

ORDINANCE NO. 28,057

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

(Tract A): Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) & Part of the South 110.00 Feet of the North 990.00 Feet of the East 990.00 Feet of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; Thence N00°23'41"W along the East Line of said NE/4 a distance of 1,318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; Thence N00°23'41"W along the East Line of said NE/4 NE/4 a distance of 292.57 Feet, to the point of beginning; Thence N89°33'11"W a distance of 50.00 Feet; Thence S83°34'15"W a distance of 41.30 Feet; Thence S72°46'11"W a distance of 116.16 Feet; Thence N57°35'32"W a distance of 67.03 Feet; Thence N00°19'56"E a distance of 150.33 Feet; Thence S89°32'12"E and parallel to the North Line of said NE/4 NE/4 a distance of 256.71 Feet, to a point on the East Line of said NE/4 NE/4; Thence S00°23'41"E along said East Line a distance 145.54 Feet, to the point of beginning.

(Tract B): Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range one (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; Thence N00°23'41"W along the East Line of said NE/4 a distance of 1,318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; Thence N00°23'41"W along the East Line of said NE/4 NE/4 a distance of 292.57 Feet; Thence N89°33'11"W a distance of 50.00 Feet; Thence S83°34'15"W a distance of 41.30 Feet; Thence S72°46'11"W a distance of 116.16 Feet; Thence N57°35'32"W a distance of 67.03 Feet; to the point of beginning; Thence S67°57'36"W a distance of 24.58 Feet; Thence N85°35'53"W a distance of 109.13 Feet; Thence S81°23'59"W a distance of 94.22 Feet; Thence S03°32'19"E a distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; Thence N89°33'11"W along said South Line a distance of 847.39 Feet to the Southwest Corner (SW/C) of said N/2 S/2 S/2 NE/4 NE/4; Thence N00°09'42"E along the West Line of said N/2 S/2 S/2 NE/4 NE/4 a distance of 164.80 Feet; to the Northwest Corner (NW/C) of said N/2 S/2 S/2 NE/4 NE/4; Thence S89°33'03"E along the North Line of said N/2 S/2 S/2 NE/4 NE/4 a distance of

333.44 Feet; Thence N00°23'41"W and parallel to the East Line of said NE/4 NE/4 a distance of 108.82 Feet; Thence S89°32'12"E and parallel to the North Line of said NE/4 NE/4 a distance of 733.29 Feet; Thence S00°19'56"W a distance of 150.33 Feet to the point of beginning.

(Tract C): Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township eleven (11) North, Range one (1) West, of the Indian meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/C) of said Section 26; Thence N00°23'41"W along the East Line of said NE/4 a distance of 1,318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; Thence N00°23'41"W along the East Line of said NE/4 NE/4 a distance of 164.76 Feet, to the Southeast Corner (SE/C) of said N/2 S/2 S/2 NE/4 NE/4, also being the point of beginning; Thence N00°23'41"W continuing along said East Line a distance of 127.80 Feet; Thence N89°33'11"W a distance of 50.00 Feet; Thence S83°34'15"W a distance of 41.30 Feet; Thence S72°46'11"W a distance of 116.16 Feet; Thence N57°35'32"W a distance of 67.03 Feet; Thence S67°57'36" W a distance of 24.58 Feet; Thence N85°35'53"W a distance of 109.13 Feet; Thence S81°23'59"W a distance of 94.22 Feet; Thence S03°32'19"E a distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; Thence S89°33'11"E along said South Line a distance of 477.65 Feet, to the point of beginning.

SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 10TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of APRIL, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall



MEMORANDUM

Council Agenda
Item No. XI. D
4/7/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2129) rezoning 6205 South Choctaw Road from AA Agricultural District to PUD-2129 Planned Unit Development District. Ward 4.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC

Rickey J Gossett and Deborah Fritts-Gossett

Purpose:

The purpose of this application is to allow residential use, specifically to allow three lots.

Background:

On February 12, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions, and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. ~~Specify setbacks from the overall PUD boundary, as well as individual lots.~~ Existing structures shall be allowed to remain subject to Article XV, Nonconformities, and subject to the following setbacks:
 - Tract A: 25 feet on the north, south, and west, and 7 feet on east.
 - Tract B: 45 feet on the north, 7 feet on the south, 50 feet on the east, and 40 feet on the west.
 - Tract C: 9 feet on the north, 24 feet on the east, 20 feet on the south, and 40 feet on the west.
2. ~~Specify the minimum lot width along the access easement.~~ Minimum lot widths shall be as follows:
 - Tract A: 145 feet measured along Choctaw Road.
 - Tract B: 127 feet measured along Choctaw Road.
 - Tract C: 220 feet measured along the access easement.
3. Add to Section 8.1 that no other manufactured homes are allowed within this PUD.

4. All new structures shall meet the base zoning regulations for setbacks, except that Tract A shall be allowed a 10-foot rear yard setback.

Protests:

None

Previous Action:

The Ordinance was introduced March 10, 2026 and set for final hearing April 7, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

SE 59th St. & S Choctaw Rd.

Name of Development or Applicant

6205, 6207, & 6209 S. Choctaw Rd.

Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2129
Case No.: PUD -	1-14-26
File Date:	W4
Ward No.:	-----
Nbhd. Assoc.:	Choctaw/Nicoma Park
School District:	AA
Extg Zoning:	
Overlay:	

approximately 7.5 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

Email

mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



Return To:
Rickey J. Gossett and Deborah Fritts-Gossett
6205 South Choctaw Road
Choctaw, OK 73020

WARRANTY DEED
JOINT TENANCY

Doc Stamps: **EXEMPT 3202/4**
Filed/insured by: First American Title Insurance Company
File No.: **2805668-OK12 (KZ)**

Tax ID#: **1301-14-421-3025**

That **Rickey J. Gossett and Deborah Fritts-Gossett, husband and wife**, (the "Grantor"), in consideration of the sum of TEN & 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 **Rickey J. Gossett and Deborah Fritts-Gossett, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

SEE ATTACHED LEGAL DESCRIPTION: EXHIBIT A

Property Address: **6205 South Choctaw Road, Choctaw, OK 73020**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, 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 June 27th, 2023.

Rickey J. Gossett

Deborah Fritts-Gossett

Certified True Copy
MARESSA TREAT, COUNTY CLERK
Oklahoma County, Oklahoma

By:

Deputy

8th day of January 2026



7/30

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

}
}
} ss.
}

COUNTY OF

Oklahoma

This instrument was acknowledged before me on JUNE 27th, 2023, by Rickey J. Gossett and
Deborrah Fritts-Gossett, husband and wife.



[Signature]
NOTARY PUBLIC

My Commission Expires:

9/29/24



LOCATION MAP
NO SCALE

- LEGEND
- EXISTING CORNER
 - SET 3/8" REBAR
 - ⊕ BROKEN SCALE
 - FENCE
 - STAT. STATUTORY ROW
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

CERTIFICATE OF SURVEY
DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: OF PARENT TRACT'S

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING 2.48 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF S00°23'41"E, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

AND THE SOUTH 110 FEET OF THE NORTH 990 FEET OF THE EAST 990 FEET OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING 5.00 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF S00°23'41"E, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4, HAVING A TOTAL OF 7.48 ACERS.

LEGAL DESCRIPTION: MEETS & BOUNDS OF COMBINED DEED'S OF THE PARENT TRACT'S

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) & A PART OF THE SOUTH 110.00 FEET OF THE NORTH 990.00 FEET OF THE EAST 990.00 FEET OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 164.76 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 223.34 FEET, TO THE SOUTHWEST CORNER (SW/c) OF SAID NE/4 NE/4; THENCE S00°23'41"E A DISTANCE OF 108.82 FEET, TO A POINT ON THE NORTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S00°23'41"E A DISTANCE OF 1318.10 FEET, TO THE SOUTHWEST CORNER (SW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S89°33'11"E ALONG THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 1325.04 FEET, TO THE POINT OF BEGINNING. 7.48 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tucumseh, OK 74573
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2024

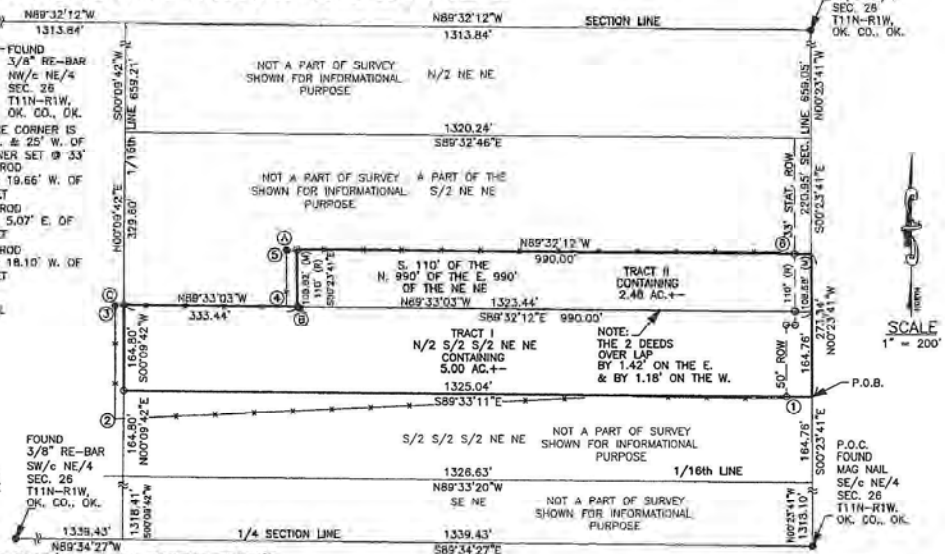
CA # 5262 EXP. June 30, 2023

Page 1 of 5 RICKY GOSSETT

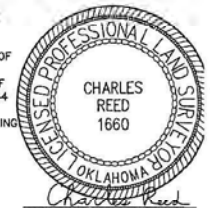
09-211

2023-156

BOUNDARY SURVEY



SCALE
1" = 200'



Date: 6/20/2023

GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THE LAST DAY VISITING SAID SITE 6/20/2023.

BOUNDARY SURVEY



LEGEND

● EXISTING CORNER ● SET 3/8" REBAR ○ AND CAP #1660 ⊗ BROKEN SCALE ⊕ FENCE - STAT. STATUTORY ROW ⊗ WOOD DECK ⊗ CONCRETE	- RD. ROAD - ROW RIGHT OF WAY - SEC. SECTION (R) RECORD (M) MEASURED - P.O.C. POINT OF COMMENCEMENT - P.O.B. POINT OF BEGINNING	- CORNER SET ① ONE STORY BRICK HOUSE ② BRICK DRILL ③ WATER WELL HOUSE
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L1	N89°33'11"W	50.00'
L2	S83°34'15"W	41.30'
L3	S72°46'11"W	116.16'
L4	N57°35'32"W	67.03'

CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: TRACT "A"

A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) & A PART OF THE SOUTH 110.00 FEET OF THE NORTH 990.00 FEET OF THE EAST 990.00 FEET OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS NO. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER (SE/C) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/C) OF NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 292.57 FEET, TO THE POINT OF BEGINNING; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°32'12"E A DISTANCE OF 41.72 FEET; THENCE S83°32'12"E A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE N00°19'56"E A DISTANCE OF 150.33 FEET; THENCE S83°32'12"E AND PARALLEL TO THE NORTH LINE OF SAID NE/4 NE/4 A DISTANCE OF 256.71 FEET, TO A POINT ON THE EAST LINE OF SAID NE/4 NE/4; THENCE S00°23'41"E ALONG SAID EAST LINE A DISTANCE OF 145.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tecumseh, OK 74873
405-996-8910

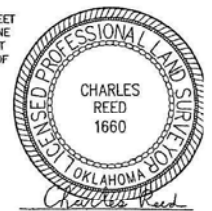
Lic. # 1660 EXP. Nov. 30, 2024

CA # 52G2 EXP. June 30, 2023

Page 2 of 5	RICKEY GOSSETT
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GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THE LAST DAY BEING SAID SITE 6/20/2023.



Date: 6/20/2023

LOCATION MAP
NO SCALE

- LEGEND**
- EXISTING CORNER
 - SET 3/8" REBAR AND CAP #1660
 - ⊗ BROKEN SCALE
 - FENCE
 - STAT. STATUTORY ROW
 - WOOD DECK
 - CONCRETE
 - RD. ROAD
 - ROW RIGHT OF WAY
 - SEC. SECTION
 - (R) RECORD
 - (M) MEASURED
 - P.O.B. POINT OF BEGINNING
 - P.O.B. POINT OF BEGINNING
 - ASPHALT OR LIMESTONE DRIVE
 - ① ONE STORY BRICK HOUSE

LINE TABLE	
L1	N89°33'11"W 50.00'
L2	S83°34'15"W 41.30'
L3	S72°46'11"W 116.16'
L4	N57°35'32"W 67.03'
L5	S67°57'36"W 24.58'
L6	N85°35'53"W 109.13'
L7	S81°23'59"W 94.22'

CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: TRACT "B"

A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 164.76 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID N/2 S/2 S/2 NE/4 NE/4, ALSO BEING THE POINT OF BEGINNING; THENCE N00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 127.80 FEET; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°46'11"W A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE S67°57'36"W A DISTANCE OF 24.58 FEET; THENCE N85°35'53"W A DISTANCE OF 109.13 FEET; THENCE S81°23'59"W A DISTANCE OF 94.22 FEET; THENCE S05°32'19"E A DISTANCE OF 106.62 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S89°33'11"E ALONG SAID SOUTH LINE A DISTANCE OF 477.65 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.26 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tucumseh, OK 74073
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2024

CA # 5262 EXP. June 30, 2023

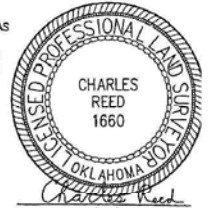
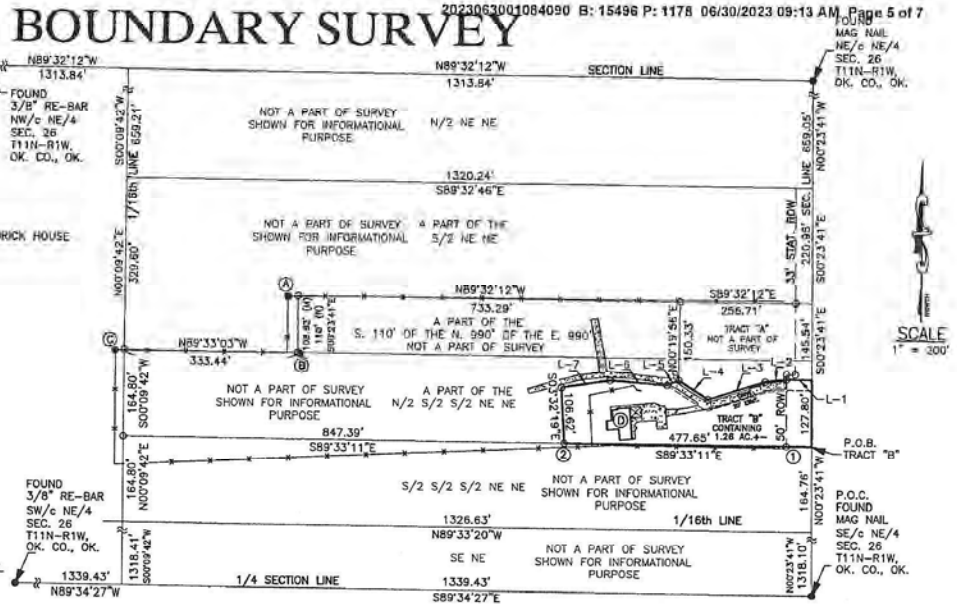
Page 3 of 5 | RICKEY GOSSSEIT

09-211

2023-156

GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THE LAST DAY VISITING SAID SITE 6/20/2023.



Date: 6/20/2023



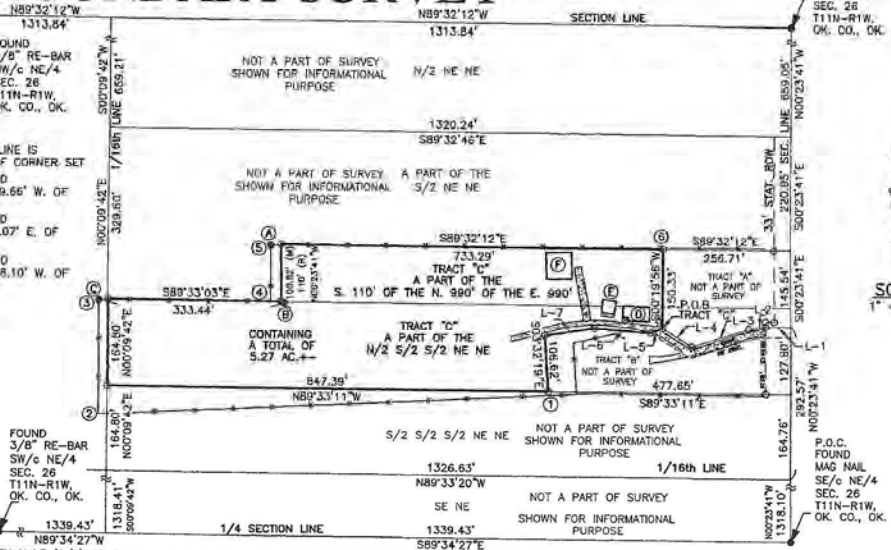
BOUNDARY SURVEY

- ① FENCE LINE IS 7.5' S. OF CORNER SET
- ② FENCE CORNER IS 55' S. & 17' W. OF CORNER SET
- ③ FENCE CORNER IS 1.2' S. & 17.3' W. OF CORNER SET
- ④ FENCE CORNER IS 0.4' S. & 20' W. OF CORNER SET
- ⑤ FENCE CORNER IS 1.8' S. & 19.5' W. OF CORNER SET
- ⑥ FENCE LINE IS 3' N. OF CORNER SET
- ⑦ FOUND 1" ROD 1.45' S. & 19.66' W. OF CORNER SET
- ⑧ FOUND 1" ROD 2.51' S. & 5.07' E. OF CORNER SET
- ⑨ FOUND 1" ROD 1.66' S. & 18.10' W. OF CORNER SET

- LEGEND**
- EXISTING CORNER
 - SET 3/8" REBAR
 - ⊕ BROKEN SCALE
 - FENCE
 - STAT. STATUTORY ROW
 - WOOD DECK
 - CONCRETE
 - ROAD
 - ROW RIGHT OF WAY
 - SEC. SECTION
 - RECORD
 - (R)
 - (M)
 - MEASURED
 - P.O.B. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - ASPHALT OR LIMESTONE DRIVE

LINE TABLE	
L1	N89°33'11"W 50.00'
L2	S83°34'15"W 41.30'
L3	S72°48'11"W 116.16'
L4	N57°35'32"W 67.03'
L5	S67°57'36"W 24.58'
L6	N85°35'53"W 106.13'
L7	S81°23'59"W 94.22'

⑩ ONE STORY BRICK HOUSE



CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: TRACT "B"

A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHWEST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTHWEST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 292.57 FEET; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°48'11"W A DISTANCE OF 116.16 FEET; THENCE S57°35'32"W A DISTANCE OF 67.03 FEET TO THE POINT OF BEGINNING; THENCE S67°57'36"W A DISTANCE OF 24.58 FEET; THENCE N85°35'53"W A DISTANCE OF 106.13 FEET; THENCE S81°23'59"W A DISTANCE OF 94.22 FEET; THENCE S03°32'19"E A DISTANCE OF 106.82 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE N89°33'11"W ALONG SAID SOUTH LINE A DISTANCE OF 847.39 FEET TO THE SOUTHWEST CORNER (SW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S89°33'03"E ALONG THE WEST LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 164.80 FEET, TO THE NORTHWEST CORNER (NW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S89°33'03"E ALONG THE NORTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 333.44 FEET; THENCE N00°23'41"W AND PARALLEL TO THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 150.33 FEET TO THE POINT OF BEGINNING. CONTAINING 5.27 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

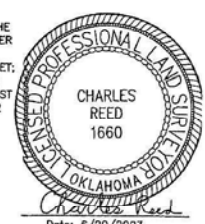
PREPARED BY:
Reed's Surveying PLLC
207 South Broadway
Tulsa, OK 74103
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2024
CA # 5262 EXP. June 30, 2023
Page 4 of 5 RICKEY GOSSETT

09-211
2023-156

GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THE LAST DAY VISITING SAID SITE 6/20/2023.



Date: 6/20/2023

ACCESS EASEMENT TRACT "B" & "C"

2023063011084080 B-15496 P-1180 06/30/2023 09:13 AM Page 7 of 7



LEGEND

- EXISTING CORNER
- RD. ROAD
- SET 3/8" REBAR
- ROW RIGHT OF WAY
- AND GAP #1660 SEC. SECTION
- ≈ BROKEN SCALE
- (R) RECORD
- FENCE
- (M) MEASURED
- STAT. STATUTORY ROW
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ASPHALT OR LIMESTONE DRIVE

LINE TABLE	LINE TABLE
L1 N00°23'41"W 20.00'	L10 S89°33'11"E 49.09'
L2 N89°33'11"W 50.00'	L11 N85°35'53"W 109.13'
L3 S83°34'15"W 41.30'	L12 S81°23'59"W 94.22'
L4 S72°46'11"W 116.16'	
L5 N57°35'32"W 67.03'	
L6 S67°57'36"W 24.58'	
L7 S57°35'32"E 90.57'	
L8 N72°46'11"E 123.52'	
L9 N85°34'15"E 38.21'	

CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: ACCESS EASEMENT TRACT "B" & TRACT "C"

A 20.00 FOOT WIDE STRIP OF LAND LYING IN A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/C) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/C) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 272.56 FEET, TO THE POINT OF BEGINNING; THENCE N00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°46'11"W A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE S67°57'36"W A DISTANCE OF 24.58 FEET; THENCE S57°35'32"E A DISTANCE OF 90.57 FEET; THENCE N72°46'11"E A DISTANCE OF 123.52 FEET; THENCE N85°34'15"E A DISTANCE OF 38.21 FEET; THENCE S89°33'11"E A DISTANCE OF 49.09 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tulsa, OK 74183
405-996-8910

Exp. # 1660 EXP. Nov. 30, 2024

CA # 5262 EXP. June 30, 2023

09-211

Page 5 of 5 | RICKEY GOSSETT

2023-156

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- THE LAST DAY VISITING SAID SITE 8/20/2023.

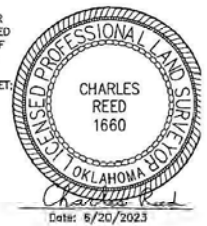


Exhibit A

6205 South Choctaw Road (Tract A): Full Legal Description: Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) & Part of the South 110.00 Feet of the North 990.00 Feet of the East 990.00 Feet of the Northeast Quarter (NE/4) of the Northeast Corner (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/c) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/c) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 292.57 Feet, to the point of beginning; thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence N00'19'56"E distance of 150.33 Feet; thence S89'32'12"E and parallel to the North Line of said NE/4 NE/4 distance of 256.71 Feet, to a point on the East Line of said NE/4 NE/4; thence S00'23'41"E along said East Line distance 145.54 Feet, to the point of beginning.

Containing 0.95 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being the East Line of said NE/4 NE/4.

6207 South Choctaw Road (Tract B): Full Legal Description:

Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range one (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/c) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 292.57 Feet, thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; to the point of beginning; thence S67'57'36"W distance of 24.58 Feet; thence N85'35'53"W distance of 109.13 Feet; thence S81'23'59"W distance of 94.22 Feet; thence S03'32'19"E distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; thence N89'33'11"W along said South Line distance of 847.39 Feet to the Southwest Corner (SW/c) of said N/2 S/2 S/2 NE/4 NE/4; thence N00'09'42"E along the West Line of said N/2 S/2 S/2 NE/4 NE/4 distance of 164.80 Feet; to the Northwest Corner (NW/c) of said N/2 S/2 S/2 NE/4 NE/4; thence S89'33'03"E along the North Line of said N/2 S/2 S/2 NE/4 NE/4 distance of 333.44 Feet; thence N00'23'41"W and parallel to the East Line of said NE/4 NE/4 distance of 108.82 Feet; thence S89'32'12"E and parallel to the North Line of said NE/4 NE/4 distance of 733.29 Feet; thence S00'19'56"W distance of 150.33 Feet to the point of beginning.

Containing 5.27 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being the East Line of said NE/4 NE/4.

6209 South Choctaw Road (Tract C): Full Legal Description:

Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township eleven (11) North, Range one (1) West, of the Indian meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/c) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 164.76 Feet, to the Southeast Corner (SE/c) of said N/2 S/2 S/2 NE/4 NE/4, also being the

point of beginning; thence N00'23'41"W continuing along said East Line distance of 127.80 Feet; thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence S67'57'36" W distance of 24.58 Feet; thence N85'35'53"W distance of 109.13 Feet; thence S81'23'59"W distance of 94.22 Feet; thence S03'32'19"E distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; thence S89'33'11"E along said South Line a distance of 477.65 Feet, to the point of beginning. Containing 1.26 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being East Line of said NE/4 NE/4.

Access Easement- 6207 South Choctaw Road (Tract B) & 6209 South Choctaw Road (Tract C):

A 20.00-Foot-wide strip of land lying in a part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/c) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 272.56 Feet, to the point of beginning; thence N00'23'41"W continuing along said East Line distance of 20.00 Feet; thence N89'33'11"W distance of 50.00 Feet, thence S83'34'15"W distance of 41.30 Feet, thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence S67'57'36"W distance of 24.58 Feet; then ce S57'35'32"E distance of 90.57 Feet; thence N72'46'11"E distance of 123.52 Feet; thence N85'34'15"E distance of 38.21 Feet; thence S89'33'11"E distance of 49.09 Feet, to the point of beginning. Containing 0.13 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being East Line of said NE/4 NE/4.

LETTER OF AUTHORIZATION

I, Rickey J. Gossett and Deborah Fritts-Gossett
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Deborah Fritts-Gossett
Signature

Deborah Fritts-Gossett
Type/Print Name

Title: Owner
Manager / Proprietor

Date: 1-8-26
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 400 feet in all directions of the following described land:

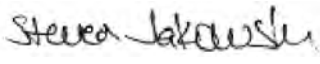
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: January 5, 2026 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2971517-OK99

6205 South Choctaw Road (Tract A): Full Legal Description: Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) & Part of the South 110.00 Feet of the North 990.00 Feet of the East 990.00 Feet of the Northeast Quarter (NE/4) of the Northeast Corner (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/c) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/c) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 292.57 Feet, to the point of beginning; thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence N00'19'56"E distance of 150.33 Feet; thence S89'32'12"E and parallel to the North Line of said NE/4 NE/4 distance of 256.71 Feet, to a point on the East Line of said NE/4 NE/4; thence S00'23'41"E along said East Line distance 145.54 Feet, to the point of beginning.
Containing 0.95 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being the East Line of said NE/4 NE/4.

6207 South Choctaw Road (Tract B): Full Legal Description:

Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range one (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/c) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 292.57 Feet, thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; to the point of beginning; thence S67'57'36"W distance of 24.58 Feet; thence N85'35'53"W distance of 109.13 Feet; thence S81'23'59"W distance of 94.22 Feet; thence S03'32'19"E distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; thence N89'33'11"W along said South Line distance of 847.39 Feet to the Southwest Corner (SW/c) of said N/2 S/2 S/2 NE/4 NE/4; thence N00'09'42"E along the West Line of said N/2 S/2 S/2 NE/4 NE/4 distance of 164.80 Feet; to the Northwest Corner (NW/c) of said N/2 S/2 S/2 NE/4 NE/4; thence S89'33'03"E along the North Line of said N/2 S/2 S/2 NE/4 NE/4 distance of 333.44 Feet; thence N00'23'41"W and parallel to the East Line of said NE/4 NE/4 distance of 108.82 Feet; thence S89'32'12"E and parallel to the North Line of said NE/4 NE/4 distance of 733.29 Feet; thence S00'19'56"W distance of 150.33 Feet to the point of beginning.
Containing 5.27 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being the East Line of said NE/4 NE/4.

6209 South Choctaw Road (Tract C): Full Legal Description:

Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township eleven (11) North, Range one (1) West, of the Indian meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/c) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 164.76 Feet, to the Southeast Corner (SE/c) of said N/2 S/2 S/2 NE/4 NE/4, also being the point of beginning; thence N00'23'41"W continuing along said East Line distance of 127.80 Feet; thence

N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence S67'57'36" W distance of 24.58 Feet; thence N85'35'53"W distance of 109.13 Feet; thence S81'23'59"W distance of 94.22 Feet; thence S03'32'19"E distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; thence S89'33'11"E along said South Line a distance of 477.65 Feet, to the point of beginning. Containing 1.26 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being East Line of said NE/4 NE/4.

Access Easement- 6207 South Choctaw Road (Tract B) & 6209 South Choctaw Road (Tract C):

A 20.00-Foot-wide strip of land lying in a part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows:

Commencing at the Southeast Corner (SE/c) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 272.56 Feet, to the point of beginning; thence N00'23'41"W continuing along said East Line distance of 20.00 Feet; thence N89'33'11"W distance of 50.00 Feet, thence S83'34'15"W distance of 41.30 Feet, thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence S67'57'36"W distance of 24.58 Feet; thence S57'35'32"E distance of 90.57 Feet; thence N72'46'11"E distance of 123.52 Feet; thence N85'34'15"E distance of 38.21 Feet; thence S89'33'11"E distance of 49.09 Feet, to the point of beginning.

Containing 0.13 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being East Line of said NE/4 NE/4.

OWNERSHIP REPORT
ORDER 2971517-OK99

EFFECTIVE DATE: JANUARY 5, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
1301	R144213025	GOSSETT RICKEY J & DEBORRAH		PO BOX 73	CHOCTAW	OK	73020-0073	UNPLTD PT NE4 SEC 26 11N 1W BEG 1610.67FT N SE/C NE4 TH W50FT SWLY41.3FT SW116.16FT NW67.03FT N150.33FT E256.71FT S145.54FT TO THE POB (PART OF SUBJECT PROPERTY)	6205 S CHOCTAW RD OKLAHOMA CITY
1301	R144213035	GOSSETT RICKEY J & DEBORRAH		6207 S CHOCTAW RD	CHOCTAW	OK	73020-5015	UNPLTD PT NE4 SEC 26 11N 1W BEG 1610.67FT N 50FT W 41.3FT SWLY 116.6FT SW 67.03FT NW OF THE SE/C NE4 TH SW24.58FT NWLY109.93FT SW94.22FT SELY106.62FT W847.39FT NE164.8FT E333.44FT NW108.82FT E733.29FT SW150.33FT TO POB (PART OF SUBJECT PROPERTY)	6207 S CHOCTAW RD OKLAHOMA CITY
1301	R144213045	GOSSETT RICKEY J & DEBORRAH		6207 S CHOCTAW RD	CHOCTAW	OK	73020-5015	UNPLTD PT NE4 SEC 26 11N 1W BEG 1482.86FT N SE/C NE4 TH NW127.8FT W50FT SW41.3FT SW116.6FT NW67.03FT SW24.58FT NWLY109.13FT SW94.22FT SELY106.62FT E477.65FT TO POB (PART OF SUBJECT PROPERTY)	6209 S CHOCTAW RD OKLAHOMA CITY
1300	R144205000	ARANDA NATHAN L		6300 S CHOCTAW RD	CHOCTAW	OK	73020-5027	UNPLTD PT NW4 SEC 25 11N 1W N300FT W/2 W/2 N/2 SW4 NW4 CONT 2.27ACRS MORE OR LESS	6300 S CHOCTAW RD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2971517-OK99

EFFECTIVE DATE: JANUARY 5, 2026 AT 7:30 AM

1300	R144205025	H&H RECREATION PROPERTIES INC	C/O OKLAHOMA CITY EAST KOA	6200 S CHOCTAW RD	CHOCTAW	OK	73020- 5015	UNPLTD PT SEC 25 11N 1W 000 000 PT NW4 SEC 25 11N 1W BEING NW4 OF NW4 CONT 39.93ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD & EX BEG NW/C NW4 TH E372.94FT S50FT W291.32FT SW44.37FT S1236.97FT W50FT N1318.18FT TO BEG CONT 1.90ACRS MORE OR LESS	6200 S CHOCTAW RD OKLAHOMA CITY
1301	R144210550	PARKER MARVIN R JR		10600 N CEMETERY RD	YUKONN	OK	73099	UNPLTD PT SEC 26 11N 1W 000 000 PT NE4 SEC 26 11N 1W E 1/2 NW4 NE4 NE4 & NE4 NE4 NE4 CONT 15ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1301	R144211000	OWENS JOAN E TRS	OWENS JOAN LIVING TRUST	14900 SE 59TH ST	CHOCTAW	OK	73020- 5510	UNPLTD PT SEC 26 11N 1W 000 000 PT OF NE4 SEC 26 11N 1W W 1/2 OF NW4 OF NE4 OF NE4 OR TR 4 RAMSEY ADD UNREC EX N50FT	0 UNKNOWN OKLAHOMA CITY
1301	R144211500	OWENS WOODROE J TRS OWENS WOODROE LIVING TRUST	OWENS JOAN LIVING TRUST	14900 SE 59TH ST	CHOCTAW	OK	73020- 5510	UNPLTD PT SEC 26 11N 1W 000 000 PT NE4 SEC 26 11N 1W BEING NE4 NW4 NE4 OR TR 5 RAMSEYS UNREC SUBJ TO EASEMENTS OF RECORD	14900 SE 59TH ST OKLAHOMA CITY
1301	R144212600	STEPP DAVID A & ANNA L		6204 S HAWKINS DR	CHOCTAW	OK	73020- 5005	UNPLTD PT SEC 26 11N 1W 000 000 PT OF SEC 26 11N 1W 7 1/2ACRS N 1/2 OF W 1/2 OF E 3/4 OF S 1/2 OF N 1/2 OF NE4 OR TR 8 RAMSEY UNREC PLAT	6204 S HAWKINS DR OKLAHOMA CITY
1301	R144213010	BURNS BRADLEY J		PO BOX 416	LEXINGTON	OK	73051- 0416	UNPLTD PT SEC 26 11N 1W 000 000 PT OF NE4 SEC 26 11N 1W N220.85FT OF N 1/2 OF E 1/2 OF E 3/4 OF S 1/2 OF N 1/2 OF NE4	6103 S CHOCTAW RD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2971517-OK99

EFFECTIVE DATE: JANUARY 5, 2026 AT 7:30 AM

1301	R144213120	RILEY LANITA COLLEEN LILLY		14623 HALEY DR	CHOCTAW	OK	73020	UNPLTD PT SEC 26 11N 1W 000 000 PT OF NE4 SEC 26 11N 1W S 1/2 OF S 1/2 OF S 1/2 OF NE4 OF NE4	6213 S CHOCTAW RD OKLAHOMA CITY
1301	R144213200	TAYLOR RANDY R & CHRISTINA M CO TRS	TAYLOR RANDY & CHRISTINA FAMILY TRUST	7801 S ANDERSON RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 26 11N 1W 000 000 PT OF NE4 SEC 26 11N 1W BEING S 1/2 OF SE4 OF NW4 OF NE4	6212 S HAWKINS DR OKLAHOMA CITY
1301	R144214500	RIDGE JAYSON		12609 FOREST RIDGE DR	CHOCTAW	OK	73020	UNPLTD PT SEC 26 11N 1W 000 000 PT OF SEC 26 11N 1W NE4 OF SW4 OF NE4 TR 15 RAMSEY UNREC	0 UNKNOWN OKLAHOMA CITY
1301	R144214650	LILLY JIMMY DON JR		6213 S CHOCTAW RD	CHOCTAW	OK	73020	UNPLTD PT SEC 26 11N 1W 000 000 PT NE4 SEC 26 11N 1W N 1/2 NW4 SE4 NE4	MULTIPLE OKLAHOMA COUNTY
1301	R144214800	LEWIS BOBBY L	LEWIS VICKI L	6301 S CHOCTAW RD	CHOCTAW	OK	73020- 5061	UNPLTD PT OF SEC 26 11N 1W N 1/2 OF NE4 OF SE4 OF NE4 OR TR 17 RAMSEY UNREC PLAT	6301 S CHOCTAW RD OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

SE 59th St. & S Choctaw Rd.

January 13, 2026

PREPARED FOR:

Rickey & Deborrah Gossett
6207 S Choctaw Rd.
Oklahoma City, OK 73020
(580) 665-2830
rjgdfg333@gmail.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SE 59th St. & S Choctaw Rd., consisting of approximately 7.5 acres, is located within the Northeast Quarter (NE/4) of Section 26, Township 11 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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 Rickey J & Deborrah Gossett.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA District and used for residential property.
East: AA District and used for mobile home park.
South: AA District and used for residential property.
West: AA District and used for residential property.

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.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently developed with three single-family dwellings. The property consists of landscaped areas and trees along the north and south property lines and throughout the site. The property generally slopes from west to east toward S Choctaw Rd.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit the existing development to remain.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 59th St. The nearest street to the east is S Choctaw Rd. The nearest street to the south is Haley Dr. The nearest street to the west is S Hawkins Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 28 located at 7101 S Anderson Rd. It is approximately 4.5 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

The property within this Planned Unit Development is not within FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the 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-A Single-Family One-Acre Rural Residential District shall govern this PUD, except as herein modified.

All uses within the R-A District shall be permitted within this PUD. In addition, 8200.7 shall be permitted to allow the existing manufactured home to remain on site.

9.0.....SPECIAL CONDITIONS

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

There shall be a maximum of three (3) lots within this PUD. The minimum lot size shall be .9 acres. Minimum lot width may be measured from the private driveway.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from S Choctaw Rd. and the existing private driveway.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Existing structures may be permitted to remain. In the event of a new structure, 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, private drainage easements, private drives, and islands / medians 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 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

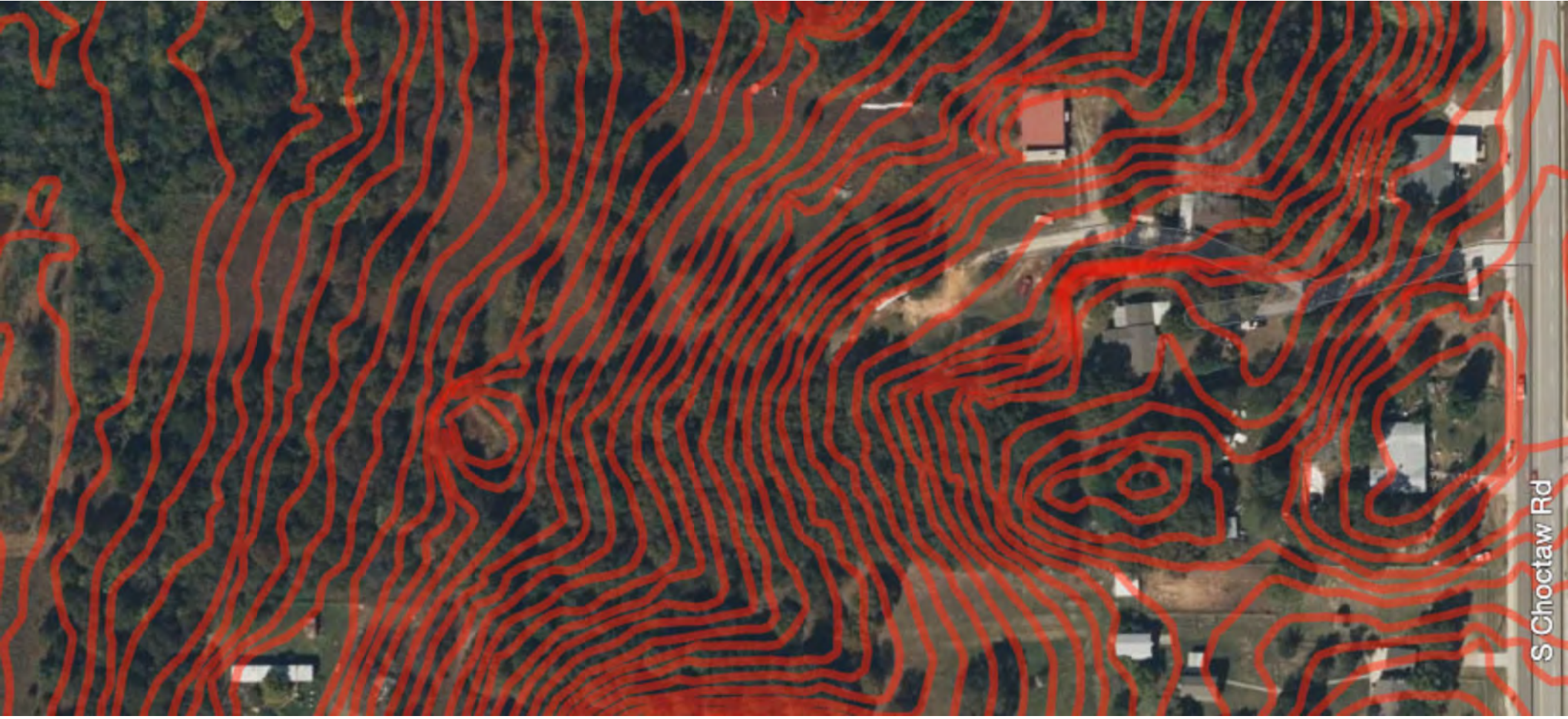
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

Exhibit B - Conceptual Site Plan



S Choctaw Rd



S Choctaw Rd

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2129	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
PUD-2129	CHOCTAW SCHOOL DISTRICT, DAVID REID, SUPERINTENDENT	12880 NE 10TH ST	CHOCTAW	OK	73020
PUD-2129	ARANDA NATHAN L	6300 S CHOCTAW RD	CHOCTAW	OK	73020-5027
PUD-2129	BURNS BRADLEY J	PO BOX 416	LEXINGTON	OK	73051-0416
PUD-2129	GOSSETT RICKEY J & DEBORRAH	PO BOX 73	CHOCTAW	OK	73020-0073
PUD-2129	GOSSETT RICKEY J & DEBORRAH	6207 S CHOCTAW RD	CHOCTAW	OK	73020-5015
PUD-2129	H&H RECREATION PROPERTIES INC C/O OKLAHOMA CITY EAST KOA	6200 S CHOCTAW RD	CHOCTAW	OK	73020-5015
PUD-2129	LEWIS BOBBY L, LEWIS VICKI L	6301 S CHOCTAW RD	CHOCTAW	OK	73020-5061
PUD-2129	LILLY JIMMY DON JR	6213 S CHOCTAW RD	CHOCTAW	OK	73020
PUD-2129	OWENS JOAN E TRS, OWENS JOAN LIV TRUST	14900 SE 59TH ST	CHOCTAW	OK	73020-5510
PUD-2129	OWENS WOODROE J TRS OWENS WOODROE LIVING TRUST, OWENS JOAN LIV TRUST	14900 SE 59TH ST	CHOCTAW	OK	73020-5510
PUD-2129	PARKER MARVIN R JR	10600 N CEMETERY RD	YUKONN	OK	73099
PUD-2129	RIDGE JAYSON	12609 FOREST RIDGE DR	CHOCTAW	OK	73020
PUD-2129	RILEY LANITA COLLEEN LILLY	14623 HALEY DR	CHOCTAW	OK	73020
PUD-2129	STEPP DAVID A & ANNA L	6204 S HAWKINS DR	CHOCTAW	OK	73020-5005
PUD-2129	TAYLOR RANDY & CHRISTINA FAMILY TRUST	7801 S ANDERSON RD	OKLAHOMA CITY	OK	73150

APPROVED

4-7-2026

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2129

MASTER DESIGN STATEMENT FOR
SE 59th St. & S Choctaw Rd.

January 13, 2026
January 21, 2026
February 4, 2026
February 18, 2026

PREPARED FOR:

Rickey & Deborrah Gossett
6207 S Choctaw Rd.
Oklahoma City, OK 73020
(580) 665-2830
rjgdfg333@gmail.com

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of SE 59th St. & S Choctaw Rd., consisting of approximately 7.5 acres, is located within the Northeast Quarter (NE/4) of Section 26, Township 11 N, Range 1 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Rickey J & Deborrah Gossett.

SECTION 4.0 SITE AND SURROUNDING AREA

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

North: AA District and used for residential property.
East: AA District and used for mobile home park.
South: AA District and used for residential property.
West: AA District and used for residential property.

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.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently developed with three single-family dwellings. The property consists of landscaped areas and trees along the north and south property lines and throughout the site. The property generally slopes from west to east toward S Choctaw Rd.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit the existing development to remain.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SE 59th St. The nearest street to the east is S Choctaw Rd. The nearest street to the south is Haley Dr. The nearest street to the west is S Hawkins Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Sanitary sewer services will be provided from septic.

7.3 WATER

Water facilities for this property are not available. Water services will be provided from private well.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 28 located at 7101 S Anderson Rd. It is approximately 4.5 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

The property within this Planned Unit Development is not within FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Rural-Medium Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the 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-A Single-Family One-Acre Rural Residential District** shall govern this PUD, except as herein modified.

All uses within the R-A District shall be permitted within this PUD. In addition, 8200.7 shall be permitted to allow the existing manufactured home to remain on site. No other manufactured homes shall be permitted within this PUD. Accessory structures shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

There shall be a maximum of three (3) lots within this PUD. The minimum lot size shall be .8 acres. Minimum lot width may be measured from the private access easement as shown on Exhibit D.

Minimum lot widths shall be as follows:

- Tract A: 145 feet measured along S Choctaw Rd.
- Tract B: 127 feet measured along S Choctaw Rd
- Tract C: 220 feet measured along the access easement

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from S Choctaw Rd. and the existing private driveway.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Existing structures shall be allowed to remain subject to Article XV, Nonconformities, and subject to the following setbacks:

Tract A: 25 feet on the north, south, and west, and 7 feet on east

Tract B: 45 feet on the north, 7 feet on the south, 50 feet on the east, and 40 feet on the west

Tract C: 9 feet on the north, 24 feet on the east, 20 feet on the south, and 40 feet on the west

All new structures shall meet the base zoning regulations for setbacks, except that Tract A shall be allowed a 10-foot rear yard setback.

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, private drainage easements, private drives, and islands / medians 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 SPECIFIC PLAN

A specific plan shall not be required.

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 Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D – Boundary Survey

PUD-2129 Exhibit A – Legal Description

(Tract A): Full Legal Description: Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) & Part of the South 110.00 Feet of the North 990.00 Feet of the East 990.00 Feet of the Northeast Quarter (NE/4) of the Northeast Corner (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/c) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/c) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 292.57 Feet, to the point of beginning; thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence N00'19'56"E distance of 150.33 Feet; thence S89'32'12"E and parallel to the North Line of said NE/4 NE/4 distance of 256.71 Feet, to a point on the East Line of said NE/4 NE/4; thence S00'23'41"E along said East Line distance 145.54 Feet, to the point of beginning. Containing 0.95 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being the East Line of said NE/4 NE/4.

(Tract B): Full Legal Description: Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range one (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/c) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 292.57 Feet, thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; to the point of beginning; thence S67'57'36"W distance of 24.58 Feet; thence N85'35'53"W distance of 109.13 Feet; thence S81'23'59"W distance of 94.22 Feet; thence S03'32'19"E distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; thence N89'33'11"W along said South Line distance of 847.39 Feet to the Southwest Corner (SW/c) of said N/2 S/2 S/2 NE/4 NE/4; thence N00'09'42"E along the West Line of said N/2 S/2 S/2 NE/4 NE/4 distance of 164.80 Feet; to the Northwest Corner (NW/c) of said N/2 S/2 S/2 NE/4 NE/4; thence S89'33'03"E along the North Line of said N/2 S/2 S/2 NE/4 NE/4 distance of 333.44 Feet; thence N00'23'41"W and parallel to the East Line of said NE/4 NE/4 distance of 108.82 Feet; thence S89'32'12"E and parallel to the North Line of said NE/4 NE/4 distance of 733.29 Feet; thence S00'19'56"W distance of 150.33 Feet to the point of beginning. Containing 5.27 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being the East Line of said NE/4 NE/4.

(Tract C): Full Legal Description: Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township eleven (11) North, Range one (1) West, of the Indian meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/c) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 164.76 Feet, to the Southeast Corner (SE/c) of said N/2 S/2 S/2 NE/4 NE/4, also being the point of beginning; thence N00'23'41"W continuing along said East Line distance of 127.80 Feet; thence N89'33'11"W distance of 50.00 Feet; thence S83'34'15"W distance of 41.30 Feet; thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence S67'57'36" W distance of 24.58 Feet; thence N85'35'53"W distance of 109.13 Feet; thence S81'23'59"W distance of 94.22 Feet; thence S03'32'19"E distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; thence S89'33'11"E along said South Line a distance of 477.65 Feet, to the point of beginning. Containing 1.26 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being East Line of said NE/4 NE/4.

Access Easement- (Tract B) & (Tract C): A 20.00-Foot-wide strip of land lying in a part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described by Charles Reed PLS No. 1660 on June 20, 2023 as follows: Commencing at the Southeast Corner (SE/c) of the Northeast Quarter (NE/4) of said Section 26; thence N00'23'41"W along the East Line of said NE/4 distance of 1318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; thence N00'23'41"W along the East Line of said NE/4 NE/4 distance of 272.56 Feet, to the point of beginning; thence N00'23'41"W continuing along said East Line distance of 20.00 Feet; thence N89'33'11"W distance of 50.00 Feet, thence S83'34'15"W distance of 41.30 Feet, thence S72'46'11"W distance of 116.16 Feet; thence N57'35'32"W distance of 67.03 Feet; thence S67'57'36"W distance of 24.58 Feet; thence S57'35'32"E distance of 90.57 Feet; thence N72'46'11"E distance of 123.52 Feet; thence N85'34'15"E distance of 38.21 Feet; thence S89'33'11"E distance of 49.09 Feet, to the point of beginning. Containing 0.13 Acres or less. Having an assumed basis of bearing of N00'23'41"W, Base Line being East Line of said NE/4 NE/4.

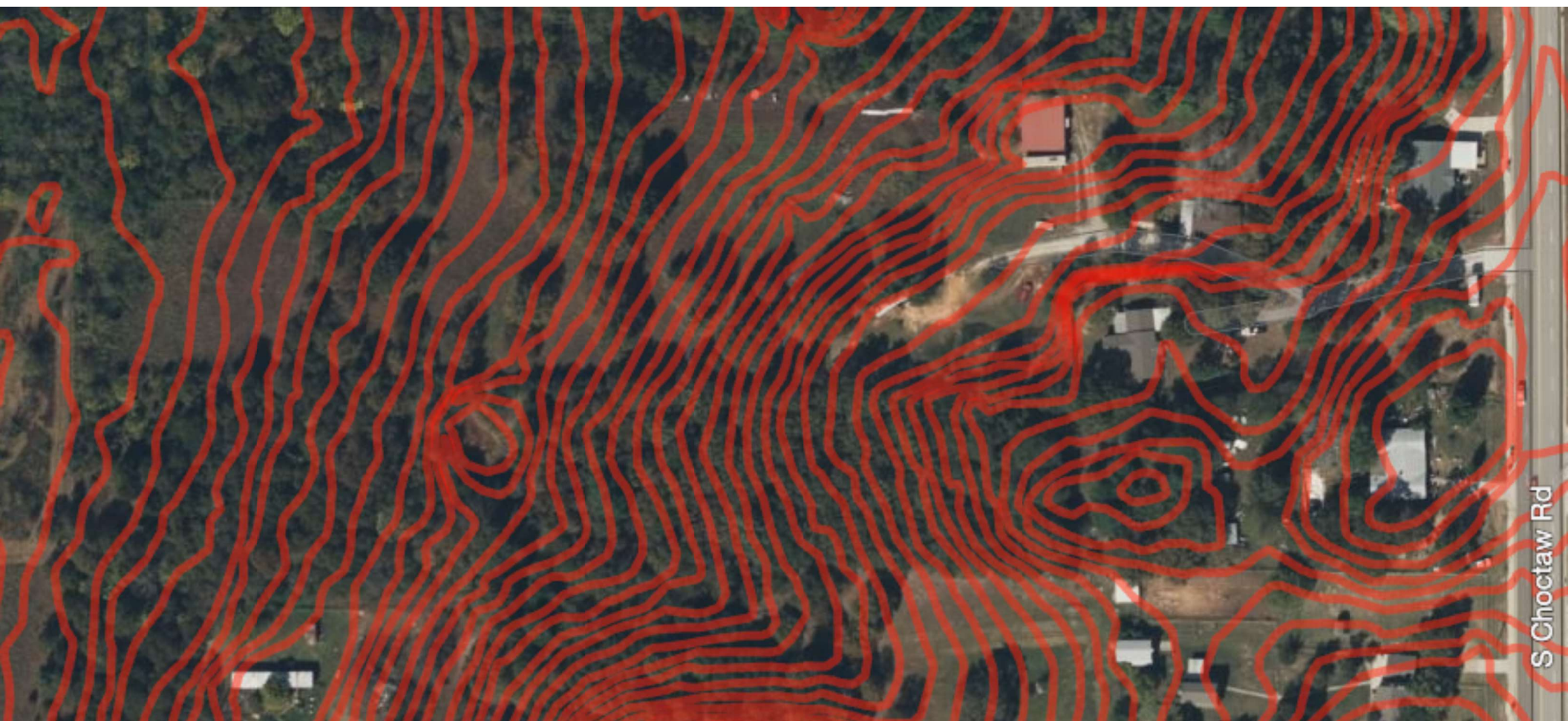
PUD-2129 Exhibit B - Conceptual Site Plan

Tract C
5.27 ac

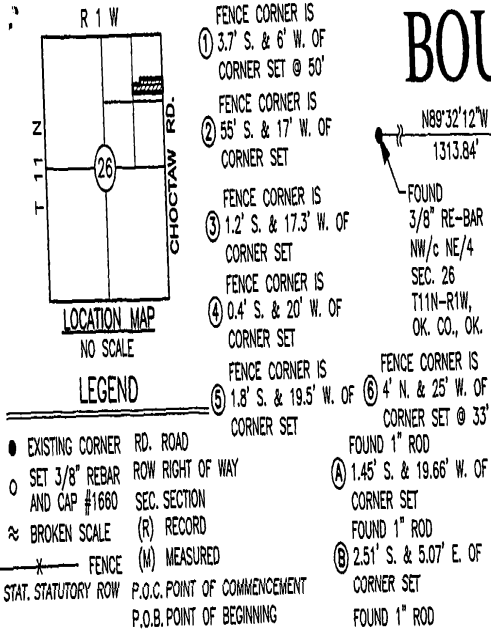
Tract A
.95 ac



Tract B
1.26 ac



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**LEGAL DESCRIPTION: OF PARENT TRACT'S**

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTH EAST QUARTER (NE/4) OF THE NORTH EAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING 2.48 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF S00°23'41"E, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

AND THE SOUTH 110 FEET OF THE NORTH 990 FEET OF THE EAST 990 FEET OF THE NORTH EAST QUARTER (NE/4) OF THE NORTH EAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING 5.00 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF S00°23'41"E, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4, HAVING A TOTAL OF 7.48 ACERS.

LEGAL DESCRIPTION: MEETS & BOUNDS OF COMBINED DEED'S OF THE PARENT TRACT'S

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTH EAST QUARTER (NE/4) OF THE NORTH EAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTH EAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF THE NORTH EAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 164.76 FEET, TO THE SOUTHEAST CORNER (SE/c) OF THE N/2 S/2 S/2 NE/4 NE/4, ALSO BEING THE POINT OF BEGINNING; THENCE N00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 273.34 FEET; THENCE N89°32'12"W AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 A DISTANCE OF 333.44 FEET; THENCE S00°23'41"E A DISTANCE OF 108.82 FEET, TO A POINT ON THE NORTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE N89°33'03"W ALONG SAID NORTH LINE A DISTANCE OF 990.00 FEET, TO THE NORTHWEST CORNER (NW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S00°09'42"W ALONG THE WEST LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 1325.04 FEET TO THE POINT OF BEGINNING; THENCE S89°33'11"E ALONG THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 1325.04 FEET TO THE POINT OF BEGINNING; THENCE S89°34'27"W ALONG THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHWEST CORNER (SW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S89°33'11"E ALONG THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 1325.04 FEET TO THE POINT OF BEGINNING; CONTAINING 7.48 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tucumseh, OK 74873
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2024

CA # 5262 EXP. June 30, 2023

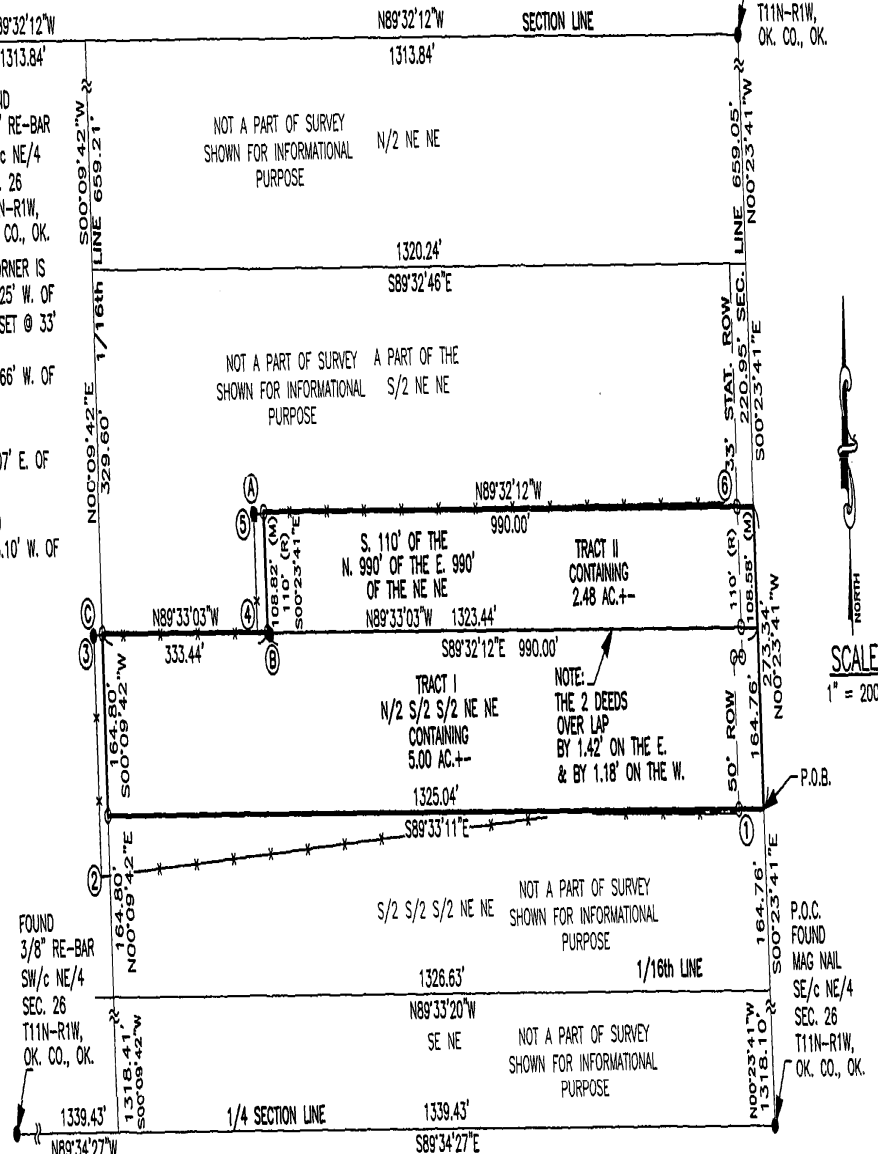
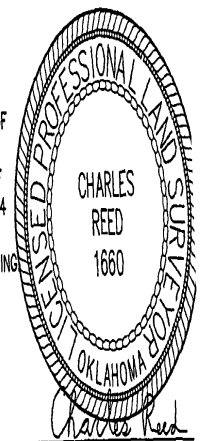
Page 1 of 5 RICKEY GOSSETT

09-211

2023-156

GENERAL NOTES:

- A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THE LAST DAY VISITING SAID SITE 6/20/2023.

BOUNDARY SURVEYSCALE
1" = 200'

Date: 6/20/2023

LOCATION MAP
NO SCALE

LEGEND

- EXISTING CORNER RD. ROAD
- SET 3/8" REBAR ROW RIGHT OF WAY
- AND CAP #1660 SEC. SECTION
- ≈ BROKEN SCALE (R) RECORD
- x — FENCE (M) MEASURED
- STAT. STATUTORY ROW P.O.C. POINT OF COMMENCEMENT
- ≡ WOOD DECK P.O.B. POINT OF BEGINNING
- CONCRETE

LINE TABLE

L1	N89°33'11"W	50.00'
L2	S83°34'15"W	41.30'
L3	S72°46'11"W	116.16'
L4	N57°35'32"W	67.03'

FENCE CORNER IS
① 4' N. & 25' W. OF CORNER SET @ 33'

② FENCE LINE IS
3' N. OF CORNER SET

FOUND 1" ROD
③ 1.45' S. & 19.66' W. OF CORNER SET

FOUND 1" ROD
④ 2.51' S. & 5.07' E. OF CORNER SET

FOUND 1" ROD
⑤ 1.68' S. & 18.10' W. OF CORNER SET

⑥ ONE STORY BRICK HOUSE

⑦ BRICK GRILL

⑧ WATER WELL HOUSE

FOUND
3/8" RE-BAR
NW/c NE/4
SEC. 26
T11N-R1W,
OK. CO., OK.

FOUND
3/8" RE-BAR
SW/c NE/4
SEC. 26
T11N-R1W,
OK. CO., OK.

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY
CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL
SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) & A PART OF THE SOUTH 110.00 FEET OF THE NORTH 990.00 FEET OF THE EAST 990.00 FEET OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 292.57 FEET, TO THE POINT OF BEGINNING; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°46'11"W A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE N00°19'56"E A DISTANCE OF 150.33 FEET; THENCE S89°32'12"E AND PARALLEL TO THE NORTH LINE OF SAID NE/4 NE/4 A DISTANCE OF 256.71 FEET, TO A POINT ON THE EAST LINE OF SAID NE/4 NE/4; THENCE S00°23'41"E ALONG SAID EAST LINE A DISTANCE OF 145.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THE LAST DAY VISITING SAID SITE 6/20/2023.

Reed's Surveying PLLC
207 South Broadway
Tecumseh, OK 74873
405-996-8910

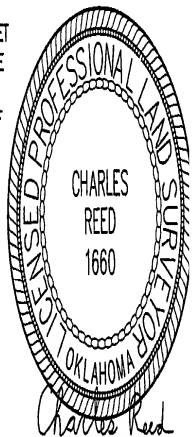
CA # 5262 EXP. June 30, 2023

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Page 2 of 5

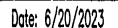
RICKEY GOSSETT

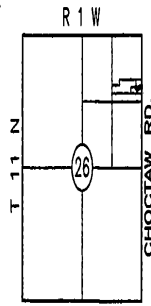
2023-156



Date: 6/20/2023

Date: 6/20/2023



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CORNER RD. ROAD
- SET 3/8" REBAR ROW RIGHT OF WAY
- AND CAP #1660 SEC. SECTION
- ≈ BROKEN SCALE (R) RECORD
- FENCE (M) MEASURED
- STAT. STATUTORY ROW P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ASPHALT OR LIMESTONE DRIVE

LINE TABLE	LINE TABLE
L1 N00°23'41"W 20.00'	L10 S89°33'11"E 49.09'
L2 N89°33'11"W 50.00'	L11 N85°35'53"W 109.13'
L3 S83°34'15"W 41.30'	L12 S81°23'59"W 94.22'
L4 S72°46'11"W 116.16'	
L5 N57°35'32"W 67.03'	
L6 S67°57'36"W 24.58'	
L7 S57°35'32"E 90.57'	
L8 N72°46'11"E 123.52'	
L9 N83°34'15"E 38.21'	

CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: ACCESS EASEMENT TRACT "B" & TRACT "C"

A 20.00 FOOT WIDE STRIP OF LAND LYING IN A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTH EAST QUARTER (NE/4) OF THE NORTH EAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTH EAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 272.56 FEET, TO THE POINT OF BEGINNING; THENCE N00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°46'11"W A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE S67°57'36"W A DISTANCE OF 24.58 FEET; THENCE S57°35'32"E A DISTANCE OF 90.57 FEET; THENCE N72°46'11"E A DISTANCE OF 123.52 FEET; THENCE N83°34'15"E A DISTANCE OF 38.21 FEET; THENCE S89°33'11"E A DISTANCE OF 49.09 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS. HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

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207 South Broadway
Tucumseh, OK 74873
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Lic. # 1660 EXP. Nov. 30, 2024

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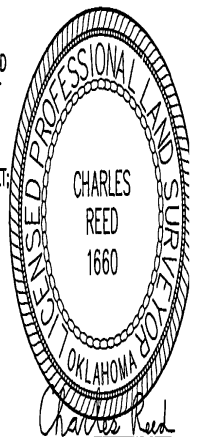
Page 5 of 5

RICKEY GOSSETT

2023-156

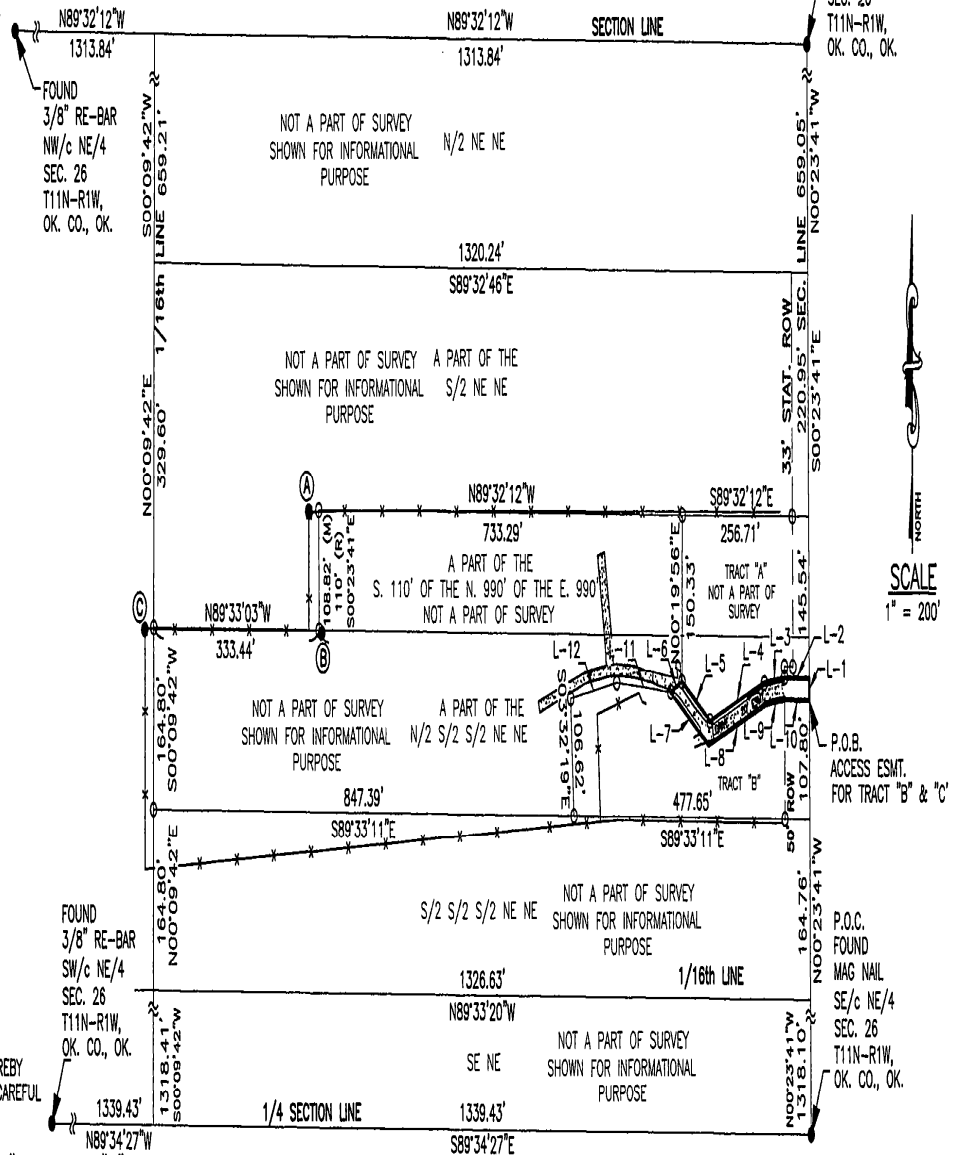
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- THE LAST DAY VISITING SAID SITE 6/20/2023.



Date: 6/20/2023

ACCESS EASEMENT TRACT "B" & "C"



CASE NUMBER: PUD-2129

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Rickey J Gossett and Deborah Fritts-Gossett**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2129 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 7, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

(Tract A): Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) & Part of the South 110.00 Feet of the North 990.00 Feet of the East 990.00 Feet of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; Thence N00°23'41"W along the East Line of said NE/4 a distance of 1,318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; Thence N00°23'41"W along the East Line of said NE/4 NE/4 a distance of 292.57 Feet, to the point of beginning; Thence N89°33'11"W a distance of 50.00 Feet; Thence S83°34'15"W a distance of 41.30 Feet; Thence S72°46'11"W a distance of 116.16 Feet; Thence N57°35'32"W a distance of 67.03 Feet; Thence N00°19'56"E a distance of 150.33 Feet; Thence S89°32'12"E and parallel to the North Line of said NE/4 NE/4 a distance of 256.71 Feet, to a point on the East Line of said NE/4 NE/4; Thence S00°23'41"E along said East Line a distance 145.54 Feet, to the point of beginning.

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(Tract C): Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township eleven (11) North, Range one (1)

West, of the Indian meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/C) of said Section 26; Thence N00°23'41"W along the East Line of said NE/4 a distance of 1,318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; Thence N00°23'41"W along the East Line of said NE/4 NE/4 a distance of 164.76 Feet, to the Southeast Corner (SE/C) of said N/2 S/2 S/2 NE/4 NE/4, also being the point of beginning; Thence N00°23'41"W continuing along said East Line a distance of 127.80 Feet; Thence N89°33'11"W a distance of 50.00 Feet; Thence S83°34'15"W a distance of 41.30 Feet; Thence S72°46'11"W a distance of 116.16 Feet; Thence N57°35'32"W a distance of 67.03 Feet; Thence S67°57'36" W a distance of 24.58 Feet; Thence N85°35'53"W a distance of 109.13 Feet; Thence S81°23'59"W a distance of 94.22 Feet; Thence S03°32'19"E a distance of 106.62 Feet to a point on the South Line of said N/2 S/2 S/2 NE/4 NE/4; Thence S89°33'11"E along said South Line a distance of 477.65 Feet, to the point of beginning.

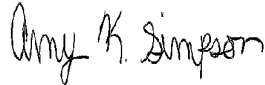
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 10th day of March 2026.

SEAL


Amy K. Simpson, City Clerk



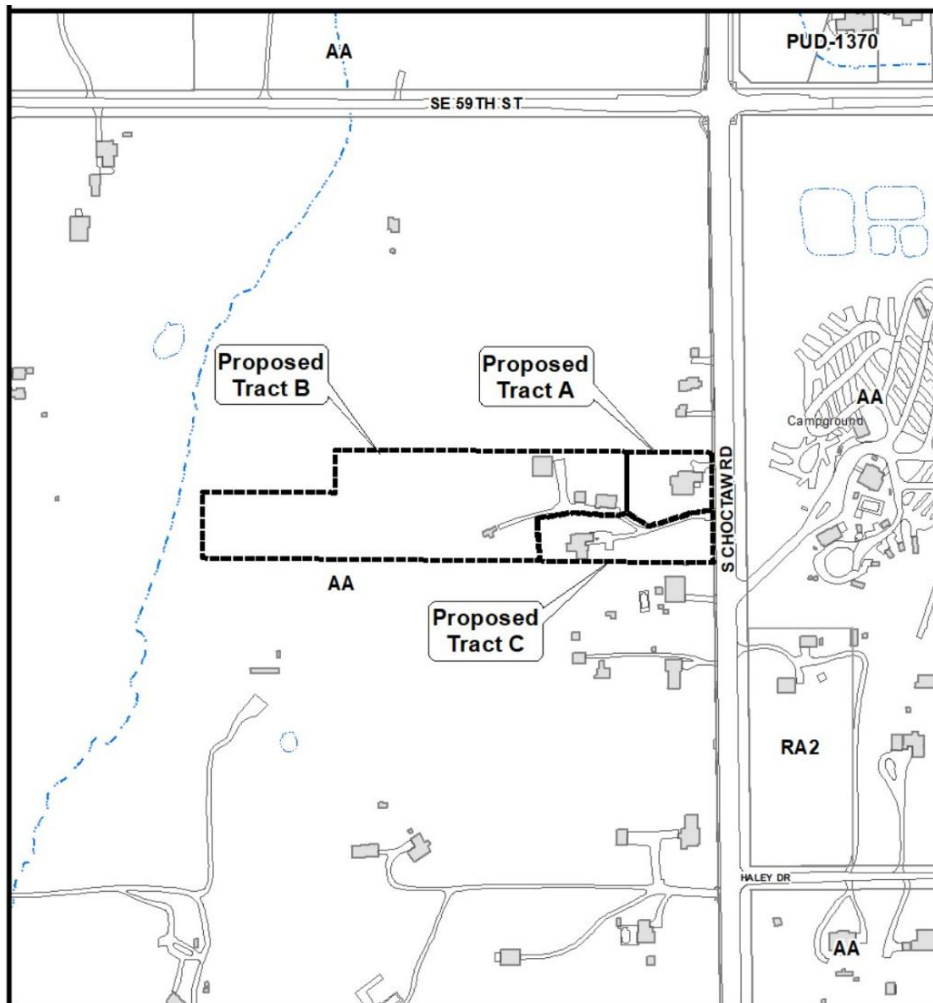
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2129

FROM: AA Agricultural District

TO: PUD-2129 Planned Unit Development District

ADDRESS OF PROPERTY: 6205 South Choctaw Road



PROPOSED USE: The purpose of this application is to allow residential use, specifically to allow three lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-A Single-Family One-Acre Rural Residential District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2129

LOCATION: 6205 South Choctaw Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2129 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on April 7, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

(Tract A): Part of the North half (N/2) of the South half (S/2) of the South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) & Part of the South 110.00 Feet of the North 990.00 Feet of the East 990.00 Feet of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section twenty-six (26), Township Eleven (11) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Southeast Corner (SE/C) of the Northeast Quarter (NE/4) of said Section 26; Thence N00°23'41"W along the East Line of said NE/4 a distance of 1,318.10 Feet, to the Southeast Corner (SE/C) of said NE/4 NE/4; Thence N00°23'41"W along the East Line of said NE/4 NE/4 a distance of 292.57 Feet, to the point of beginning; Thence N89°33'11"W a distance of 50.00 Feet; Thence S83°34'15"W a distance of 41.30 Feet; Thence S72°46'11"W a distance of 116.16 Feet; Thence N57°35'32"W a distance of 67.03 Feet; Thence N00°19'56"E a distance of 150.33 Feet; Thence S89°32'12"E and parallel to the North Line of said NE/4 NE/4 a distance of 256.71 Feet, to a point on the East Line of said NE/4 NE/4; Thence S00°23'41"E along said East Line a distance 145.54 Feet, to the point of beginning.

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PROPOSED USE: The purpose of this application is to allow residential use, specifically to allow three lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-A Single-Family One-Acre Rural Residential District** (OKC Zoning Ordinance, 2020).

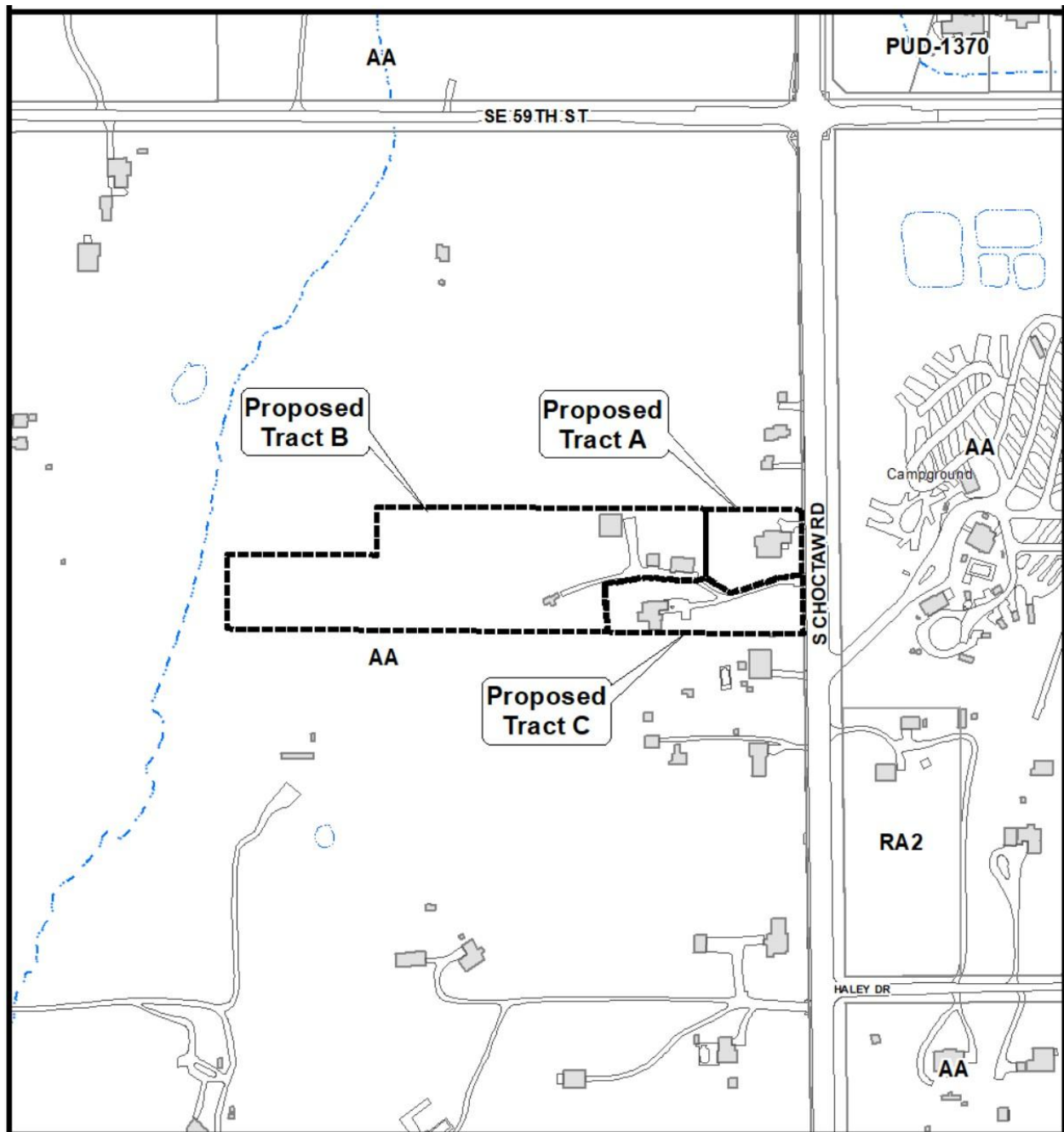
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 10th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
February 12, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:59 a.m. on February 9, 2026)

7. (PUD-2129) Application by Rickey J Gossett and Deborah Fritts-Gossett, to rezone 6205 South Choctaw Road from AA Agricultural District to PUD-2129 Planned Unit Development District. Ward 4.

Amended Technical Evaluation:

1. ~~Specify setbacks from the overall PUD boundary, as well as individual lots.~~ Existing structures shall be allowed to remain subject to Article XV, Nonconformities, and subject to the following setbacks:
 - Tract A: 25 feet on the north, south, and west, and 7 feet on east.
 - Tract B: 45 feet on the north, 7 feet on the south, 50 feet on the east, and 40 feet on the west.
 - Tract C: 9 feet on the north, 24 feet on the east, 20 feet on the south, and 40 feet on the west.
2. ~~Specify the minimum lot width along the access easement.~~ Minimum lot widths shall be as follows:
 - Tract A: 145 feet measured along Choctaw Road.
 - Tract B: 127 feet measured along Choctaw Road.
 - Tract C: 220 feet measured along the access easement.
3. Add to Section 8.1 that no other manufactured homes are allowed within this PUD.
4. All new structures shall meet the base zoning regulations for setbacks, except that Tract A shall be allowed a 10-foot rear yard setback.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PRIVETT, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON

NAY: NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 12, 2026

Item No. IV. 7.

(PUD-2129) Application by Rickey J Gossett and Deborah Fritts-Gossett, to rezone 6205 South Choctaw Road from AA Agricultural District to PUD-2129 Planned Unit Development District. Ward 4.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-0099

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow residential use, specifically to allow three lots.

B. EXISTING CONDITIONS

1. Size of Site: 7.5 Acres

2. School District: Choctaw/Nicoma Park

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	AA
Land Use	Residential	Residential	Campground	Residential	Residential

4. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-A Single-Family One-Acre Rural Residential District** shall govern this PUD, except as herein modified.

All uses within the R-A District shall be permitted within this PUD. In addition, 8200.7 shall be permitted to allow the existing manufactured home to remain on site. Accessory structures shall be permitted within this PUD.

9.0 SPECIAL CONDITIONS

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

There shall be a maximum of three (3) lots within this PUD. The minimum lot size shall be .8 acres. Minimum lot width may be measured from the private access easement as shown on Exhibit D.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Screening regulations shall be in accordance with the base zoning district.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from S Choctaw Rd. and the existing private driveway.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Per Code.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Setback regulations shall be as follows:

North: 9 feet
South: 7 feet
East: 20 feet
West: 25 feet

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, private drainage easements, private drives, and islands / medians 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 SPECIFIC PLAN

A specific plan shall not be required.

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 Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D – Boundary Survey

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.
2. **Fire (OCFD):** Objection, creating lots less than 5 acres with no hydrants, water tank of sprinkler system.

3. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
- 6) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 7) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

- 8) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.*
- 9) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 10) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 11) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 12) All private roads and streets shall have a private storm sewer system.
- 13) Amend Section 7.7 Drainage: The property within this Planned Unit Development is within the 200 feet of a FEMA flood plain.

4. Utilities Department:
a. Water Availability:

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

b. Wastewater Availability:

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Density: The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *The PUD is requested to split the existing property into three lots with a minimum lot size of 0.8 acres, which have already been split at the County. The Master Design Statement states the property is currently developed with three single-family homes. The PUD requests all uses within the RA District, with the addition of Manufactured (Mobile) Home Residential to allow an existing manufactured home to remain on the site. Three dwelling units on the 7.5-acre site would be 0.4 du/acre.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in RM are less than 40% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD is requested to split the existing property into three lots with a minimum lot size of 0.8 acre in order to accommodate one lot. The other two permitted lots would be larger. The Master Design Statement states the property is currently developed with three single-family homes. The site abuts parcels ranging*

from 4.72- to 7.23-acres. Abutting land is not platted. The PUD does not modify lot coverage requirements. The PUD regulations maintain the base RA District requirements for maximum building height. The PUD establishes setbacks that need to be clarified to include setbacks from the PUD boundary, as well as individual lots. The location of some structures do not meet the standard setbacks for rural subdivisions, which typically require 25 feet when a public water supply is not available, or 10 feet when it is.

3) Service Efficiency:

- Water: *Not Served*
- Sewer: *Not Served*
- Fire Service: *Rural Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian Areas: *N/A*
- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *planokc identifies Upland Forest on roughly the western half of the subject site. When less than 60% of the site is covered, the plan has a preservation goal of 100%. Plan conformance would be strengthened by maintaining healthy, mature trees as possible, especially in Upland Forest areas.*

5) Transportation System: The subject site is located along the west side of South Choctaw Road, a Major Arterial Street in the Rural Medium LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, South Choctaw Road had 8,036 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located along the west side of South Choctaw Road, between SE 59th Street and Interstate 40. The site and all abutting land are zoned AA. The Master

Design Statement states the property is currently developed with three single-family homes. Land to the north is developed with what appears to be a vacant single-family residence. Across South Choctaw Road, to the east, is a campground area. Abutting land to the south is developed with a single-family residence. West of the site is a single-family residence, fronting Hawkins Drive.

The PUD is requested to split the existing property into three lots with a minimum lot size of 0.8 acre to accommodate the existing configuration of Tract A. The other two tracts are just over 1 acre, and just over 5 acres. The PUD requests all uses within the RA District, with the addition of Manufactured (Mobile) Home Residential to allow an existing manufactured home to remain on the site. Three dwelling units on the 7.5-acre site would be 0.4 du/acre.

The PUD would allow the existing homes and parcel configurations to remain. The locations of some of the structures do not meet the standard setbacks for rural subdivisions. The proposed setbacks need to be clarified to specify setbacks from the overall PUD boundary, as well as individual lots. Additionally, the RA District would require 300 feet of frontage along an arterial street, or 120 feet along a local/neighborhood street. The PUD proposes this measurement could be applied along the access easement, but should clarify the distance and/or that it applies to all lots. The westernmost lot has no other street frontage. The proposed density is within the Rural Medium LUTA range.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. Specify setbacks from the overall PUD boundary, as well as individual lots.
2. Specify the minimum lot width along the access easement.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

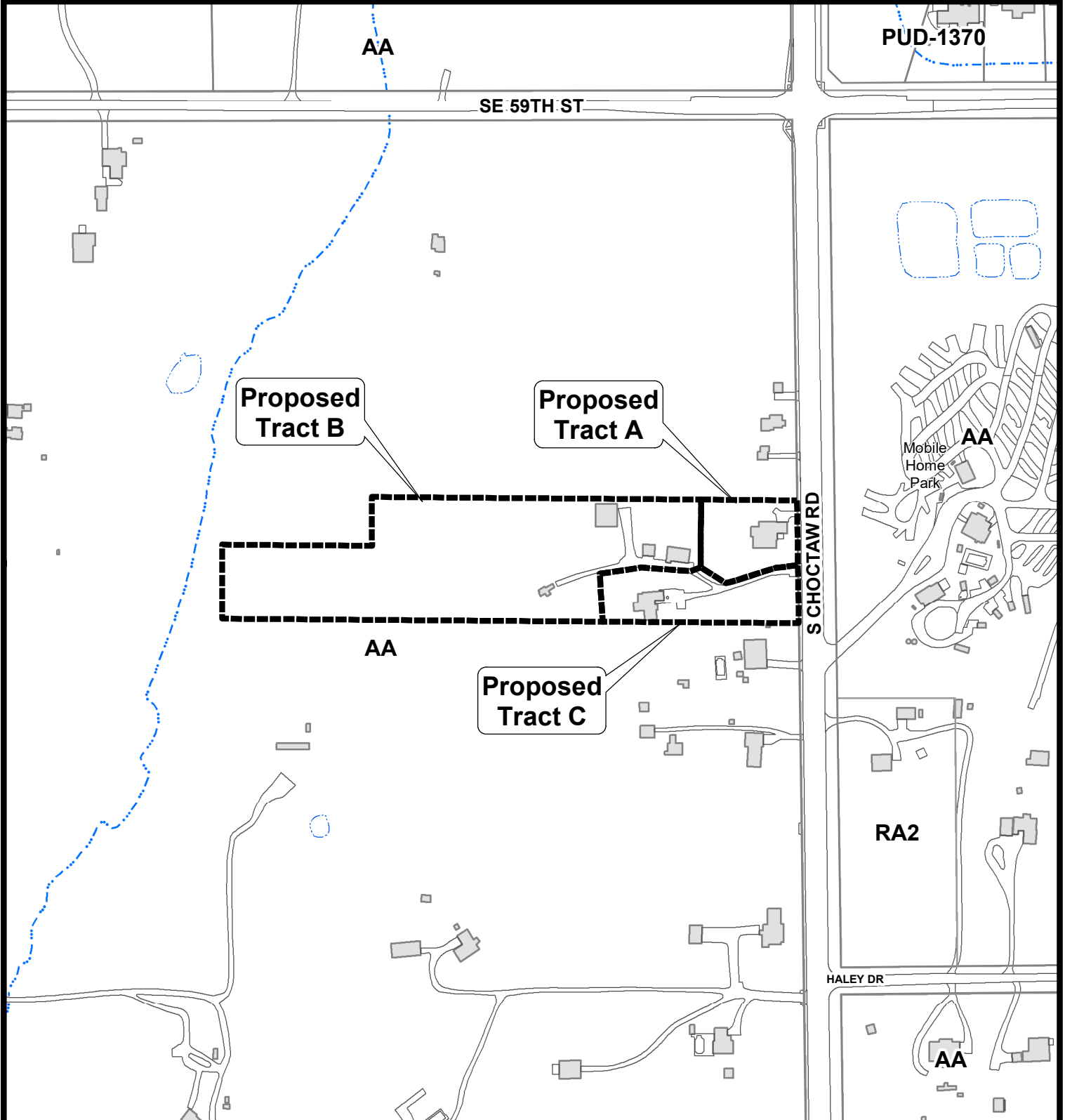
gjh

Case No: PUD-2129

Applicant: Rickey J. Gossett and Deborah Fritts-Gossett

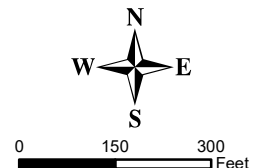
Existing Zoning: AA

Location: 6205 S. Choctaw Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



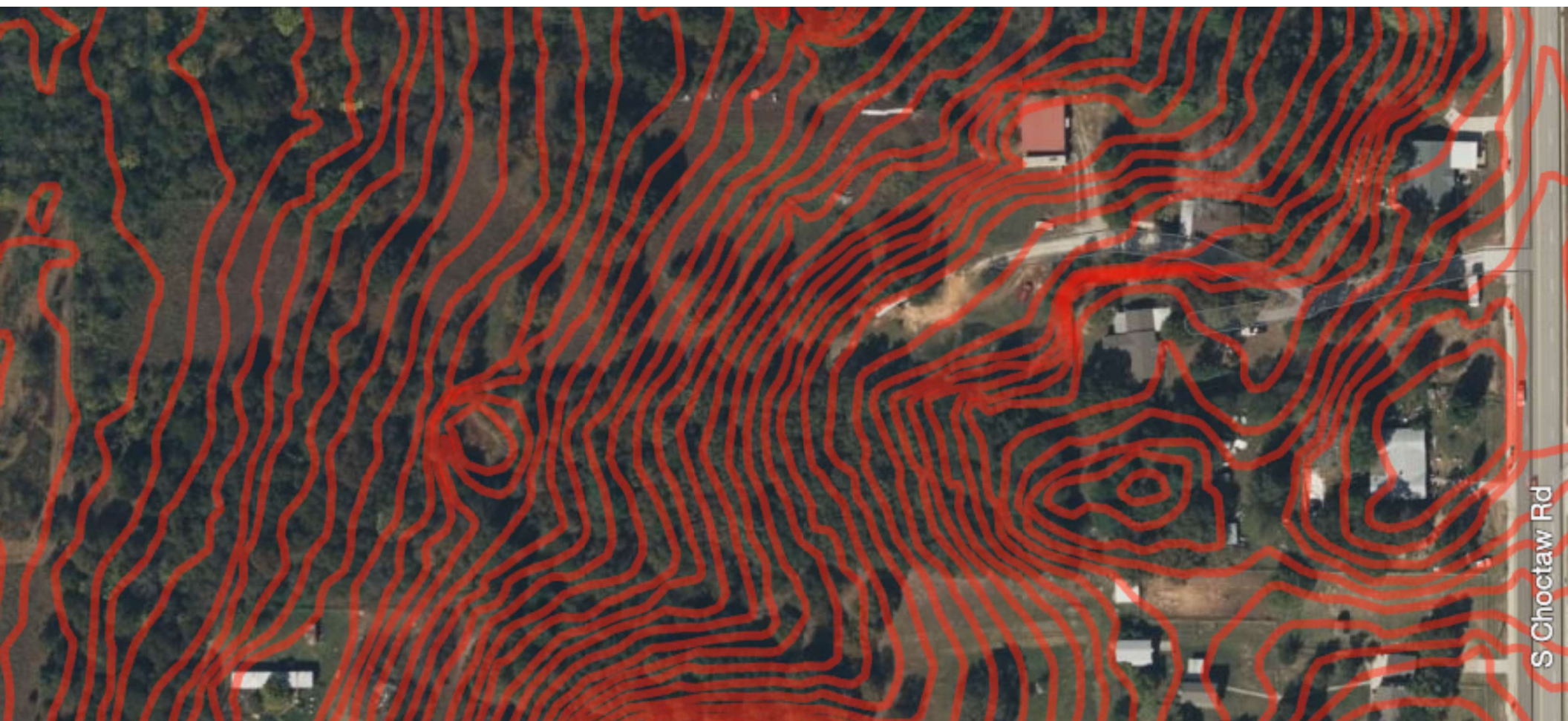
PUD-2129 Exhibit B - Conceptual Site Plan

Tract C
5.27 ac

Tract A
.95 ac



Tract B
1.26 ac



NO SCALE

LEGEND

- EXISTING CORNER RD. ROAD
 ○ SET 3/8" REBAR ROW RIGHT OF WAY
 AND CAP #1660 SEC. SECTION
 ≈ BROKEN SCALE (R) RECORD
 — X — FENCE (M) MEASURED
 STAT. STATUTORY ROW P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING

CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: OF PARENT TRACT'S

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING 2.48 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF S00°23'41"E, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

AND THE SOUTH 110 FEET OF THE NORTH 990 FEET OF THE EAST 990 FEET OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING 5.00 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF S00°23'41"E, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4, HAVING A TOTAL OF 7.48 ACERS.

LEGAL DESCRIPTION: MEETS & BOUNDS OF COMBINED DEED'S OF THE PARENT TRACT'S

LEGAL DESCRIPTION: MEETS & BOUNDS OF COMBINED DEEDS OF THE PARENT TRACTS

THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) & A PART OF THE SOUTH 110.00 FEET OF THE NORTH 990.00 FEET OF THE EAST 990.00 FEET OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 184.76 FEET, TO THE SOUTHEAST CORNER (SE/c) OF THE N/2 S/2 S/2 NE/4 NE/4, ALSO BEING THE POINT OF BEGINNING; THENCE S00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 273.34 FEET; THENCE N89°32'12"W AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 A DISTANCE OF 990.00 FEET; THENCE S00°23'41"E A DISTANCE OF 108.82 FEET, TO A POINT ON THE NORTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE N89°33'03"W ALONG SAID NORTH LINE A DISTANCE OF 333.44 FEET, TO THE NORTHWEST CORNER (NW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S00°09'42"W ALONG THE WEST LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 164.80 FEET, TO THE SOUTHWEST CORNER (SW/c) OF SAID N/2 S/2 S/2 NE/4 NE/4; THENCE S89°33'11"E ALONG THE SOUTH LINE OF SAID N/2 S/2 S/2 NE/4 NE/4 A DISTANCE OF 1325.04 FEET TO THE POINT OF BEGINNING CONTAINING 7.48 ACRES MORE OR LESS. HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

GENERAL NOTES:

- GENERAL NOTES:
1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
 2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 3. THE LAST DAY VISITING SAID SITE 6/20/2023.

PREPARED BY:
Reed's Surveying PLLC
207 South Broadway
Tecumseh, OK 74873
405-996-8910

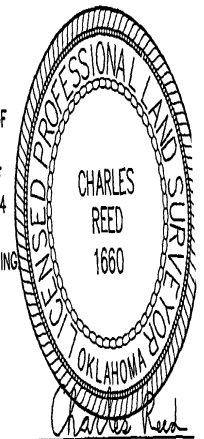
Lic. # 1660 EXP. Nov. 30, 2024

CA # 5262 EXP. June 30, 2023

Page 1 of 5	RICKEY GOSSETT	2023-156
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09-211

2023-156



Date: 6/20/2023

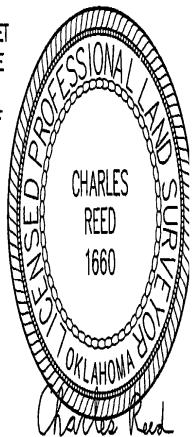
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I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY
CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL
SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

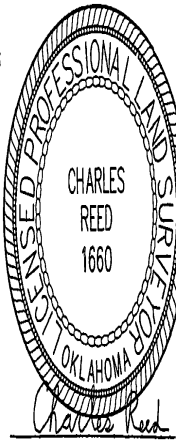
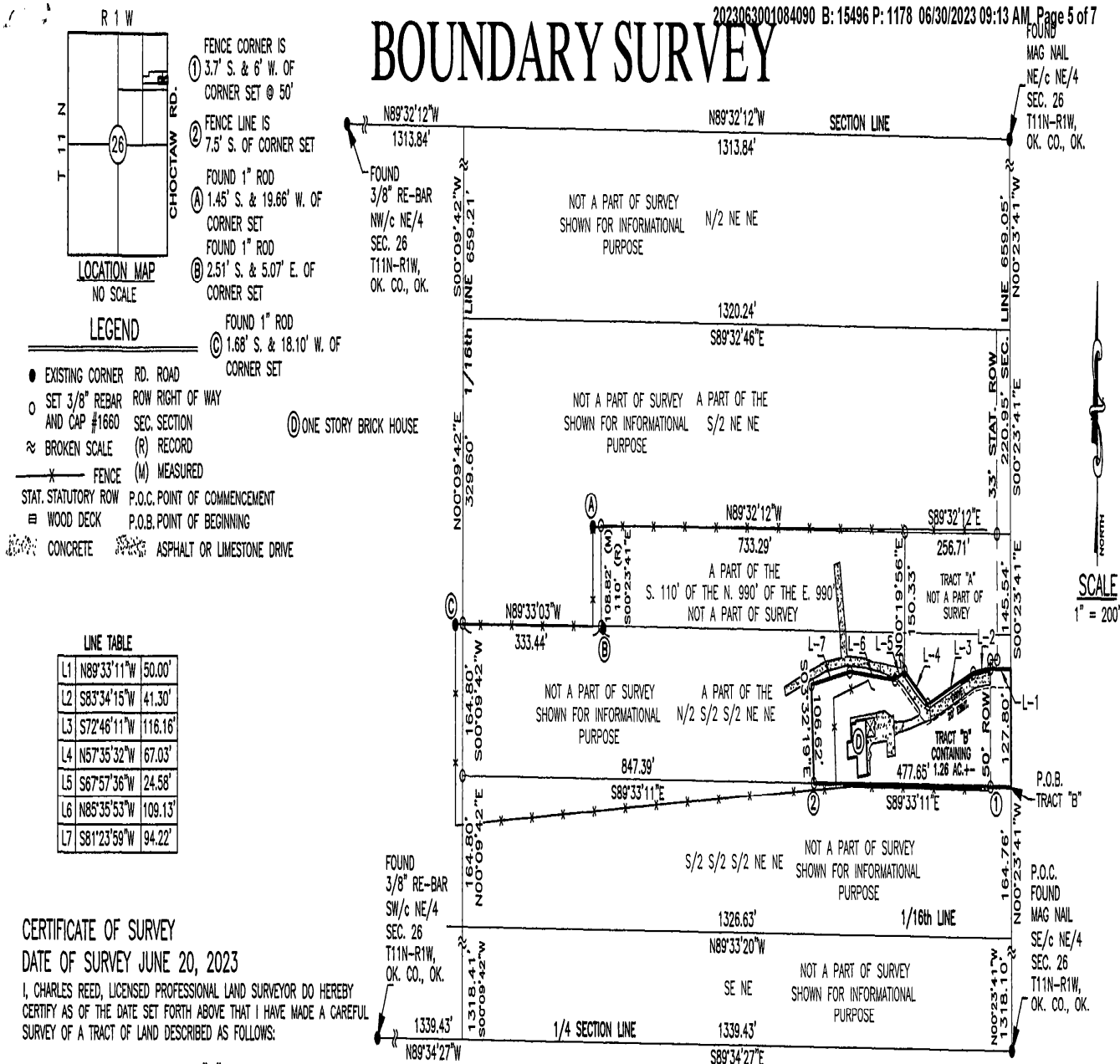
A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) & A PART OF THE SOUTH 110.00 FEET OF THE NORTH 990.00 FEET OF THE EAST 990.00 FEET OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 292.57 FEET, TO THE POINT OF BEGINNING; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°46'11"W A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE N00°19'56"E A DISTANCE OF 150.33 FEET; THENCE S89°32'12"E AND PARALLEL TO THE NORTH LINE OF SAID NE/4 NE/4 A DISTANCE OF 256.71 FEET, TO A POINT ON THE EAST LINE OF SAID NE/4 NE/4; THENCE S00°23'41"E ALONG SAID EAST LINE A DISTANCE OF 145.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS, HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

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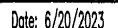


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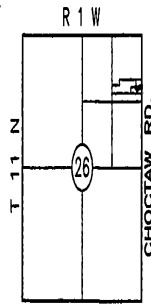


Date: 6/20/2023

Page 6 of 7



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LOCATION MAP
NO SCALE

LEGEND

- EXISTING CORNER RD. ROAD
- SET 3/8" REBAR ROW RIGHT OF WAY
- AND CAP #1660 SEC. SECTION
- ≈ BROKEN SCALE (R) RECORD
- FENCE (M) MEASURED
- STAT. STATUTORY ROW P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ASPHALT OR LIMESTONE DRIVE

LINE TABLE	LINE TABLE
L1 N00°23'41"W 20.00'	L10 S89°33'11"E 49.09'
L2 N89°33'11"W 50.00'	L11 N85°35'53"W 109.13'
L3 S83°34'15"W 41.30'	L12 S81°23'59"W 94.22'
L4 S72°46'11"W 116.16'	
L5 N57°35'32"W 67.03'	
L6 S67°57'36"W 24.58'	
L7 S57°35'32"E 90.57'	
L8 N72°46'11"E 123.52'	
L9 N83°34'15"E 38.21'	

CERTIFICATE OF SURVEY

DATE OF SURVEY JUNE 20, 2023

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: ACCESS EASEMENT TRACT "B" & TRACT "C"

A 20.00 FOOT WIDE STRIP OF LAND LYING IN A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE NORTH EAST QUARTER (NE/4) OF THE NORTH EAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED BY CHARLES REED PLS No. 1660 ON JUNE 20, 2023 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER (SE/c) OF THE NORTH EAST QUARTER (NE/4) OF SAID SECTION 26; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1318.10 FEET, TO THE SOUTHEAST CORNER (SE/c) OF SAID NE/4 NE/4; THENCE N00°23'41"W ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 272.56 FEET, TO THE POINT OF BEGINNING; THENCE N00°23'41"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET; THENCE N89°33'11"W A DISTANCE OF 50.00 FEET; THENCE S83°34'15"W A DISTANCE OF 41.30 FEET; THENCE S72°46'11"W A DISTANCE OF 116.16 FEET; THENCE N57°35'32"W A DISTANCE OF 67.03 FEET; THENCE S67°57'36"W A DISTANCE OF 24.58 FEET; THENCE S57°35'32"E A DISTANCE OF 90.57 FEET; THENCE N72°46'11"E A DISTANCE OF 123.52 FEET; THENCE N83°34'15"E A DISTANCE OF 38.21 FEET; THENCE S89°33'11"E A DISTANCE OF 49.09 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS. HAVING AN ASSUMED BASIS OF BEARING OF N00°23'41"W, BASE LINE BEING THE EAST LINE OF SAID NE/4 NE/4.

PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tucumseh, OK 74873
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2024

CA # 5262 EXP. June 30, 2023

09-211

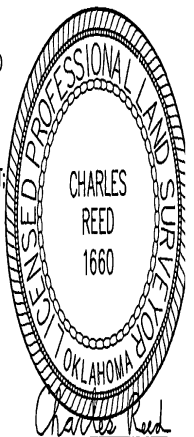
Page 5 of 5

RICKEY GOSSETT

2023-156

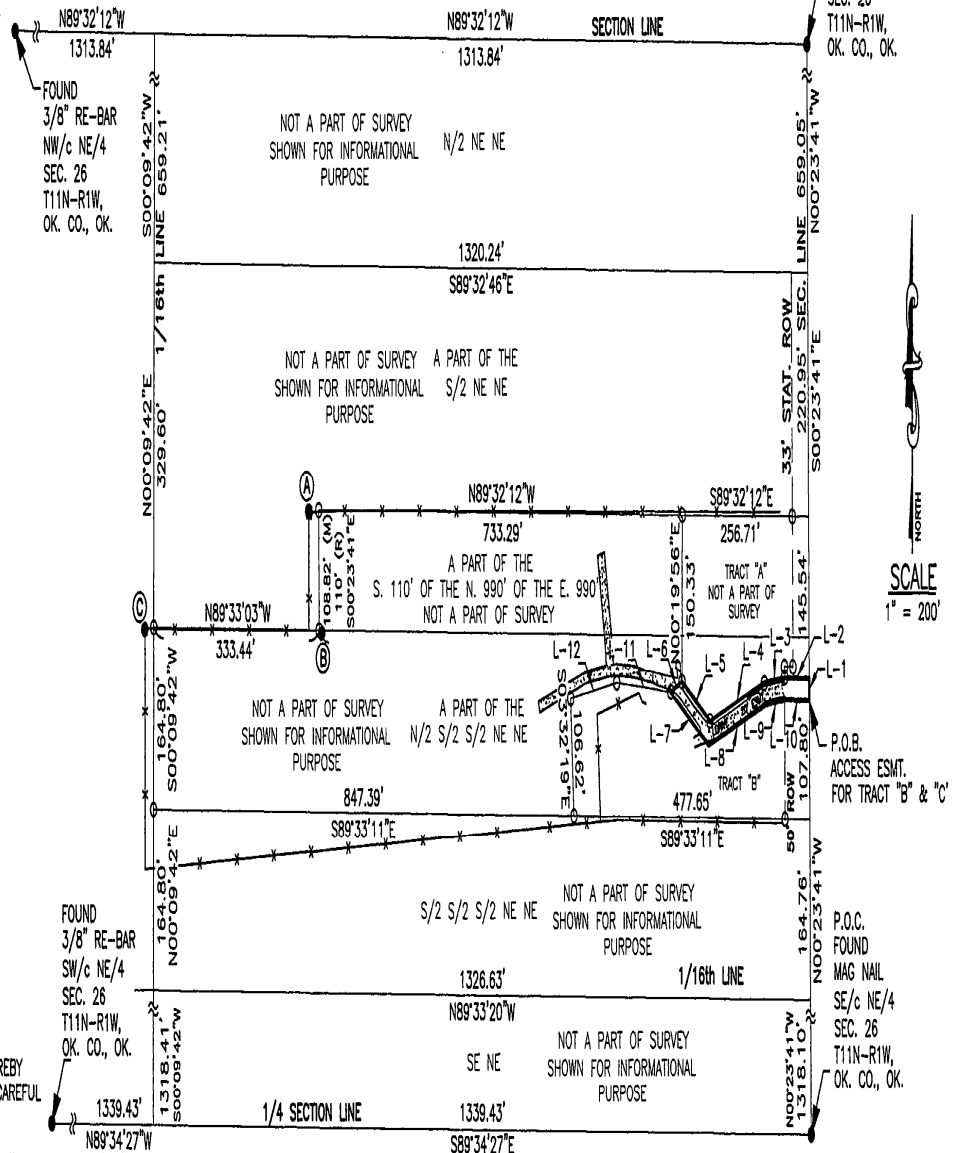
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- THE LAST DAY VISITING SAID SITE 6/20/2023.



Date: 6/20/2023

ACCESS EASEMENT TRACT "B" & "C"

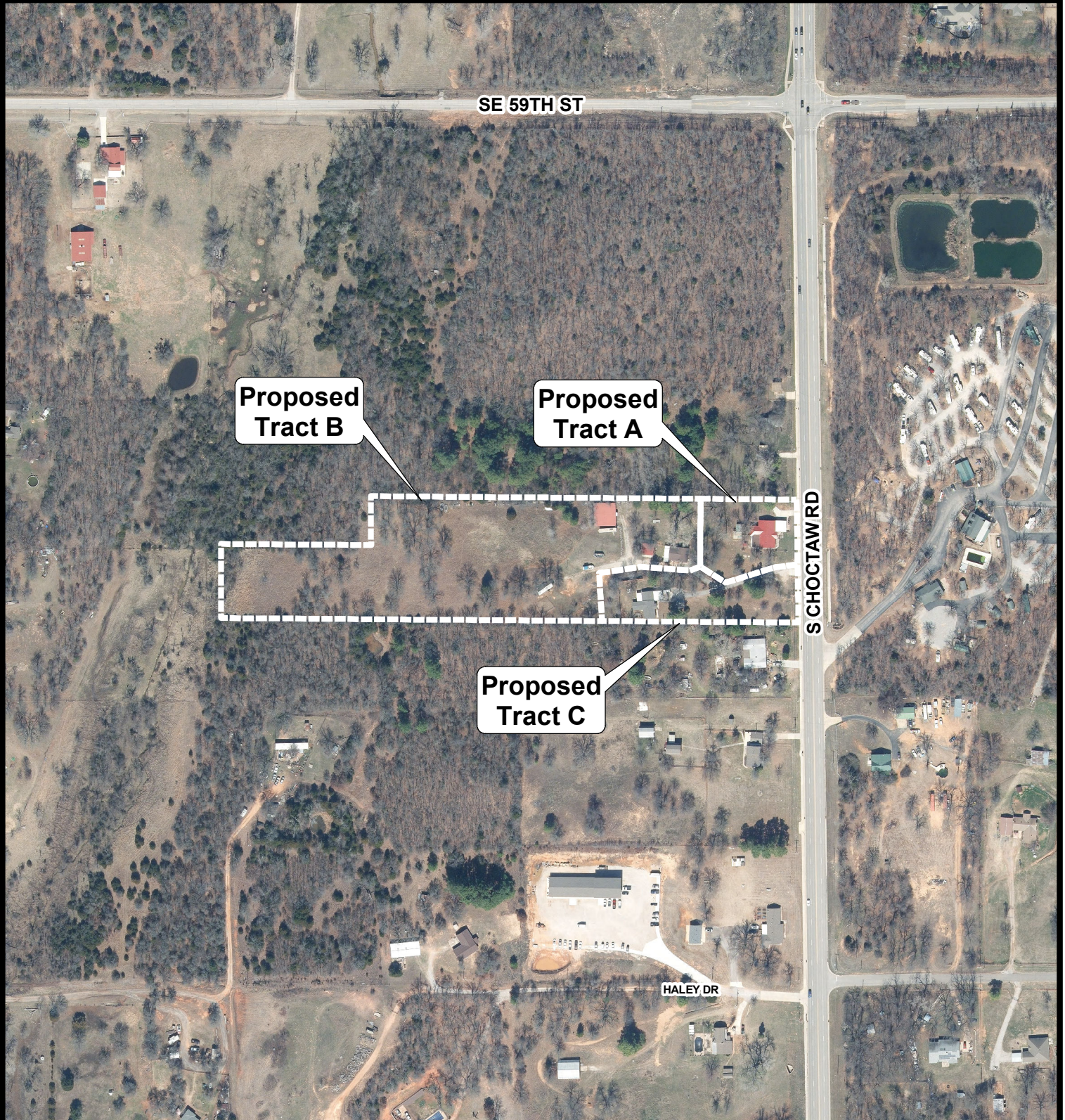


Case No: PUD-2129

Applicant: Rickey J. Gossett and Deborah Fritts-Gossett

Existing Zoning: AA

Location: 6205 S. Choctaw Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet