



**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069  
Tuesday, November 19, 2024 at 5:30 PM

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## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### ROLL CALL

### MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

GREENBELT COMMISSION MEETING MINUTES OF SEPTEMBER 17, 2024.

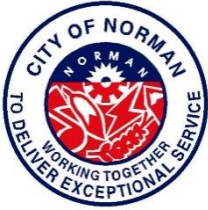
### CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 24-21, be placed on the Consent Docket with a finding of no Greenbelt Opportunity.

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-21, OAK HILL RANCH PHASE 2.

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069  
Tuesday, September 17, 2024 at 5:30 PM

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**MINUTES**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met in regular session, in Conference Room B at the Development Center, on the 17<sup>th</sup> day of September 2024 at 5:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N Webster, and on the city website at least 24 hours prior to the beginning of the meeting.

Chair George Dotson called the meeting to order at 5:35 p.m.

**ROLL CALL**

**PRESENT**

- Commissioner- Zach Dufran
- Commissioner- Andrew Hewlett
- Commissioner- Kristina Wyckoff
- Commissioner- Chair George Dotson
- Commissioner- Vice Chair Mark Nanny

**ABSENT**

- Commissioner- Richard Bornhauser
- Commissioner- Marguerite Larson

**STAFF PRESENT**

- Kelly Abell, Planner I
- Amanda Stevens, Development Center Coordinator
- Jack Burdett, Subdivision Development Coordinator

**GUESTS**

- Libby Smith, Rieger Sadler Joyce LLC

## MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

GREENBELT COMMISSION MEETING MINUTES OF AUGUST 20, 2024.

**Motion** by Kristina Wyckoff for approval of the August 20, 2024 Greenbelt Commission Minutes; **Second** by Andrew Hewlett.

***The motion was passed unanimously with a vote of 5-0. Minutes from the previous meeting were approved.***

## CONSENT DOCKET

INFORMATION: These items are placed on the agenda so the Greenbelt Commission, by unanimous consent, may designate those items they wish to approve by one motion. Any of the items may be removed from the Consent Docket and be heard in its regular order. Staff recommends GBC 24-18, Filkens Ridge, and GBC 24-19 Armstrong Bank Consolidation Project, be placed on the Consent Docket with a finding of no Greenbelt Opportunity.

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-18, FILKENS RIDGE CERTIFICATE OF SURVEY.
3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-19, ARMSTRONG BANK CONSOLIDATION PROJECT.
  - Commissioner Mark Nanny had a question about GBC 24-19, Armstrong Bank Consolidation Project. In the agenda packet it said that it's a planned unit development, however, there was no plan provided.
  - Libby Smith stated that GBC 24-19, Armstrong Bank Consolidation Project, is a planned unit development; the requested update to the PUD includes the reconfiguration of a few of the lots.
  - Commissioner Mark Nanny recommended more than a (5) five foot sidewalk should be considered.

**Motion** by Zach Dufran to pass the consent docket without any further comments; **Second** by Kristina Wyckoff.

***The motion was passed unanimously with a vote of 5-0.***

**MISCELLANEOUS COMMENTS**

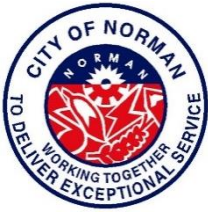
- Mark Nanny shared some updates from the AIM Parks & Recreation Subcommittee.
- Kelly Abell notified the commissioners to start checking Council Committee agendas for the upcoming Council Retreat discussions to see what updates are available for the Greenbelt Commission.

**ADJOURNMENT**

The meeting was adjourned at 5:52 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 11/19/2024

**REQUESTER:** T-Plus LLC.

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-21, OAK HILL RANCH PHASE 2.

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**APPLICANT:** Michael Thomas

**LOCATION:** 108<sup>th</sup> Avenue SE and Etowah Road

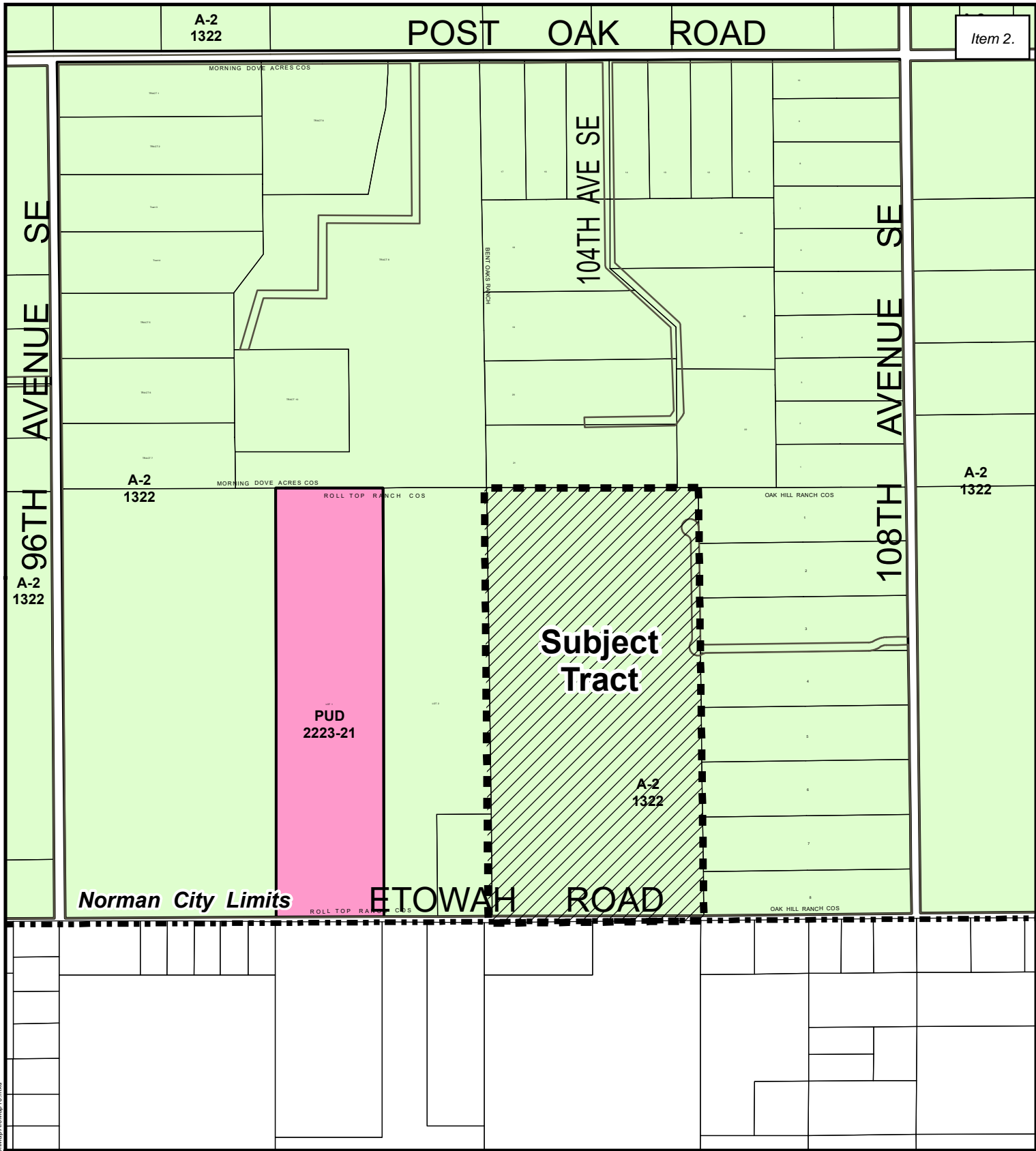
**PROPOSAL:** Dividing 80 acres into eight (8) 10-acre parcels.

**DISCUSSION:** The applicant submitted an application for a Certificate of Survey to subdivide 80 acres into eight (8) 10-acre parcels, as the second phase of the Oak Hill Ranch project.

**ANALYSIS:** The subject tract is zoned A-2, Rural Agricultural District. The general area surrounding the subject tract is zoned A-2, Rural Agricultural District, and is predominantly very low density residential and agricultural uses. No portion of the subject parcel is in the Regulatory Floodway and no portion is in the Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from 108<sup>th</sup> Avenue SE and Etowah Road. Both streets hold the Rural Collector route designation per the Norman Comprehensive Transportation Plan. There will also be a private drive located off 108<sup>th</sup> Avenue SE. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract.

The Greenbelt Enhancement Statement, Certificate of Survey, and location maps are attached.

**RECOMMENDATION:** Staff places this item on the consent docket for the November 19, 2024 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.

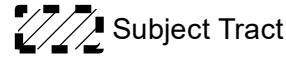
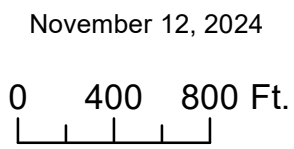
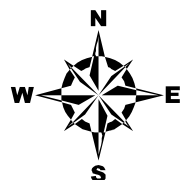


Item 2.

# Location Map



Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



\\norman-city-departments\GIS\ArcGIS10\Map Templates\BxT1\_LocationMap\_ArcMap10.mxd

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

**Greenbelt Case No.** \_\_\_\_\_ **Pre-Development Case No.** \_\_\_\_\_

Applicant Name: T-PLUS, LLC Date: 10/29/2024

Contact Person: MICHAEL THOMAS Telephone/Fax/Email: (405)760-6633

Name of Development OAK HILL RANCH PHASE 2 Area (Acres) 80

General Location W1/2 OF THE SE 1/4, SECTION 22, T-8-N, R-1-W, I.M. NEAR 108TH AVE SE & ETOWAH RD, NORMAN

**Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ; Preliminary Plat ; Rural Certificate of Survey .
- b. Proposed **Land Use:** Residential  Commercial  Industrial  Other \_\_\_\_\_

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

Oak Hill Ranch Phase 2 will be a residential estates sub-division, with 10 acre lots. It is rural in character, and is well away from the Norman trail system. However, because of its pastoral nature, it will have abundant wildlife habitat and natural landscapes.

2. Does your proposed development or project incorporate open space(s)?

Yes \_\_\_ No

Please check **what** type(s) of **open spaces are proposed** within your development:

- Park: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private
- Open Space: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private
- Detention Pond: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private
- Parking Lot Landscape: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private
- Floodplain/Creek: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private
- Other \_\_\_\_\_

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

- Public Sidewalks (4-5' wide) \_\_\_\_\_ Yes \_\_\_\_\_ No
- Natural Trails (compacted earth 8-10' wide) \_\_\_\_\_ Yes \_\_\_\_\_ No
- Parkway Trails (durable surface 6-8' wide) \_\_\_\_\_ Yes \_\_\_\_\_ No
- Neighborhood Trails (durable or paved, 6-10' wide) \_\_\_\_\_ Yes \_\_\_\_\_ No
- Community Wide Trails (paved, 10-12' wide) \_\_\_\_\_ Yes \_\_\_\_\_ No
- Specialized Trails (equestrian, water, etc) \_\_\_\_\_ Yes \_\_\_\_\_ No
- Other \_\_\_\_\_

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within 1/2 mile** of your proposed development. (If there are **no** such areas within the 1/2 mile radius please **state** such and skip question 5.)

N/A

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

N/A

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

- Storm water channels
- Detention ponds
- Floodplains
- Stream bank/Riparian corridors
- Utility Easements
- Abandoned/Active RR corridors
- Other \_\_\_\_\_

**How could** your development **also incorporate** those elements noted into greenbelts and trails?

7. **Please review the statements below and indicated in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

- N/A (a) Portions of the Greenbelt System are accessible to the general public.
- N/A (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- N/A (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.



N/A (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

N/A (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

N/A (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

N/A (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

N/A (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

N/A (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

N/A (j) Permeable ground surfaces have been preserved to the extent possible.

N/A (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

N/A (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

N/A (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

N/A (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

N/A (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

N/A (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

N/A (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

N/A (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

N/A (s) Riparian buffers are incorporated into the Greenbelt System.

N/A (t) The commercial developments have provided for pedestrian access.

N/A (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

N/A (v) Cluster development has been utilized as a means to develop the Greenbelt System.

N/A (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Oak Hill Ranch Phase 2 is miles away from the nearest sidewalk, school, business, or park. The single home lots will be 10 acres each, and so will have abundant natural space around each home. But because of its rural nature, it is not practical to include it in Norman's Greenbelt system.

Signature of Applicant or Contact Person (required) : 

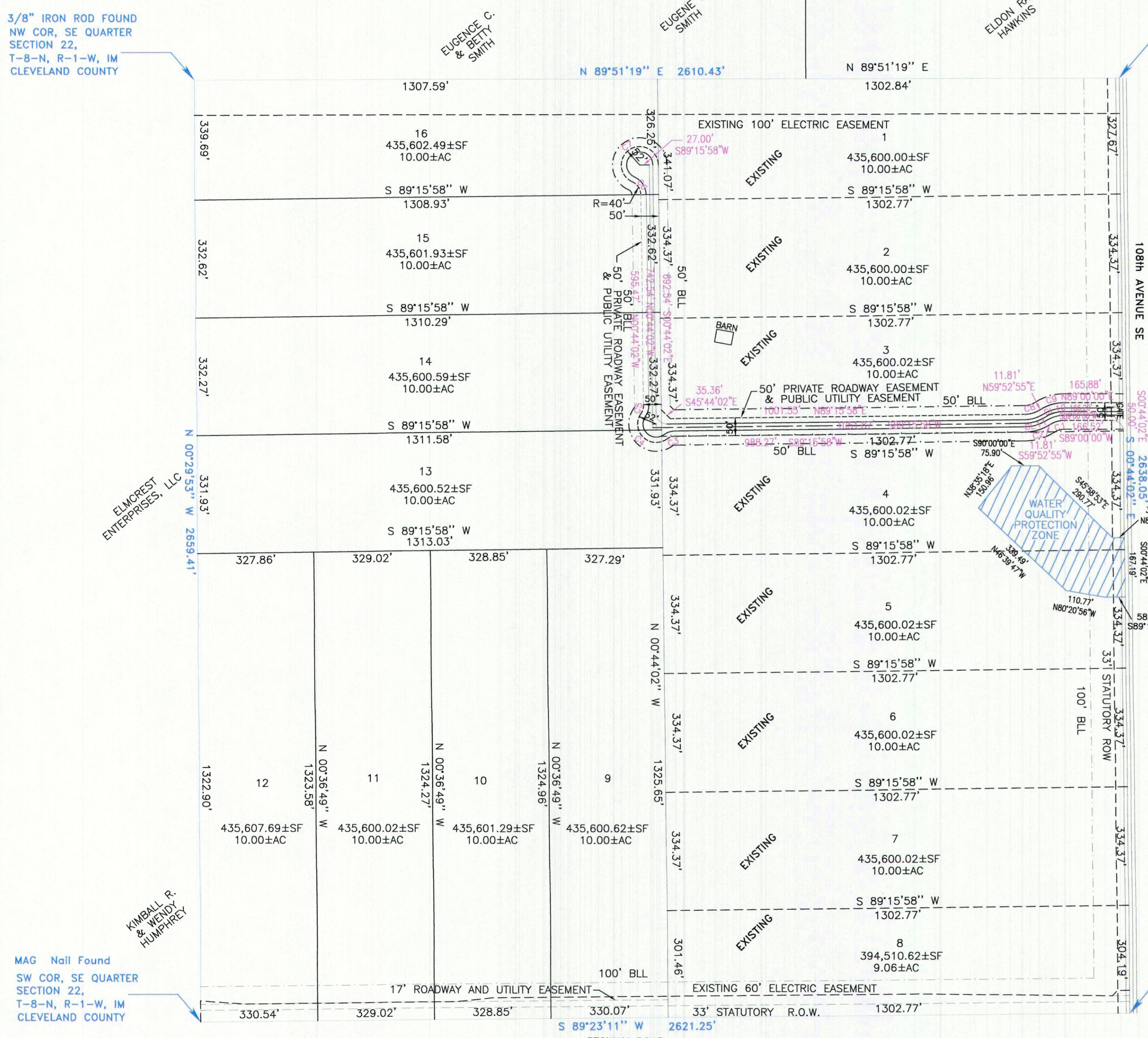
**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**

# OAK HILL RANCH PHASE 2 NORMAN RURAL CERTIFICATE OF SURVEY

## A PART OF THE SE/4 OF SECTION 22 T-8-N, R-1-W, 1M CITY OF NORMAN CLEVELAND COUNTY, OKLAHOMA

3/8" IRON ROD FOUND  
NW COR, SE QUARTER  
SECTION 22,  
T-8-N, R-1-W, 1M  
CLEVELAND COUNTY

MAG Nail Found  
With Shinner Whited & Pollard CA 2380  
NE COR, SE QUARTER  
SECTION 22,  
T-8-N, R-1-W, 1M  
CLEVELAND COUNTY



EXISTING ROAD CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	75.00	30°07'05"	S 74°56'27" W	38.97	39.42
C2	125.00	29°23'04"	S 74°34'26" W	63.41	64.11
C3	40.00	35°23'28"	S 71°34'14" W	24.32	24.71
C4	52.00	160°46'56"	N 45°44'02" W	102.54	145.92
C5	40.00	35°23'28"	N 16°57'42" E	24.32	24.71
C6	40.00	65°36'14"	N 33°32'08" W	43.34	45.80
C7	52.00	245°36'14"	N 56°27'52" E	87.42	222.90
C8	75.00	29°23'04"	N 74°34'26" E	38.04	38.46
C9	125.00	30°07'05"	S 74°56'27" E	64.95	65.71
CL10	100.00	30°07'05"	S 74°56'27" W	51.96	52.57
CL11	100.00	29°23'04"	S 74°34'26" W	50.73	51.29

- NOTES:**
- There shall be no clearing, grading, construction disturbance of vegetation inside the public works except as permitted by the director of public works unless such a disturbance is done in accordance with 19-514(E) of the Norman City code.
  - Any WPZ shown herein is subject to protective covenants that covers the uses of these areas.
  - It is recommended that the development adhere to NFPA 1144-2208. Reducing Structure Ignition Hazards from Wildfires.

Existing Lot 8 is less than 10 acres due to the quarter section being less than 160 acres.

SCALE 1" = 200'

Basis of Bearing is the South Line of The SR/4 of Section 22, S89°23'11"W

**TRACT 9  
LEGAL DESCRIPTION**

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 1302.77 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 330.07 feet; Thence N00°36'49"W a distance of 1324.96 feet; Thence N89°15'58"E a distance of 327.29 feet; Thence S00°44'02"E a distance of 1325.65 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**TRACT 10  
LEGAL DESCRIPTION**

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 1632.84 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 328.85 feet; Thence N00°36'49"W a distance of 1324.27 feet; Thence N89°15'58"E a distance of 328.85 feet; Thence S00°36'49"E a distance of 1324.96 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**TRACT 11  
LEGAL DESCRIPTION**

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 1961.69 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 329.02 feet; Thence N00°36'49"W a distance of 1323.58 feet; Thence N89°15'58"E a distance of 329.02 feet; Thence S00°36'49"E a distance of 1324.27 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**TRACT 12  
LEGAL DESCRIPTION**

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2230.71 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°23'11"W a distance of 329.02 feet; Thence N00°36'49"W a distance of 1322.90 feet; Thence N89°15'58"E a distance of 327.86 feet; Thence S00°36'49"E a distance of 1323.58 feet, to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**TRACT 13  
LEGAL DESCRIPTION**

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.88 feet; Thence N00°29'53"W a distance of 1322.90 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 331.95 feet; Thence N89°15'58"E a distance of 1311.58 feet; Thence S00°44'02"E a distance of 331.83 feet; Thence S89°15'58"W a distance of 1313.03 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**TRACT 14  
LEGAL DESCRIPTION**

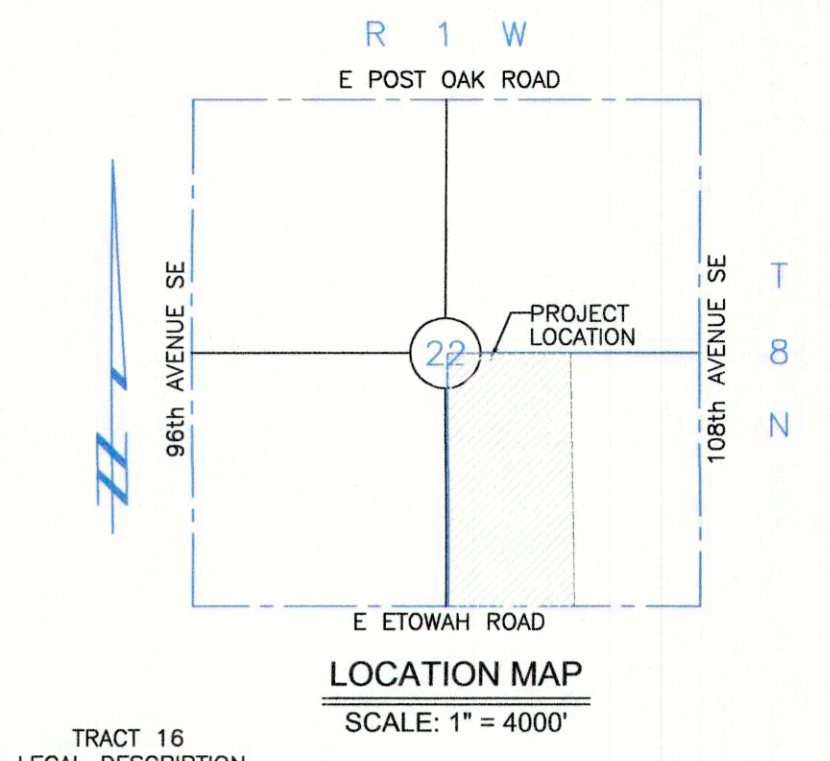
A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.88 feet; Thence N00°29'53"W a distance of 1322.90 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 331.95 feet; Thence N89°15'58"E a distance of 1310.29 feet; Thence S00°44'02"E a distance of 332.27 feet; Thence S89°15'58"W a distance of 1311.58 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**TRACT 15  
LEGAL DESCRIPTION**

A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.88 feet; Thence N00°29'53"W a distance of 1322.90 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 332.62 feet; Thence N89°15'58"E a distance of 1308.93 feet; Thence S00°44'02"E a distance of 332.62 feet; Thence S89°15'58"W a distance of 1310.29 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.



A Tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence S89°23'11"W a distance of 2621.88 feet; Thence N00°29'53"W a distance of 2319.72 feet to the POINT OF BEGINNING; Thence N00°29'53"W a distance of 339.69 feet; Thence N89°15'58"E a distance of 1307.59 feet; Thence S00°44'02"E a distance of 326.25 feet; Thence S89°15'58"W a distance of 1308.93 feet to the POINT OF BEGINNING and containing 10.00 acres more or less and subject to any easements or rights-of-way of record.

**EXISTING WATER QUALITY PROTECTION ZONE  
LEGAL DESCRIPTION**

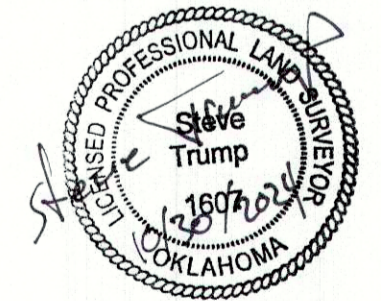
A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence N00°44'02"W a distance of 1174.15 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°15'58"W a distance of 58.18 feet; Thence N80°20'56"W a distance of 110.77 feet; Thence N46°39'47"W a distance of 339.49 feet; Thence N38°35'18"E a distance of 150.96 feet; Thence S90°00'00"E a distance of 75.90 feet; Thence S45°58'53"E a distance of 290.77 feet; Thence N89°15'58"E a distance of 33.00 feet; Thence S00°44'02"E a distance of 167.19 feet, to the POINT OF BEGINNING and containing 1.95 acres more or less and subject to any easements or rights-of-way of record.

**ATTACHMENT "A-1"  
EXISTING PRIVATE ROADWAY EASEMENT & PUBLIC UTILITY EASEMENT  
LEGAL DESCRIPTION**

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Eight (8) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter (SE/4) of said Section Twenty-Two; Thence N00°44'02"W a distance of 1671.04 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°00'00"W a distance of 166.52 feet to a point of curvature to the left, said curve having a radius of 75.00 feet, a delta angle of 30°07'05", a chord bearing of 57°45'27"W, and a chord distance of 64.11 feet; Thence along said curve an arc distance of 98.42 feet to a point of curvature to the left, said curve having a radius of 40.00 feet, a delta angle of 35°23'28", a chord bearing of 57°13'41"W, and a chord distance of 24.32 feet; Thence along said curve an arc distance of 24.71 feet to a point of reverse curvature to the right, said curve having a radius of 52.00 feet, a delta angle of 160°46'56", a chord bearing of 145°44'02"W, and a chord distance of 102.54 feet; Thence along said curve an arc distance of 145.92 feet to a point of reverse curvature to the left, said curve having a radius of 40.00 feet, a delta angle of 35°23'28", a chord bearing of N16°57'42"E, and a chord distance of 24.32 feet; Thence along said curve an arc distance of 24.71 feet; Thence N00°44'02"W a distance of 595.47 feet to a point of curvature to the left, said curve having a radius of 40.00 feet, a delta angle of 65°36'14", a chord bearing of N33°32'08"W, and a chord distance of 43.34 feet; Thence along said curve an arc distance of 45.80 feet to a point of reverse curvature to the right, said curve having a radius of 52.00 feet, a delta angle of 245°36'14", a chord bearing of N56°27'52"E, and a chord distance of 87.42 feet; Thence along said curve an arc distance of 222.90 feet; Thence S00°44'02"E a distance of 692.54 feet; Thence S45°44'02"E a distance of 35.36 feet; Thence N89°15'58"E a distance of 1001.55 feet to a point of curvature to the left, said curve having a radius of 75.00 feet, a delta angle of 29°23'04", a chord bearing of N74°34'26"E, and a chord distance of 38.04 feet; Thence along said curve an arc distance of 38.46 feet; Thence N59°52'55"E a distance of 118.11 feet to a point of curvature to the right, said curve having a radius of 125.00 feet, a delta angle of 30°07'05", a chord bearing of N74°56'27"E, and a chord distance of 64.95 feet; Thence along said curve an arc distance of 65.71 feet; Thence S00°44'02"E a distance of 50.00 feet to the POINT OF BEGINNING and containing 2.58 acres more or less and subject to any easements or rights-of-way of record.



DATE: 10/24/24		RURAL CERTIFICATE OF SURVEY	
SCALE: 1" = 200'		OAK HILL RANCH PHASE 2	
JOB NUMBER: TH021057		NORMAN RURAL CERTIFICATE OF SURVEY	
DRAWN BY: M.M.M.		CLEVELAND COUNTY, OK	
CHECKED BY: M.M.M.		COWAN GROUP ENGINEERING	
APPROVED BY: D.H.B.		CA No. 6414 Exp. 06/30/26	
7100 N. CLASSEN SUITE 500 (405) 463-3369		SHEET 1 OF 1	
OKLAHOMA CITY, OK. jeff@cowangroup.co			
Project Name: OAK HILL RANCH PHASE 2 Project No.:			

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE JULY 25, 2013.