

i.c. lease / staked location photo

OAC MAY 04 2023

OKLAHOMA DEPARTMENT OF TRANSPORTATION  
APPLICATION FOR SIGN REGISTRATION & PERMIT  
(See back of form for instructions.)

FOR OFFICIAL USE ONLY		
MGR. INITIALS <i>BY</i>	OWNER NO. 3694	REG. NO.
FEE AMOUNT \$100.00	APPLICATION NO. 7991	SIGN FILE NO.

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: **BB Outdoor Advertising** 102 Address: **3401 Main Street**  
 103 City: **Rowlett** 104 State: **TX** 105 Zip Code: **75088**  
 106 Telephone No. **(972) 475-6996** 107 Fax No. **(972)** 108 Email Address: **danny@bboutdoor.com**

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: **69** 202 Side of Hwy.: **W** 203 County Name: **Atoka** 204 City Name: **Stringtown**  
 205 Nearest Intersecting Hwy.: **43** 206 Direction from Intersection: **S** 207 Distance from Intersection: **1.4** 208 Distance from Right-of-Way: **10**  
 209 GPS Coordinates: Latitude: **34 45695** Longitude: **-96 06867.477**

Part III - LAND OWNER INFORMATION (No. Assigned: **17653**)

301 Land Owner's Name: **Colby McDonald** 302 Address: **PO Box 87**  
 303 City: **Stringtown** 304 State: **OK** 305 Zip Code: **74569**  
 306 Telephone No. **(580) 239-2026** 307 Have you enclosed proof of land use consent?  YES  NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: **14** ft. Width of Facing: **48** ft. Overall Height Above Ground: **50** ft.  
 (Cannot exceed 25 ft.) (Cannot exceed 60 ft.) (No limit by state)  
 402 TYPE OF SIGN:  Single  Side-by-Side  Stacked  V-Type  Back-to-Back  Tri-Vision (Rotating Slats)  
 (Cannot exceed 30 ft.)  
 403 NO. OF PANELS: **2** 404 WILL SIGN BE ILLUMINATED?  YES  NO If yes, will it be an LED/digital display?  YES  NO  
 (Advertising Displays)

Part V - ZONING AND COMMERCIAL/ INDUSTRIAL QUALIFICATIONS (One of these options is required for Class A Permit. However if applying for a Class C (Informational) Permit, this section does not apply.)

**ZONED AREA ONLY** 501 - Is proposed location zoned?  YES  NO (If answer is no, then go directly to Item 505.)  
 502 - What is the zoning designation? \_\_\_\_\_ (Must be some type of commercial, industrial or business designation.)  
 503 - Who is the zoning authority? \_\_\_\_\_  
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)  
**UNZONED AREA ONLY** 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2])  YES  NO  
 506 - What is the name of the business? **Man Power**  
 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control?  YES **69-03-04 Div 2**

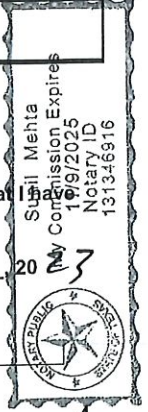
REMARKS: **DENIED** *Commercial business listed not recognizable* Inspector Pre-review: **TTO**

STATE OF: **TEXAS** County of: **Dallas** being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of  myself (or) \_\_\_\_\_ as authorized representation of the organization listed above as Applicant, so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.

Signature of Applicant or Representative  
**DANNY L FAULKNER**  
 Printed Signature

NOTARY PUBLIC:  
 Subscribed and sworn to me this **1** day of **may** 20**23**  
 My commission expires: **11/09/2025**  
 Signature of Notary









**BILLBOARD EASEMENT AGREEMENT**

This contract is entered into this 4<sup>th</sup> day of MAY, 2023, by and between COLBY MCDONALD (MCDONALD), a single man, and BB OUTDOOR ADVERTISING (BB).

MCDONALD owns certain property on the West side of US69/75 Highway North of Atoka, Oklahoma, and South of Stringtown, Oklahoma. BB OUTDOOR wishes to have access to that area to have an overhead outdoor billboard advertising site.


The parties agree as follows:

- 1) BB OUTDOOR shall place \$2,000.00 in escrow with attorney David Youngblood in the Youngblood Escrow & Closing account, as good faith money during of the application by BB OUTDOOR with the Oklahoma Department of Transportation for the right to place a sign in the location on MCDONALD. MCDONALD will, if the billboard is allowed, allow a perpetual easement starting at the driveway South of the location. The easement shall continue North up the East fence of the property owned by MCDONALD. The location for the billboard is shown on the attached map. The outdoor advertising shall have a 75' x 75' perpetual easement on that location to erect a billboard and maintain that billboard. BB OUTDOOR should have a thirty foot easement from MCDONALD's driveway and up the fence line to get access to both the billboard and to place the billboard into service on the 75' x 75' location.
- 2) BB OUTDOOR shall pay MCDONALD, \$15,000.00 for a perpetual easement on that location and a perpetual access easement.
- 3) This easement will be binding on the heirs, successors and assigns of MCDONALD.
- 4) This easement is prepaid.
- 5) This easement agreement also includes a "sight line easement" which allows BB OUTDOOR to trim trees if necessary to maintain an optimal view of the billboard. No structures shall be placed by MCDONALD to block the view of the billboard from the highway.
- 6) BB OUTDOOR will have the property surveyed on completion of the billboard if approval is given for the crection of the billboard. BB OUTDOOR and MCDONALD will then execute a memorandum of this agreement. This memorandum will be recorded in the Atoka County Clerk's Office, to give public notice of the perpetual easement and perpetual access easement.
- 7) BB OUTDOOR will apply for the permit within thirty (30) days of posting the \$2,000.00 escrow with Youngblood Escrow and Closing. On receipt of the permit, BB OUTDOOR will build a sign within ninety (90) days thereafter.
- 8) Before any building may occur, BB OUTDOOR shall pay to MCDONALD, the remaining \$13,000.00 for the perpetual easement fee which shall be non-refundable at that point.

- 9) MCDONALD shall have a subordination of any mortgage on the easement land if a present mortgage exists.
- 10) Each party will execute all necessary documents including the memorandum of easement and perpetual access easement.
- 11) Each party have the ability to enter into this agreement and are under no legal disabilities.
- 12) The parties may modify this Billboard Easement Agreement only in writing, signed by both parties. All oral negotiations are merged into this agreement.

Dated this 4<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
COLBY MCDONALD

  
\_\_\_\_\_  
DANNY FAULKNER, BB OUTDOOR  
ADVERTISING

**MORTGAGE SUBORDINATION**

This Mortgage Subordination is given by AmeriState Bank, an Oklahoma Banking Corporation, to BB OUTDOOR ADVERTISING.

AmeriState Bank presently has a mortgage with Colby McDonald on property in Section 29, Township 1 South, Range 12 East, Atoka County, all as shown by the Mortgage at Book 910, Page 17-25 of the Atoka County Clerk's Office.

AmeriState Bank hereby subordinates their mortgage to that BillBoard Easement Agreement and Access Agreement between McDonald and BB Outdoor Advertising.

This Subordination is done only to BB Outdoor Advertising and not to any other person. This subordination is not assignable. This subordination is only for the purpose of allowing McDonald to lease the ground for billboard(s) and not for any other purposes.

AMERISTATE BANK

By: *[Signature]*

Subscribed and sworn before me this 19<sup>th</sup> day of December, 2022, by Chay Shockey, an officer at AmeriState Bank.



*Veronica Speer*  
Notary Public



# Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: BB Outdoor Advertising

Location of Property: Hwy 69 Stringtown GPS 34.45695 -96.0686706, 471  
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Town of Stringtown  
(If not inside the corporate limits of any town or city Please enter none.)

▶ The remainder of this form must be completed by the proper zoning authority. ◀

1. What is the zoning designation of the above-referenced property?  
N/A
2. Does your city/county have a comprehensive zoning/development plan? (An official plan or map which outlines the intended use of properties located inside of your jurisdiction.)  Yes  No
3. If yes, does the above-referenced property's zoning designation meet with the plan guidelines?  Yes  No
4. Was this zoning designated within the last two years?  Yes  No  
(If yes, a copy of the zoning application and the approved documentation must be attached.)

Town of Stringtown  
Name of Authority (City, County etc.)

580-346-7759  
Telephone No.

Rick Boston  
Printed Name of Zoning Official

Mayor  
Title

Rick Boston  
Signature of Zoning Official

April 26, 2023  
Date

\*If the zoning designation is PUD, SPUD or Corridor, a copy of the approved plan must be submitted with application.

*(Notice: Completion of this form does not constitute official permission or clearance from any local government - this form is solely for the purpose of zoning verification to be used by the Oklahoma Department of Transportation.)*



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