

Published in The Journal Record _____ SEPTEMBER 30, 2026 .

ORDINANCE NO. 28,149

ORDINANCE CLOSING A PORTION OF THE EAST-WEST RIGHT-OF-WAY OF SW 46TH STREET, AND A PORTION OF THE NORTH-SOUTH RIGHT-OF-WAY OF SOUTH BARNES AVENUE, WEST OF SOUTH PENNSYLVANIA AVENUE AND SOUTH OF SW 44TH STREET ~~AND DECLARING AN EMERGENCY.~~

AKS

EMERGENCY ORDINANCE

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

SECTION 1. The following public way and/or easement in The City of Oklahoma City, Oklahoma, shall be and the same is hereby closed to the public use, to-wit:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1,058 FEET SOUTH AND 663 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N00°03'05"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'20"W A DISTANCE OF 30.00 FEET; THENCE N00°03'06"W A DISTANCE OF 300.00 FEET; THENCE N89°48'01"W A DISTANCE OF 391.58 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 76.96 FEET, CHORD BEARING OF N36°55'45"E, AND CHORD LENGTH OF 62.39 FEET; THENCE S89°48'01"E A DISTANCE OF 354.05 FEET; THENCE N00°03'06"W A DISTANCE OF 157.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 84.00 FEET, SAID CURVE HAVING A RADIUS OF 135.11 FEET, CHORD BEARING OF N18°08'12"E, AND CHORD LENGTH OF 82.65 FEET; THENCE S89°36'00"E A DISTANCE OF 33.21 FEET; THENCE S00°19'39"E A DISTANCE OF 584.01 FEET; THENCE S86°48'07"W A DISTANCE OF 31.87 FEET TO THE POINT OF BEGINNING.

SECTION 2. That all rights of The City or any public or quasi-public corporation with reference to any public or quasi-public works or utilities, including but not limited to a perpetual easement for water and wastewater, drainage, stormwater, sidewalks, and traffic controls systems (collectively "City Systems") are hereby expressly reserved and the above closing shall in no way impair the right to erect, construct, or repair poles, pipes, wires, conduits, or sewers, including but not limited to the City Systems and the purpose of such construction, repair, operation, maintenance, expansion, and replacement of the City Systems and associated facilities, connections, utilities, and appurtenances thereto including the right of ingress and egress and all right, title and interest in and to any soil, earthen material, fixture, and appurtenances incidentally removed during the use of a perpetual easement under and over the above described public way or easement is hereby expressly reserved and, **when in the opinion of the Council it shall be necessary, the same may be re-opened without expense to the City.** In the event any excavation

or fill is made therein all City Systems and equipment incident thereto shall be raised or otherwise protected so that no seepage into such City Systems shall occur by reason of the use made of the above closed public way or easement and that no impairment of the use of City Systems shall be caused by reason of such use. Any damage caused to such City Systems as aforesaid shall be borne by the person, firm, or corporation making use of the above closed public way or easement.

SECTION 3. (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 this 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 18TH day of AUGUST, 2026.

PASSED by the Council and **SIGNED** by the Mayor of the of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



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 CLOSING

Public Way (Street / Alley) or Easement

D&G Joint Ventures, LLC

Name of Applicant 2201 SW 47th Street

Oklahoma County - Account No. R074423930

Address / Location of Property

Easement Closure

Purpose Statement / Development Goal

Staff Use Only

1160

Case No.: CE -

2-27-26

File Date:

W6

Ward No.:

Ceena

Nbhd. Assoc.:

OKC

School District:

R-1 /R-2

Extg Zoning:

Overlay:

Undeveloped / R-1

Present Use of Property

SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a Property Owner of record.
- ☐ 4.) 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) 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.
- ☐ 6.) One (1) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate property the owner's names of all property owners requesting closure.
- ☐ 8.) Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

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., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com, david@boxlawgroup.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.



WARRANTY DEED

Statutory Form Individual

Know All Men by These Presents:

THAT, Quality Homes and Construction, Inc., an Oklahoma Corporation, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto D&G Joint Ventures, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots FIVE (5) through SIXTEEN (16), both inclusive, in Block FIFTEEN (15), of MOORES' HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Part of the Northeast Quarter (NE/4) of Section Nineteen (19), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 1058 feet South and 663 feet West of the Northeast corner of Section 19, Township 11 North, Range 3 West, Oklahoma County, Oklahoma; Thence N 89°56' W 424.2 feet to a point; Thence N 00°04' E 308.6 feet to a point; Thence with a curve to the right having a radius of 76.96 feet, a distance of 92.18 feet to a point; Thence N 69°41' E 300.6 feet to a point; Thence with a curve to the left having a radius of 135.11 feet, a distance of 163.55 feet to a point; Thence S 89°36' E 4.2 feet to a point; Thence S 00°04' W 610.1 feet to the Point of Beginning

TAX ID No.: 074423930 and 074422550

Grantee's Mailing Address: PO BOX 272185, Oklahoma City, OK 73137

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, this 6th day of June, 2025.

QUALITY HOMES AND CONSTRUCTION, INC.

Sunny M. Pulipra one in the same person
As Mathew P. Chacko, President

2503072
Doc Stamps: \$ 1125.00
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 6th day of June, 2025, personally appeared, **Sunny M. Pulipra one in the same person as Mathew P. Chacko**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **President** and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Commission Expires: _____



RETURN TO:
Oklahoma City Abstract & Title Co.
1001 N.W. 63rd #110
Oklahoma City, OK 73116

Date _____

OAG 2023-1 - INDIVIDUAL

The foregoing instrument was subscribed and sworn to before me this June 22nd day of _____, by Garry Adams Member manager

NOTARY PUBLIC: _____

My Commission Expires: _____

My Commission Number: _____



UNOFFICIAL

Petition for Right-of-Way Closure

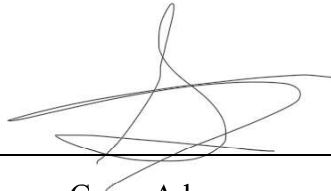
The undersigned does hereby request that certain ROW, existing within the City limits of Oklahoma City, be closed. The easement is located as described by:

See attached Exhibit A: Legal Description

Property Owner D&G Joint Ventures, LLC

Property Address Oklahoma County -
Account No. R074423930

Mailing Address PO Box 272185
Oklahoma City, OK 73137

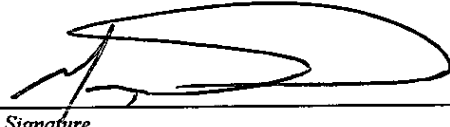
A handwritten signature in black ink, appearing to read 'Garry Adams', is written over a horizontal line.

Name: Garry Adams
Title: Manager/Member

LETTER OF AUTHORIZATION

I, D&G Joint Ventures, LLC or,
Property Owner of Record
Garry Adams 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: 
Signature
Title: Manager
Manager / Proprietor
Date: 01-09-2026
MM/DD/YYYY

Petition for Right-of-Way Closure

The undersigned does hereby request that certain ROW, existing within the City limits of Oklahoma City, be closed. The easement is located as described by:

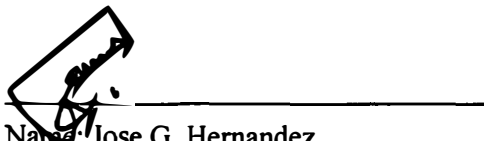
See attached Exhibit A: Legal Description

Property Owner	D&G Joint Ventures, LLC
Property Address	Oklahoma County - Account No. R074423930
Mailing Address	PO Box 272185 Oklahoma City, OK 73137



Name: Garry Adams
Title: Manager/Member

Property Owner	Jose G. Hernandez
Property/Mailing Address	2145 SW 46th St. Oklahoma City, OK 73119



Name: Jose G. Hernandez
Title: Owner

LETTER OF AUTHORIZATION

I, Jose G. Hernandez or,
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: Jose G Hernandez
Signature

Title: Owner
Manager / Proprietor

Date: 5/29/26
MM/DD/YYYY

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1058 FEET SOUTH AND 663 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N 00°03'05" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE S 89°57'20" W A DISTANCE OF 30.00 FEET;

THENCE N 00°03'06" W A DISTANCE OF 300.00 FEET;

THENCE N 89°48'01" W A DISTANCE OF 391.58 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 76.96 FEET, CHORD BEARING OF N 36°55'45" E, AND CHORD LENGTH OF 62.39 FEET;

THENCE S 89°48' 01" E A DISTANCE OF 354.05 FEET;

THENCE N 00°03'06" W A DISTANCE OF 157.49 FEET TO A POINT OF CURVATURE;

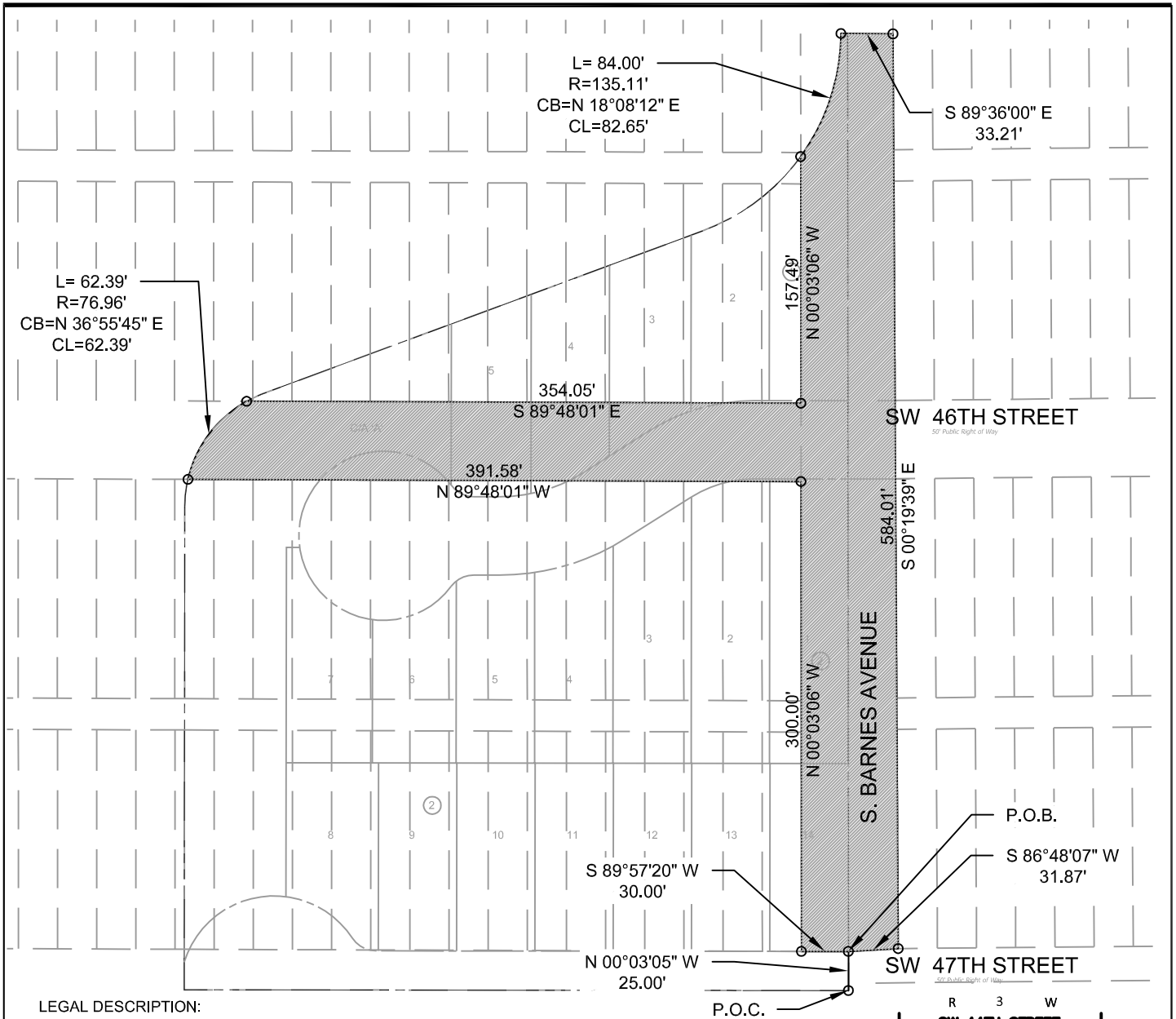
THENCE ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 84.00 FEET, SAID CURVE HAVING A RADIUS OF 135.11 FEET, CHORD BEARING OF N 18°08'12" E, AND CHORD LENGTH OF 82.65 FEET;

THENCE S 89°36'00" E A DISTANCE OF 33.21 FEET;

THENCE S 00°19'39" E A DISTANCE OF 584.01 FEET;

THENCE S 86°48'07" W A DISTANCE OF 31.87 FEET TO THE POINT OF BEGINNING.

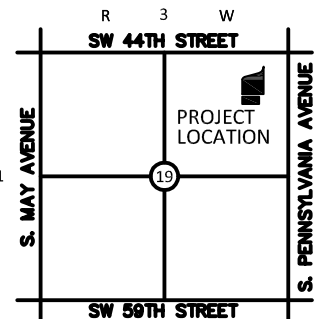
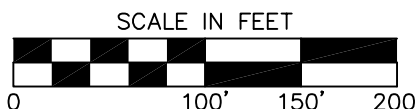
EXHIBIT 'A'



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

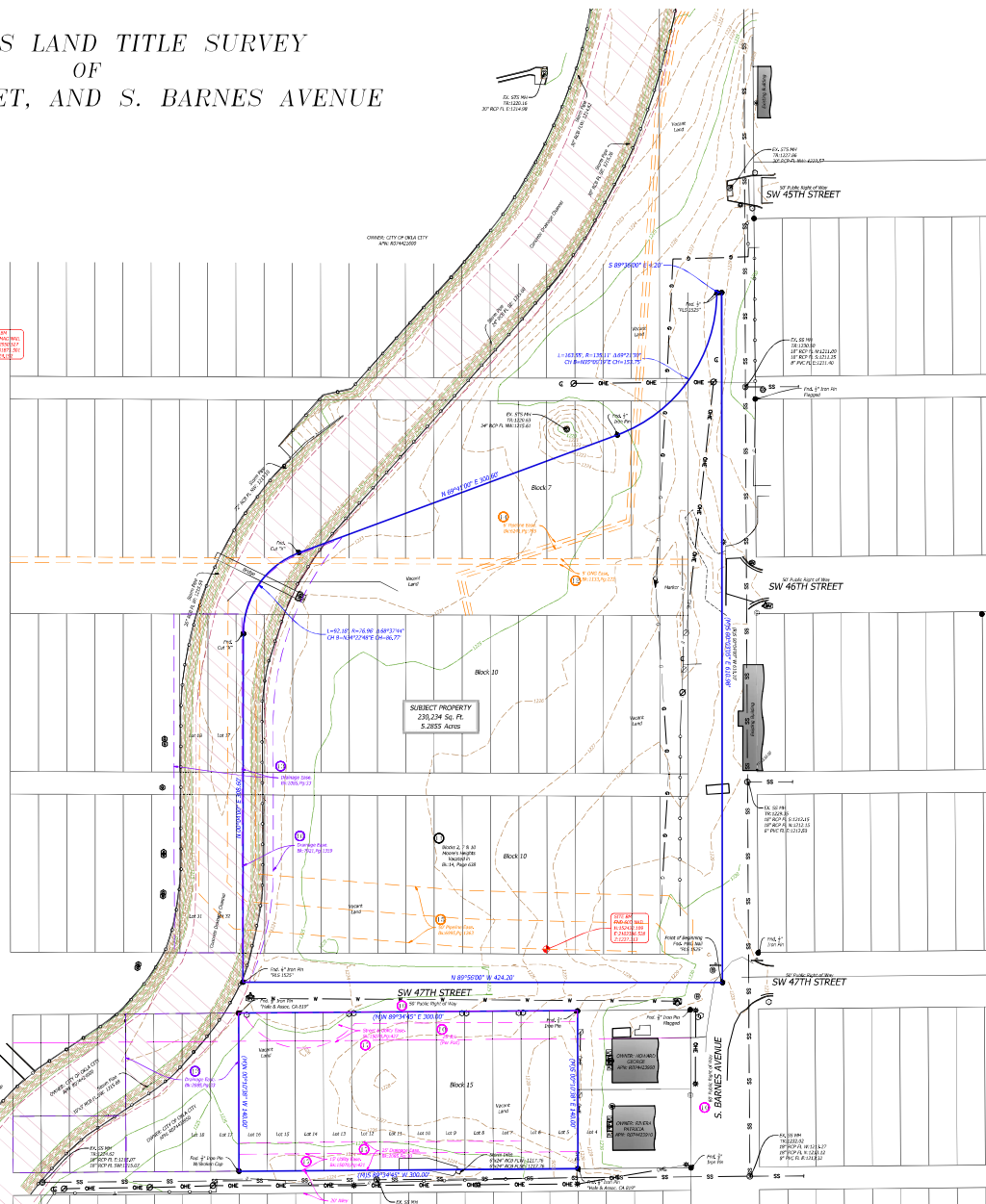
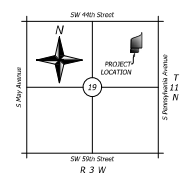
COMMENCING AT A POINT 1058 FEET SOUTH AND 663 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N 00°03'05" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE S 89°57'20" W A DISTANCE OF 30.00 FEET;
 THENCE N 00°03'06" W A DISTANCE OF 300.00 FEET;
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 THENCE ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 76.96 FEET, CHORD BEARING OF N 36°55'45" E, AND CHORD LENGTH OF 62.39 FEET;
 THENCE S 89°48'01" E A DISTANCE OF 354.05 FEET;
 THENCE N 00°03'06" W A DISTANCE OF 157.49 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 84.00 FEET, SAID CURVE HAVING A RADIUS OF 135.11 FEET, CHORD BEARING OF N 18°08'12" E, AND CHORD LENGTH OF 82.65 FEET;
 THENCE S 89°36'00" E A DISTANCE OF 33.21 FEET;
 THENCE S 00°19'39" E A DISTANCE OF 584.01 FEET;
 THENCE S 86°48'07" W A DISTANCE OF 31.87 FEET TO THE POINT OF BEGINNING.



NOT TO SCALE

CEDAR CREEK
 ENGINEERING • PLANNING • CONSULTING
 P.O. Box 14534 Oklahoma City, OK 73113
 405-778-3385
 www.cedarcreekinc.com

OK CA 5864



The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #1 250618 12263374, 250618 12273382, &

- The diagram illustrates the human brain's structure and functions, organized into two main columns: the Left Hemisphere (L) and the Right Hemisphere (R). Each hemisphere is further divided into Upper and Lower sections.

Left Hemisphere (L):

 - UPPER:**
 - FRONTAL LOBE: LANGUAGE, LOGIC
 - PARIETAL LOBE: LOGIC, REASONING
 - TEMPORAL LOBE: LOGIC, REASONING
 - OCCIPITAL LOBE: LOGIC, REASONING
 - LOWER:**
 - BRAINSTEM: LOGIC, REASONING
 - CEREBELLUM: LOGIC, REASONING
 - SPINAL CORD: LOGIC, REASONING

Right Hemisphere (R):

 - UPPER:**
 - FRONTAL LOBE: IMAGINATION, EMOTION
 - PARIETAL LOBE: IMAGINATION, EMOTION
 - TEMPORAL LOBE: IMAGINATION, EMOTION
 - OCCIPITAL LOBE: IMAGINATION, EMOTION
 - LOWER:**
 - BRAINSTEM: IMAGINATION, EMOTION
 - CEREBELLUM: IMAGINATION, EMOTION
 - SPINAL CORD: IMAGINATION, EMOTION

The diagram also shows the **CORPUS CALLOSUM** connecting the two hemispheres. The **SPINAL CORD** is shown extending from the brainstem. The diagram is credited to **LIFE** magazine.

POSSIBLE ENCROACHMENTS
No visible encroachments were observed at time of this survey.

Lot FIVE (5) of zone G207EN (not inclusive, in Block FIFTEEN (15), of MOORE'S HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat below.

AND

Part of the Northeast Quarter (NE¼) of Section Nineteen (19), Township Eleven (11) North, Range (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 1890 feet South and 661 feet West of the Northeast corner of Section 19, Township 11 North, Range 3 West, Oklahoma County, Oklahoma, Thence N 00° 00' 00" E 330.6 feet to a point; Thence N 00° 00' 00" E 330.6 feet to a point; Thence with the curve to the right having a radius of 76.96 feet, an arc of 92.58 feet to a point; Thence S 04° 14' 30.6 feet to a point; Thence with a curve to the left having a radius of 135.11 feet, an arc of 163.53 feet to a point; Thence S 09° 03' 4.2 feet to a point; Thence S 02° 04' 01.1 feet; 1.76 feet to the Point of Beginning; Continuing

The property described hereon is located completely within the property described in Oklahoma City Abstract & Title Co.'s Commitment No. 2553072 dated May 31, 2025.

- 8** **W** Marston and Park in that recorded in Book 14, page 20, **Affects as shown.**
- 9** That includes, among others and affects, shown upon or established by the fact of Elmer's Heights Addition recorded in Book 14 of Plats, pp. 2, purportedly signed by Vacation recorded in Book 14, page 63B, **Affects as shown.**
- 10** The City of Agreement in favor of Oklahoma Natural Gas Company recorded on book 133, page 222, **Affects as shown.**
- 11** Exchange and Part In Force of Commencement in the District Court of Oklahoma County, No. 139335 recorded in Book 2005, pages 25, **Affects as shown.**
- 12** **Assigned Agreement and Assentment** recorded in Book 8241, page 765, as partially assigned by Assignments recorded in Book 8008, page 123 and Book 8793, page 175e, **Affects as shown.**
- 13** **Partially Grant in favor of Encroachment** Corporation recorded in Book 6958, Pages 1393, **Affects as shown.**
- 14** **Purported Assignment in favor of the City of Oklahoma City** recorded in Book 7621, page 135e, **Affects as shown.**
- 15** **Assignment in favor of City of Oklahoma City** recorded in Book 2083, page 20, Books 11070, page 421 and Book 10678, page 427, **Affects as shown.**
- 16** Memorandum of Writ of Calumny and Disposal **Adversely** recorded in Book 14077, page 1317, **Affects, Noted in nature.**

1. Pursuant to Table A Item 2.2, said described property, by any other plotting only, located within an area having a Zone Designation Regulatory Plots by FEMA, on Flood Insurance Rate Map No. 4910801001, dated 02/27/2024.

7. The Property has direct access to SW 47th Street & Barnes Avenue, both having a dedicated public street.

8. Pursuant to Table A Item 9, The total number of airport parking spaces on the subject property is 0, including 0 designated handicapped spaces.

9. Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.

10. Pursuant to Table A Item 17, There are no proposed changes in street right of way limits, to the best of my knowledge. There is no observed evidence of recent road or sidewalk construction or repair.

11. There is no observed evidence of also use as a solid waste dump, dump or sanitary landfill.

12. A assumed bearing of South 05° 07' 00" East as the true line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for the survey.

13. All unit of measurements are US Survey Feet (GNS).

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 80% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements of the Geographic Information Systems survey and meets the Oklahoma Minimum Professional Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on 06/20/2020; that the survey was completed on August 21, 2020; that contours shown on Fowler-Heagerty may not meet the stated accuracy and all coordinates are based on Oklahoma State Plane Grid North NAD 83 and all elevation measurements are based on NAVD 83.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By

GOLDEN

LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73121
C.A.# 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com

Unrevised Bill

Plot Date: August 21, 2025 Paper Size: 11x17" 30" x 60"

Sheet 1 Of 1

CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 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 (6), 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: May 28, 2026 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2996753-OK99

LEGAL DESCRIPTION:

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COMMENCING AT A POINT 1058 FEET SOUTH AND 663 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N 00°03'05" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE S 89°57'20" W A DISTANCE OF 30.00 FEET;

THENCE N 00°03'06" W A DISTANCE OF 300.00 FEET;

THENCE N 89°48'01" W A DISTANCE OF 391.58 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 76.96 FEET, CHORD BEARING OF N 36°55'45" E, AND CHORD LENGTH OF 62.39 FEET;

THENCE S 89°48' 01" E A DISTANCE OF 354.05 FEET;

THENCE N 00°03'06" W A DISTANCE OF 157.49 FEET TO A POINT OF CURVATURE;

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THENCE S 89°36'00" E A DISTANCE OF 33.21 FEET;

THENCE S 00°19'39" E A DISTANCE OF 584.01 FEET;

THENCE S 86°48'07" W A DISTANCE OF 31.87 FEET TO THE POINT OF BEGINNING.

OWNERSHIP REPORT
ORDER 2996753-OK99

EFFECTIVE DATE: MAY 28, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILNG ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1673	R074422550	D&G JOINT VENTURES LLC		PO BOX 272185	OKLAHOMA CITY	OK	73137-2185	MOORE HEIGHTS ADD	0	0	MOORE HEIGHTS ADD PT BLK 7 & 10 & VACATED STREETS & ALLEYS ADJ PROPERTY DESCRIBED AS: BEG 1058FT S & 663FT W OF NE/C NE4 SEC 19 11N 3W TH W424.2FT N308.6FT TH NLY ON A CURVE 92.18FT NE300.6FT TH NE ON A CURVE 163.55FT E4.2FT S610.1FT TO BEG CONT 4.32ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY WITHIN)	0 UNKNOWN OKLAHOMA CITY
1673	R074420120	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MOORE HEIGHTS ADD	1	0	MOORE HEIGHTS ADD 001 000 N17FT OF W 1/2 LOT 7 & LOTS 8 THRU 22 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1673	R074420194	KORDESTANCHI BRIAN SEYED		2705 S SPRUCE AVE	OKLAHOMA CITY	OK	73128-3201	MOORE HEIGHTS ADD	1	0	MOORE HEIGHTS ADD 001 000 LOTS 20 THRU 22 EX N17FT PLUS S30FT OF LOTS 23 & 24	2140 SW 44TH ST OKLAHOMA CITY
1673	R074420300	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	MOORE HEIGHTS ADD	1	0	MOORE HEIGHTS ADD 001 000 LOTS 27 & 28	2141 SW 45TH ST OKLAHOMA CITY
1673	R074420305	PARKS COLLIN DAUNTAY		2145 SW 45TH ST	OKLAHOMA CITY	OK	73119	MOORE HEIGHTS ADD	1	0	MOORE HEIGHTS ADD 001 000 LOTS 25 & 26	2145 SW 45TH ST OKLAHOMA CITY
1673	R074420325	PANDO LILIANA	PANDO JOSELYN	2137 SW 45TH ST	OKLAHOMA CITY	OK	73119	MOORE HEIGHTS ADD	1	0	MOORE HEIGHTS ADD 001 000 LOTS 29 & 30	2137 SW 45TH ST OKLAHOMA CITY
1673	R074420400	HEXAGON OAKS LLC		6704 NW GRAND BLVD	NICHOLS HILLS	OK	73116	MOORE HEIGHTS ADD	1	0	MOORE HEIGHTS ADD BLK 001 LOTS 31 THRU 48	4525 S PENNSYLVANIA AVE OKLAHOMA CITY
1673	R074420500	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MOORE HEIGHTS ADD	0	0	MOORE HEIGHTS ADD 000 000 ALL BLK 2 & N 1/2 OF VACATED STREET ADJ ON S EXEMPT EX BEG 1348.88FT E OF & 50FT S NW/C NE4 TH E457.27FT S258.16FT W151.25FT N61.03FT W162.70FT S20.22FT W41.15FT N20.22FT W37.06FT S20.72FT W64.93FT N217.84FT TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2996753-OK99

EFFECTIVE DATE: MAY 28, 2026 AT 7:30 AM

1673	R074420505	SFS DEVELOPMENT INC		301 SE 38TH ST	OKLAHOMA CITY	OK	73129	MOORE HEIGHTS ADD	0	0	MOORE HEIGHTS ADD 002 000 PT OF BLK 2 BEG 1348.88FT E OF & 50FT S NW/C NE4 TH E457.27FT S258.16FT W151.25FT N61.03FT W162.70FT S20.22FT W41.15FT N20.22FT W37.06FT S20.72FT W64.93FT N217.84FT TO BEG	2200 SW 44TH ST
1673	R074421595	FRAVEL MIKE		2301 SW 46TH ST	OKLAHOMA CITY	OK	73119	MOORE HEIGHTS ADD	6	0	MOORE HEIGHTS ADD 006 000 LOTS 47 & 48	2301 SW 46TH ST OKLAHOMA CITY
1673	R074421600	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MOORE HEIGHTS ADD	0	0	MOORE HEIGHTS ADD 000 000 ALL BLK 7 & PT VACATED STREETS & ALLEYS ADJ PROPERTY EX PT OF LTS 1 2 3 & PT LTS 34 THRU 48 & PT OF ALLEY & VACATED STREETS SOLD IN BK 5683 PG 1178	0 UNKNOWN OKLAHOMA CITY
1673	R074421800	PACHECO MARINA		2124 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 13 & 14	2124 SW 45TH ST OKLAHOMA CITY
1673	R074421805	JOHNSON LYN		2130 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 15 16 & 17	2130 SW 45TH ST OKLAHOMA CITY
1673	R074421810	JEFFERSON ARIF		2134 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 18 & 19	2134 SW 45TH ST OKLAHOMA CITY
1673	R074421815	CLOUD CLEO		2138 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 E 1/2 LOT 22 ALL LOTS 20 & 21	2138 SW 45TH ST OKLAHOMA CITY
1673	R074421820	COEL RAY M II & DAPHNE		2142 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 W 1/2 LOT 22 ALL LOTS 23 & 24	2142 SW 45TH ST OKLAHOMA CITY
1673	R074421825	HERNANDEZ JOSE G		2145 SW 46TH ST	OKLAHOMA CITY	OK	73119-4912	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 25 & 26	2145 SW 46TH ST OKLAHOMA CITY
1673	R074421830	STP HOMES INC		PO BOX 8067	OKLAHOMA CITY	OK	73153-8067	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 27 & 28	2141 SW 46TH ST OKLAHOMA CITY
1673	R074421835	CABRAL JAVIER A		4016 WESTEND AVE	MOORE	OK	73160-4009	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 29 & 30	2137 SW 46TH ST OKLAHOMA CITY
1673	R074421840	TORRES AURELIO	LEDESMA DIANA TORRES	1316 KINKAID DR	OKLAHOMA CITY	OK	73119-4018	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 31 & 32	2133 SW 46TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2996753-OK99

EFFECTIVE DATE: MAY 28, 2026 AT 7:30 AM

1673	R074421845	OUTLAW INVESTMENTS 204Q LLC		PO BOX 163	GOODWELL	OK	73939	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 33 & 34	2131 SW 46TH ST OKLAHOMA CITY
1673	R074421850	PENN PLACE PROPERTIES LLC		PO BOX 1085	MUSTANG	OK	73064-8085	MOORE HEIGHTS ADD	8	0	MOORE HEIGHTS ADD 008 000 LOTS 35 THRU 37	2123 SW 46TH ST OKLAHOMA CITY
1673	R074422100	MAILBOX MONEY 2Q21 LLC		3160 W BRITTON RD, Unit DD	OKLAHOMA CITY	OK	73120	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 13 & 14	2122 SW 46TH ST OKLAHOMA CITY
1673	R074422150	MUZNY DAVID V & PAULA J		5701 STEEPLE RUN DR	MUSTANG	OK	73064-7905	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 15 & 16	2128 SW 46TH ST OKLAHOMA CITY
1673	R074422170	KINNEY ENTERPRISES 15 LLC		PO BOX 5633	EDMOND	OK	73083-5633	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 17 & 18	2132 SW 46TH ST OKLAHOMA CITY
1673	R074422200	A&A PROPERTY INVESTMENTS LLC		6300 INDUSTRIAL BLVD	EDMOND	OK	73034	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 19 THRU 21	2136 SW 46TH ST OKLAHOMA CITY
1673	R074422250	MUZNY DAVID V & PAULA J		5701 STEEPLE RUN DR	MUSTANG	OK	73064-7905	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 22 THRU 24	2148 SW 46TH ST OKLAHOMA CITY
1673	R074422300	MUZNY DAVID V & PAULA J		5701 STEEPLE RUN DR	MUSTANG	OK	73064-7905	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 25 & 26	2145 SW 47TH ST OKLAHOMA CITY
1673	R074422310	ILLINI IVESTMENTS LLC		2600 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 27 & 28	2141 SW 47TH ST OKLAHOMA CITY
1673	R074422340	SALAZAR DIEGO		2135 SW 47TH ST	OKLAHOMA CITY	OK	73119	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 29 & 30	2135 SW 47TH ST OKLAHOMA CITY
1673	R074422350	GARCIA MANUEL		2131 SW 47TH ST	OKLAHOMA CITY	OK	73119-4914	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 31 & 32	2131 SW 47TH ST OKLAHOMA CITY
1673	R074422400	PADEN JOSEPH		2129 SW 47TH ST	OKLAHOMA CITY	OK	73119-4914	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 33 & 34	2129 SW 47TH ST OKLAHOMA CITY
1673	R074422420	QUIROZ MAGOS CINTHYA W	URIBE VALDIVIEZO LUIS G	8713 NW 92ND ST	OKLAHOMA CITY	OK	73132	MOORE HEIGHTS ADD	9	0	MOORE HEIGHTS ADD 009 000 LOTS 35 & 36	2125 SW 47TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2996753-OK99

EFFECTIVE DATE: MAY 28, 2026 AT 7:30 AM

1673	R074422540	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 W5FT LOT 16 ALL LOTS 17 & 18 AND E5FT LOT 19 & E5FT LOT 30 ALL LOTS 31 & 32 & W5FT LT 33 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1673	R074422555	CITY OF OKLAHOMA CITY	MUNICIPAL CORPORATION	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102- 2232	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 N25FT OF LOTS 20 THRU 24 & N25FT OF W20FT OF LOT 19 & 25FT OF VAC ST ADJ ON N OF ABOVE DESCRIBED PROPERTY OR TR 1	0 UNKNOWN OKLAHOMA CITY
1673	R074422560	HONEYSUCKLE FAMILY REV TRUST		1025 SW 64TH ST	OKLAHOMA CITY	OK	73139	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 S50FT OF N75FT OF LOTS 20 THRU 24 & S50FT OF N75FT OF W20FT OF LOT 19 OR TR 2	4706 S YOUNGS BLVD OKLAHOMA CITY
1673	R074422565	OCKER LINDSAY		2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108- 2627	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 N50FT OF S65FT OF LOTS 20 THRU 24 & N50FT OF S65FT OF W20FT OF LOT 19 OR TR 3	4708 S YOUNGS BLVD OKLAHOMA CITY
1673	R074422570	MOSELEY AMANDA		9601 SW 35TH TER	OKLAHOMA CITY	OK	73179- 1417	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 S15FT OF LOTS 20 THRU 24 & S15FT OF W20FT OF LOT 19 & VAC 20FT ALLEY LOCATED BETWEEN 19 THRU 24 & N15FT OF LOTS 25 THRU 29 & N15FT OF W20FT OF LOT 30 OR TR 4	4714 S YOUNGS BLVD OKLAHOMA CITY
1673	R074422575	CANADA RONNIE D TRS	CANADA RONNIE D & DARLENE REV LIV TRUST	3432 SETTLERS RD	NEWCASTLE	OK	73065- 6564	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 S50FT OF N65FT OF LOTS 25 THRU 29 & S50FT OF N65FT OF W20FT OF LOT 30 OR TR 5	4716 S YOUNGS BLVD OKLAHOMA CITY
1673	R074422580	NGHI TERESA		4720 S YOUNGS BLVD	OKLAHOMA CITY	OK	73119- 4846	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 N50FT OF S75FT OF LOTS 25 THRU 29 & N50FT OF S75FT OF W20FT OF LOT 30 OR TR 6	4720 S YOUNGS BLVD OKLAHOMA CITY
1673	R074422585	HONEYSUCKLE FAMILY REV TRUST		1025 SW 64TH ST	OKLAHOMA CITY	OK	73139	MOORE HEIGHTS ADD	10	0	MOORE HEIGHTS ADD 010 000 S25FT OF LOTS 25 THRU 29 & S25FT OF W20FT OF LOT 30 & 25FT OF VAC ST ADJ ON S OF ABOVE DESCRIBED PROPERTY OR TR 7	4724 S YOUNGS BLVD OKLAHOMA CITY
1673	R074422598	RODRIGUEZ DAVID		2300 SW 46TH ST	OKLAHOMA CITY	OK	73119	MOORE HEIGHTS ADD	11	0	MOORE HEIGHTS ADD 011 000 LOTS 1 & 2	2300 SW 46TH ST OKLAHOMA CITY
1673	R074423900	HOWARD GEORGE		2020 NE 4TH ST	OKLAHOMA CITY	OK	73117	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 N70FT LOTS 1 THRU 4	4803 S BARNES OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2996753-OK99

EFFECTIVE DATE: MAY 28, 2026 AT 7:30 AM

1673	R074423910	RIVERA PATRICIA		2119 BENTHAM PL	YUKON	OK	73099-7901	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 S70FT LOTS 1 THRU 4	4805 S BARNES OKLAHOMA CITY
1673	R074423930	D&G JOINT VENTURES LLC		PO BOX 272185	OKLAHOMA CITY	OK	73137-2185	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 LOTS 5 THRU 16	0 UNKNOWN OKLAHOMA CITY
1673	R074424075	HADLOCK LYNDAL A		PO BOX 715	WHEATLAND	OK	73097-0715	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 E10FT OF LOT 38 & ALL LOTS 39 & 40	2221 SW 48TH ST OKLAHOMA CITY
1673	R074424080	WEAVER FREDRIC DEAN	WERHAN TIMOTHY SCOTT	2217 SW 48TH ST	OKLAHOMA CITY	OK	73119-4918	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 LOTS 41 & 42 & W15FT LOT 43	2217 SW 48TH ST OKLAHOMA CITY
1673	R074424085	KALIDY LLC		PO BOX 226	EDMOND	OK	73083-0226	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 E10FT OF LOT 43 & ALL LOTS 44 & 45	2213 SW 48TH ST OKLAHOMA CITY
1673	R074424100	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	MOORE HEIGHTS ADD	15	0	MOORE HEIGHTS ADD 015 000 LOTS 46 THRU 48	2205 SW 48TH ST OKLAHOMA CITY
1673	R074424130	ISLAS JORGE & ALMA A		4324 RANKIN RD	OKLAHOMA CITY	OK	73120-8024	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 W8FT LOT 1 & ALL LOTS 2 THRU 13	4801 S PENNSYLVANIA AVE OKLAHOMA CITY
1673	R074424150	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 LOTS 14 THRU 16	2128 SW 47TH ST OKLAHOMA CITY
1673	R074424170	ARGUMEDO ISRAEL MORALES		8925 SW 46TH ST	OKLAHOMA CITY	OK	73179-2809	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 LOTS 17 & 18	2132 SW 47TH ST OKLAHOMA CITY
1673	R074424200	IBARRA DARIO ETAL	IBARRA CARLOS & MARIANNA	2136 SW 47TH ST	OKLAHOMA CITY	OK	73119-4915	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 LOTS 19 & 20	2136 SW 47TH ST OKLAHOMA CITY
1673	R074424250	MEZA CRYSTAL		4800 S BARNES AVE	OKLAHOMA CITY	OK	73119-4928	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 LOTS 21 THRU 24	4800 S BARNES AVE OKLAHOMA CITY
1673	R074424300	HIGGINS RON K & SARA B		8512 S OLIE AVE	OKLAHOMA CITY	OK	73139-9326	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 ALL LOTS 25 & 26 & W14FT LOT 27	4814 S BARNES OKLAHOMA CITY
1673	R074424305	ALLARD JOSHUA		2141 SW 48TH ST	OKLAHOMA CITY	OK	73119-4916	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 E11FT LOT 27 & ALL LOT 28 & W7FT LOT 29	2141 SW 48TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2996753-OK99

EFFECTIVE DATE: MAY 28, 2026 AT 7:30 AM

1673	R074424310	SMITH ZACHARY		2139 SW 48TH ST	OKLAHOMA CITY	OK	73119-4916	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 E18FT LOT 29 & ALL LOT 30	2137 SW 48TH ST OKLAHOMA CITY
1673	R074424350	ECKERT FAMILY TRUST		8017 NW 113TH ST	OKLAHOMA CITY	OK	73162	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 LOTS 31 & 32	2133 SW 48TH ST OKLAHOMA CITY
1673	R074424370	PINEDO CAROLINA		2129 SW 48TH ST	OKLAHOMA CITY	OK	73119-4916	MOORE HEIGHTS ADD	16	0	MOORE HEIGHTS ADD 016 000 LOTS 33 & 34	2129 SW 48TH ST OKLAHOMA CITY

**City Council Action
Financial Impact Report**

Title of Item: Closing portions of public rights-of-way.

Originating Department: Planning Department

Description of Impact:

CE-1160 Ordinance closing a portion of the east-west right-of-way of SW 46th Street, and a portion of the north-south right-of-way of South Barnes Avenue, west of South Pennsylvania Avenue and south of SW 44th Street. Ward 6.

The purpose of this request is to consolidate the property abutting the right-of-way to facilitate a proposed subdivision (C-7782, Preliminary Plat of Barnes Park).

All affected property and/or business owners and affected utility companies have been notified of this easement closing.

There are 4 property owners other than the applicant whose properties abut the easement proposed to be closed and could be affected by this closing, as this action could eventually lead to the vacating of the easement.

Summary of Impact:

a. **Cost to City Organization (include indirect costs):** None

b. **Cost to Citizens:** None

c. **Cost to Business Community:** None

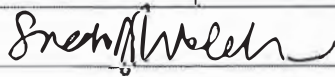
d. **Revenue Produced:** \$1860 deposited into the General Fund

Source of Funds:

Fund Name:

Agency Name:

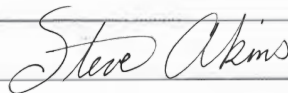
Department Head Signature:



Date: 7/31/26

Date Submitted to OMB:

OMB Review Completed by:



Date: 08/06/26

CASENO	NAME 1	MAILNG ADDRESS	CITY	STATE	ZIP CODE
CE-1160	DAVID BOX, BOX LAW GROUP, PLLC	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
CE-1160	CEENA	2508 SW 56TH	OKLAHOMA CITY	OK	73119
CE-1160	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
CE-1160	A&A PROPERTY INVESTMENTS LLC	6300 INDUSTRIAL BLVD	EDMOND	OK	73034
CE-1160	ALLARD JOSHUA	2141 SW 48TH ST	OKLAHOMA CITY	OK	73119-4916
CE-1160	ARGUMEDO ISRAEL MORALES	8925 SW 46TH ST	OKLAHOMA CITY	OK	73179-2809
CE-1160	CABRAL JAVIER A	4016 WESTEND AVE	MOORE	OK	73160-4009
CE-1160	CANADA RONNIE D TRS, CANADA RONNIE D & DARLENE REV	3432 SETTLERS RD	NEWCASTLE	OK	73065-6564
CE-1160	CLOUD CLEO	2138 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901
CE-1160	COEL RAY M II & DAPHNE	2142 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901
CE-1160	D&G JOINT VENTURES LLC	PO BOX 272185	OKLAHOMA CITY	OK	73137-2185
CE-1160	ECKERT FAMILY TRUST	8017 NW 113TH ST	OKLAHOMA CITY	OK	73162
CE-1160	FRAVEL MIKE	2301 SW 46TH ST	OKLAHOMA CITY	OK	73119
CE-1160	GARCIA MANUEL	2131 SW 47TH ST	OKLAHOMA CITY	OK	73119-4914
CE-1160	HADLOCK LYNDAL A	PO BOX 715	WHEATLAND	OK	73097-0715
CE-1160	HERNANDEZ JOSE G	2145 SW 46TH ST	OKLAHOMA CITY	OK	73119-4912
CE-1160	HEXAGON OAKS LLC	6704 NW GRAND BLVD	NICHOLS HILLS	OK	73116
CE-1160	HIGGINS RON K & SARA B	8512 S OLIE AVE	OKLAHOMA CITY	OK	73139-9326
CE-1160	HONEYSUCKLE FAMILY REV TRUST	1025 SW 64TH ST	OKLAHOMA CITY	OK	73139
CE-1160	HOWARD GEORGE	2020 NE 4TH ST	OKLAHOMA CITY	OK	73117
CE-1160	IBARRA DARIO ETAL, IBARRA CARLOS & MARIANNA	2136 SW 47TH ST	OKLAHOMA CITY	OK	73119-4915
CE-1160	ILLINI IVESTMENTS LLC	2600 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116
CE-1160	ISLAS JORGE & ALMA A	4324 RANKIN RD	OKLAHOMA CITY	OK	73120-8024
CE-1160	JEFFERSON ARIF	2134 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901
CE-1160	JOHNSON LYN	2130 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901
CE-1160	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226
CE-1160	KINNEY ENTERPRISES 15 LLC	PO BOX 5633	EDMOND	OK	73083-5633
CE-1160	KORDESTANCHI BRIAN SEYED	2705 S SPRUCE AVE	OKLAHOMA CITY	OK	73128-3201
CE-1160	MAILBOX MONEY 2Q21 LLC	3160 W BRITTON RD, Unit DD	OKLAHOMA CITY	OK	73120
CE-1160	MEZA CRYSTAL	4800 S BARNES AVE	OKLAHOMA CITY	OK	73119-4928
CE-1160	MOSELEY AMANDA	9601 SW 35TH TER	OKLAHOMA CITY	OK	73179-1417
CE-1160	MUZYNY DAVID V & PAULA J	5701 STEEPLE RUN DR	MUSTANG	OK	73064-7905

CE-1160	NGHI TERESA	4720 S YOUNGS BLVD	OKLAHOMA CITY	OK	73119-4846
CE-1160	OCKER LINDSAY	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627
CE-1160	OUTLAW INVESTMENTS 204Q LLC	PO BOX 163	GOODWELL	OK	73939
CE-1160	PACHECO MARINA	2124 SW 45TH ST	OKLAHOMA CITY	OK	73119-4901
CE-1160	PADEN JOSEPH	2129 SW 47TH ST	OKLAHOMA CITY	OK	73119-4914
CE-1160	PANDO LILIANA, PANDO JOSELYN	2137 SW 45TH ST	OKLAHOMA CITY	OK	73119
CE-1160	PARKS COLLIN DAUNTAY	2145 SW 45TH ST	OKLAHOMA CITY	OK	73119
CE-1160	PENN PLACE PROPERTIES LLC	PO BOX 1085	MUSTANG	OK	73064-8085
CE-1160	PINEDO CAROLINA	2129 SW 48TH ST	OKLAHOMA CITY	OK	73119-4916
CE-1160	PRAIRIE PROPERTY SOLUTIONS LLC	PO BOX 515	OKLAHOMA CITY	OK	73101
CE-1160	PRESTIGE DEVELOPMENT LLC	10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159
CE-1160	QUIROZ MAGOS CINTHYA W, URIBE VALDIVIEZO LUIS G	8713 NW 92ND ST	OKLAHOMA CITY	OK	73132
CE-1160	RIVERA PATRICIA	2119 BENTHAM PL	YUKON	OK	73099-7901
CE-1160	RODRIGUEZ DAVID	2300 SW 46TH ST	OKLAHOMA CITY	OK	73119
CE-1160	SALAZAR DIEGO	2135 SW 47TH ST	OKLAHOMA CITY	OK	73119
CE-1160	SFS DEVELOPMENT INC	301 SE 38TH ST	OKLAHOMA CITY	OK	73129
CE-1160	SMITH ZACHARY	2139 SW 48TH ST	OKLAHOMA CITY	OK	73119-4916
CE-1160	STP HOMES INC	PO BOX 8067	OKLAHOMA CITY	OK	73153-8067
CE-1160	TORRES AURELIO, LEDESMA DIANA TORRES	1316 KINKAID DR	OKLAHOMA CITY	OK	73119-4018
CE-1160	WEAVER FREDRIC DEAN, WERHAN TIMOTHY SCOTT	2217 SW 48TH ST	OKLAHOMA CITY	OK	73119-4918

NOTICE OF HEARING

CE-1160

NOTICE IS HEREBY GIVEN, that an application has been filed to close the following described public way or easement:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1,058 FEET SOUTH AND 663 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N00°03'05"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'20"W A DISTANCE OF 30.00 FEET; THENCE N00°03'06"W A DISTANCE OF 300.00 FEET; THENCE N89°48'01"W A DISTANCE OF 391.58 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 76.96 FEET, CHORD BEARING OF N36°55'45"E, AND CHORD LENGTH OF 62.39 FEET; THENCE S89°48'01"E A DISTANCE OF 354.05 FEET; THENCE N00°03'06"W A DISTANCE OF 157.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 84.00 FEET, SAID CURVE HAVING A RADIUS OF 135.11 FEET, CHORD BEARING OF N18°08'12"E, AND CHORD LENGTH OF 82.65 FEET; THENCE S89°36'00"E A DISTANCE OF 33.21 FEET; THENCE S00°19'39"E A DISTANCE OF 584.01 FEET; THENCE S86°48'07"W A DISTANCE OF 31.87 FEET TO THE POINT OF BEGINNING.

An ordinance closing the above-described easement was introduced at City Council meeting on August 18, 2026, and a public hearing will be held on September 29, 2026 in the City Council Chamber, Third Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 beginning at 8:30 a.m.

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

All property owners in the immediately surrounding areas are hereby given notice that they may inspect said application in the office of the Planning Department/Subdivision and Zoning Office, 420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102. Any argument and evidence for or against the approval of said application should be filed with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 three days prior to the hour set for public hearing.

For further information call (405)297-2623.

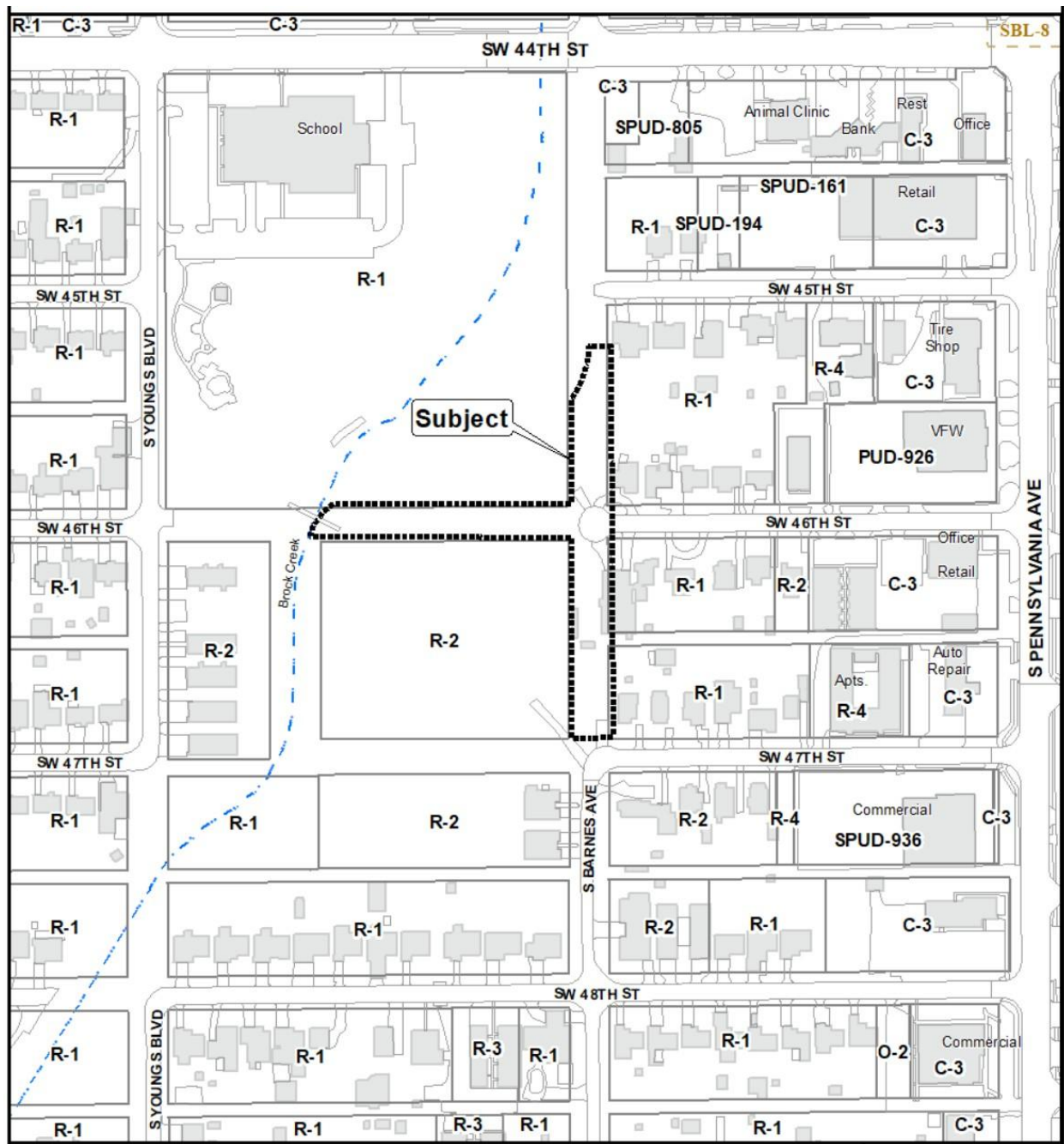
Dated this 18th day of August 2026.

SEAL

Amy K. Simpson



Amy K. Simpson, City Clerk



Planning Commission Minutes
July 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:28 a.m. on July 17, 2026)

18. (CE-1160) Application by D&G Joint Ventures, LLC, to close a portion of the east-west right-of-way of SW 46th Street, and a portion of the north-south right-of-way of South Barnes Avenue, west of South Pennsylvania Avenue and south of SW 44th Street. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MILNER, SECONDED BY PRIVETT

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

ABSENT: NOBLE



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 23, 2026

Item No. IV. 18.

(CE-1160) Application by D&G Joint Ventures, LLC, to close a portion of the east-west right-of-way of SW 46th Street, and a portion of the north-south right-of-way of South Barnes Avenue, generally located west of South Pennsylvania Avenue and south of SW 44th Street. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group
(405) 652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to consolidate the property abutting the right-of-way to facilitate a proposed subdivision (C-7782, Preliminary Plat of Barnes Park).

B. EXISTING CONDITIONS

1. Size of Site: 0.8 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	ROW	R-1	R-1	R-2 / R-1	R-2
Land Use	ROW	Youngs Park	Residential	Residential	Storm / Proposed Residential

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to

STAFF REPORT

The City of Oklahoma City

Planning Commission

July 23, 2026

CE-1160

Item No. IV. 18.

retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. 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): No objection.

3. Public Works Department:

A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments, respectively, which plans must include new executed and recorded easements, as necessary, before each individual easement may be released.

a. Traffic Services: No objection.

4. Utilities Department:

a. Solid Waste Management: No objection.

b. Water Availability: No objection

c. Wastewater Availability: There is an existing main in this area and will need to retain easements until the line is abandoned or relocated.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design, Building Form, and Location

- Avoid developing within 100-year floodplains or floodways.
- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.

2) Other Development Related Policies

- Maintain historical lot and block sizes where possible and appropriate. (C-9)
- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

b. Plan Conformance Considerations

The application seeks to close unimproved public right-of-way for segments of SW 46th Street (platted as Mills Street) and South Barnes Avenue (platted as Wilson Street). The right-of-way is located adjacent to Blocks 7-10 of Moore's Heights Addition (1910). The site is generally located south of SW 44th Street and west of South Pennsylvania Avenue. Southwest 46th Street currently terminates at the eastern boundary of the application site. South Barnes Avenue terminates and turns east towards SW 47th Street at the southern boundary of the application site. A concrete drainage channel (Brock Creek) is located at the western boundary of the site. The channel prevents both streets from continuing west. This closure request is associated with C-7782, a preliminary plat for Barnes Park. As proposed, both NW 46th Street and NW 47th Street would be reconfigured, still public, and both would terminate in cul-de-sacs abutting the canal. Public access to the park on the northwest would/should be available for residents within the north half of the subdivision.

The comprehensive plan calls for maintaining the traditional grid street pattern where it currently exists and reconnecting it where possible. In this case, the closure is requested to consolidate property to facilitate future development. The closure does not appear to affect existing access in the area as the requested street right-of-way to be closed has never been installed, but the closure would prevent a future street connection north-south between SW 45th and SW 47th Street. The application was initially submitted for only the western half of Barnes Ave, with the requested closure area used for lots within the proposed subdivision. Closure of the half street would

have left substandard right-of-way for Barnes Ave and was not supported by staff. The applicant amended the application to include the entire width of the street segment. Staff's preference is that Barnes Ave be installed instead of closed, which would create an additional north-south street connection in the area. The nearest north-south street connections are Penn and Agnew. If Barnes Ave was removed from the closure request and installed, the cul-de-sac length for SW 46th Street would be consistent with the Subdivision Regulations, but the number of lots within the proposed subdivision would likely be decreased by three. Staff does not object to the closure of SW 46th Street as it will be rededicated with the new plat.

D. 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. 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.

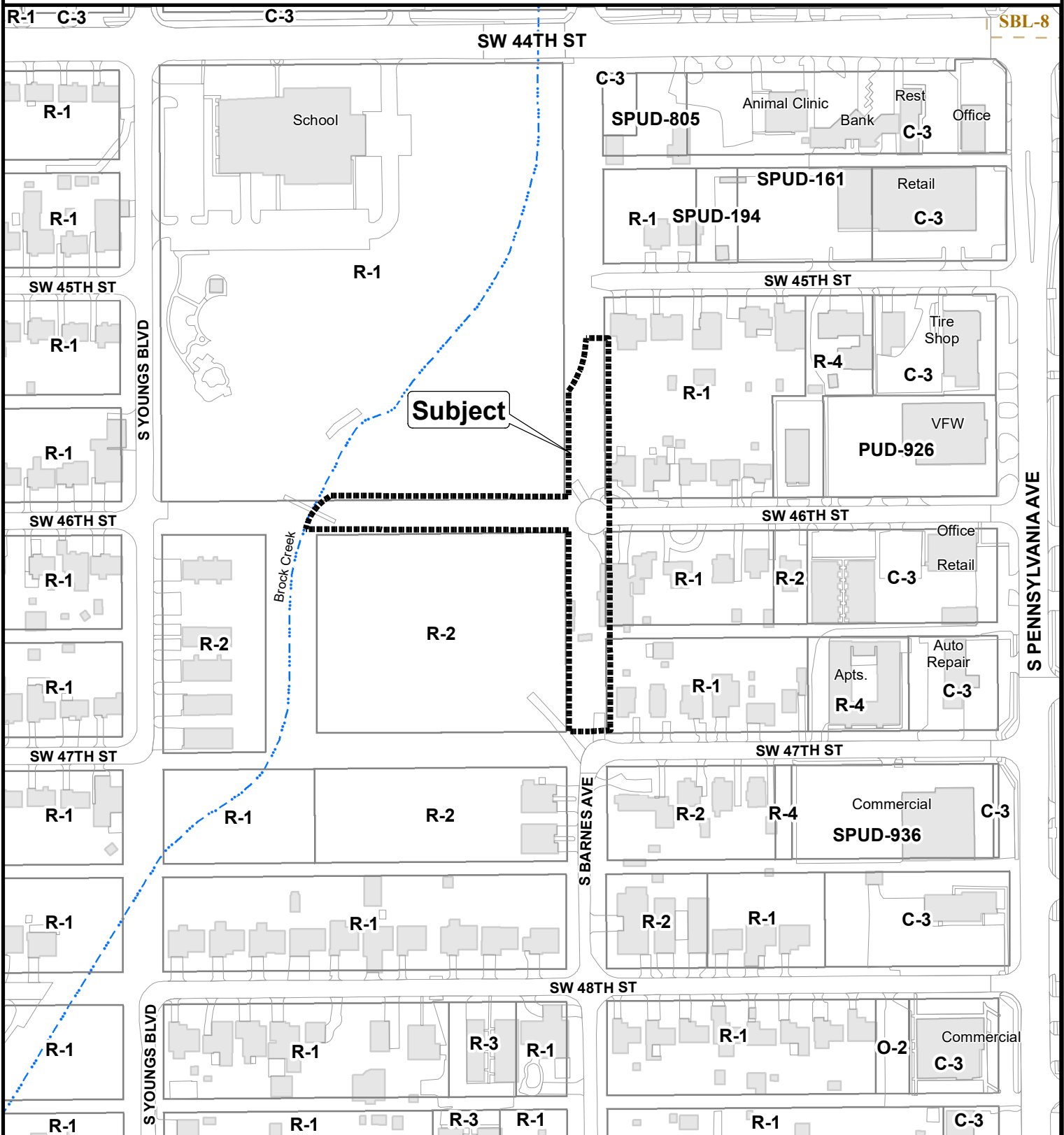
Remove Barnes Avenue from the closure request and approval of the application, OR

Approval of the application.

taj

Case No: CE-1160

Applicant: D&G Joint Ventures, LLC



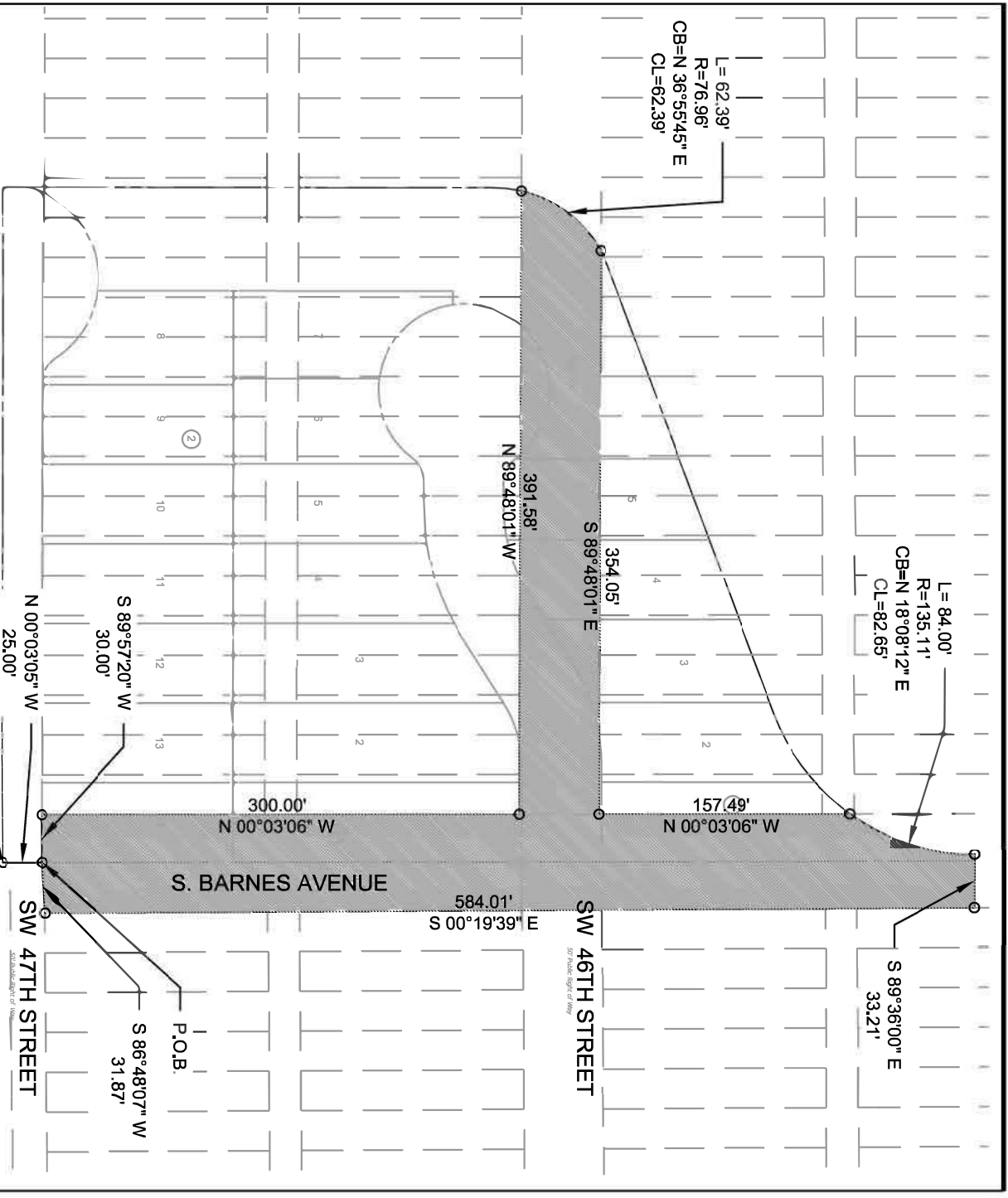
The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



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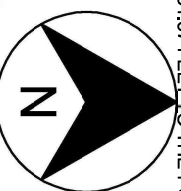
CE-1160 EXHIBIT 'B'



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST, OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1058 FEET SOUTH AND 663 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N 00°03'05" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE S 89°57'20" W A DISTANCE OF 30.00 FEET;
 THENCE N 00°03'06" W A DISTANCE OF 300.00 FEET;
 THENCE N 89°48'01" W A DISTANCE OF 391.58 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 76.96 FEET, CHORD BEARING OF N 36°55'45" E, AND CHORD LENGTH OF 62.39 FEET;
 THENCE S 89°48' 01" E A DISTANCE OF 354.05 FEET;
 THENCE N 00°03'06" W A DISTANCE OF 157.49 FEET TO A POINT OF CURVATURE;
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 THENCE S 89°36'00" E A DISTANCE OF 33.21 FEET;
 THENCE S 00°19'39" E A DISTANCE OF 584.01 FEET;
 THENCE S 86°48'07" W A DISTANCE OF 31.87 FEET TO THE POINT OF BEGINNING.



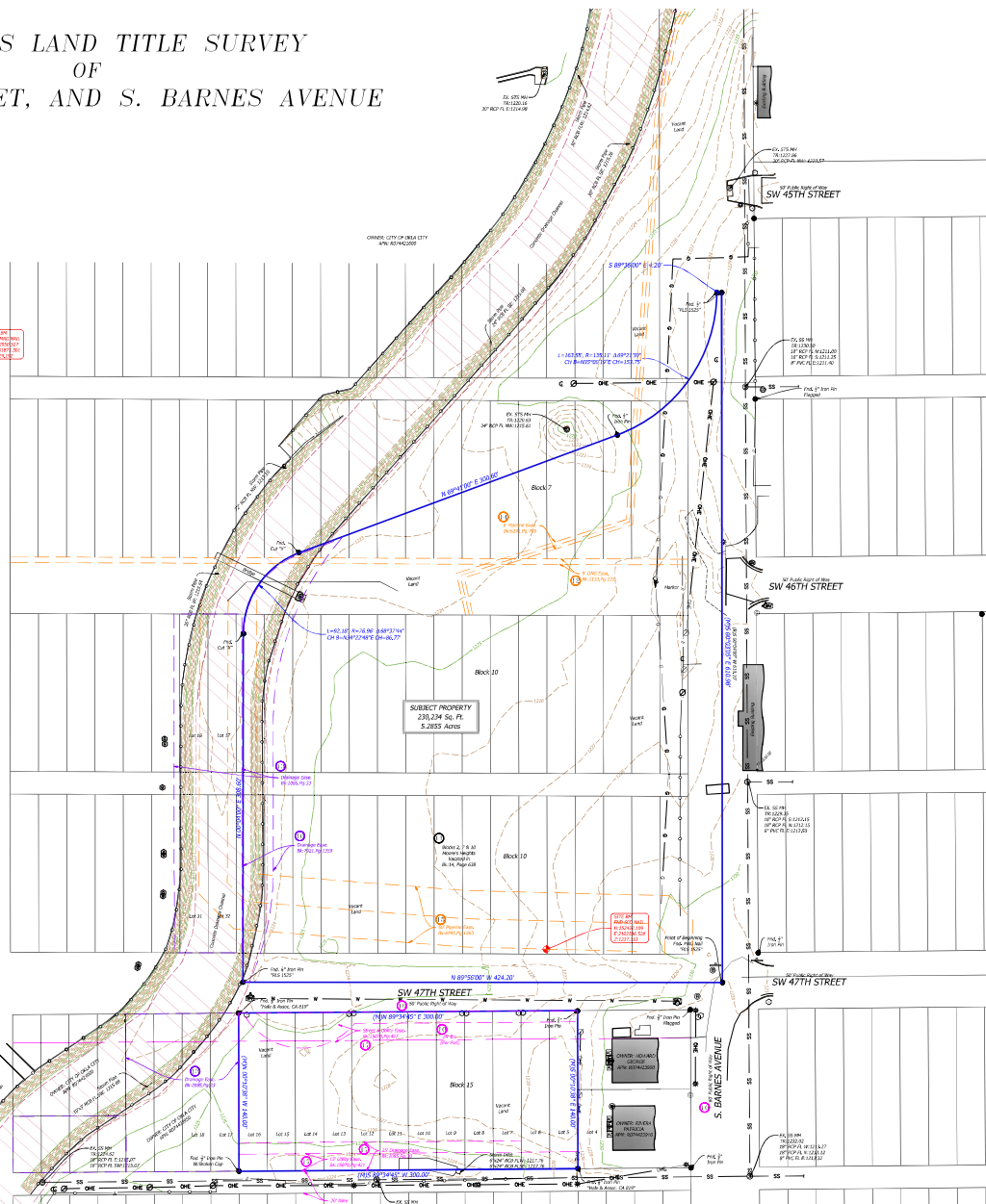
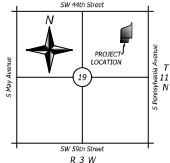
SCALE IN FEET



NOT TO SCALE



ENGINEERING • PLANNING • CONSULTING
 P.O. Box 14534 Oklahoma City, OK 73113
 405-778-3385
 www.cedarcreekinc.com
 OK CA 5864



The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #1 250618 12263374, 250618 12273382, &

- [illegible]

POSSIBLE ENCROACHMENTS
No visible encroachments were observed at time of this survey.

Lot FIVE (5) of zone G207EN (not inclusive, in Block FIFTEEN (15), of MOORE'S HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat therein.

AND

Part of the Northeast Quarter (NE¼) of Section Nineteen (19), Township Eleven (11) North, Range (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 1890 feet South and 661 feet West of the Northeast corner of Section 19, Township 11 North, Range 3 West, Oklahoma County, Oklahoma, the line of the plat follows the following course: Thence N 03° 04' 00" E 330.4 feet to a point; Thence with the S 90° East line a radial line 76.96 feet, to a point; Thence S 92° 58' 00" E 120.0 feet to a point; Thence S 04° 14' 30.6 feet E 20.0 feet to a point; Thence with a curve to the left having a radius of 135.11 feet, a distance of 163.53 feet to a point; Thence S 09° 30' 41.2 feet E 1.0 feet to a point; Thence S 02° 04' 00" W 611.1 feet to a Point of Beginning; Continuing

The property described hereon is located completely within the property described in Oklahoma City Abstract & Title Co.'s Commitment No. 2553072 dated May 31, 2025.

- 1 All parties met both in their recorded Book 14, Page 265, **Affidavit as shown.**
- 2 These matters, including motions and affidavits, shown on or after established by the clerk of Hester's Honorable Admonition records in Book 14 of Plats, page 265, partially recorded in the District Court records in Book 630, **Affidavit as shown.**
- 3 Right of Way Granted in favor of Oklahoma Natural Gas Company recorded in Book 1103, page 23, **Affidavit as shown.**
- 4 Government well filed in Report of Commissioners in the 63rd District of Oklahoma County case no. 139355 recorded in Book 205, page 120 and 121, **Affidavit as shown.**
- 5 Amended Agreement and Assent recorded in Book 6041, page 765, as partially assigned by Assignments recorded in Book 6006, page 120 and 121, **Affidavit as shown.**
- 6 Right of Way Granted in favor of Enbridge Products Corporation recorded in Book 6895, page 263, **Affidavit as shown.**
- 7 Permanent Easement in favor of the City of Oklahoma City recorded in Book 7521, page 1356, **Affidavit as shown.**
- 8 Easement in favor of City of Oklahoma City recorded in Book 2083, page 20, Book 1077, pages 421 and Book 10678, page 427, **Affidavit as shown.**
- 9 Memorandum of Water Gathering and Disposal Agreement recorded in Book 14177, page 1133, **Affidavit, Hackett, Hackett and Hackett.**

1. Pursuant to Table A Item 2.2, said described property, by any other plotting only, located within an area having a Zone Designation Regulatory Plots by FEMA, on Flood Insurance Rate Map No. 4910801001, dated 02/27/2024.

7. The Property has direct access to SW 47th Street & Barnes Avenue, both having a dedicated public street.

8. Pursuant to Table A Item 9, The total number of airport parking spaces on the subject property is 0, including 0 designated handicapped spaces.

9. Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.

10. Pursuant to Table A Item 17, There are no proposed changes in street right of way limits, to the best of my knowledge. There is no observed evidence of recent road or sidewalk construction or repair.

11. There is no observed evidence of also use as a solid waste dump, dump or sanitary landfill.

12. A assumed bearing of South 09° 07' 00" East as the true line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for the survey.

13. All unit of measurements are US Survey Feet (GNS).

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 80% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements of the Geographic Information Systems survey and meets the Oklahoma Minimum Professional Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on 06/20/2020; that the survey was completed on August 21, 2020; that contours shown on Fowler-Heagerty may not meet the stated accuracy and all coordinates are based on Oklahoma State Plane GCS NAD 83 and all elevation measurements are based on NAVD 83.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73122
C.A. # 7263 / Exp. Date: 6/30/2025
Telephone: (405) 849-6010 Email: troy@goldens.com

Created by:
Plot Date: August 21, 2023 Plotter Size: 24"X36"
G.L.S. # 2023-001

Sheet 1 Of 1

Case No: CE-1160

Applicant: D&G Joint Ventures, LLC



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet



MEMORANDUM

Council Agenda
Item No. XI. P
9/29/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (CE-1160), closing a portion of the east-west right-of-way of SW 46th Street, and a portion of the north-south right-of-way of South Barnes Avenue, west of South Pennsylvania Avenue and south of SW 44th Street. Ward 6.

Applicant:

David M. Box, Box Law Group, PLLC
D&G Joint Ventures, LLC

Purpose:

The purpose of this request is to consolidate the property abutting the right-of-way to facilitate a proposed subdivision (C-7782, Preliminary Plat of Barnes Park).

Background:

On July 23, 2026, the Planning Commission recommended approval of the application.

Revenue:

An application fee of \$1860 was deposited in 1001-Rev1700-42100003 General Operations - General Revenue – Charges-Planning Fees.

Protests:

None

Previous Action:

The Ordinance was introduced August 18, 2026, and set for final hearing September 29, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.