

Approved
By City Council
4-14-2020
Maver Kersey
City Clerk

OAC JUL 01 2020

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-1750

MASTER DESIGN STATEMENT

December 4, 2019
January 21, 2020
January 23, 2020
February 17, 2020

PREPARED BY:

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1.0 INTRODUCTION

The Planned Unit Development is located off SE 29th St. and S. Post Rd. made up of 5 tracts, consisting of 80.44 acres.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit A, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The developer of the property described in Section 2.0 is Heartland and Cattle LLC.

4.0 SITE AND SURROUNDING AREA**4.1 ZONING**

The subject property is currently zoned as R-1 and R-MH-2. Surrounding properties are zoned as follows:

North: R-1, I-2, I-1 and C-4. (A portion of the subject lies across from Midwest City)

East: I-2, C-3, I-1 and R-A.

South: PUD-1659, R-MH-2. (Interstate 40 lies South of a portion of the subject)

West: R-MH-2

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

5.0 PHYSICAL CHARACTERISTICS

The property is undeveloped.

6.0 CONCEPT

The concept for this PUD is to permit a mix of commercial and residential developments.

7.0 SERVICE AVAILABILITY**7.1 STREETS**

This site is located south of SE 29th St. The site lies on both sides of S. Post Rd. and north of Interstate 40.

7.2 SANITARY SEWER

An Oklahoma City 18" sanitary sewer line and public lift station are located approximately $\frac{3}{4}$ of a mile west of the subject property. Public sanitary sewer will connect to the existing public facilities and be extended to serve this PUD.

Tracts 1 and 5 (limited uses outlined in Section 8.2) can be served by a private septic system (pursuant to DEQ Approval) until public sewer facilities have extended to the site. When the public sanitary sewer extension is installed to serve this PUD, Tracts 1 thru 5 will

connect to OKC sewer facilities within 6 months of said facilities being located within 300 feet of the boundary of said tract(s), provided the necessary right of way can be obtained.

7.3 WATER

A 12" Oklahoma City public water line is located approximately one mile west of the subject property, at Douglas Boulevard, and will be extended to serve this PUD.

Tracts 1 and 5 (limited uses outlined in Section 8.2) can be served by private water well (pursuant to DEQ Approval) until public water facilities have been extended to the site. When the public waterline extension is installed to serve this PUD, Tracts 1 thru 5 will connect to OKC water facilities within 6 months of said facilities being located within 300 feet of the boundary of said tract(s), provided the necessary right of way can be obtained.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Oklahoma City. The nearest fire station is Station Number 28 located at 7101 S. Anderson Rd.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lined adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

Development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2010, as amended.

7.8 PLAN OKC

The property is designated pursuant to Rural Medium. It is anticipated that an application for a ULI designation will accompany this PUD application. With the provisions of public sewer and water, the ULI designation is appropriate.

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 planned unit development, provided, however, that the density and or intensity of the planned unit development shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such

exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended (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, 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 planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

This PUD shall be governed by five (5) tracts as further defined below.

8.2 TRACT ONE (1):

The Use and Development Regulations of the **C-3 Community Commercial District** shall govern this tract, except as modified, including conditional, Special Permit, Special Exception and accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses shall be the only uses permitted within Tract 1:

- Administrative & Professional Offices (8300.1)*
- Agricultural Processing: Limited (8150.2)*
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales & Services: Grooming (8300.8)*
- Animal Sales & Services: Kennel & Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communication Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Congregate Care Housing and Convalescent Homes (8200.1)
- Construction Sales and Services (8300.31)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)*
- Dwelling Units and Mixed Use (8200.2)*
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Food & Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Cremating (8300.42)
- Funeral and Interment Services: Undertaking (8300.44)
- Gasoline Sales, Large (8300.45)
- Horticulture (8150.7)*
- Laundry Services (8300.48)

- Light Public Protection & Utility: General (8250.12)
- Light Public Protection & Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Multiple-Family Residential (8200.12)
- Participant Recreation & Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.10)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)*
- Senior Independent Living (8200.13)
- Three- and Four- Family Residential (8200.15)
- Single-Family Residential (8200.14)*
- Two-Family Residential (8200.16)

*Permittable uses prior to extension of water/sewer facilities. Said extension shall be required within 6 months of said public water and sewer facilities being located within 300 feet of the boundary of said tract(s), provided that necessary right of way can be obtained.

8.3 TRACT TWO (2):

The Use and Development Regulations of the **R-4 General Residential District** shall govern this tract, except as modified, including conditional, Special Permit, Special Exception and accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Within Tract 2, 40% open space may be achieved by incorporating the floodplain and existing trees, where feasible, into scenic or usable amenity areas.

The following uses shall be the only uses permitted within Tract 2:

- Agricultural Processing: Limited (8150.2)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Composting (8150.6.2)
- Congregate Care Housing and Convalescent Homes (8200.1)
- Dwelling Units and Mixed Use (8200.2)
- Greenhouse (8150.6.3)
- Live/ Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

8.4 TRACT THREE (3):

The Use and Development Regulations of the **R-2 Medium-Low Density Residential District** shall govern this tract, except as modified, including conditional, Special Permit, Special Exception and accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The maximum lot coverage in Tract 3 shall be 65%.

The following uses shall be the only uses permitted within Tract 3:

Community Recreation: General (8250.2)

Community Recreation: Property Owners Association (8250.3)

Dwelling Units and Mixed Use (8200.2)

Model Home (8200.8)

Model Home Accessory Parking Lot (8200.9)

Murals (8250.16)

Permitted Temporary Uses. Temporary Building, On-site as a sales trailer. Sales office in Model Home garage, which will be converted back to a garage before occupied as a residence by a homeowner. (8500.2)

Single-Family Residential (8200.14)

Three- and Four-Family Residential (8200.15)

Two-Family Residential (8200.16)

8.5 TRACT FOUR (4):

The Use and Development Regulations of the **C-3 Community Commercial District** shall govern this tract, except as modified, including conditional, Special Permit, Special Exception and accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses shall be the only uses permitted within Tract 4:

Administrative and Professional Office (8300.1)

Agricultural Processing: Limited (8150.2)

Animal Sales and Services: Grooming (8300.8)

Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)

Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)

Automotive and Equipment: Automobile Dealerships and Malls (8300.18)

Building Maintenance and 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)

Construction Sales and Services (8300.31)

Convenience Sales and Personal Services (8300.32)

Custom Manufacturing (8350.3)

Dwelling Units and Mixed Use (8200.2)

Eating Establishments: Fast Food (8300.35)

Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
 Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
 Food and Beverage Retail Sales (8300.41)
 Funeral and Interment Services: Undertaking (8300.44)
 Industrial Light (8350.8)
 Light Public Protection and Utility: General (8250.12)
 Light Public Protection and Utility: Restricted (8250.13)
 Manufactured Home Residential (8200.6)
 Manufactured (Mobile) Home Residential (8200.7)
 Medical Services: General (8300.52)
 Medical Services: Restricted (8300.53)
 Live/ Work Units (8200.4)
 Multiple-Family Residential (8200.12)
 Participant Recreation and Entertainment: Indoor (8300.55)
 Personal Services: General (8300.58)
 Personal Services: Restricted (8300.59)
 Personal Storage (8300.60)
 Repair Services: Consumer (8300.61)
 Research Services: Restricted (8300.62)
 Retail Sales and Services: General (8300.63)
 Single-Family Residential (8200.14)
 Three- and Four-Family Residential (8200.15)
 Signs: Non-Accessory (8300.66) [Along I-40 Frontage].
 Wholesale, Storage and Distribution: Restricted (8350.16)

8.6 **TRACT FIVE (5):**

The Use and Development Regulations of the **C-3 Community Commercial District** shall govern this tract, except as modified, including conditional, Special Permit, Special Exception and accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The following uses shall be the only uses permitted within Tract 5:

Administrative and Professional Office (8300.1)*
 Agricultural Processing: Limited (8150.2)*
 Animal Sales and Services: Grooming (8300.8)
 Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
 Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)*
 Building Maintenance Services (8300.23)
 Business Support Services (8300.24)
 Child Care Centers (8300.25)
 Communications Services: Limited (8300.29)
 Construction Sales and Services (8300.31)
 Convenience Sales and Personal Services (8300.32)
 Custom Manufacturing (8350.3)*
 Dwelling Units and Mixed Uses (8200.2)
 Eating Establishments: Fast Food (8300.35)

- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Industrial, Light (8350.8)*
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)*
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Signs: Non-Accessory (8300.66) [Along I-40 Frontage]*.
- Wholesaling, Storage and Distribution: Restricted (8350.16)

*Permittable uses prior to extension of water/sewer services. Said extension shall be required within 6 months of said public water and sewer facilities being located within 300 feet of the boundary of said tract(s), provided that necessary right of way can be obtained.

8.7 MULTIPLE-FAMILY RESIDENTIAL

Development pursuant to the Multiple-Family Residential (8200.12) uses unit within this PUD shall be limited as follows: No more than 500 total dwelling units shall be permitted within this PUD for Tracts 1, 2 and 4. (Nothing within this provision shall be read to limit development of any other use unit other than the Multiple-Family Residential (8200.12))

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

Tract One (1) shall have the following regulations: Tract One (1) of this PUD shall allow the following exterior finishes: Brick veneer, rock or stone masonry, EIFS, Stucco, Engineered Composite Wood products, Engineered Wood Products (EWP) Smartside, cement based, solid wood types or architectural metal. Up to three (3) 40’ architecturally styled shipping containers will be permitted for retail or office usage. Exposed concrete block buildings shall not be permitted.

Tract Two (2) shall have the following regulations: Tract Two (2) of this PUD shall allow the following exterior finishes: Brick veneer, rock or stone masonry, EIFS, Stucco, Engineered Composite Wood products, Engineered Wood Products (EWP) Smartside, cement based, solid wood types or architectural metal. Exposed concrete block buildings shall not be permitted.

Tract Three (3) shall have the following regulations: Tract Three (3) of this PUD shall have an exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 55% brick veneer, rock or stone masonry. No more than 45% Engineered Composite Wood products, Engineer Wood Products (EWP) Smartside, cement based, or solid wood types shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Tract Four (4) shall have the following regulations: Tract Four (4) of this PUD shall allow the following exterior finishes: Brick veneer, rock or stone masonry, EIFS, Stucco, Engineered Composite Wood products, Engineered Wood Products (EWP) Smartside, cement based, solid wood types or architectural metal. Exposed concrete block buildings shall not be permitted.

Tract Five (5) shall have the following regulations: Per base zoning district.

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, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening regulations in this PUD.

9.4 PLATTING REGULATIONS

Platting shall be required for Tract 3. Tracts 1, 2, 4 and 5 shall not be required to be platted unless developed as single family or two-family.

9.5 DUMPSTER REGULATIONS

Dumpster(s) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from public streets and residences.

Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall that is compatible with the buildings and is of sufficient height to screen the dumpsters from view. Dumpsters shall be placed no closer than 25 feet from all property lines adjacent to residential zoning/uses.

9.6 ACCESS REGULATIONS

Access shall be taken from SE 29th St, S. Post Rd. and the Interstate 40 Service Rd. Access within this PUD shall be required to maintain a 200’ separation between access points as measured center line to center line.

Non-residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual

buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

The developer shall be required to pave the I-40 Service Road along the entire southern boundary of Tracts 4 and 5 to Oklahoma City paving standards at the time of development of either Tract 4 or 5.

9.7 SIGNAGE REGULATIONS

9.7.1 ACCESSORY SIGNS

The base zoning district shall regulate accessory signs regulations in this PUD. A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this PUD.

9.7.2 NON-ACCESSORY SIGNS

Two two-sided non-accessory signs shall be permissible with acceptance of this PUD.

Maximum of 50 feet tall or 30 feet above grade of elevated roadway.

14' Tall x 48' Wide on each side, totaling 672 square feet of display area per side.

9.7.3 ELECTRONIC MESSAGE DISPLAY SIGNS

Two Electronic Message Display signs shall be permitted within this PUD for the non-accessory sign at level I. All Interstate Sign Regulations shall be permitted.

9.8 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, 2010, as amended.

9.7.4 SETBACK REGULATIONS

For Tracts 1, 2, 4 and 5: The base zoning district shall regulate building setbacks in this PUD. However, along the northern and eastern boundaries of Tracts 3, 4 and 5 and the southern boundary of Tract 2, setbacks shall be increased by creating greenbelts at least 25' in width and preserving healthy mature trees within said 25' greenbelt area. This area of increased setbacks shall not apply to shared boundaries between tracts within the PUD.

For Tract 3: Per base zoning district except that the front yard setback shall be 15' if the sidewalk is adjacent to the curb. If said sidewalk is not adjacent to the curb, then the front yard setback shall be 18'.

9.10 HEIGHT REGULATIONS

The base zoning district shall regulate building height in this PUD, except that there shall be a maximum height of 3 stories and 50’.

9.11 PARKING REGULATIONS

The base zoning district shall regulate parking regulations in this PUD.
 An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street or 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. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

9.13 SPECIFIC PLAN

Administrative lot split approval is allowed for Tract 5. Administrative lot split approval is allowed for Tract 1, if public water and public sewer services are available and are serving the site.

For tracts 1, 2, 4 and 5 no building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150C.1 & 2 of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission, unless developed as single family or two-family and said development is platted. Within the specific plan application, the developer shall include designs with usable pedestrian connections between tracts. The Planning Commission shall have the authority to review and approve vehicular connections, if any, at the time of specific plan review.

9.14 DEVELOPMENT SEQUENCE

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

9.15 CONNECTIVITY

Between Tracts 3, 4 and 5, vehicular and pedestrian connectivity shall be provided.

Between Tracts 1 and 2, vehicular and pedestrian connectivity shall be provided

10.0 EXHIBITS

The following exhibits are attached and incorporated into this PUD:

- EXHIBIT A Legal Description
- EXHIBIT B Conceptual Site Plan

**Exhibit A
Legal Description**

PUD – TRACT 1:

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, described as follows:

Commencing at the Northeast corner of said NE/4;
Thence S 89°46'04" W along the North line thereof, 408.89 feet to the Point of Beginning;
Thence S 00°28'18" E a distance of 406.93 feet;
Thence N 89°46'04" E a distance of 408.89 feet to a point of the East line of the NE/4 of said Section 13;
Thence S 00°28'18" E along said East line a distance of 150.00 feet;
Thence S 89°46'04" W a distance of 749.72 feet;
Thence N 00°30'04" W a distance of 556.93 feet to a point on the North line of the NE/4 of said Section 13;
Thence N 89°46'04" E along said North line a distance of 341.11 feet to the Point of Beginning.
Containing 251,228 Sq. Ft. or 5.78 Acres, more or less.

PUD – TRACT 2:

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, described as follows:

Commencing at the Northeast corner of said NE/4;
Thence S 00°28'18" E along the East line thereof a distance of 556.93 feet to the Point of Beginning;
Thence continuing S 00°28'18" E along said East line a distance of 772.35 feet to a point on the South line of the NE/4 of the NE/4 of said Section 13;
Thence S 89°52'41" W along said South line a distance of 749.33 feet;
Thence N 00°30'04" W, 770.91 feet; Thence N 89°46'04" E a distance of 749.72 feet to the Point of Beginning.
Containing 578,346 Sq. Ft. or 13.28 Acres, more or less.

PUD – TRACT 3:

A tract of land in the Northwest Quarter (NW/4) of Section Thirteen (18), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, described as follows:

Beginning at the Southwest corner of the SW/4 of the NW/4 Thence N 00°26'17" W along the West line of said NW/4 a distance of 1329.48 feet to a point being the Northwest corner of the SW/4 of the NW/4;
Thence N 88°41'12" E a distance of 1281.21 feet;
Thence S 00°57'08" W a distance of 1329.94 feet to a point on the South line of Said NW/4;
Thence S 88°40'02" W along said South line a distance of 1248.94 feet to the Point of Beginning.
Containing 1,681,419 Sq. Ft or 38.60 Acres, more or less.

PUD – TRACT 4:

A tract of land in the SW/4 of Section 18, Township 11 North, Range 1 West, of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at a point 435.5 feet South 0°04'05" East and 162.00 feet North 89°55'55" East of the Northwest Corner of said SW/4;
Thence North 0°04'05" West a distance of 192.80 feet;
Thence North 27°43'03" East a distance of 23.45 feet;
Thence South 73°04'52" East a distance of 34.10 feet;
Thence North 88°55'05" East a distance of 355.60 feet;

Thence North 0°03'28" East a distance of 88.73 feet;
Thence South 86°24'37" East a distance of 87.77 feet;
Thence North 86°50'16" East a distance of 111.65 feet;
Thence North 0°08'44" West a distance of 145.90 feet;
Thence North 89°10'03" East a distance of 488.76 feet;
Thence South 0°04'05" East a distance of 435.50 feet;
Thence South 89°05'19" West a distance of 1087.00 feet to the Point of Beginning.

A tract of land in the SW/4 of Section 18, Township 11 North, Range 1 West of the I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at a point 435.5 feet South 0°04'05" East and 162.00 feet North 89°55'55" East of the Northwest Corner of said SW/4;
Thence South 0°04'05" East a distance of 150.89 feet;
Thence South 43°40'41" East a distance of 51.50 feet;
Thence South 68°51'05" East a distance of 1127.81 feet;
Thence North 0° 04'05" West a distance of 612.33 feet;
Thence South 89°05'19" West a distance of 1087.00 feet to the Point of Beginning.

Containing 778,874 Sq. Ft. or 17.88 Acres more or less.

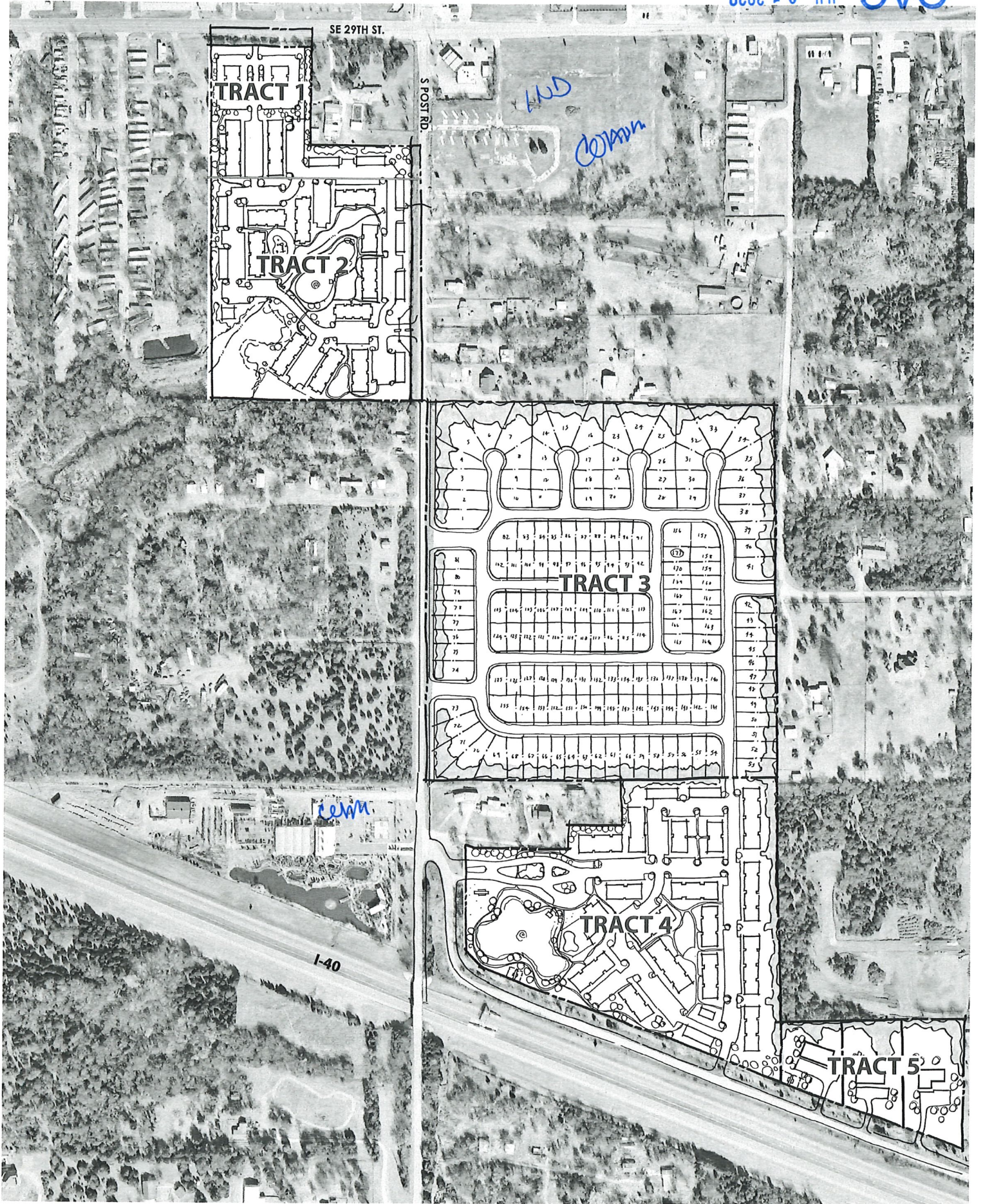
PUD – TRACT 5:

Part of the SW/4 of Section 18, Township 11 North, Range 1 West of the I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at a point 660 feet West of the Southeast Corner of the N/2 of the SW/4;
Thence North a distance of 208 feet;
Thence West to a point on the West line of the E/2 of the SW/4;
Thence South to the Highway Line;
Thence Southeasterly to the Point of Beginning, except the East 20 feet thereof. And subject to 30 foot Easement on the West to the County.

Part of the SW/4 of Section 18, Township 11 North, Range 1 West of the I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

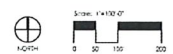
Beginning at a point 1782 feet North and 660 feet West of the Southeast Corner of the SW/4;
Thence West a distance of 208 Feet;
Thence South a distance of 208 feet; Thence East a distance of 208 feet; Thence North a distance of 208 feet to the Point of Beginning.



S. POST RD- I-40 TO SE 29TH ST

11/15/19

#19110 and #19111



Tanner Consulting, LLC
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