

Published in The Journal Record SEPTEMBER 30, 2026.**ORDINANCE NO. 28,152**

ORDINANCE CLOSING A PORTION OF A NORTH-SOUTH STORM SEWER EASEMENT IN BLOCK 34 OF EAST BRITTON ADDITION, EAST OF NORTH SHARTEL AVENUE, AND NORTH OF NW 87TH 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:

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 32 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being all of the easement described in Book 1,579, Page 470, being more particularly described as follows: A permanent easement over the east 15 feet of Lot 32 and a temporary easement over all of said Lot 32 not occupied by existing house and garage, all being in Block 34, East Britton Addition to Britton, Oklahoma. **AND** A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 1,579, Page 471, being more particularly described as follows: BEGINNING at the Northwest (NW) Corner of said Lot 33; THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet; THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33, said point being 3.00 feet East of the Southwest (SW) Corner of said Lot 33; THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33; THENCE North, along and with the West line of said Lot 33 to the POINT OF BEGINNING. **AND** A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lots 32 and 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 3,198, Page 687 (10' EASEMENT), being more particularly described as follows: BEGINNING at the Northwest (NW) Corner of said Lot 33; THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet; THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33; THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33; THENCE continuing West, along and with the South line of said Lot 32, a distance of 5.00 feet to the Southwest (SW) Corner of said 10' EASEMENT; THENCE North, along and with the West line of said 10' EASEMENT, to the Northwest (NW) Corner of said 10' EASEMENT; THENCE East, along and with the North line of said Lot 32, a distance of 5.00 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
Planning 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

Box Law Group, PLLC on behalf of Applicant

Name of Applicant

8800 & 8808 N Shartel Ave

Address / Location of Property

Easement Closure

Purpose Statement / Development Goal

Staff Use Only:	1165
Case No.: CE	5-28-26
File Date:	2
Ward No.:	Britton NA
Nbhd. Assoc.:	OKC
School District:	SPUD-1693
Extg Zoning:	
Overlay:	

SPUD-1693

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 closed. 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 the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. 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 \$1860.00 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.



Record & Return to:
American Eagle Title Group
421 NW 13th Street, Suite 320
Oklahoma City, OK 73103
File # 2410-0012-68

Presented for Filing By:
American Eagle Title Group, LLC
File No: 2410-0012-68
Proposed Insurer: American Eagle
Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Garrett and Company, L.L.C., an Oklahoma limited liability company (herein "Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do/does hereby grant, bargain, sell and convey unto Prestige Development LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 633 SW 15th Terr OKC, OK 73176, the real property and premises situate in Oklahoma County, State of Oklahoma, described on Exhibit "A" attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land") **EXCEPTING from this conveyance and RESERVING unto the Grantor title to all minerals not heretofore conveyed or reserved of record, including, without limitation, all of the oil, gas, hydrocarbon substances and other minerals in, under or produced from said property and all rights pertaining thereto.**

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, **SUBJECT TO** easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 20th day of December, 2024

SIGNATURES APPEAR ON THE FOLLOWING PAGE

Garrett and Company, L.L.C., an
Oklahoma limited liability company

By: 
William P. Garrett, Manager

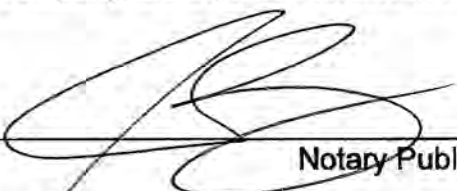
ACKNOWLEDGEMENT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

SS.

This instrument was acknowledged before me on this 16th day of December, 2024, by William P. Garrett, Manager of Garrett and Company, L.L.C., an Oklahoma limited liability company.


Notary Public

Commission number: 23007550

Commission expires: 06-02-27



Exhibit A

Lots 30, 31, 32, 33, 55, 56, 57 and 58 in Block 34 of East Britton Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 9 of Plats, page 85.

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

SS.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Frank Padilla

(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an Manager (role, such as titled officer or trustee) of Prestige Development LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

~~FURTHER AFFIANT SAYETH NOT.~~

AFFIANT, individually and as authorized agent of the Entity

December 20, 2024

Date

The foregoing instrument was subscribed and sworn to before me this 20th day of December, 2024, by Frank Padilla.

My Commission Expires: _____

My Commission Number: _____



NOTARY PUBLIC



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual
(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **PRESTIGE DEVELOPMENT LLC** party(IES) of the first part, in consideration of the sum of **TEN AND 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 **PRESTIGE DEVELOPMENT LLC** party of the second part the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

Tract 1

The North 65 feet of Lots **THIRTY (30)** thru **THIRTY-THREE (33)**, of Block **THIRTY-FOUR (34)**, in **EAST BRITTON ADDITION**, to **Oklahoma City, Oklahoma County, Oklahoma**, according to the recorded plat thereof.

Tract 2

The South 75 feet of Lots **THIRTY (30)** thru **THIRTY-THREE (33)**, of Block **THIRTY-FOUR (34)**, in **EAST BRITTON ADDITION**, to **Oklahoma City, Oklahoma County, Oklahoma**, according to the recorded plat thereof.

Tract 3

The North 65 feet of Lots **FIFTY-FIVE (55)** thru **FIFTY-EIGHT (58)**, of Block **THIRTY-FOUR (34)**, in **EAST BRITTON ADDITION**, to **Oklahoma City, Oklahoma County, Oklahoma**, according to the recorded plat thereof.

Tract 4

The South 75 feet of Lots **FIFTY-FIVE (55)** thru **FIFTY-EIGHT (58)**, of Block **THIRTY-FOUR (34)**, in **EAST BRITTON ADDITION**, to **Oklahoma City, Oklahoma County, Oklahoma**, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to easements, restrictive covenants and rights of way of record.

EXEMPT DOCUMENT STAMP TAX, O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAPH # 4. THIS DEED PREPARED TO UPDATE LEGAL DESCRIPTION AFTER LOT SPLIT APPROVAL.

RETURN TO:
PRESTIGE DEVELOPMENT LLC
633 SW 159TH TERRACE
OKLAHOMA CITY, OK 73170

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(IES) of the second part, 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.

(SIGNATURE PAGE FOLLOWS)

SW25312070 mrr 11/38 Doc-Exempt
Warranty Deed (LLC)

Signed and delivered 3 day of April, 2025.

PRESTIGE DEVELOPMENT LLC

FRANCISCO PADILLA, MEMBER/MANAGER, LLC

STATE OF OKLAHOMA }

} ss

COUNTY OF CLEVELAND }

Before me, a Notary Public in and for this State, on this 3 day of April, 2025 personally appeared FRANCISCO PADILLA as MEMBER/MANAGER, on behalf of PRESTIGE DEVELOPMENT LLC, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.



Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 25312070

Underwriter: American Guaranty Title Insurance Company

Warranty Deed (LLC)

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)

COUNTY OF CLEVELAND)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned FRANCISCO PADILLA
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an MEMBER/MANAGER (role, such as titled officer or trustee) of PRESTIGE DEVELOPMENT LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

April 3, 2025The foregoing instrument was subscribed and sworn to before me this 3 day of April2025, by FRANCISCO PADILLA

My Commission Expires:

My Commission Number:



NOTARY PUBLIC

LEGAL DESCRIPTION

East Britton
Lots 30-33 Block 34
North Tract

January 17, 2025

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

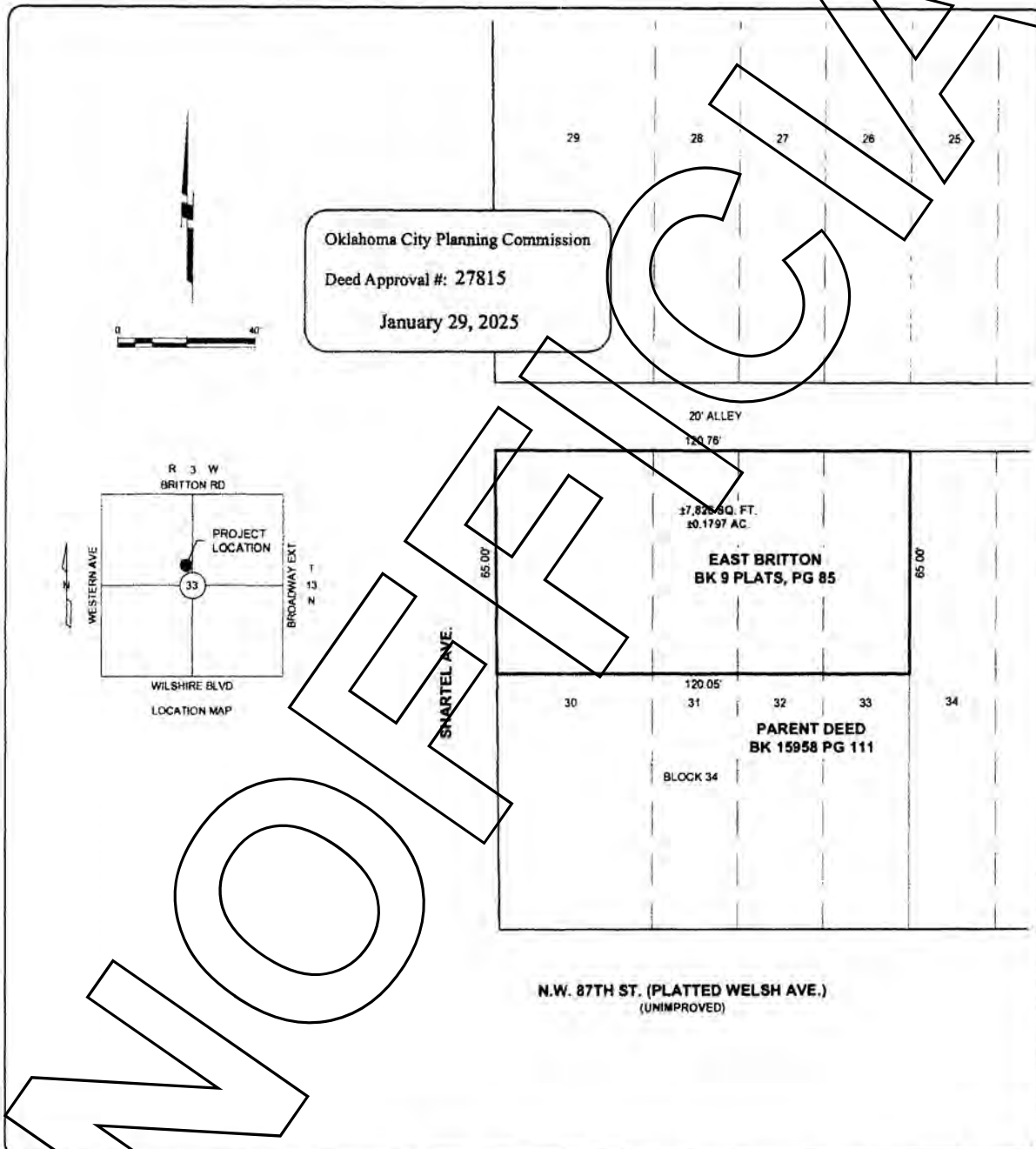
The North 65.00 feet of Lots 30 through 33 Block 34 as shown on the plat EAST BRITTON being a subdivision of Blocks 23, 9, 24, 33, 34 & 43 of Britton First & Second Additions recorded in Book 9 of plats, Page 85

Oklahoma City Planning Commission

Deed Approval #: 27815

January 29, 2025

This description was prepared from record information and is not the result of an actual survey of the property
Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates
Certificate of Authorization No. 1484 (Expires 6-30-25)
S:\1- CIVIL\5000 - 5999\5582\5582002\Legal Description\5582002-North Tract.docx



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XREFS LOADED:

Copyright © 2025 Johnson & Associates

Proj. No. 5582001
Date 1-17-25
Scale 1"=40'

**EAST BRITTON
LOTS 30-33 BLOCK 34**
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
NORTH TRACT



Johnson & Associates
1 E. Shenden Ave., Suite 200
Oklahoma City, OK 73104
(405) 724-8078 FAX (405) 724-8079 www.ja-pl.com
Certificate of Authorization #1461 E-01 Date 06-20-2020
ENGINEERS SURVEYORS PLANNERS

LEGAL DESCRIPTION

East Britton
Lots 30-33 Block 34
South Tract

January 17, 2025

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

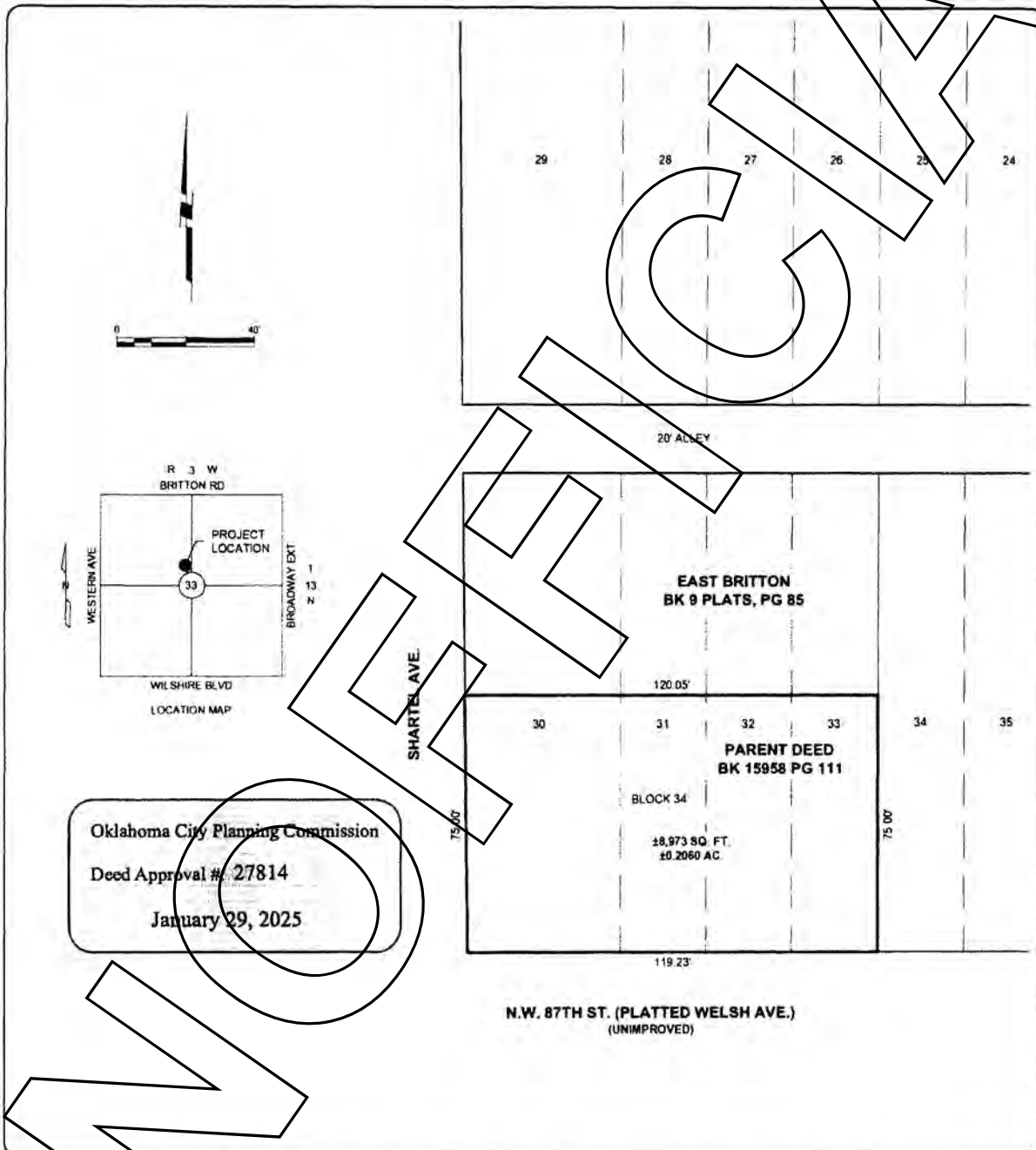
The South 75.00 feet of Lots 30 through 33 Block 34 as shown on the plat EAST BRITTON being a subdivision of Blocks 23, 9, 24, 33, 34 & 43 of Britton First & Second Additions recorded in Book 9 of plats, Page 85.

Oklahoma City Planning Commission

Deed Approval #: 27814

January 29, 2025

This description was prepared from record information and is not the result of an actual survey of the property.
Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates
Certificate of Authorization No. 1484 (Expires 6-30-25)
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Oklahoma City Planning Commission

Deed Approval # 27814

January 29, 2025

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Copyright © 2025 Johnson & Associates

Proj. No. 5582001
Date 1-17-25
Scale 1"=40'

**EAST BRITTON
LOTS 30-33 BLOCK 34**
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
SOUTH TRACT



Johnson & Associates
1 E Shelden Ave., Suite 200
Oklahoma City, OK 73104
405.728.4076 FAX 405.728.8079 www.jaok.com
Certified Professional Engineer E-00000000
ENGINEERS • SURVEYORS • PLANNERS

LEGAL DESCRIPTION

East Britton
Lots 55-58 Block 34
North Tract

January 17, 2025

Oklahoma City Planning Commission

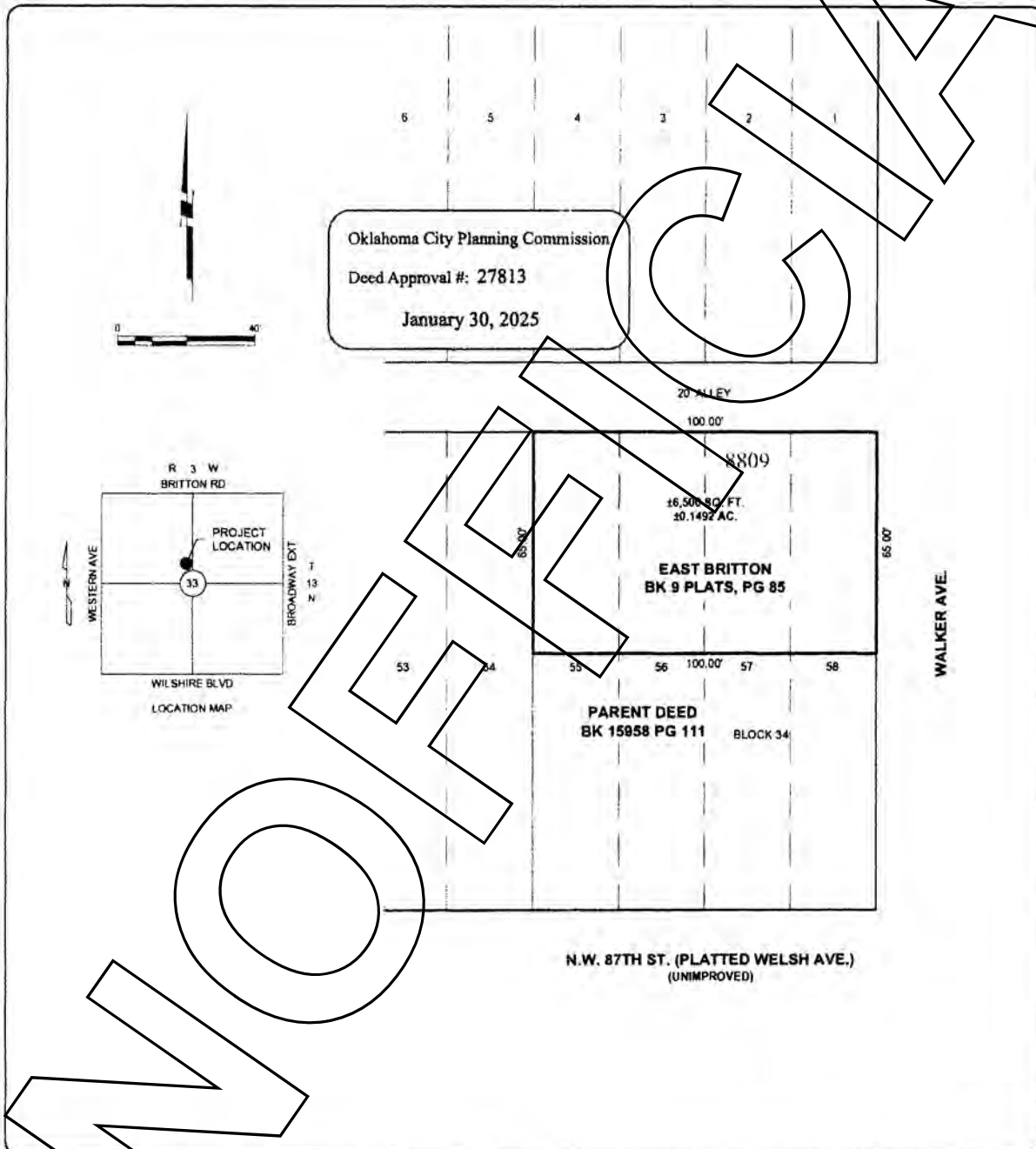
Deed Approval #: 27813

January 30, 2025

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

The North 65.00 feet of Lots 55 through 58 Block 34 as shown on the plat EAST BRITTON being a subdivision of Blocks 23, 9, 24, 33, 34 & 43 of Britton First & Second Additions recorded in Book 9 of plats, Page 85.

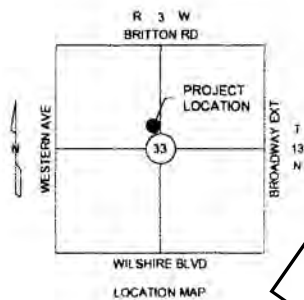
This description was prepared from record information and is not the result of an actual survey of the property.
Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates
Certificate of Authorization No. 1484 (Expires 6-30-25)
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Oklahoma City Planning Commission

Deed Approval #: 27813

January 30, 2025



EAST BRITTON
BK 9 PLATS, PG 85

PARENT DEED
BK 15958 PG 111 BLOCK 34

N.W. 87TH ST. (PLATTED WELSH AVE.)
(UNIMPROVED)

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XREFS LOADED

Copyright © 2025 Johnson & Associates

Proj. No. 5582001
Date 1-17-25
Scale 1"=40'

**EAST BRITTON
LOTS 55-58 BLOCK 34**
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
NORTH TRACT



Johnson & Associates
1 E. Shenden Ave., Suite 200
Oklahoma City, OK 73104
(405) 251-8075 FAX (405) 251-8078 www.jaok.com
Certificate of Authorization #144 Exp. Date 08-31-2028
- ENGINEERS - SURVEYORS - PLANNERS -

LEGAL DESCRIPTION

East Britton
Lots 55-58 Block 34
South Tract

January 17, 2025

Oklahoma City Planning Commission

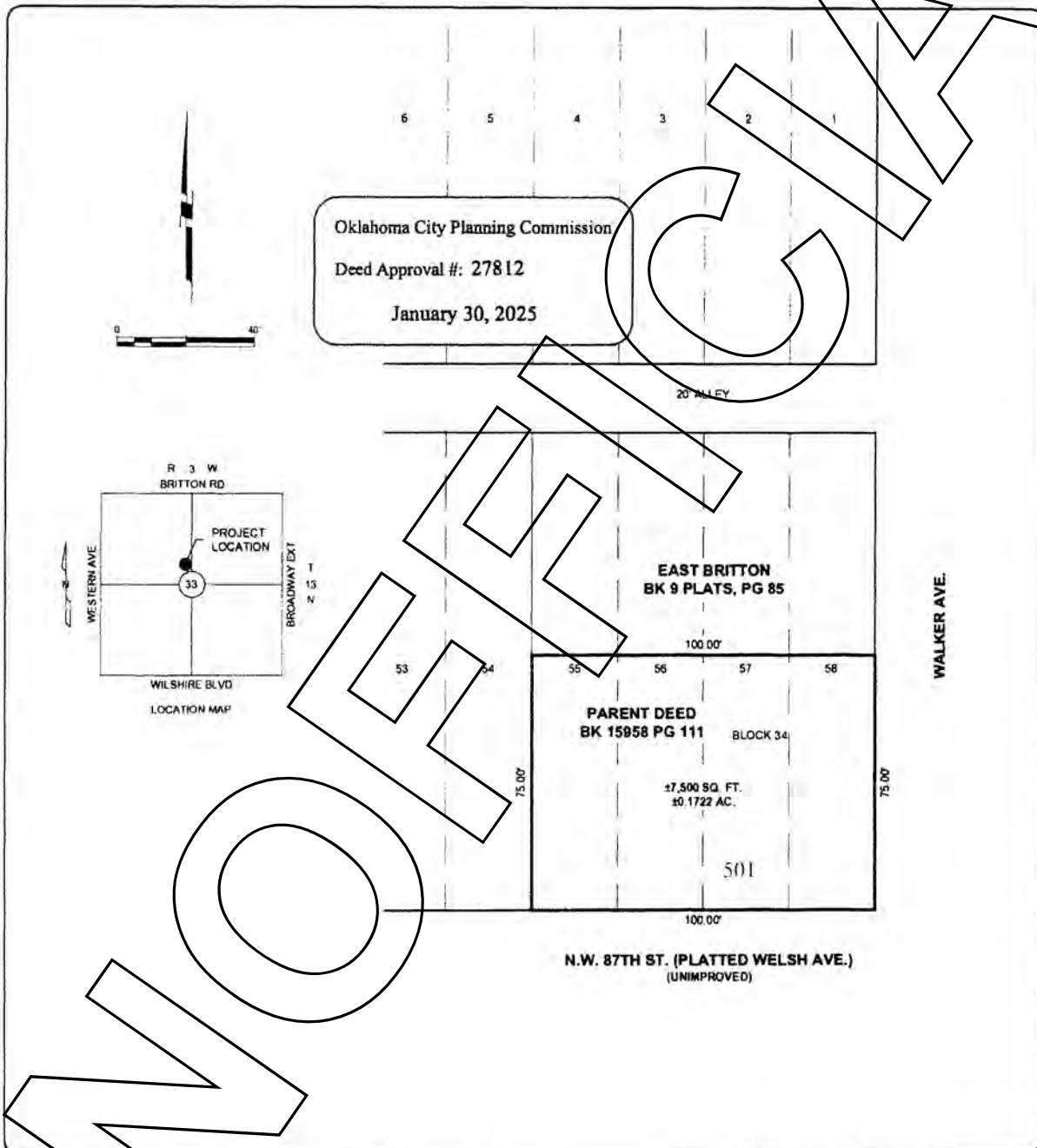
Deed Approval #: 27812

January 30, 2025

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

The South 75.00 feet of Lots 55 through 58 Block 34 as shown on the plat EAST BRITTON being a subdivision of Blocks 23, 9, 24, 33, 34 & 43 of Britton First & Second Additions recorded in Book 9 of plats, Page 85.

This description was prepared from record information and is not the result of an actual survey of the property
Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates
Certificate of Authorization No. 1484 (Expires 6-30-25)
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XREFS LOADED:

Copyright © 2025 Johnson & Associates

Proj. No. 5582001
Date 1-17-25
Scale 1"=50'

**EAST BRITTON
LOTS 55-58 BLOCK 34**
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
SOUTH TRACT



Johnson & Associates
1 E Shelden Ave., Suite 200
Oklahoma City, OK 73104
(405) 226-6079 FAX (405) 726-8510 www.ja-inc.com
Certified of Automation M&M E&C Des. 06.20.2026
• ENGINEER • SURVEYOR • PLANNER •

LEGAL DESCRIPTION

8800 & 8808 N Shartel
BK 1579 PG 470 - Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 32 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being all of the easement described in Book 1579, Page 470, being more particularly described as follows:

A permanent easement over the east 15 feet of Lot 32 and a temporary easement over all of said Lot 32 not occupied by existing house and garage, all being in Block 34, East Britton Addition to Britton, Oklahoma.

And

8800 & 8808 N Shartel
BK 1579 PG 471 – Partial Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 1579, Page 471, being more particularly described as follows:

BEGINNING at the Northwest (NW) Corner of said Lot 33;

THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet;

THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33, said point being 3.00 feet East of the Southwest (SW) Corner of said Lot 33;

THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33;

THENCE North, along and with the West line of said Lot 33 to the POINT OF BEGINNING.

And

8800 & 8808 N Shartel
BK 3198 PG 687 – Partial Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lots 32 and 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 3198, Page 687 (10' EASEMENT), being more particularly described as follows:

BEGINNING at the Northwest (NW) Corner of said Lot 33;

THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet;

THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33;

THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33;

THENCE continuing West, along and with the South line of said Lot 32, a distance of 5.00 feet to the Southwest (SW) Corner of said 10' EASEMENT;

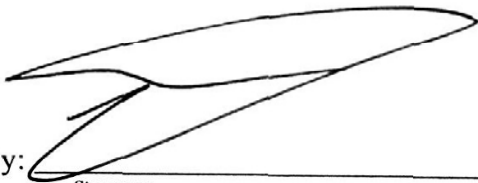
THENCE North, along and with the West line of said 10' EASEMENT, to the Northwest (NW) Corner of said 10' EASEMENT;

THENCE East, along and with the North line of said Lot 32, a distance of 5.00 feet to the POINT OF BEGINNING.

LETTER OF AUTHORIZATION

I, Francisco Padilla, Manager of Prestige Development, LLC or,
Property Owner of Record
Francisco Padilla 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

Francisco Padilla
Type/Print Name

Title: Manager
Manager / Proprietor

Date: 5/27/26
MM/DD/YYYY

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 (4), 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 20, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2995069-OK99

LEGAL DESCRIPTION

8800 & 8808 N Shartel
BK 1579 PG 470 - Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 32 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being all of the easement described in Book 1579, Page 470, being more particularly described as follows:

A permanent easement over the east 15 feet of Lot 32 and a temporary easement over all of said Lot 32 not occupied by existing house and garage, all being in Block 34, East Britton Addition to Britton, Oklahoma.

And

8800 & 8808 N Shartel
BK 1579 PG 471 – Partial Vacation

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THENCE North, along and with the West line of said Lot 33 to the POINT OF BEGINNING.

And

8800 & 8808 N Shartel
BK 3198 PG 687 – Partial Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lots 32 and 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 3198, Page 687 (10' EASEMENT), being more particularly described as follows:

BEGINNING at the Northwest (NW) Corner of said Lot 33;

THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet;

THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33;

THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33;

THENCE continuing West, along and with the South line of said Lot 32, a distance of 5.00 feet to the Southwest (SW) Corner of said 10' EASEMENT;

THENCE North, along and with the West line of said 10' EASEMENT, to the Northwest (NW) Corner of said 10' EASEMENT;

THENCE East, along and with the North line of said Lot 32, a distance of 5.00 feet to the POINT OF BEGINNING.

OWNERSHIP REPORT
ORDER 2995069-OK99

EFFECTIVE DATE: MAY 20, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3732	R130207475	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 LOTS 30 THRU 33 N65FT (PART OF SUBJECT PROPERTY WITHIN)	8800 N SHARTEL AVE OKLAHOMA CITY
3732	R130207480	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 LOTS 30 THRU 33 S75FT (PART OF SUBJECT PROPERTY WITHIN)	8808 N SHARTEL AVE OKLAHOMA CITY
3732	R130166150	LEGACY INVESTMENT HOLDINGS LLC		6011 N ROBINSON AVE	OKLAHOMA CITY	OK	73118	BRITTON CITY SECOND	32	0	BRITTON CITY SECOND 032 000 LOTS 45 & 46	705 NW 88TH ST OKLAHOMA CITY
3732	R130166175	RCH PARTNERS LLC		4217 S MAY AVE	OKLAHOMA CITY	OK	73119	BRITTON CITY SECOND	32	0	BRITTON CITY SECOND 032 000 LOTS 47 & 48	701 NW 88TH ST OKLAHOMA CITY
3732	R130166200	HAMMONS NAOMI		6322 NW 178TH TER	EDMOND	OK	73012	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 1 & 2	700 NW 88TH ST OKLAHOMA CITY
3732	R130166225	FOX DAVID WAYNE		704 NW 88TH ST	OKLAHOMA CITY	OK	73114-2816	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 3 & 4	704 NW 88TH ST OKLAHOMA CITY
3732	R130166250	MULDER GRACE	MULDER STEPHEN	708 NW 88TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 5 & 6	708 NW 88TH ST OKLAHOMA CITY
3732	R130166275	ELLISON JAMES L JR		712 NW 88TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 7 & 8	712 NW 88TH ST OKLAHOMA CITY
3732	R130166700	FUGLE CARMON	GRAY WILLIAM T	713 NW 87TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 41 & 42	713 NW 87TH ST OKLAHOMA CITY
3732	R130166725	R4 INVESTMENTS LLC		4500 RUSTIC TRAILS	MOORE	OK	73160	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 43 & 44	709 NW 87TH ST OKLAHOMA CITY
3732	R130166750	TRAN THANH VAN		705 NW 87TH ST	OKLAHOMA CITY	OK	73114-2813	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 45 & 46	705 NW 87TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2995069-OK99

EFFECTIVE DATE: MAY 20, 2026 AT 7:30 AM

3732	R130166775	SMYTHWOOD KARA MICKEY		701 NW 87TH ST	OKLAHOMA CITY	OK	73114- 2813	BRITTON CITY SECOND	35	0	BRITTON CITY SECOND 035 000 LOTS 47 & 48	701 NW 87TH ST OKLAHOMA CITY
3732	R130169435	SHAN LLC		7117 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 1 & 2	700 NW 87TH ST OKLAHOMA CITY
3732	R130169440	RIGGS ANASTASIA LYNN	RIGGS JERRY LYNN	704 NW 87TH ST	OKLAHOMA CITY	OK	73114	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 3 & 4	704 NW 87TH ST OKLAHOMA CITY
3732	R130169445	FLORES BOBBIE		708 NW 87TH ST	OKLAHOMA CITY	OK	73114- 2814	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 5 & 6	708 NW 87TH ST OKLAHOMA CITY
3732	R130169450	COLEMAN WILLIAM R & CHARMEI		5804 PECAN GROVE PL	EDMOND	OK	73034- 1040	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 7 & 8	712 NW 87TH ST OKLAHOMA CITY
3732	R130169545	ALVARADO SALVADOR MATTHEW		4101 NW 54TH ST	OKLAHOMA CITY	OK	73112- 2144	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 45 & 46	705 NW 86TH ST OKLAHOMA CITY
3732	R130169550	SFR3 020 LLC		2261 MARKET ST, Unit 22263	SAN FRANCISCO	CA	94114	BRITTON CITY SECOND	42	0	BRITTON CITY SECOND 042 000 LOTS 47 & 48	701 NW 86TH ST OKLAHOMA CITY
3732	R130205655	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 31 & 32	627 NW 88TH ST OKLAHOMA CITY
3732	R130205785	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	33	35	EAST BRITTON ADD 033 035	0 UNKNOWN OKLAHOMA CITY
3732	R130205845	WARRIOR HOLDINGS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114- 2408	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 33 & 34	623 NW 88TH ST OKLAHOMA CITY
3732	R130205850	HARRIS C TRS	HARRIS C REV TRUST	PO BOX 826	OKLAHOMA CITY	OK	73101- 0826	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 36 THRU 38	617 NW 88TH ST OKLAHOMA CITY
3732	R130205915	COMMUNITY ENHANCEMENT CORP	C/O MARK GILLET	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 39 & 40	613 NW 88TH ST OKLAHOMA CITY
3732	R130205980	OXLAJ ODILIA ZARAT		609 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 41 & 42	609 NW 88TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2995069-OK99

EFFECTIVE DATE: MAY 20, 2026 AT 7:30 AM

3732	R130206045	RODICAN FAMILY REV LIVING TRUST		2310 FAIRFIELD WAY	UPLAND	CA	91784	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 43 & 44	605 NW 88TH ST OKLAHOMA CITY
3732	R130207020	MANHARTH JUANITA J PER REP	HICKS DOLLIE M EST	528 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 14 & 15	528 NW 88TH ST OKLAHOMA CITY
3732	R130207085	TEAGUE J DERRICK TRS	SREJ REV TRUST	5009 W 2ND AVE	STILLWATER	OK	74074	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 16 THRU 19	600 NW 88TH ST OKLAHOMA CITY
3732	R130207150	TCB HOUSES 200 LLC		5317 GATEWAY BRIDGE CT	EDMOND	OK	73034	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 20 & 21	608 NW 88TH ST OKLAHOMA CITY
3732	R130207215	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 22 & 23	612 NW 88TH ST OKLAHOMA CITY
3732	R130207280	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 24 & 25	616 NW 88TH ST OKLAHOMA CITY
3732	R130207345	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 N/2 OF LOTS 26 27 28 29	624 NW 88TH ST OKLAHOMA CITY
3732	R130207410	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 S/2 OF LOTS 26 27 28 29	8816 N SHARTEL AVE OKLAHOMA CITY
3732	R130207540	MILBOURN R WAYNE & MARY E		4201 E 64TH ST	TULSA	OK	74136- 1651	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 34 & 35	0 UNKNOWN OKLAHOMA CITY
3732	R130207605	BENNETT PHILIP, FERBER KATHY, ROUTH MARY, HAUGHERY HEIDI	LOOCK VIRGINIA LEE TRUST, LOOCK MARY, LOOCK WILLIAM, FERBER STANLEY & KATHERINE TR	PO BOX 24128	OKLAHOMA CITY	OK	73124- 0128	EAST BRITTON ADD	34	36	EAST BRITTON ADD 034 036	0 UNKNOWN OKLAHOMA CITY
3732	R130207670	PINNACLE IMAGE PROPERTIES	SCHOONOVER NORMAN	1801 GREY OWL LN	BLANCHARD	OK	73010- 5092	EAST BRITTON ADD	34	37	EAST BRITTON ADD BLK 034 LOT 037	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2995069-OK99

EFFECTIVE DATE: MAY 20, 2026 AT 7:30 AM

3732	R130207735	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 38 & 39	0 UNKNOWN OKLAHOMA CITY
3732	R130207800	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 40 THRU 43	0 UNKNOWN OKLAHOMA CITY
3732	R130207865	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 44 THRU 46	0 UNKNOWN OKLAHOMA CITY
3732	R130208580	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 15 & 16	0 UNKNOWN OKLAHOMA CITY
3732	R130208645	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
3732	R130208710	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 19 THRU 23	0 UNKNOWN OKLAHOMA CITY
3732	R130208775	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	EAST BRITTON ADD	43	0	EAST BRITTON ADD BLK 043 LOTS 24 & 25	0 UNKNOWN OKLAHOMA CITY
3732	R130208840	PRESTIGE DEVELOPMENT LLC		10001 S PENN AVE, Unit 100	OKLAHOMA CITY	OK	73159	EAST BRITTON ADD	43	0	EAST BRITTON ADD BLK 043 LOTS 26 THRU 29	0 UNKNOWN OKLAHOMA CITY
3732	R130208905	OLDHAM RAHE		814 NW 65TH ST	OKLAHOMA CITY	OK	73116	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 30 & 31	0 UNKNOWN OKLAHOMA CITY
3732	R130208970	OKLAHOMA HEART HOSPITAL RESEARCH	FOUNDATION	4200 W MEMORIAL RD STE 510	OKLAHOMA CITY	OK	73120-8378	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 32 THRU 35	0 UNKNOWN OKLAHOMA CITY
3732	R130209035	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 36 & 37	0 UNKNOWN OKLAHOMA CITY
3732	R130209100	GARRETT AND COMPANY LLC		9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	43	0	EAST BRITTON ADD 043 000 LOTS 38 THRU 41	0 UNKNOWN OKLAHOMA CITY

Petition for Easement Closure

The undersigned does hereby request that an easement, 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

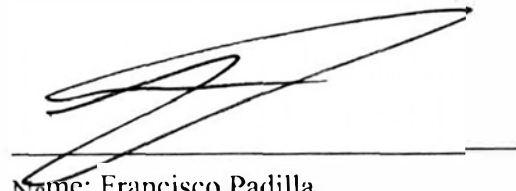
Prestige Development, LLC

Property Address

8800 and 8808 N Shartel Ave.
Oklahoma City, OK 73114

Mailing Address

3420 Sarah Dr.
Newcastle, OK 73065

A handwritten signature in black ink, appearing to read 'Francisco Padilla', written over a horizontal line.

Name: Francisco Padilla

Title: Manager/Member

Date:

5/27/26

LEGAL DESCRIPTION

8800 & 8808 N Shartel
BK 1579 PG 470 - Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 32 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being all of the easement described in Book 1579, Page 470, being more particularly described as follows:

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And

8800 & 8808 N Shartel
BK 1579 PG 471 – Partial Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 1579, Page 471, being more particularly described as follows:

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THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33, said point being 3.00 feet East of the Southwest (SW) Corner of said Lot 33;

THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33;

THENCE North, along and with the West line of said Lot 33 to the POINT OF BEGINNING.

And

8800 & 8808 N Shartel
BK 3198 PG 687 – Partial Vacation

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lots 32 and 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 3198, Page 687 (10' EASEMENT), being more particularly described as follows:

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THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33;

THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33;

THENCE continuing West, along and with the South line of said Lot 32, a distance of 5.00 feet to the Southwest (SW) Corner of said 10' EASEMENT;

THENCE North, along and with the West line of said 10' EASEMENT, to the Northwest (NW) Corner of said 10' EASEMENT;

THENCE East, along and with the North line of said Lot 32, a distance of 5.00 feet to the POINT OF BEGINNING.

**City Council Action
Financial Impact Report**

Title of Item: Closing a storm sewer easement.

Originating Department: Planning Department

Description of Impact:

CE-1165 Ordinance closing a portion of a north-south storm sewer easement in Block 34 of East Britton Addition, east of North Shartel Avenue, and north of NW 87th Street. Ward 2.

The purpose of this request is to resolve a building encroachment.

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

The applicant owns or represents all property abutting the proposed closing.

Summary of Impact:

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

b. **Cost to Citizens:** None

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

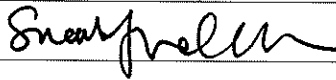
d. **Revenue Produced:** \$1860 deposited into the General Fund

Source of Funds:

Fund Name:

Agency Name:

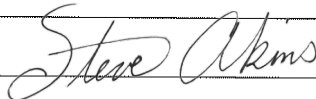
Department Head Signature:



Date: 7/31/26

Date Submitted to OMB:

OMB Review Completed by:



Date: 08/06/26

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE
CE-1165	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
CE-1165	BRITTON NA	717 NW 87TH ST	OKLAHOMA CITY	OK	73114
CE-1165	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDA	PO BOX 36609	OKLAHOMA CITY	OK	73136
CE-1165	ALVARADO SALVADOR MATTHEW	4101 NW 54TH ST	OKLAHOMA CITY	OK	73112-2144
CE-1165	BENNETT PHILIP, FERBER KATHY, ROUTH MARY, HAUGHERY HEIDI, LOOCK VIRGINIA LEE TRUST, LOOCK MARY, LOOCK WILLIAM, FERBER STANELY	PO BOX 24128	OKLAHOMA CITY	OK	73124-0128
CE-1165	COLEMAN WILLIAM R & CHARMEI	5804 PECAN GROVE PL	EDMOND	OK	73034-1040
CE-1165	COMMUNITY ENHANCEMENT CORP C/O MARK GII	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117
CE-1165	ELLISON JAMES L JR	712 NW 88TH ST	OKLAHOMA CITY	OK	73114
CE-1165	FLORES BOBBIE	708 NW 87TH ST	OKLAHOMA CITY	OK	73114-2814
CE-1165	FOX DAVID WAYNE	704 NW 88TH ST	OKLAHOMA CITY	OK	73114-2816
CE-1165	FUGLE CARMON, GRAY WILLIAM T	713 NW 87TH ST	OKLAHOMA CITY	OK	73114
CE-1165	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114
CE-1165	HAMMONS NAOMI	6322 NW 178TH TER	EDMOND	OK	73012
CE-1165	HARRIS C TRS, HARRIS C REV TRUST	PO BOX 826	OKLAHOMA CITY	OK	73101-0826
CE-1165	LEGACY INVESTMENT HOLDINGS LLC	6011 N ROBINSON AVE	OKLAHOMA CITY	OK	73118
CE-1165	MANHARTH JUANITA J PER REP, HICKS DOLLIE M E	528 NW 88TH ST	OKLAHOMA CITY	OK	73114
CE-1165	MILBOURN R WAYNE & MARY E	4201 E 64TH ST	TULSA	OK	74136-1651
CE-1165	MULDER GRACE, MULDER STEPHEN	708 NW 88TH ST	OKLAHOMA CITY	OK	73114
CE-1165	OKLAHOMA HEART HOSPITAL RESEARCH FOUNDA	4200 W MEMORIAL RD STE	OKLAHOMA CITY	OK	73120-8378
CE-1165	OLDHAM RAHE	814 NW 65TH ST	OKLAHOMA CITY	OK	73116
CE-1165	OXLAJ ODILIA ZARAT	609 NW 88TH ST	OKLAHOMA CITY	OK	73114
CE-1165	PINNACLE IMAGE PROPERTIES SCHOONOVER NOR	1801 GREY OWL LN	BLANCHARD	OK	73010-5092
CE-1165	PRESTIGE DEVELOPMENT LLC	10001 S PENN AVE, Unit 10	OKLAHOMA CITY	OK	73159
CE-1165	R4 INVESTMENTS LLC	4500 RUSTIC TRAILS	MOORE	OK	73160
CE-1165	RCH PARTNERS LLC	4217 S MAY AVE	OKLAHOMA CITY	OK	73119
CE-1165	RIGGS ANASTASIA LYNN, RIGGS JERRY LYNN	704 NW 87TH ST	OKLAHOMA CITY	OK	73114
CE-1165	RODICAN FAMILY REV LIVING TRUST	2310 FAIRFIELD WAY	UPLAND	CA	91784
CE-1165	SFR3 020 LLC	2261 MARKET ST, Unit 222	SAN FRANCISCO	CA	94114
CE-1165	SHAN LLC	7117 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116
CE-1165	SMYTHWOOD KARA MICKEY	701 NW 87TH ST	OKLAHOMA CITY	OK	73114-2813
CE-1165	TCB HOUSES 200 LLC	5317 GATEWAY BRIDGE CT	EDMOND	OK	73034
CE-1165	TEAGUE J DERRICK TRS, SREJ REV TRUST	5009 W 2ND AVE	STILLWATER	OK	74074
CE-1165	TRAN THANH VAN	705 NW 87TH ST	OKLAHOMA CITY	OK	73114-2813
CE-1165	WARRIOR HOLDINGS LLC	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408

NOTICE OF HEARING

CE-1165

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

A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 32 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being all of the easement described in Book 1,579, Page 470, being more particularly described as follows: A permanent easement over the east 15 feet of Lot 32 and a temporary easement over all of said Lot 32 not occupied by existing house and garage, all being in Block 34, East Britton Addition to Britton, Oklahoma. **AND** A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lot 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 1,579, Page 471, being more particularly described as follows: BEGINNING at the Northwest (NW) Corner of said Lot 33; THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet; THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33, said point being 3.00 feet East of the Southwest (SW) Corner of said Lot 33; THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33; THENCE North, along and with the West line of said Lot 33 to the POINT OF BEGINNING. **AND** A tract of land being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being a part of Lots 32 and 33 Block 34 as shown on the plat EAST BRITTON recorded in Book 9 of plats, Page 5, being a portion of the easement described in Book 3,198, Page 687 (10' EASEMENT), being more particularly described as follows: BEGINNING at the Northwest (NW) Corner of said Lot 33; THENCE East, along and with the North line of said Lot 33, a distance of 1.00 feet; THENCE Southerly, departing the North line of said Lot 33, to a point on the South line of said Lot 33; THENCE West, along and with the South line of said Lot 33, a distance of 3.00 feet to the Southwest (SW) Corner of said Lot 33; THENCE continuing West, along and with the South line of said Lot 32, a distance of 5.00 feet to the Southwest (SW) Corner of said 10' EASEMENT; THENCE North, along and with the West line of said 10' EASEMENT, to the Northwest (NW) Corner of said 10' EASEMENT; THENCE East, along and with the North line of said Lot 32, a distance of 5.00 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.

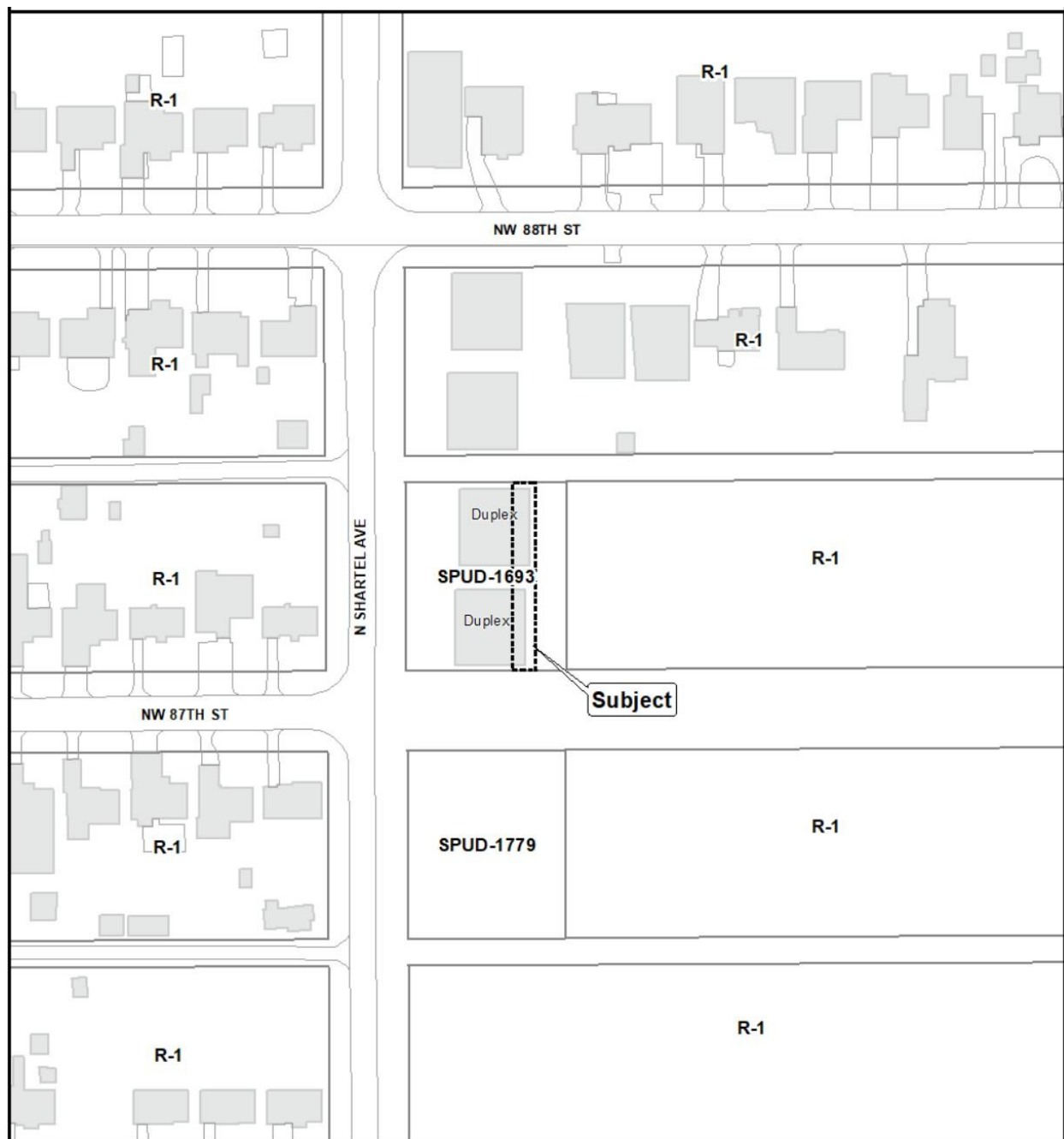
Dated this 18th day of August 2026.

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)

22. (CE-1165) Application by Prestige Development, LLC, to close a portion of a north-south storm sewer easement in Block 34 of East Britton Addition, east of North Shartel Avenue, and north of NW 87th Street. Ward 2.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY HARRISON

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



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

Item No. IV. 22.

(CE-1165) Application by Prestige Development, LLC, to close a portion of a north-south storm sewer easement in Block 34 of East Britton Addition, east of North Shartel Avenue, and north of NW 87th Street. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to resolve a building encroachment.

B. EXISTING CONDITIONS

1. Size of Site: 0.05 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	SPUD-1693	R-1	R-1	SPUD-1779	R-1
Land Use	Residential	Residential	Undeveloped	Undeveloped	Residential

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

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.
- b. Engineering - Storm Sewer Availability:**
 - 1) The applicant must provide a survey showing the location of the pipeline (if it exists) and all utilities and other improvements within the existing pipeline easement proposed to be vacated.

4. Utilities Department:

- a. Solid Waste Management:** No objection
- b. Water Availability:** No objection.
- c. Wastewater Availability:** No objection

5. Planning Department:

a. Plan Conformance Considerations

The application seeks to close a north/south utility easement located within Block 34, of East Britton Addition. The site is generally located east of North Shartel Avenue, between NW 88th Street and an unimproved portion of NW 87th Street. The closure area includes portions of Lots 32-33. The easement is related to a permanent easement granted in 1952 over the east 15 feet of Lot 32, and a temporary easement over all of Lot 32 that was granted for the purpose of storm sewer lines and

appurtenances. Duplex units are currently being constructed west of the requested closure area. The closure request does not have plan~~o~~**kc** implications and would not affect connectivity in the area.

D. STAFF RECOMMENDATION

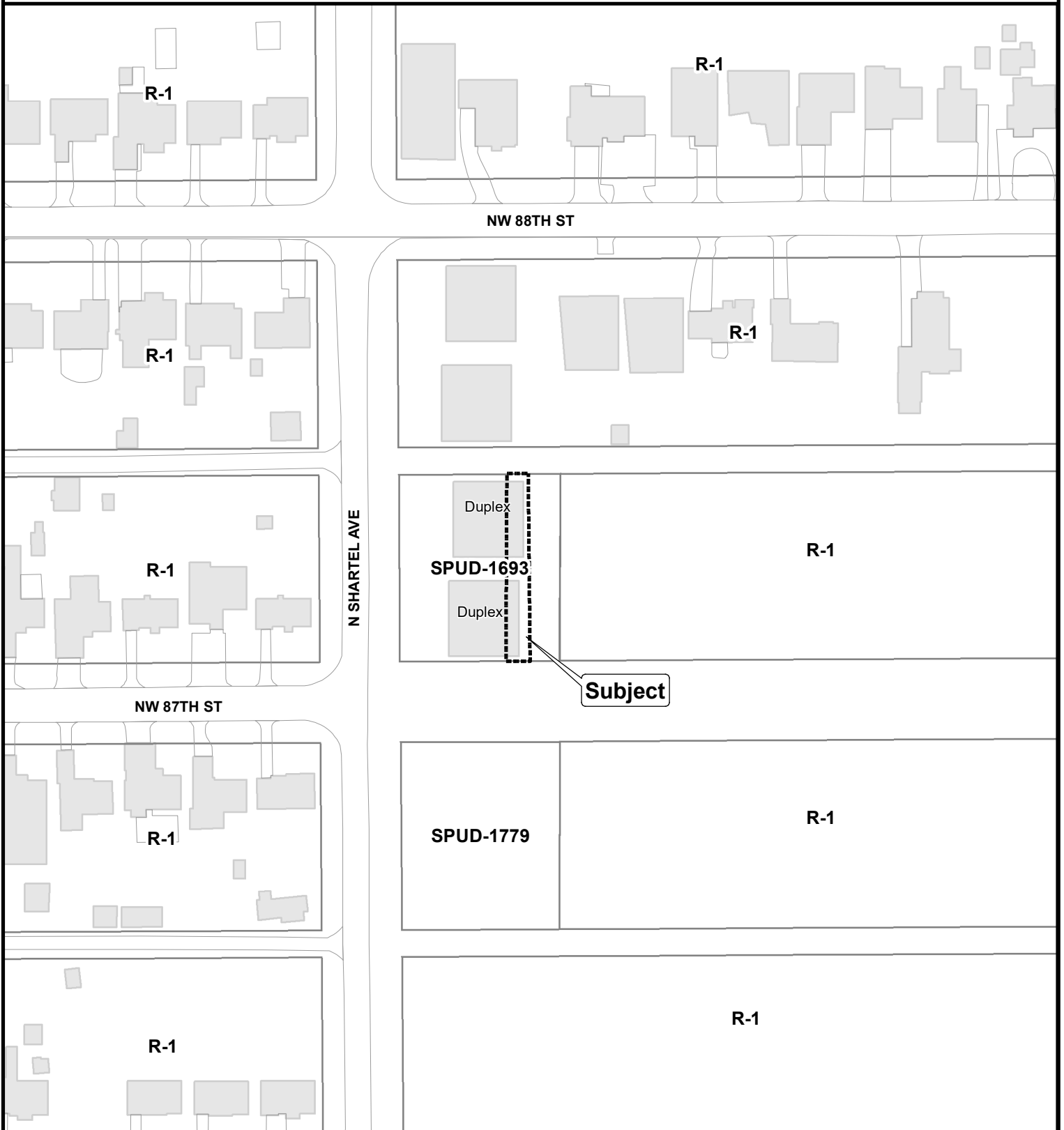
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning 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.

Approval of the application.

taj

Case No: CE-1165

Applicant: Prestige Development, LLC



Note: "Subject" is located approximately 1,934' East of N. Western Ave. and 2,056' South of W. Britton Rd.

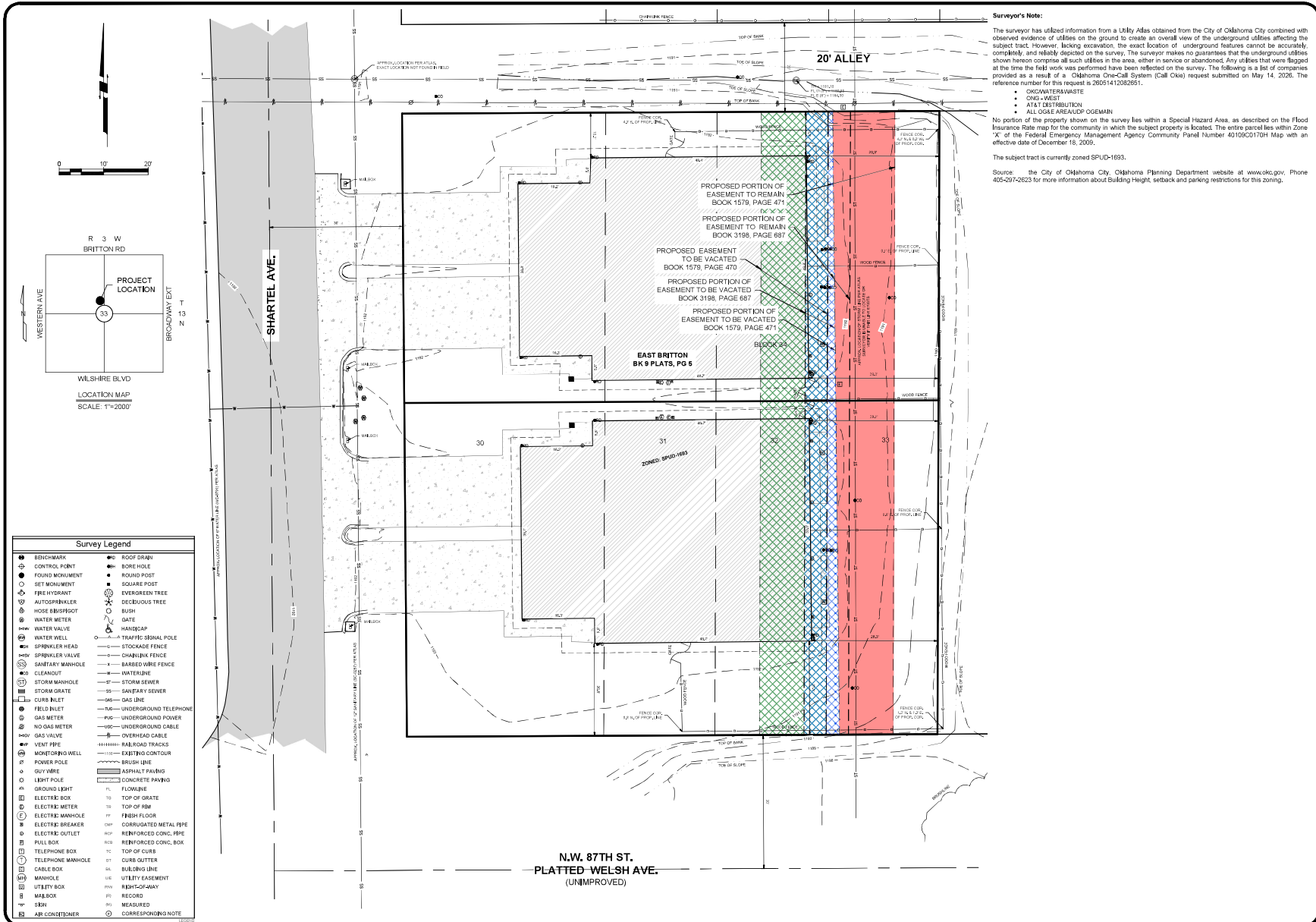


The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 50 100
Feet



Surveyor's Note:

The survey has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantees that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. Any utilities that were flagged at the time the field work was performed have been reflected on the survey. The following is a list of companies provided as a result of a Oklahoma One-Call System (Call One) request submitted on May 14, 2026. The reference number for this request is 26051412082651.

- OKC WATER & WASTE
- ONG - WEST
- AT&T DISTRIBUTION
- ALL OG&E AREA UDP OGEMAIN

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0170H Map with an effective date of December 18, 2009.

The subject tract is currently zoned SPUD-1693.

Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov, Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.

[illegible]

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 231-4075 FAX (405) 235-8078
sympet@jbaoc.com www.jbaoc.com
Certificate of Authorization #1404 Exp. Date: 06-30-2027

• ENGINEERS • SURVEYORS • PLANNERS •



8800 & 8808 N SHARTEL
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
TOPOGRAPHIC EXHIBIT

Proj. No.: 5582008
Date: 5-21-28
Scale: 1"=10'
Surveyed By: CC
Drawn By: JP, WM
Approved By: MJ

SHEET NUMBER
TS

Case No: CE-1165

Applicant: Prestige Development, LLC



Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,934' East of N. Western Ave. and 2,056' South of W. Britton Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 50 100
Feet



MEMORANDUM

Council Agenda
Item No. XI. S
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-1165) closing a portion of a north-south storm sewer easement in Block 34 of East Britton Addition, east of North Shartel Avenue, and north of NW 87th Street. Ward 2.

Applicant:

David M. Box, Box Law Group, PLLC
Prestige Development LLC

Purpose:

The purpose of this request is to resolve a building encroachment.

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.