DATE

CLIENT
Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4242



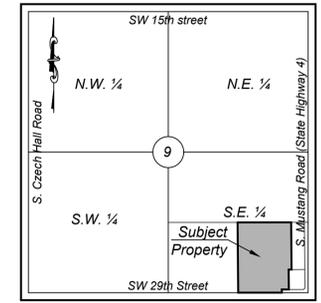
PROJECT NAME
Salazar's SW 29th Street Development
SW 29th Street & S. Mustang Road
Oklahoma City, Canadian County
Master Development Plan

PROJECT NO.	6765.1
FILE	6765-1MDP
DATE	06-27-2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	H&A

SHEET
1
OF 1

Plat of Survey

Part of the Southeast Quarter of Section 9, Township 11 North, Range 5 West City of Oklahoma City, Canadian County, Oklahoma



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale

Legal Descriptions

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning;

Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning;

Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning. This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

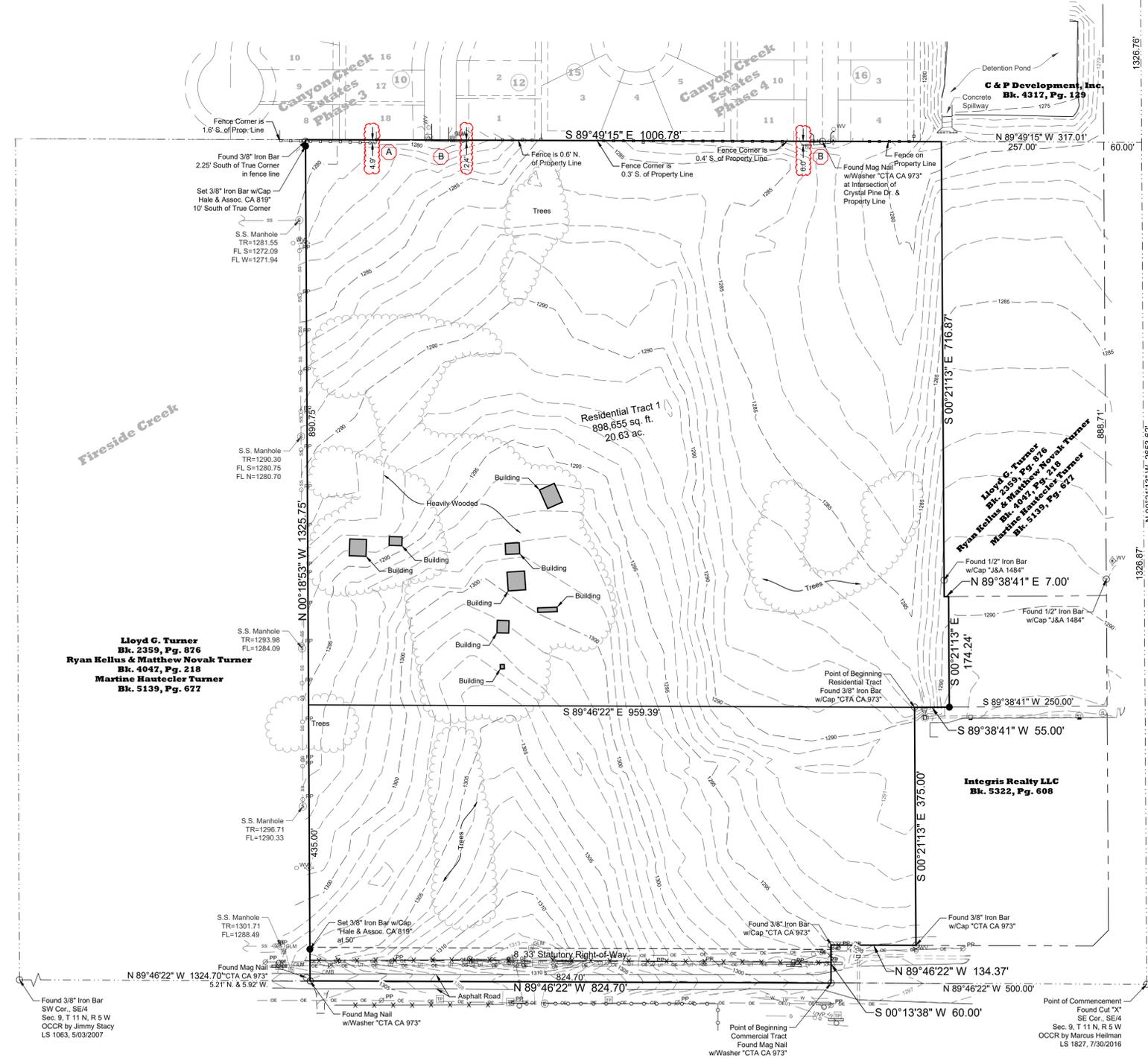
Benchmarks

OKC GPS Sta. 384
2" diameter aluminum cap located approximately 95 feet East of the centerline of a church driveway and 28 feet South of the centerline of SW 15th Street.
Elev.=1262.54

Surveyor's Certificate

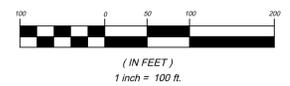
I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 28th day of June, 2023.

Curtis Lee Hale, LS 1084



Basis of Bearings:
N 00°21'19" W, on the
East line of the SE/4
Sec. 9, T 11 N, R 5 W

GRAPHIC SCALE



Legend

- | | |
|--|-----------------------|
| ○ FOUND MONUMENT | GLM GAS LINE MARKER |
| ● SET MONUMENT | VP VENT PIPE |
| ○ 3/8" IRON BAR W/CAP | WM WATER METER |
| "HALE & ASSOC. CA 819" | WV WATER VALVE |
| ● BOLLARD | TP TELEPHONE PEDESTAL |
| ○ TELEPHONE PEDESTAL | FD FIRE HYDRANT |
| ○ FIBER OPTIC PULL BOX | SG SIGN |
| ○ POWER POLE | |
| — SUBJECT PROPERTY | |
| — PROPERTY LINE | |
| — RIGHT-OF-WAY LINE | |
| — EASEMENT LINE | |
| — SECTION LINE | |
| — OE — OE — OVERHEAD ELECTRIC LINES | |
| — G — G — UNDERGROUND GAS LINE | |
| — UT — UT — UNDERGROUND TELEPHONE LINE | |
| — UF — UF — UNDERGROUND FIBER OPTIC LINE | |
| — W — W — WATER LINE | |
| — X — X — X — BARBED WIRE FENCE | |
| — ○ — ○ — STEEL FENCE | |
| — □ — □ — STOCKADE FENCE | |
| — TREELINE | |

Statement of Encroachments

- (A) Stockade fence encroaches property line as shown.
- (B) Curb lined asphalt roads encroach property line.



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/ISSUE	DATE

CLIENT
Salazar Homes, Inc.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4242

Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel: (405) 686-0774 - Fax: (405) 681-4881
C. Lee Hale, P.E. - Exp. June 30, 2025
www.halesurvey.com

PROJECT NAME
Part of the Southeast Quarter
Section 9, Township 11 North
Range 5 West of the Indian Meridian
Canadian County, Oklahoma
Plat of Survey

PROJECT NO.	6765.1
FILE	6765-1.dwg
DATE	8/2/2022
DRAWN BY	JMS
CHECKED BY	CLH
FIELD CREW	CH, ML

SHEET
1
OF 1

Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4235

June 26, 2023

Mr. Curtis Liggins
City of Oklahoma City
Development Services
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

**Re: T11N, R5W, Section 9, Southeast Quarter
SW 29th Street & S. Mustang Road
Canadian Assessor's Account No. 09015183**

Dear Mr. Liggins:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for rezoning of the above referenced property on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,


Miguel Salazar

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) Section Nin (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on August 10, 2022, with metes and bounds as follows: Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°31'13" West as the basis of bearing on the East line of said SE/4 a distance of 438.71 feet; Thence South 89°38'41" West a distance of 60.00 feet to the Point of Beginning, said point being on the West Right-of-Way line of South Mustang Road: Thence continuing South 89°38'41" West a distance of 250.00 feet; Thence North 00°24'13" West and parallel to the East line of said SE/4 a distance of 891.04 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 250.01 feet to a point on the West Right-of-Way line of South Mustang Road; Thence South 00°21'13" East on said West Right-of-Way line and parallel to the East line of said SE/4 a distance of 888.71 feet to the Point of Beginning.
Subject to Easements and Right-of-Way of record.

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: June 20, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2821303-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
SALAZAR COMMERCIAL PROPERTIES LLC	209 E MAIN ST.YUKON.OK.73099			PT SE/4 9-11N-5W A#13 ON THE MAP) - SUBJECT PROPERTY
SCISSORTAIL DEVELOPMENT GROUP LLC	1800 S SARA RD.YUKON.OK.73099			PT SE/4 9-11N-5W (A#12 ON THE MAP)
GARY BALE & LESLIE BALE REVOCABLE LIVING TRUST	12444 NW 10TH STREET #202-443.YUKOM.OK.73099			PT NE/4 16-11N-5W (A#6 ON THE MAP)
DWIGHT HALEY & HELEN HALEY	11600 SW 29TH ST.YUKON.OK.73099			PT NE/4 16-11N-5W (A#5 ON THE MAP)
JAMES L REEDER	11550 SW 29TH ST.YUKON.OK.73099			PT NE/4 16-11N-5W (A#4 ON THE MAP)
WILLIAMS LIVING TRUST	11500 SW 29TH ST.YUKON.OK.73099			PT NE/4 16-11N-5W (A#3 ON THE MAP)
KYLA J JACOBSON IRREVOCABLE TRUST C/O KAMM D HOWIE	4447 N CENTRAL EXPY STE 110-424.DALLAS.TX.75205			PT NE/4 16-11N-5W (A#40 ON THE MAP)
STATE OF OKLAHOMA	200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT SE/4 9-11N-5W (A#4 ON THE MAP) AND PT NE/4 16-11N-5W (A#47 ON THE MAP) AND PT SE/4 9-11N-5W (A#5 ON THE MAP)
INTEGRIS REALTY LLC	3433 NW 56TH ST STE 100.OKLAHOMA CITY.OK.73112			PT SE/4 9-11N-5W (A#11 ON THE MAP)
LLOYD G TURNER TRUST	2126 WESTMINSTER.ABILENE.TX.79602			PT SE/4 9-11N-5W (A#2 ON THE MAP)
C & P DEVELOPMENT INC	PO BOX 967.MUSTANG.OK.73064			PT SE/4 9-11N-5W (A#1 ON THE MAP)
LLOYD G TURNER TRUST	2126 WESTMINSTER.ABILENE.TX.79602			PT SE/4 9-11N-5W (A#16 ON THE MAP)
VINE GROUP INC	7805 S YOUNG BLVD.OKLAHOMA CITY.OK.73159			PT SE/4 9-11N-5W (A#14 ON THE MAP)
LARRY D MILLER	2700 CRYSTAL PINE DR.YUKON.OK.73099	1	16	CANYON CREEK ESTATES 4
SZR PATEL TRUST CRESTED MAY 21, 2004	4140 DONALD DR.PALO ALTO.CA.94306	2	16	CANYON CREEK ESTATES 4
BRANDON KANATZAR & CRYSTAL KANATZAR	2708 CRYSTAL PINE DR.YUKON.OK.73099	3	16	CANYON CREEK ESTATES 4
RICHARD K COOPER II & KATHRYN M COOPER	2712 CRYSTAL PINE DR.OKLAHOMA CITY.OK.73099	4	16	CANYON CREEK ESTATES 4
STEVEN WARNER & RONALYN WARNER	2701 RED PINE CIR.YUKON.OK.73099	1	15	CANYON CREEK ESTATES 4
CLARENCE RUFUS HILL SR & LORRAINE HILL	2705 RED PINE CIR.YUKON.OK.73099	2	15	CANYON CREEK ESTATES 4
SHANTELE L WILLIAMS	2709 RED PINE CIR.YUKON.OK.73099	3	15	CANYON CREEK ESTATES 4
ALBERTO CARREON SALINAS & STEPHANIE D. CARREON	2712 RED PINE CIR.YUKON.OK.73099	4	15	CANYON CREEK ESTATES 4
CHRISTOPHER N KING	2708 RED PINE CIR.YUKON.OK.73099	5	15	CANYON CREEK ESTATES 4
LAURA MILES & AUSTIN BILLIOT	2704 RED PINE CIR.YUKON.OK.73099	6	15	CANYON CREEK ESTATES 4
GAHL BILLER	KASHTAN 3 APT 24.HAIFA ISRAEL.34984	7	15	CANYON CREEK ESTATES 4
NICHOLAS B ZERBE	2701 CRYSTAL PINE DR.YUKON.OK.73099	8	15	CANYON CREEK ESTATES 4
RR4 OPCO1 LP	200 E PALMELTO PARK STE 103.BOCA RATON.FL.33432	9	15	CANYON CREEK ESTATES 4
BRITTANY J LANGERMAN IRREVOCABLE TRUST	2709 CRYSTAL PINE DR.YUKON.OK.73099	10	15	CANYON CREEK ESTATES 4
AUGUST J DICOSIMO & PATRICIA DICOSIMO	2713 CRYSTAL PINE DR.YUKON.OK.73099	11	15	CANYON CREEK ESTATES 4
MARK S WATSON REVOCABLE LIVING TRUST	5810 CHARLES AVE.EL CERRITO.CA.94530	1	12	CANYON CREEK ESTATES 3
WILLIAM L.O'BRIAN AND BARBARA S. O'BRIAN, TRUSTEES OF O'BRIEN REVOCABLE TRUST DATED FEBRUARY 8, 2011	1745 SUNNY AVE.EUREKA.CA.95501	2	12	CANYON CREEK ESTATES 3
VINEYARD,JUSTIN I	2704 SUGAR PINE DR.YUKON.OK.73099	3	12	CANYON CREEK ESTATES 3
510 SFR OK OPERATIONS I LLC	12906 TAMPA OAKS BLVD SUITE 10.TEMPLE TERRACE.FL.33637	4	12	CANYON CREEK ESTATES 3
PHILLIP D. OPALKA	2701 DEMOTTE DR.YUKON.OK.73099	1	10	CANYON CREEK ESTATES 3
CHRISTA MURPHY	2705 DEMOTTE DR.YUKON.OK.73099	2	10	CANYON CREEK ESTATES 3
HEATHER CANADA	2709 DEMOTTE DR.YUKON.OK	3	10	CANYON CREEK ESTATES 3
ISRAEL J POIRE & KAHLA M POIRE	2713 DEMOTTE DR.YUKON.OK.73099	4	10	CANYON CREEK ESTATES 3
DANIEL KIL	11023 N VIA ARGENTA WAY.FRESNO.CA.93720	5	10	CANYON CREEK ESTATES 3
JORDAN MIKHAIL FEST	2721 DEMOTTE DR.YUKON.OK.73099	6	10	CANYON CREEK ESTATES 3
VANLI ZHANG LIVING TRUST	2367 NW KINDERMAN DR.CORVALLIS.OR.97330	7	10	CANYON CREEK ESTATES 3

CHRISTOPHER L. PRUETT & CRYSTAL DECLOUR	2720 DEMOTTE DR.YUKON.OK.73099	8	10	CANYON CREEK ESTATES 3
ANGELA L. AIKMAN	2716 DEMOTTE DR.YUKON.OK.73099	9	10	CANYON CREEK ESTATES 3
WILLIAM L. O'BRIAN AND BARBARA S. O'BRIAN, TRUSTEES OF THE O'BRIEN REVOCABLE TRUST DATED FEBRUARY 8, 2011	1745 SUNNY AVE.EUREKA.CA.95501	10	10	CANYON CREEK ESTATES 3
TAM MINH NGUYEN & CONGYING NGUYEN	3086 VICTOR ST.AURORA.CO.80011	11	10	CANYON CREEK ESTATES 3
BRIEN SCOT DEVERICK & KAREN JEAN DEVERICK	2704 DEMOTTE DR.YUKON.OK.73099	12	10	CANYON CREEK ESTATES 3
NATHANAEL DOHERTY & STEPHANIE LYNN DOHERTY	2700 DEMOTTE DR.YUKON.OK.73099	13	10	CANYON CREEK ESTATES 3
STEPHEN G GRIFFITH & AMY GRIFFITH	2701 SUGAR PINE DR.YUKON.OK.73099	14	10	CANYON CREEK ESTATES 3
TSZ L.P.	105 E CYPRESS AVE.YUKON.OK.73099	15	10	CANYON CREEK ESTATES 3
HOMESTEAD MANAGEMENT LLC	1831 E LILY LN.MUSTANG.OK.73064	16	10	CANYON CREEK ESTATES 3
CHARLES J BOUSKA III & CHRISTINA BOUSKA	2713 SUGAR PINE DR.YUKON.OK.73099	17	10	CANYON CREEK ESTATES 3
HOWARD VESTAL & DIANA VESTAL	2717 SUGAR PINE DR.YUKON.OK.73099	18	10	CANYON CREEK ESTATES 3
CANYON CREEK SEC 1 HOA INC	1322 FRETZ DR.EDMOND.OK.73003			CANYON CREEK EST PH 3 COMMON AREA "E"
TSZ L.P.	105 E CYPRESS AVE.YUKON.OK.73099	2	11	CANYON CREEK ESTATES 3
HTTN REVOCABLE LIVING TRUST	11525 SW 26TH ST.YUKON.OK.73099	3	11	CANYON CREEK ESTATES 3
DANIELLE LEIGHANN ECK	11521 SW 26TH ST.YUKON.OK.73099	4	11	CANYON CREEK ESTATES 3
JASPER NEIL BLAIR	11517 SW 26TH ST.YUKON.OK.73099	5	11	CANYON CREEK ESTATES 3
KELLY RAE REED	11513 SW 26TH ST.YUKON.OK.73099	1	14	CANYON CREEK ESTATES 4
MARILYN DUHAMEL	335 ESTATES DR.BON LOMOND.CA.95005	2	14	CANYON CREEK ESTATES 4
MATTHEW TINDALL & CELESTE L TINDALL	11505 SW 26TH ST.YUKON.OK.73099	3	14	CANYON CREEK ESTATES 4
HICKOX & THOMAS LIVING TRUST DATED JUNE 15, 2017	600 WILLIAM STREET #553.OKLAND.CA.94612	4	14	CANYON CREEK ESTATES 4
TRAVIS T DAVIS AND SUSAN DAVIS	11445 SW 26TH ST.YUKON.OK.73099	5	14	CANYON CREEK ESTATES 4
ANTONIO MARQUEZ HERNANDEZ	11441 SW 26TH ST.YUKON.OK.73099	6	14	CANYON CREEK ESTATES 4
THOMAS R. SNYDER AND RENEE S SNYDER, TRUSTEES OF THE TRS TRUST DATED JANURAY 5, 2022	1417 N TEA OLIVE WAY.MUSTANG.OK.73064	7	14	CANYON CREEK ESTATES 4
YEUDY W UMANA GUZMAN AND MARITA ROJAS HERNANDEZ	11433 SW 26TH ST.YUKON.OK.73099	8	14	CANYON CREEK ESTATES 4
TSZ LP	105 E CYPRESS AVE.YUKON.OK.73099	9	14	CANYON CREEK ESTATES 4
GRANT CARY & KAITLIN R CARY	11425 SW 26TH ST.YUKON.OK.73099	10	14	CANYON CREEK ESTATES 4
TELISA M TILLMAN	11421 SW 26TH ST.YUKON.OK.73099	11	14	CANYON CREEK ESTATES 4
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.

State Of Oklahoma
Canadian County
Documentary Stamps
\$4821.75



Doc#: R 2022 28599
Bk&Pg: RB 5572 825-829
Filed: 09-08-2022 JMH
08:51:56 AM WD
Canadian County, OK SE

Ret to:

OLD REPUBLIC TITLE
4040 N. TULSA

Oklahoma City, OK 73112

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That LLOYD G. TURNER, TRUSTEE OF THE LLOYD G. TURNER TRUST, MARTINE HAUTECLER TURNER, a single person, MATTHEW NOVAK TURNER, a single person, RYAN KELLUS TURNER and STEPHANIE TURNER, husband and wife, parties of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (FS) hereby grant, bargain, sell and convey unto SALAZAR COMMERCIAL PROPERTIES LLC, party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

~~REVENUE AND TAXES TO:~~
SALAZAR COMMERCIAL PROPERTIES LLC
209 E MAIN STREET
YUKON, OK 73099

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 6th day of September, 2022.

LLOYD G. TURNER TRUST
Lloyd G. Turner
BY: LLOYD G. TURNER
ITS: TRUSTEE

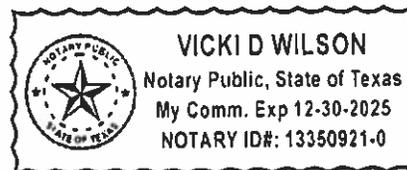
STATE OF TEXAS
COUNTY OF Taylor ss

Before me, a Notary Public in and for this state, on this 6th day of September, 2022, personally appeared LLOYD G. TURNER to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its TRUSTEE, of THE LLOYD G. TURNER TRUST, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such trust, for the uses and purposes therein set forth.

Vicki E. Wilson
Signature Of Notary Public Or Other Official

Notarial Stamp Or Seal (Or Other Title Or Rank)

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 22276513
Underwriter: Old Republic National Title Insurance Company



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

This document has been recorded in the office of the
County Clerk under O.S. Title 16 Section 86.1
ET: SEQ Electronic Recording Act Effective 11-1-08
By: Old Republic Title Company of Oklahoma

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That LLOYD G. TURNER, TRUSTEE OF THE LLOYD G. TURNER TRUST, MARTINE HAUTECLER TURNER, a single person, MATTHEW NOVAK TURNER, a single person, RYAN KELLUS TURNER and STEPHANIE TURNER, husband and wife, parties of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto SALAZAR COMMERCIAL PROPERTIES LLC, party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

RETURN TO AND TAXES TO:
SALAZAR COMMERCIAL PROPERTIES LLC
209 E MAIN STREET
YUKON, OK 73099

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 6 day of September, 2022.

LLOYD G. TURNER TRUST

BY: LLOYD G. TURNER
ITS: TRUSTEE

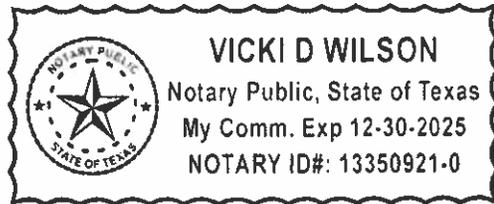
STATE OF TEXAS }
COUNTY OF Taylor } ss

Before me, a Notary Public in and for this state, on this 6th day of September, 2022, personally appeared LLOYD G. TURNER to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its TRUSTEE, of THE LLOYD G. TURNER TRUST, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such trust, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 22276513
Underwriter: Old Republic National Title Insurance Company



Martine H. Turner
MARTINE HAUTECLER TURNER

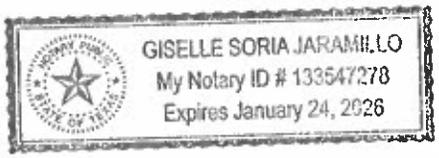
STATE OF TEXAS }
COUNTY OF Travis }^{ss}

This instrument was acknowledged before me on this 3rd day of September, 2022 by MARTINE HAUTECLER TURNER.

Notarial Stamp Or Seal (Or Other Title Or Rank)

[Signature]

Signature Of Notary Public Or Other Official



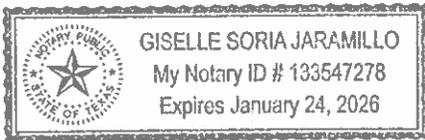

MATTHEW NOVAK TURNER

STATE OF TEXAS)
) ss
COUNTY OF Travis)

This instrument was acknowledged before me on this 3rd day of September, 2022 by MATTHEW NOVAK TURNER.

Notarial Stamp Or Seal (Or Other Title Or Rank)


Signature Of Notary Public Or Other Official





RYAN KELLUS TURNER



STEPHANIE TURNER

STATE OF TEXAS

COUNTY OF Travis

}
} ss
}

This instrument was acknowledged before me on this 6th day of September, 2022 by RYAN KELLUS TURNER and STEPHANIE TURNER.

Notarial Stamp Or Seal (Or Other Title Or Rank)


Signature Of Notary Public Or Other Official

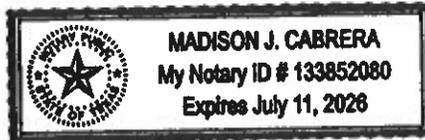
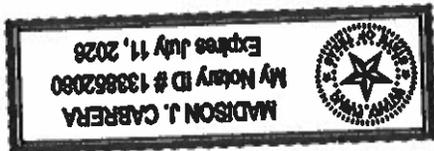


EXHIBIT "A"

The South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian in Canadian County, Oklahoma, Said parcel of land being described by metes and bounds as follows: Beginning at the SE corner of said S/2 SE/4; thence West along the South line of said S/2 SE/4 a distance of 500.00 feet; thence North 00°20'55" East a distance of 60.00 feet; thence South 89°39'05" East a distance of 414.62 feet; thence North 45°03'19" East a distance of 34.84 feet; thence North 00°14'17" West a distance of 1241.65 feet to a point on the North line of said S/2 SE/4; thence East along said North line a distance of 60.00 feet to the NE Corner of said S/2 SE/4; thence South along the East line of said S/2 SE/4 a distance of 1327.03 feet to the Point or Place of Beginning.

AND LESS AND EXCEPT:

A tract of land 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, more particularly described as: Commencing at the Southeast corner of said SE/4; thence North 89°46'22" West along the South line of said SE/4 a distance of 365.63 feet; thence North 00°13'38" East a distance of 60.00 feet to a point on the R/W line of State Highway 4 (SH-4), same being the Point of Beginning; thence North 00°21'19" West a distance of 375.00 feet; thence North 89°38'41" East a distance of 305.00 feet to a point on said R/W line; thence along said line the following Three (3) courses: South 00°21'19" East a distance of 353.03 feet; thence South 44°34'53" West a distance of 35.06 feet; thence North 89°46'22" West a distance of 280.25 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land being the West Half (W/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said SE/4, marked by a 3/8" Iron Pin found in place; thence North 00°16'27" West along the West line a distance of 1324.74 feet to the Northwest corner of said W/2 S/2 SE/4 as shown on-the recorded plat of TIMBERCREEK ESTATES PHASE 4, according-to-the recorded plat thereof, marked by a 3/8" Iron pin with cap stamped "Durham CA5313"; thence South 89°49'00" East along the South line of said plat, being coincident with the extended South line of CANYON CREEK ESTATES PHASE 3, according to the recorded plat thereof, a distance of 1323.75 feet; thence South 00°18'53" East a distance of 1325.76 feet to a point on the South line of said SE/4; thence North 89°46'22" West along the said line a distance of 1324.70 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on August 10, 2022, with metes and bounds as follows: Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 438.71 feet; Thence South 89°38'41" West a distance of 60.00 feet to the Point of Beginning, said point being on the West Right-of-Way line of South Mustang Road; Thence continuing South 89°38'41" West a distance of 250.0 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 891.04 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 250.01 feet to a point on the West Right-of-Way line of South Mustang Road; Thence South 00°21'13" East on said West Right-of- Way line and parallel to the East line of said SE/4 a distance of 888.71 feet to the Point of Beginning.

Subject to Easements and Rights-of-Way of record.

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT

FOR

Salazar's SW 29th Street Development

June 28, 2023

PREPARED FOR:

*Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4235
bwyatt@salazarroofing.com*

PREPARED BY:

*Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
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Residential

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SW 29th Street and S. Mustang Road, consisting of 30.03 acres that are located within the Southeast Quarter (SE/4) of Section 9, Township 11 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at the Northwest corner of SW 29th Street and S. Mustang Road.

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 and developer of this property is Salazar Commercial Properties, L.L.C.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned AA, Agricultural District. Surrounding properties are zoned and used for:

- North: R-1, Single-family Residential District and is developed as Canyon Creek single-family residential.
- East: SPUD-1474, 2825 S. Mustang Road to be developed as commercial/retail and SPUD-1412 and O-2, General Office District to be developed as Integris Primary Care Clinic.
- South: AA, Agricultural District and is currently rural single-family residential.
- West: R-1, Single-family Residential District and is developed as Fireside Creek single-family residential.

The subject property is currently undeveloped. Surrounding properties are primarily single-family residential.

SECTION 5.0PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1310 to 12800 and the slope analysis reveals gentle to moderate slopes. The subject property has been used for agricultural purposes and the general soil has a brown fine sandy loam surface and subsurface layers. The tree cover on the property is approximately 10%. This property is in the North Canadian River drainage basin and there is no floodplain located on the subject property.

SECTION 6.0CONCEPT

The concept for this PUD is to develop the Northern Tract 1 (20.63 Acres) as R-2, Medium-low Density Residential District to be developed as a Two-family (Duplex) Residential District and the Southern Tract 2 (9.40 Acres) as C-3, Community Commercial District.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations 2005, as amended, to be made part of this PUD: None.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 26th Street in Canyon Creek, which has a 50-foot public right-of-way width and is a curb and gutter street in accordance with the City of Oklahoma City’s residential design standards. There are two stub streets, Sugar Pine Drive and Crystal Pine Drive, that extend South to the subject property and will be extended into this PUD.

The nearest street to the East is S. Mustang Road (State Highway 4), which has a 60-foot dedicated right-of-way along the West side of S. Mustang Road and is a five-lane arterial roadway with a center left turn lane.

The nearest street to the south is SW 29th Street. The intersection of SW 29th Street and S. Mustang Road has been improved and is signalized with dedicated left turn lanes. Intersection improvements extend approximately 500 feet to the West, where SW 29th Street has a statutory right-of-way width of 33 feet on each side of the section line and is paved to County section line road standards.

The nearest street to the West is S. Czech Hall Road, which has a combination of statutory right-of-way width of 33 feet and additional dedicated right-of-way on each side of the section line and is paved to County section line road standards.

Proposed streets in this Planned Unit Development shall be public and shall have a minimum roadway right-of-way width of fifty (50) feet and constructed to the City of Oklahoma City’s standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available along the Northern property line in the Canyon Creek development and along the Western property line in the Fireside Creek development. Public sanitary sewers will be extended to provide service to each parcel in this PUD.

7.3 WATER

Water facilities for this property are available along the Northern property line in the Canyon Creek development. Public water will be extended to provide service to each parcel in this PUD.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station Number 33 located at 11630 SW 15th Street, approximately one mile to the North of 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.

7.7 DRAINAGE

The lots within this Planned Unit Development will be within a FEMA 100-year floodplain. No FEMA 100-year floodplain is located in this PUD.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban: Low Intensity (UL) land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban: Low Intensity area standards.

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, 2020, 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

The use and development regulations of the **R-2, Medium-Low Density Residential District shall govern Tract 1 and C-3, Community Commercial District shall govern Tract 2** of 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.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

Permitted Use(s): The following uses shall be the only uses permitted in;

Residential

Tract 1: Single-Family Residential (8200.14),
Two-Family Residential (8200.16),
Community Recreation: Property Owners Association (8250.3),
Family Day Care Homes (8300.40),

Commercial

Tract 2: Administrative & Professional Office (8300.1),
Adult Day Care Facilities (8300.2),
Alcoholic Beverage Retail Sales (8300.5),
Animal Sales & Service (8300.8),
Animal Sales & Service: Kennel & Veterinary Restricted (8300.11),
Automotive: Parking Garage (8300.12),
Automotive: Parking Lot, as Principal Use (8300.13),
Building Maintenance Services (8300.23),
Business Support Services (8300.24),
Child Care Centers (8300.25),
Communications Services: Limited (8300.29),
Community Recreation: General (8250.2),
Community Recreation: Property Owners Association (8250.3),
Community Recreation: Restricted (8250.4),
Construction Sales & Services (8300.31),
Convenience Sales & Personal Services (8300.32),
Cultural Exhibits (8250.5),
Custom Manufacturing (8350.3),
Dwelling Units & Mix 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, Alcohol Permitted (8300.38),
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39),
Food & Beverage Retail Sales (8300.41),
Greenhouse (8150.6.3),
Laundry Services (8300.48),

Library Services & Community Centers (8250.11),
Light Public Protection & Utility: General (8250.12),
Light Public Protection & Utility: Restricted (8250.13),
Low Impact Institutional: Neighborhood Related (8250.14),
Medical Services: General (8300.52),
Medical Services: Restricted (8300.53),
Murals (8250.16),
Participant Recreation and Entertainment: Indoor (8300.55),
Payday or Title Loan Agencies (8300.57),
Personal Services: General (8300.58),
Personal Services: Restricted (8300.59),
Repair Services: Consumer (8300.61),
Research Services: Restricted (8300.62),
Personal Storage (8300.60),
Retail Sales and Services: General (8300.63),
Retail Sales and Services: Pawn Shops (8300.65),
Spectator Sports & Entertainment: Restricted (8300.69), and
Wholesaling, Storage & Distribution: Restricted (8350.16).

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal R panels 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.

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.

A Subdivision Buffer shall not be required where existing bar ditches and/or utility easements preclude it. All practical means shall be used to preserve existing large trees on residential lots and common areas.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be preserved when practical. Existing healthy, mature trees shall be protected in this PUD and shall be preserved when practical. the areas of tree preservation shall be Indicate on future plats.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Sight-proof screening shall be required for this PUD in accordance with the City of Oklahoma City's ordinances in place at the time of development.

9.5 PLATTING REGULATIONS

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

9.6 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

Residential trash service shall be provided by the City of Oklahoma City for Tract 1 in this PUD. Dumpsters shall be permitted in Tract 2 of this PUD and shall be screened from view in accordance with the City of Oklahoma City's ordinances in place at the time of development.

9.8 ACCESS REGULATIONS

There shall be four (4) access points to this PUD. One (1) from SW 29th Street, two (2) connecting streets to Crystal Pine Drive and Sugar Pine Drive in the Canyon Creek development and one (1) connecting street to SW 27th Street in the Fireside Creek development. There shall be no access to arterial streets from individual lots within this PUD. "Limits of No Access" along SW 29th Street shall be clearly shown on the Final Plat.

9.9 PARKING REGULATIONS

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet for Tract 1 in this PUD. Parking requirements for Tract 2 in this PUD shall be in accordance with Section 59-10600, Off-Street Parking Requirements.

9.10 SIGNAGE REGULATIONS

A maximum of two residential development identification signs shall be permitted per access point to a public street or connecting street from adjacent residential developments. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area). Signage within the Commercial Tract 2 shall be in accordance with the C-3, Community Commercial District base zoning.

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited in this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall be prohibited in this PUD.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed along arterial streets with each parcel development, 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.

Pedestrian sidewalks shall be provided within the Residential Tract 1 of this PUD.

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.

9.18 SPECIFIC PLAN AND FINAL PLAT

Specific Plan approval shall only be required for the Commercial Tract 2 in this PUD.

No building permits shall be issued in this PUD until Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

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:

Exhibit A - Legal Descriptions

Exhibit B – Plat of Survey

Exhibit C – Master Development Plan

Exhibit D – Residential Exhibits

Exhibit A
Legal Description

Warranty Deed, Recorded in Book 5572, Page 825

The South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian in Canadian County, Oklahoma, Said parcel of land being described by metes and bounds as follows: Beginning at the SE corner of said S/2 SE/4; thence West along the South line of said S/2 SE/4 a distance of 500.00 feet; thence North 00°20'55" East a distance of 60.00 feet; thence South 89°39'05" East a distance of 414.62 feet; thence North 45°03'19" East a distance of 34.84 feet; thence North 00°14'17" West a distance of 1241.65 feet to a point on the North line of said S/2 SE/4; thence East along said North line a distance of 60.00 feet to the NE Corner of said S/2 SE/4; thence South along the East line of said S/2 SE/4 a distance of 1327.03 feet to the Point or Place of Beginning.

AND LESS AND EXCEPT:

A tract of land 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, more particularly described as: Commencing at the Southeast corner of said SE/4; thence North 89°46'22" West along the South line of said SE/4 a distance of 365.63 feet; thence North 00°13'38" East a distance of 60.00 feet to a point on the R/W line of State Highway 4 (SH-4), same being the Point of Beginning; thence North 00°21'19" West a distance of 375.00 feet; thence North 89°38'41" East a distance of 305.00 feet to a point on said R/W line; thence along said line the following Three (3) courses: South 00°21'19" East a distance of 353.03 feet; thence South 44°34'53" West a distance of 35.06 feet; thence North 89°46'22" West a distance of 280.25 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land being the West Half (W/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said SE/4, marked by a 3/8" Iron Pin found in place; thence North 00°16'27" West along the West line a distance of 1324.74 feet to the Northwest corner of said W/2 S/2 SE/4 as shown on-the recorded plat of TIMBERCREEK ESTATES PHASE 4, according-to-the recorded plat thereof, marked by a 3/8" Iron pin with cap stamped "Durham CA5313"; thence South 89°49'00" East along the South line of said plat, being coincident with the extended South line of CANYON CREEK ESTATES PHASE 3, according to the recorded plat

thereof, a distance of 1323.75 feet; thence South 00°18'53" East a distance of 1325.76 feet to a point on the South line of said SE/4; thence North 89°46'22" West along the said line a distance of 1324.70 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on August 10, 2022, with metes and bounds as follows: Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 438.71 feet; Thence South 89°38'41" West a distance of 60.00 feet to the Point of Beginning, said point being on the West Right-of-Way line of South Mustang Road; Thence continuing South 89°38'41" West a distance of 250.00 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 891.04 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 250.01 feet to a point on the West Right-of-Way line of South Mustang Road; Thence South 00°21'13" East on said West Right-of-Way line and parallel to the East line of said SE/4 a distance of 888.71 feet to the Point of Beginning. Subject to Easements and Rights-of-Way of record.

AND LESS AND EXCEPT

A Seven-Foot-Tract:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on February 23, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 612.96 feet; Thence South 89°38'41" West a distance of 310.00 feet to the Point of Beginning:

Thence continuing South 89°38'41" West a distance of 7.00 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 716.87 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.80 feet to the Point of Beginning.

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North $00^{\circ}13'38''$ East a distance of 60.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North $00^{\circ}21'13''$ West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning:

Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North $00^{\circ}18'53''$ West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South $89^{\circ}49'15''$ East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North $89^{\circ}38'41''$ East a distance of 7.00 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South $89^{\circ}38'41''$ West a distance of 55.00 feet to the Point of Beginning.

This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning:

Thence continuing North $89^{\circ}46'22''$ West a distance of 824.70 feet; Thence North $00^{\circ}18'53''$ West a distance of 435.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South $00^{\circ}13'38''$ West a distance of 60.00 feet to the Point of Beginning.

This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.



Hale & Associates Survey Company, Inc.

P.O. Box 891747
Oklahoma City, OK 73189-1747

Certification of Authorization 819
Expires: June 30, 2023

**Proposed 7' Less & Except
A Part of the SE/4 of Section 9
T 11 N, R 5 W IM,
Canadian County, Oklahoma,
Project No. 6765.1**

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on February 23, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 9;
Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 612.96 feet;
Thence South 89°38'41" West a distance of 310.00 feet to the Point of Beginning:

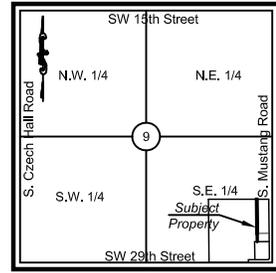
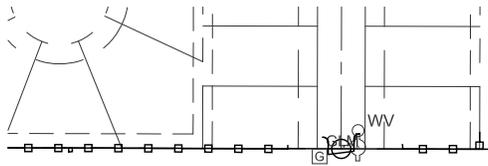
Thence continuing South 89°38'41" West a distance of 7.00 feet;
Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 716.87 feet to the North line of the S/2 of said SE/4;
Thence South 89°49'15" East on the North line of said S/2 a distance of 7.00 feet;
Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.80 feet to the Point of Beginning.
Subject to Easements and Rights-of-Way of record.

This description contains 5,018 square feet or 0.12 acres, more or less.


Curtis Lee Hale, LS 1084

2-24-23
Date

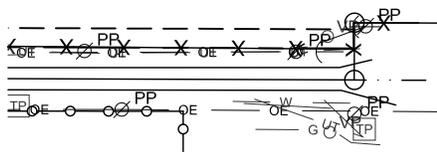
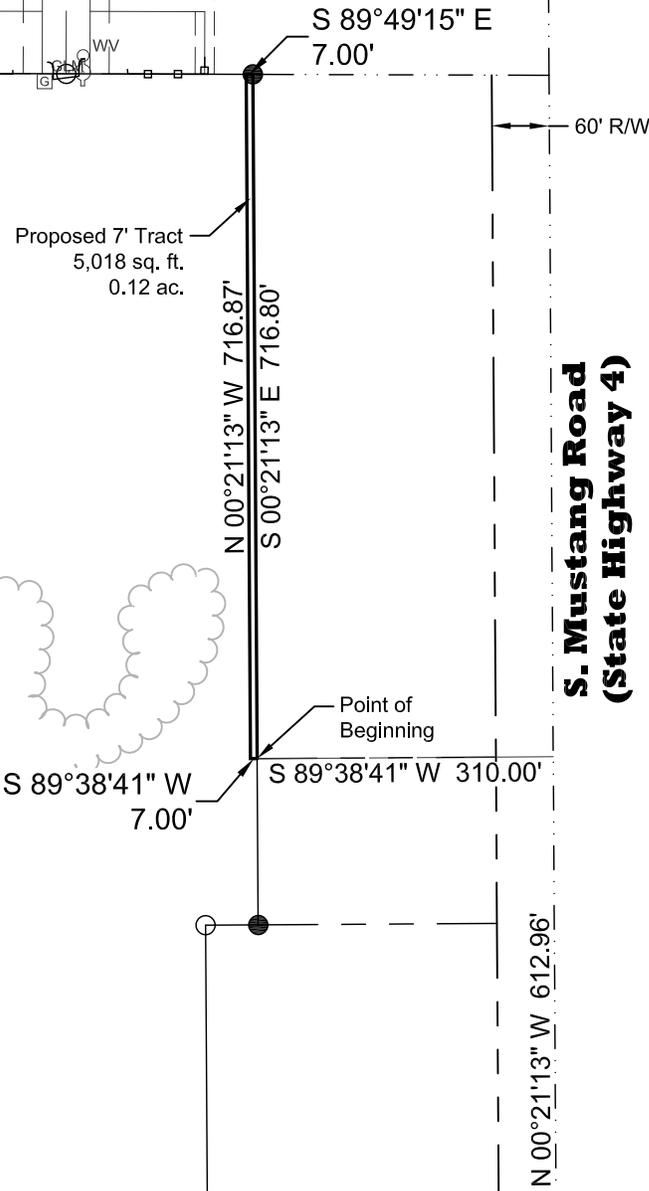
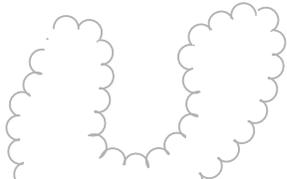




Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale



Scale: 1"=200'
Basis of Bearings:
N 00°21'19" E, on the
East line of the SE/4
Sec. 9, T 11 N, R 5 W.

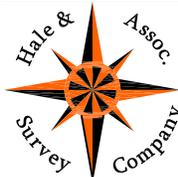


Property Exhibit

Proposed 7' Less & Except
South Half of the Southeast Quarter
Section 9, Township 11 North
Range 5 West of the 1.M.
Canadian County, Oklahoma

Salazar Homes, Inc.
209 E. Main Street
Yukon, OK 73099

Project No. 6765.1
Date: 2/22/2023



Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel.: (405) 686-0174 - Fax: (405) 681-4881
C. A.: 819 - Exp.: June 30, 2023
www.halesurvey.com



Hale & Associates Survey Company, Inc.

P.O. Box 891747
Oklahoma City, OK 73189-1747

Certification of Authorization 819
Expires: June 30, 2023

**Residential Tract 1
A Part of the SE/4 of Section 9
T 11 N, R 5 W IM,
Canadian County, Oklahoma,
Project No. 6765.1**

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4;
Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet;
Thence North $00^{\circ}13'38''$ East a distance of 60.00 feet;
Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 134.37 feet;
Thence North $00^{\circ}21'13''$ West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning;

Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 959.39 feet;
Thence North $00^{\circ}18'53''$ West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3;
Thence South $89^{\circ}49'15''$ East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet;
Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 716.87 feet;
Thence North $89^{\circ}38'41''$ East a distance of 7.00 feet;
Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 174.24 feet;
Thence South $89^{\circ}38'41''$ West a distance of 55.00 feet to the Point of Beginning.
This description contains 898,655 square feet or 20.63 acres, more or less.
Subject to Easements and Rights-of-Way of record.


Curtis Lee Hale, LS 1084

6-28-23
Date





Hale & Associates Survey Company, Inc.

P.O. Box 891747
Oklahoma City, OK 73189-1747

Certification of Authorization 819
Expires: June 30, 2023

**Commercial Tract 2
A Part of the SE/4 of Section 9
T 11 N, R 5 W IM,
Canadian County, Oklahoma,
Project No. 6765.1**

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4;
Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning:

Thence continuing North $89^{\circ}46'22''$ West a distance of 824.70 feet;
Thence North $00^{\circ}18'53''$ West a distance of 435.00 feet;
Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 959.39 feet;
Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 375.00 feet;
Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 134.37 feet;
Thence South $00^{\circ}13'38''$ West a distance of 60.00 feet to the Point of Beginning.
This description contains 409,298 square feet or 9.40 acres, more or less.
Subject to Easements and Rights-of-Way of record.

Curtis Lee Hale, LS 1084

6-28-23

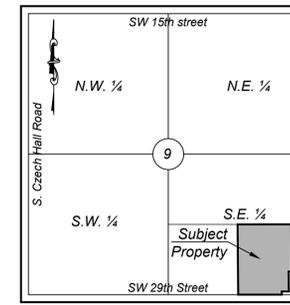
Date



Plat of Survey

Part of the Southeast Quarter of Section 9, Township 11 North, Range 5 West

City of Oklahoma City, Canadian County, Oklahoma



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale

Legal Descriptions

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning;

Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning;

Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning. This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

Benchmarks

OKC GPS Sta. 384

2" diameter aluminum cap located approximately 95 feet East of the centerline of a church driveway and 28 feet South of the centerline of SW 15th Street.

Elev.=1262.54

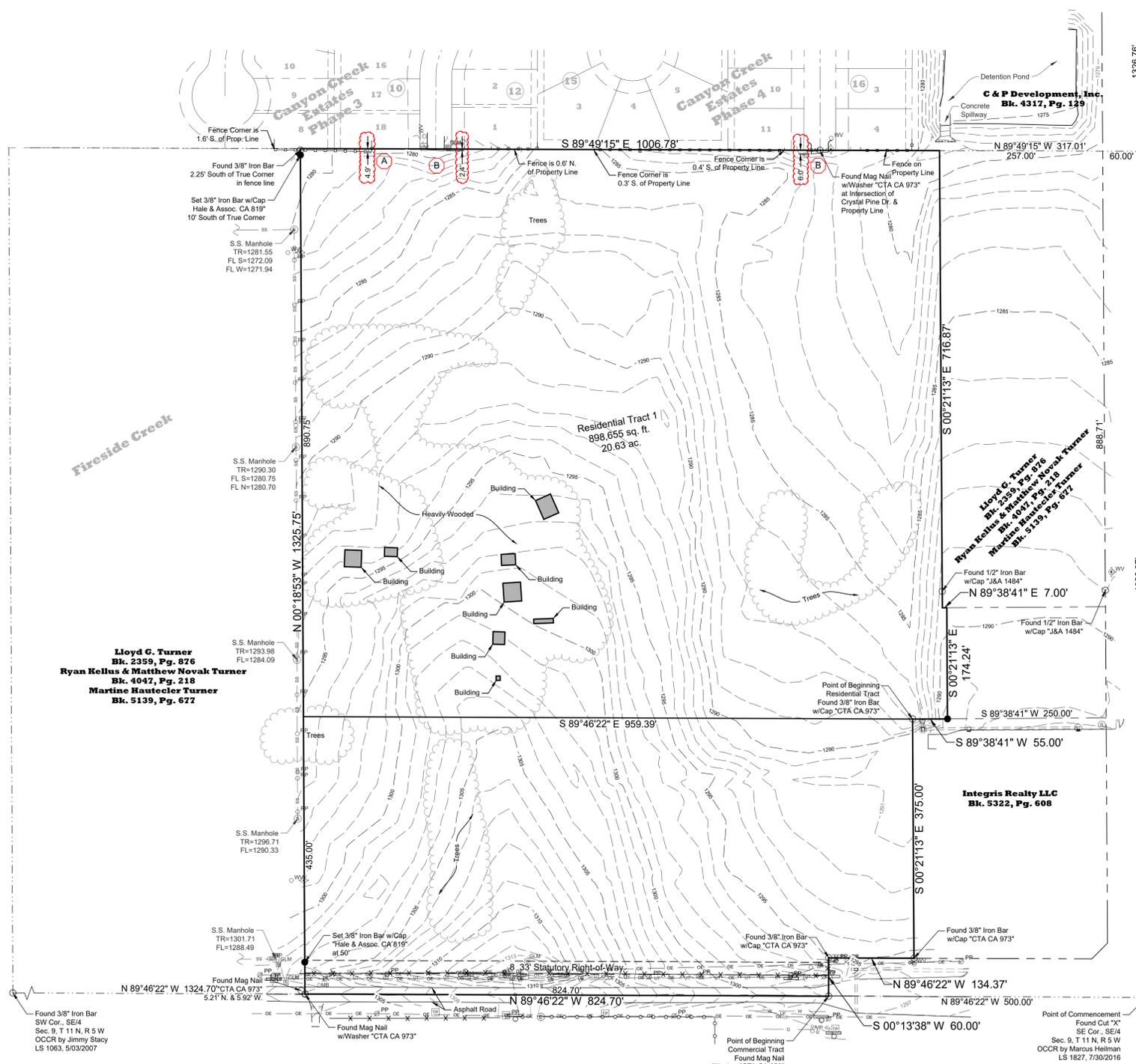
Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 28th day of June, 2023.

Curtis Lee Hale, LS 1084

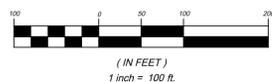


Date 6-28-23



Basis of Bearings:
N 00°21'19" W, on the
East line of the SE/4
Sec. 9, T 11 N, R 5 W

GRAPHIC SCALE



Legend

- FOUND MONUMENT
- SET MONUMENT
- 3/8" IRON BAR W/CAP
- BOLLARD
- TELEPHONE PEDESTAL
- FIBER OPTIC PULL BOX
- POWER POLE
- GLM GAS LINE MARKER
- VENT PIPE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- SUBJECT PROPERTY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SECTION LINE
- OE — OE — OVERHEAD ELECTRIC LINES
- G — G — UNDERGROUND GAS LINE
- UT — UT — UNDERGROUND TELEPHONE LINE
- UF — UF — UNDERGROUND FIBER OPTIC LINE
- W — W — WATER LINE
- X — X — X — BARBED WIRE FENCE
- ○ — ○ — STEEL FENCE
- □ — □ — STOCKADE FENCE
- TREELINE

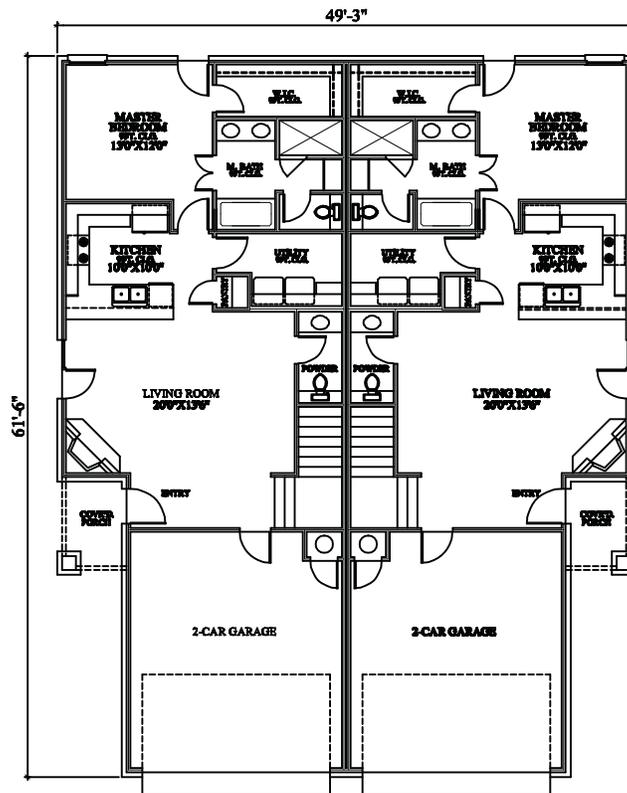
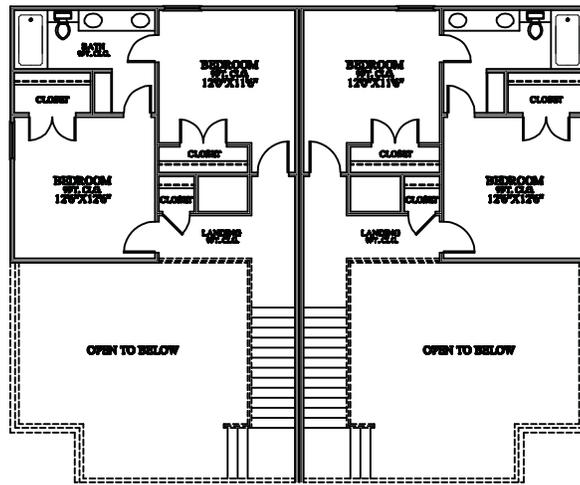
Statement of Encroachments

- (A) Stockade fence encroaches property line as shown.
- (B) Curb lined asphalt roads encroach property line.

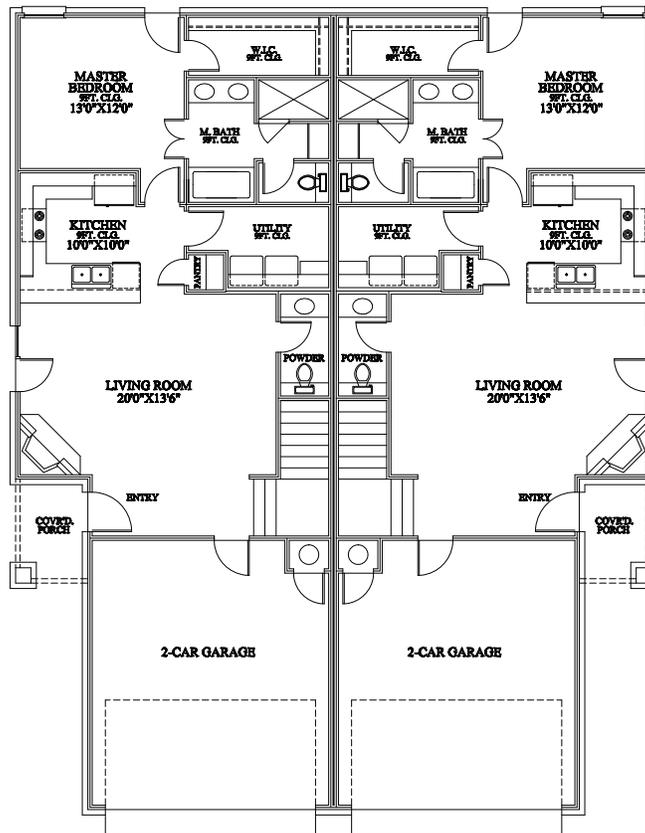
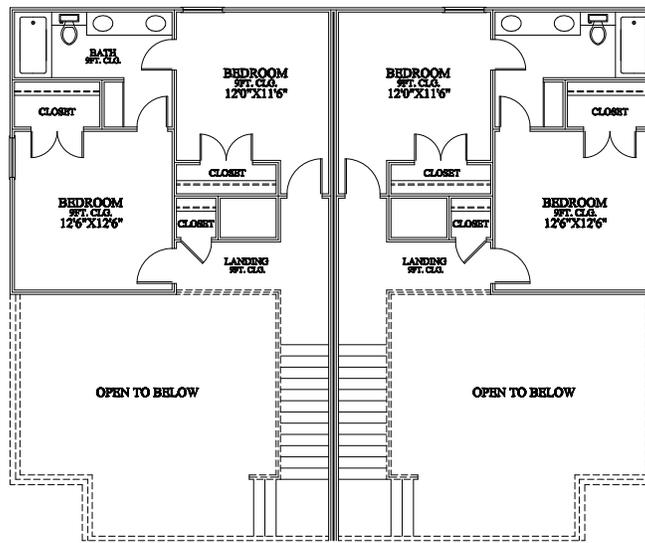


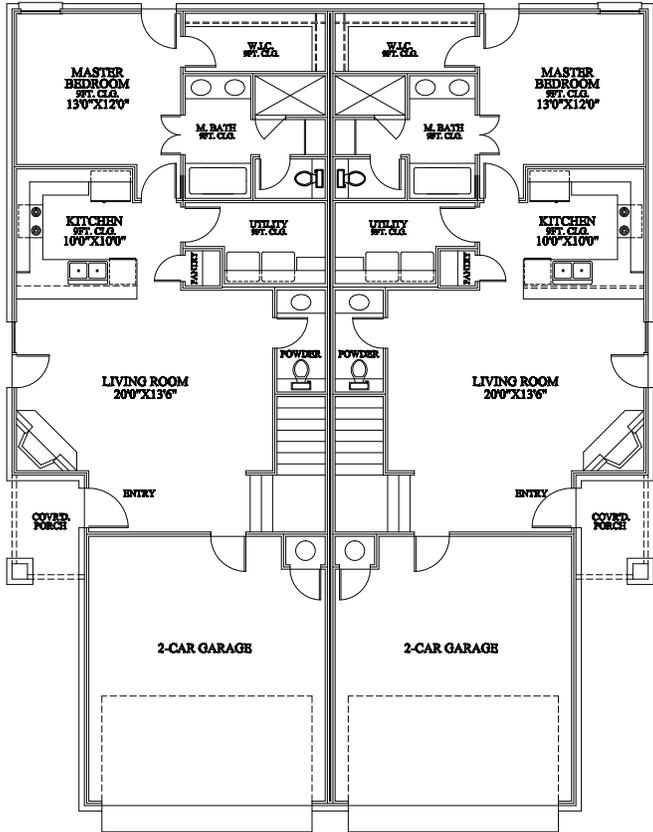
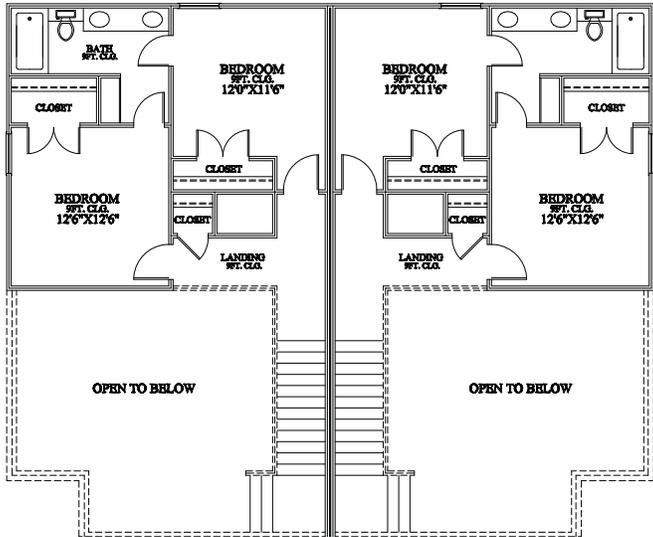
THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

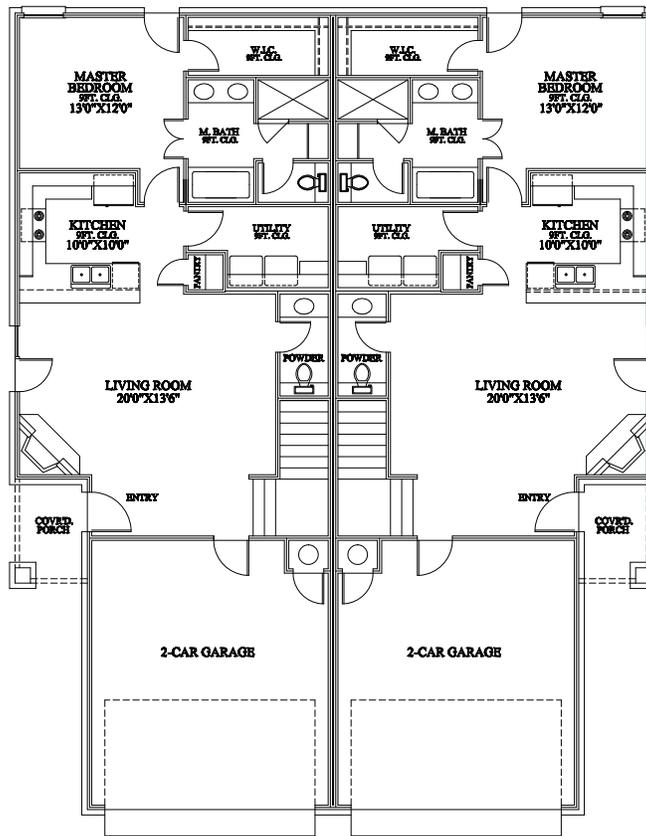
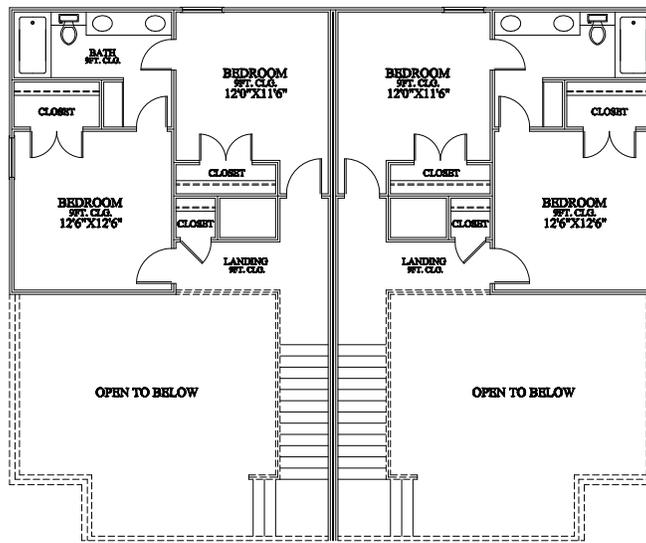
PROJECT NAME	Part of the Southeast Quarter Section 9, Township 11 North Range 5 West of the Indian Meridian Canadian County, Oklahoma Plat of Survey
PROJECT NO.	6765.1
FILE	6765-1.dwg
DATE	8/2/2022
DRAWN BY	JMS
CHECKED BY	CLH
FIELD CREW	CH, ML
SHEET	1
OF	1
CLIENT	Salazar Homes, Inc. 209 E. Main Street Yukon, Oklahoma 73099 (405) 265-4242
ASSOC.	Land Surveying and Planning 1601 SW 89th Street, Building C, Suite 200 Oklahoma City, Oklahoma 73159 Tel: (405) 686-0774 - Fax: (405) 681-4881 C. Lee Hale - Exp: June 30, 2025 www.halesurvey.com
REVISION/ISSUE	
DATE	



Salazar Homes, Inc.-Plan-3060
Address: 11628 & 11630 NW 122nd Terrace
Oklahoma City, Oklahoma







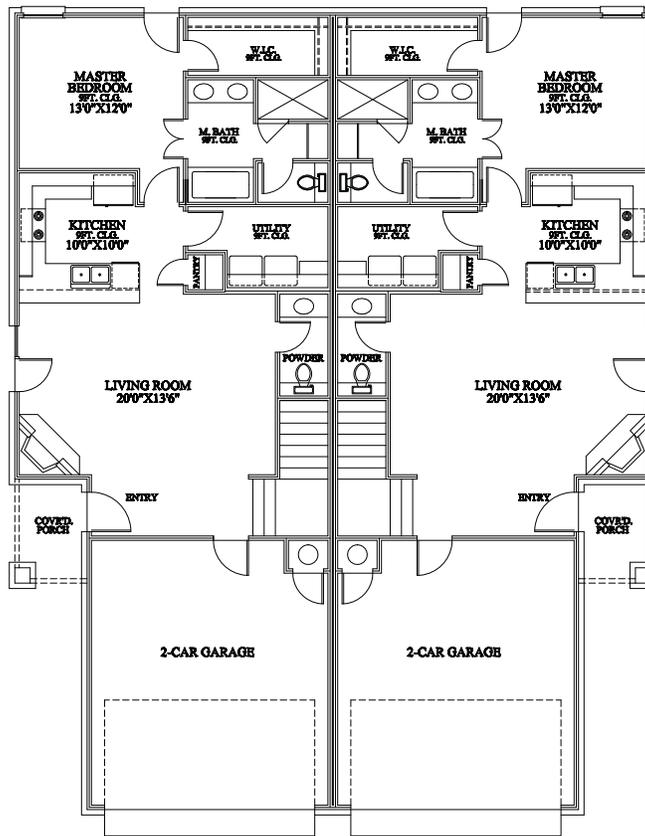
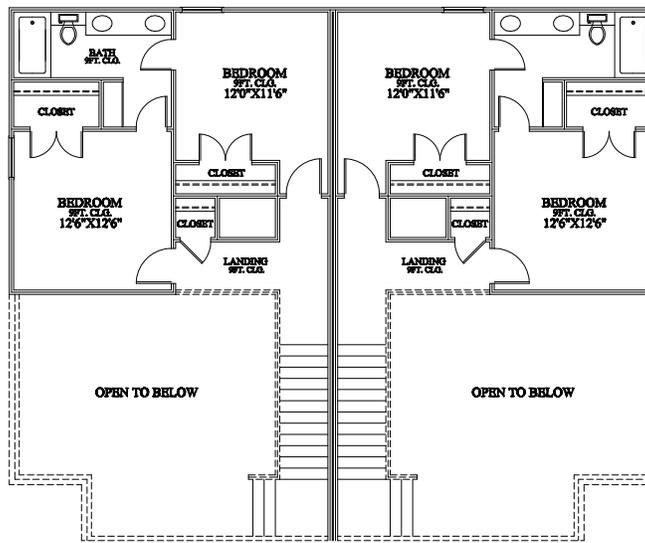


Exhibit A
Legal Description

Warranty Deed, Recorded in Book 5572, Page 825

The South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.

LESS AND EXCEPT:

A strip, piece or parcel of land lying in the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian in Canadian County, Oklahoma, Said parcel of land being described by metes and bounds as follows: Beginning at the SE corner of said S/2 SE/4; thence West along the South line of said S/2 SE/4 a distance of 500.00 feet; thence North 00°20'55" East a distance of 60.00 feet; thence South 89°39'05" East a distance of 414.62 feet; thence North 45°03'19" East a distance of 34.84 feet; thence North 00°14'17" West a distance of 1241.65 feet to a point on the North line of said S/2 SE/4; thence East along said North line a distance of 60.00 feet to the NE Corner of said S/2 SE/4; thence South along the East line of said S/2 SE/4 a distance of 1327.03 feet to the Point or Place of Beginning.

AND LESS AND EXCEPT:

A tract of land 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, more particularly described as: Commencing at the Southeast corner of said SE/4; thence North 89°46'22" West along the South line of said SE/4 a distance of 365.63 feet; thence North 00°13'38" East a distance of 60.00 feet to a point on the R/W line of State Highway 4 (SH-4), same being the Point of Beginning; thence North 00°21'19" West a distance of 375.00 feet; thence North 89°38'41" East a distance of 305.00 feet to a point on said R/W line; thence along said line the following Three (3) courses: South 00°21'19" East a distance of 353.03 feet; thence South 44°34'53" West a distance of 35.06 feet; thence North 89°46'22" West a distance of 280.25 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land being the West Half (W/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section NINE (9), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said SE/4, marked by a 3/8" Iron Pin found in place; thence North 00°16'27" West along the West line a distance of 1324.74 feet to the Northwest corner of said W/2 S/2 SE/4 as shown on-the recorded plat of TIMBERCREEK ESTATES PHASE 4, according-to-the recorded plat thereof, marked by a 3/8" Iron pin with cap stamped "Durham CA5313"; thence South 89°49'00" East along the South line of said plat, being coincident with the extended South line of CANYON CREEK ESTATES PHASE 3, according to the recorded plat

thereof, a distance of 1323.75 feet; thence South 00°18'53" East a distance of 1325.76 feet to a point on the South line of said SE/4; thence North 89°46'22" West along the said line a distance of 1324.70 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on August 10, 2022, with metes and bounds as follows: Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 438.71 feet; Thence South 89°38'41" West a distance of 60.00 feet to the Point of Beginning, said point being on the West Right-of-Way line of South Mustang Road; Thence continuing South 89°38'41" West a distance of 250.00 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 891.04 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 250.01 feet to a point on the West Right-of-Way line of South Mustang Road; Thence South 00°21'13" East on said West Right-of-Way line and parallel to the East line of said SE/4 a distance of 888.71 feet to the Point of Beginning. Subject to Easements and Rights-of-Way of record.

AND LESS AND EXCEPT

A Seven-Foot-Tract:

A tract of land in the East Half (E/2) of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on February 23, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 9; Thence North 00°21'13" West as the basis of bearing on the East line of said SE/4 a distance of 612.96 feet; Thence South 89°38'41" West a distance of 310.00 feet to the Point of Beginning:

Thence continuing South 89°38'41" West a distance of 7.00 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 716.87 feet to the North line of the S/2 of said SE/4; Thence South 89°49'15" East on the North line of said S/2 a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.80 feet to the Point of Beginning.

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North $00^{\circ}13'38''$ East a distance of 60.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North $00^{\circ}21'13''$ West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning:

Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North $00^{\circ}18'53''$ West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South $89^{\circ}49'15''$ East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North $89^{\circ}38'41''$ East a distance of 7.00 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South $89^{\circ}38'41''$ West a distance of 55.00 feet to the Point of Beginning.

This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

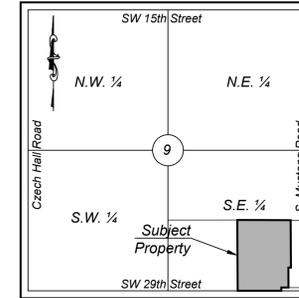
Commencing at the Southeast corner of said SE/4; Thence North $89^{\circ}46'22''$ West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning:

Thence continuing North $89^{\circ}46'22''$ West a distance of 824.70 feet; Thence North $00^{\circ}18'53''$ West a distance of 435.00 feet; Thence South $89^{\circ}46'22''$ East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South $00^{\circ}21'13''$ East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North $89^{\circ}46'22''$ West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South $00^{\circ}13'38''$ West a distance of 60.00 feet to the Point of Beginning.

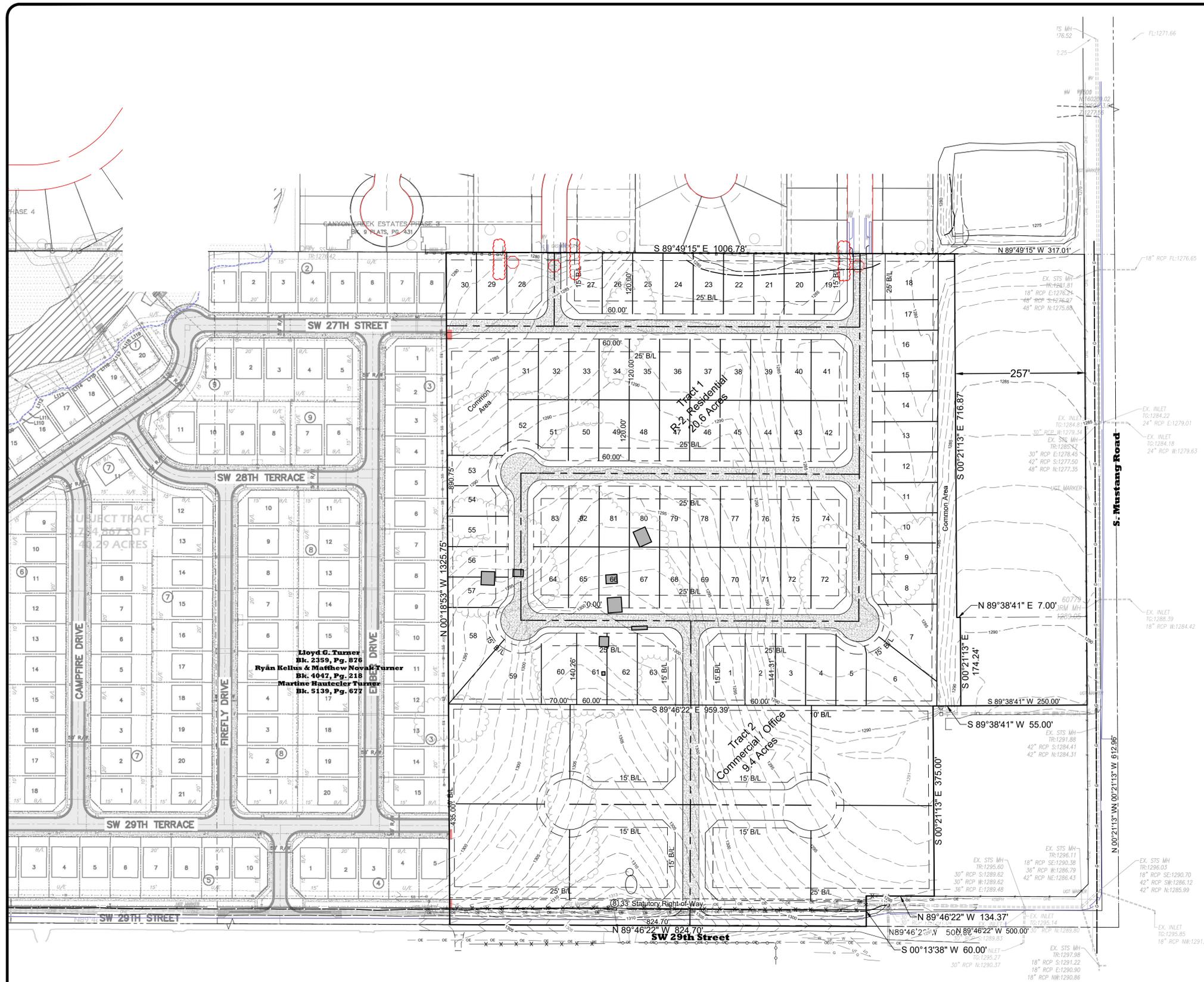
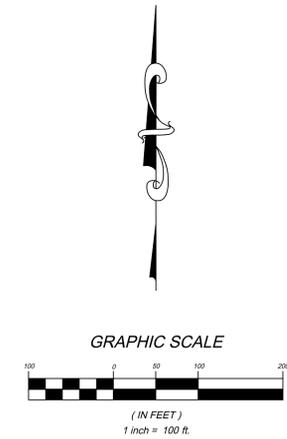
This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

Exhibit "C"

Salazar's SW 29th Street Master Development Plan



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale



Lloyd G. Turner
Bk. 2359, Pg. 378
Ryan Kellus & Matthew Nova Turner
Bk. 4047, Pg. 218
Martine Bautecler Turner
Bk. 5139, Pg. 672

Tract 2
Commercial/Office
9.4 Acres

Tract 1
Residential
70.6 Acres

Zoning & Land Use Code
Zoning: AA, Agricultural



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NO.	REVISION/ISSUE	DATE

CLIENT
Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4242



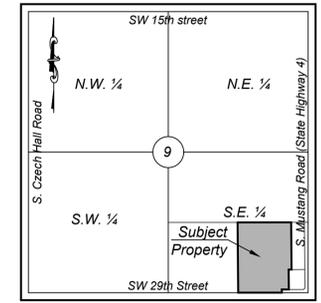
PROJECT NAME
Salazar's SW 29th Street Development
SW 29th Street & S. Mustang Road
Oklahoma City, Canadian County
Master Development Plan

PROJECT NO.	6765.1
FILE	6765-1MDP
DATE	06-27-2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	H&A

SHEET
1
OF 1

Plat of Survey

Part of the Southeast Quarter of Section 9, Township 11 North, Range 5 West City of Oklahoma City, Canadian County, Oklahoma



Vicinity Map
Section 9, Township 11N, Range 5W
Not To Scale

Legal Descriptions

Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning;

Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 and Blocks 15 & 16, of Canyon Creek Estates, Phase 4 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. This description contains 898,655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning;

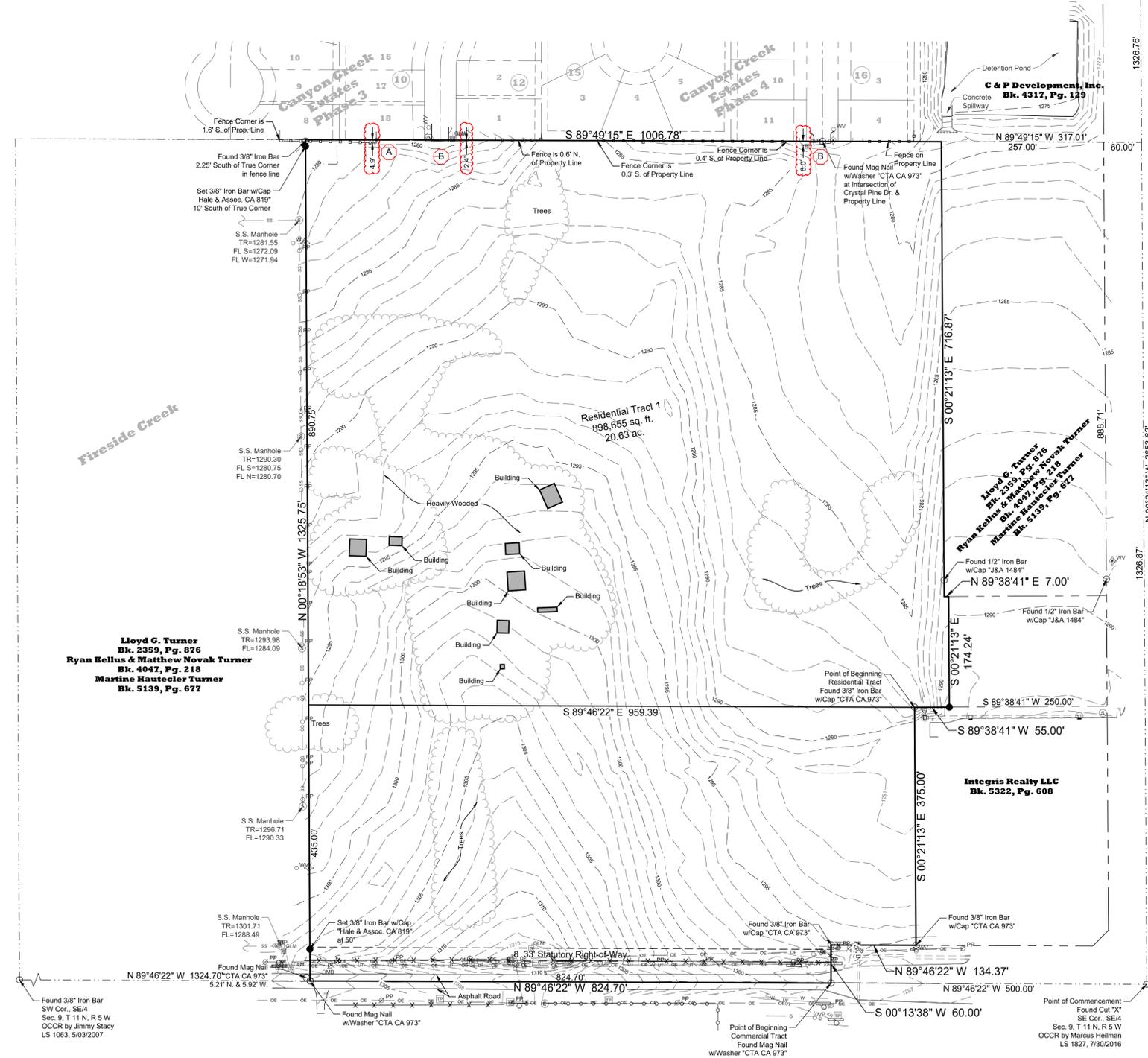
Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning. This description contains 409,298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

Benchmarks

OKC GPS Sta. 384
2" diameter aluminum cap located approximately 95 feet East of the centerline of a church driveway and 28 feet South of the centerline of SW 15th Street.
Elev.=1262.54

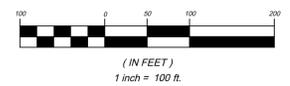
Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 28th day of June, 2023.



Basis of Bearings:
N 00°21'19" W, on the
East line of the SE/4
Sec. 9, T 11 N, R 5 W

GRAPHIC SCALE



Legend

- | | |
|--|-----------------------|
| ○ FOUND MONUMENT | GLM GAS LINE MARKER |
| ● SET MONUMENT | VP VENT PIPE |
| ○ 3/8" IRON BAR W/CAP | WM WATER METER |
| "HALE & ASSOC. CA 819" | WV WATER VALVE |
| ● BOLLARD | TP TELEPHONE PEDESTAL |
| ○ TELEPHONE PEDESTAL | FD FIRE HYDRANT |
| ○ FIBER OPTIC PULL BOX | SG SIGN |
| ○ POWER POLE | |
| — SUBJECT PROPERTY | |
| — PROPERTY LINE | |
| — RIGHT-OF-WAY LINE | |
| — EASEMENT LINE | |
| — SECTION LINE | |
| — OE — OE — OVERHEAD ELECTRIC LINES | |
| — G — G — UNDERGROUND GAS LINE | |
| — UT — UT — UNDERGROUND TELEPHONE LINE | |
| — UF — UF — UNDERGROUND FIBER OPTIC LINE | |
| — W — W — WATER LINE | |
| — X — X — X — BARBED WIRE FENCE | |
| — ○ — ○ — ○ — STEEL FENCE | |
| — □ — □ — □ — STOCKADE FENCE | |
| — TREELINE | |

Statement of Encroachments

- (A) Stockade fence encroaches property line as shown.
- (B) Curb lined asphalt roads encroach property line.



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Curtis Lee Hale, LS 1084
Date: 6-28-23

NO.	REVISION/ISSUE	DATE

CLIENT
Salazar Homes, Inc.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4242

PROJECT NAME
Part of the Southeast Quarter
Section 9, Township 11 North
Range 5 West of the Indian Meridian
Canadian County, Oklahoma
Plat of Survey

PROJECT NO. 6765.1
FILE 6765-1.dwg
DATE 8/2/2022
DRAWN BY JMS
CHECKED BY CLH
FIELD CREW CH, ML

SHEET 1 OF 1

ASSOC.
Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel: (405) 686-0774 - Fax: (405) 681-4881
C. Lee Hale, P.L.S. - Exp. June 30, 2025
www.halesurvey.com