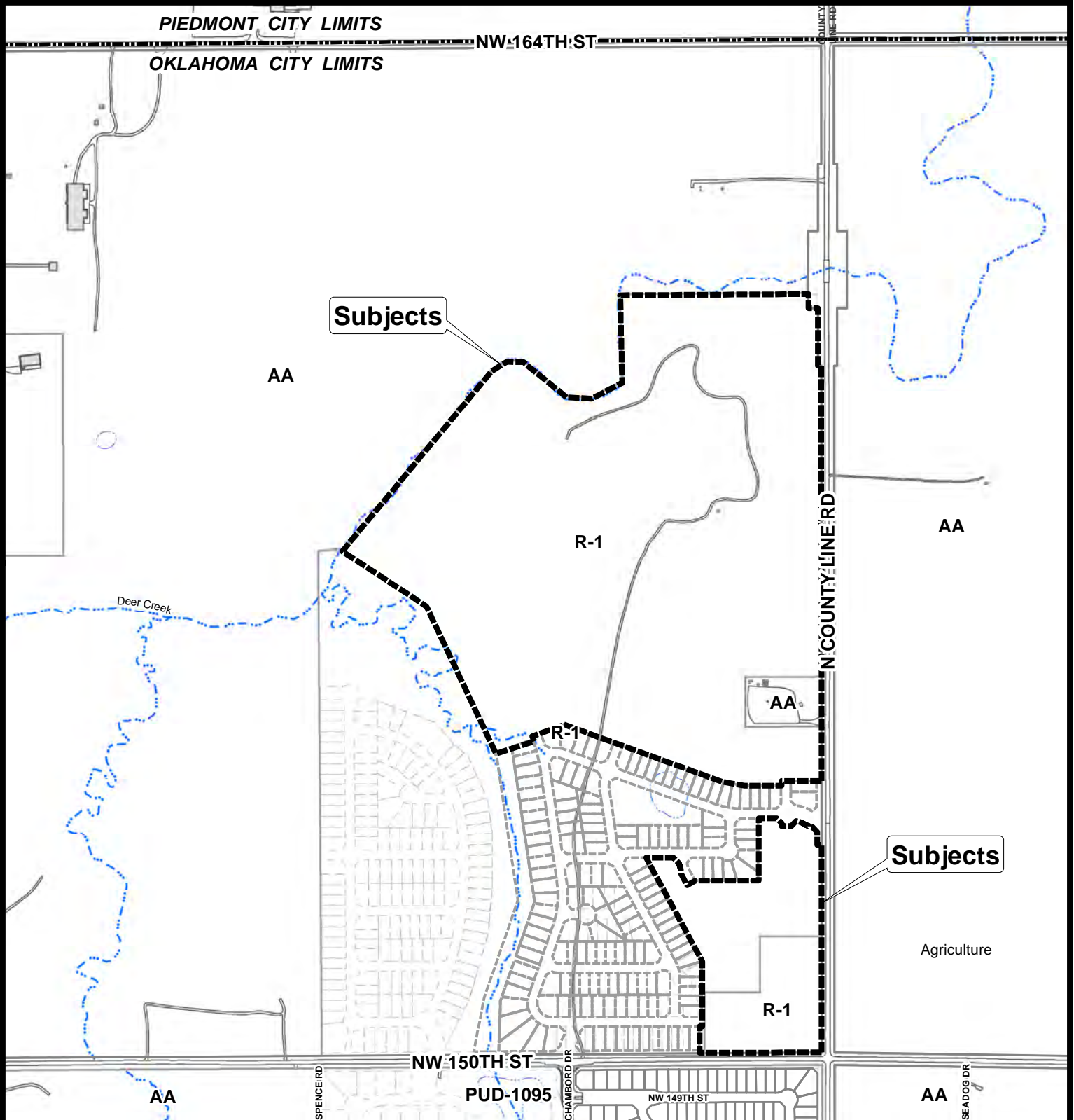


Case No: PUD-2037

Applicant: Westpoint Developers, LLC and Specht Family, LLC

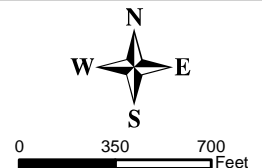
Existing Zoning: R-1 / AA

Location: 15601 N. County Line Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD –2037
MASTER DESIGN STATEMENT

DOVE CROSSING

9/12/2024

PREPARED FOR:

Westpoint Developers, LLC.
2731 S. I-35 Service Rd.
Moore, OK 73160
(405) 366-0000
Anthony@westpointgroup.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
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Kendall.dillon@craftontull.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Dove Crossing, consisting of 122.44 acres is located within the SE/4 of Section 1, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located north of NW 150th street and west of North County Line Road.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Westpoint Developers, LLC. (2731 S. I-35 Service Rd., Moore OK 73160).

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned (R1) Residential District. Surrounding properties are zoned and used for:

- North: (AA) Agricultural District and currently used as such.
- East: (AA) Agricultural District and currently used as such.
- South: (R1) Single-Family Residential District and currently Dove Crossing Section 1.
- West: (R1) Single-Family Residential District and currently vacant land.

SECTION 5.0PHYSICAL CHARACTERISTICS

The highest elevation is generally elevation 1130 near the southeast corner and falls in all directions. The lowest elevation of 1162 is along the streambed along the northern edge of the property. The slope of the site is approximately 1-10% throughout. The subject property has silty-loam and clay loam soil characteristics. Renfrow clay loam being the largest area. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into the Deer Creek River drainage basin. The subject property is located within a FEMA 100-year flood plain as well as a USGS Blue Line. There is a utility easement running through the west and northwest portion of the site.

SECTION 6.0CONCEPT

The concept for this PUD is to provide a modification to the lot requirements in Single-Family Residential District.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Washington Avenue or NW 164th St, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is N. County

Line Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is N.W. 150th Street, which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the west is N. Morgan Road, which has a right-of-way width of 66 feet and is paved to rural arterial standards.

Proposed streets shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. Ingress and Egress for this Planned Unit Development shall be from public streets.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A public, 15” sanitary sewer line that runs north to northeast and an 8” sanitary sewer as part of Dove Crossing Section 1 will provide sanitary sewers to this Planned Unit Development. The existing sanitary sewer lines should be adequate.

7.3 WATER

Water facilities for this property are available. There is a 12” waterline located at Northwest corner of N.W. 150th street and County Line Road, Dove Crossing Section 1 and an 8” waterline located in Dove Crossing Section 1.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 3 located at 11601 N. MacArthur Boulevard, Oklahoma City, approximately 4.0 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

7.7 DRAINAGE

This property drains into the Deer Creek River drainage basin. Portions of the subject property are located within a FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City’s Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended (“Code”), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the “R-1” Single-Family Residential District shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

9.1MODIFIED LOT REQUIREMENTS

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

Minimum lot size: 4,000 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum lot depth: 110 feet.

Minimum depth of the front yard building line: 20 feet.

Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, concrete board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

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

9.4LIGHTING REGULATIONS

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

9.5 SCREENING REGULATIONS

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City’s Screening requirements in place at the time of development.

9.6 PLATTING REGULATIONS

All residential land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.7 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage-ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD’s, provided the PUD is platted with drainage areas confined to common areas. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.8 ACCESS REGULATIONS

There shall be one point of access from N. County Line Road. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and “Limits of No Access” shall be established along lots abutting an arterial/section line road. This PUD shall have access to Dove Crossing’s Section One, in five locations: Willow Blvd., Dove Crossing Dr., and Cordia Ln., N.W. 151ST Street, and White Ash Lane.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan.

9.9PARKING REGULATIONS

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public right-of-ways. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Single family residential development identification monument signs shall be permitted for the entrance access points located within this PUD. Signs may contain the name of the single-family addition. A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be monument type, a maximum of 10 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area).

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the N. County Line Road. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A – Legal Description

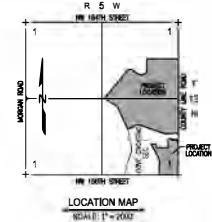
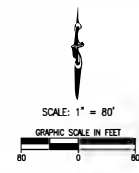
Exhibit B – Master Development Plan

Exhibit C – Topographic Map

PUD-2037 Exhibit A - Legal Description

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: BEGINNING at the Southeast corner of said Southeast Quarter; thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary line the following Twenty-One (21) courses: 1. N00°04'59"W a distance of 172.54 feet; thence 2. N89°55'01"E a distance of 13.48 feet; thence 3. N00°04'59"W a distance of 339.28 feet; thence 4. N28°24'45"W a distance of 614.29 feet; thence 5. N89°55'01"E a distance of 141.81 feet; thence 6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence 7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; thence 8. S28°24'45"E a distance of 67.49 feet; thence 9. N61°35'15"E a distance of 50.00 feet; thence 10. N89°55'01"E a distance of 328.68 feet; thence 11. N00°04'59"W a distance of 323.76 feet; thence 12. N89°55'01"E a distance of 95.00 feet; thence 13. S45°04'59"E a distance of 35.36 feet; thence 14. S00°04'59"E a distance of 15.00 feet; thence 15. N89°55'01"E a distance of 50.00 feet; thence 16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; thence 17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; thence 18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; thence 19. S42°31'19"E a distance of 36.90 feet; thence 20. S00°04'59"E a distance of 65.70 feet; thence 21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; thence S00°04'59"E along said East Line a distance of 1114.04 feet to the POINT OF BEGINNING. **AND** A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plat the following Nine (9) courses: 1. S89°55'01"W a distance of 235.00 feet; thence 2. S00°04'59"E a distance of 23.34 feet; thence 3. S89°55'01"W a distance of 192.95 feet; thence 4. N80°05'35"W a distance of 119.70 feet; thence 5. N70°06'09"W a distance of 875.04 feet; thence 6. S08°39'34"W a distance of 2.36 feet; thence 7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence 8. 28.51 feet along the arc of said curve having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence 9. S72°02'51"W a distance of 208.75 feet; thence N25°16'14"W a distance of 848.24 feet; thence N56°47'15"W a distance of 524.12 feet; thence N39°42'16"E a distance of 1219.61 feet; thence N58°39'20"E a distance of 92.20 feet; thence S88°28'56"E a distance of 85.30 feet; thence S50°52'38"E a distance of 288.78 feet; thence S86°47'54"E a distance of 130.37 feet; thence N62°59'07"E a distance of 180.53 feet; thence N01°24'19"W a distance of 455.57 feet; thence N89°37'53"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence S00°04'48"E along the East Line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

EXHIBIT B MASTER DEVELOPMENT PLAN
OF
DOVE CROSSING
A PART OF THE E/2 OF SECTION 1, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the 1st on Meridian (1M) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Southeast Quarter; thence S89°32'23"W along South line of said SE/4 a distance of 1966.54 feet being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; thence along said boundary the following Twenty-one (21) courses:

1. N00°04'59"W a distance of 172.54 feet; thence
2. N89°55'01"E a distance of 13.48 feet; thence
3. N00°04'59"W a distance of 338.28 feet; thence
4. N28°24'45"E a distance of 614.28 feet; thence
5. N89°55'01"E a distance of 143.01 feet; thence
6. S45°04'59"E a distance of 33.36 feet to a point on a non-tangent curve to the right; thence
7. 81.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'02"E; thence
8. S28°24'45"E a distance of 67.49 feet; thence
9. N89°55'01"E a distance of 30.00 feet; thence
10. N89°55'01"E a distance of 328.68 feet; thence
11. N00°04'59"W a distance of 323.76 feet; thence
12. N89°55'01"E a distance of 65.70 feet; thence
13. S45°04'59"E a distance of 33.36 feet; thence
14. S00°04'59"E a distance of 15.00 feet; thence
15. N89°55'01"E a distance of 50.00 feet; thence
16. N45°30'19"E a distance of 33.36 feet to a point on a non-tangent curve to the right; thence
17. 34.45 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S72°32'59"E to a point of reverse curvature; thence
18. 55.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 14.25 feet which bears S88°16'07"E; thence
19. S45°31'19"E a distance of 36.80 feet; thence
20. S00°04'59"E a distance of 65.70 feet; thence
21. N89°55'01"E a distance of 50.00 feet; thence

S00°04'59"E a distance of 1114.04 feet to the POINT OF BEGINNING.
Said tract contains 772,291 Sq Ft or 17.73 Acres, more or less.

TOGETHER WITH
A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the 1st on Meridian (1M) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence

N00°04'59"W along the East line of said SE/4 a distance of 1448.00 feet to a point being the Northeastmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plot the following Nine (9) courses:

1. S89°36'23"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 233.44 feet; thence
3. S89°36'23"W a distance of 192.85 feet; thence
4. N8°02'35"W a distance of 118.70 feet; thence
5. N70°00'00"W a distance of 875.04 feet; thence
6. S00°04'59"E a distance of 2.26 feet; thence
7. S72°02'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
8. 28.51 feet along the arc of said curve having a radius of 875.00 feet, subtended by a chord of 28.51 feet which bears S15°47'24"E; thence
9. S72°02'20"W a distance of 208.75 feet; thence

N25°16'14"W a distance of 848.24 feet; thence
 N58°17'19"W a distance of 524.12 feet; thence
 N38°42'16"E a distance of 1219.61 feet; thence
 N58°39'20"E a distance of 92.20 feet; thence
 S89°55'01"E a distance of 65.70 feet; thence
 S0°52'28"E a distance of 288.78 feet; thence
 S88°47'54"E a distance of 130.37 feet; thence
 N87°00'00"E a distance of 180.53 feet; thence
 N07°24'16"W a distance of 455.57 feet; thence
 N89°55'01"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence
 S00°04'59"E along the East line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence
 S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.
 Said tract contains 4,561,013 Sq Ft or 104.71 Acres, more or less.
 Total tract contains 5,333,304 Sq Ft or 122.44 Acres, more or less.



LINE #	LENGTH	DIRECTION
L1	33.36	N00°04'59"W
L2	2.26	S00°04'59"E
L3	13.48	N89°55'01"E
L4	33.36	S45°04'59"E
L5	67.49	S28°24'45"E
L6	30.00	N89°55'01"E
L7	35.30	S45°04'59"E
L8	15.00	S00°04'59"E
L9	30.00	N89°55'01"E
L10	33.36	N00°04'59"W
L11	36.80	S45°31'19"E
L12	65.70	S00°04'59"E
L13	65.07	N89°55'01"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD LENGTH
C1	28.51	875.00	98°47'24"	S15°47'24"	28.51
C2	34.45	60.00	38°16'07"	S14°14'02"	61.18
C3	34.45	60.00	38°16'07"	S72°32'59"	34.45
C4	34.45	140.00	45°31'19"	S88°16'07"	34.45

SE CORNER OF SE/4 OF SECTION 1, T13N, R5W, I.M.

POINT OF BEGINNING
SE CORNER OF SE/4 OF SECTION 1, T13N, R5W, I.M.

OWNER/DEVELOPER
VANTPOINT DEVELOPERS, L.L.C.
2731 S. I-35 SERVICE RD.
MORFEE, OK
73160

**MASTER DEVELOPMENT PLAN
DOVE CROSSING**

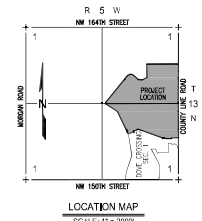
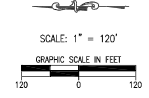
8877 North Phoenix Blvd.
Suite 100, Oklahoma City, OK 73160

Crafton Tull
architectural engineering & surveying
4000 N. Lincoln Blvd., Suite 100
Oklahoma City, Oklahoma 73112

SHEET NO: 1 OF 2
DATE: 8/28/2024
PROJECT NO.: 216088-00

EXHIBIT B

MASTER DEVELOPMENT PLAN
OF
DOVE CROSSING
A PART OF THE E/2 OF SECTION 1, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land abutted within a portion of the East Half (E/2) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; thence

N00°04'59"W along the East line of said SE/4 a distance of 1446.04 feet to a point being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; thence along the exterior boundary line of said plat the following Nine (9) courses:

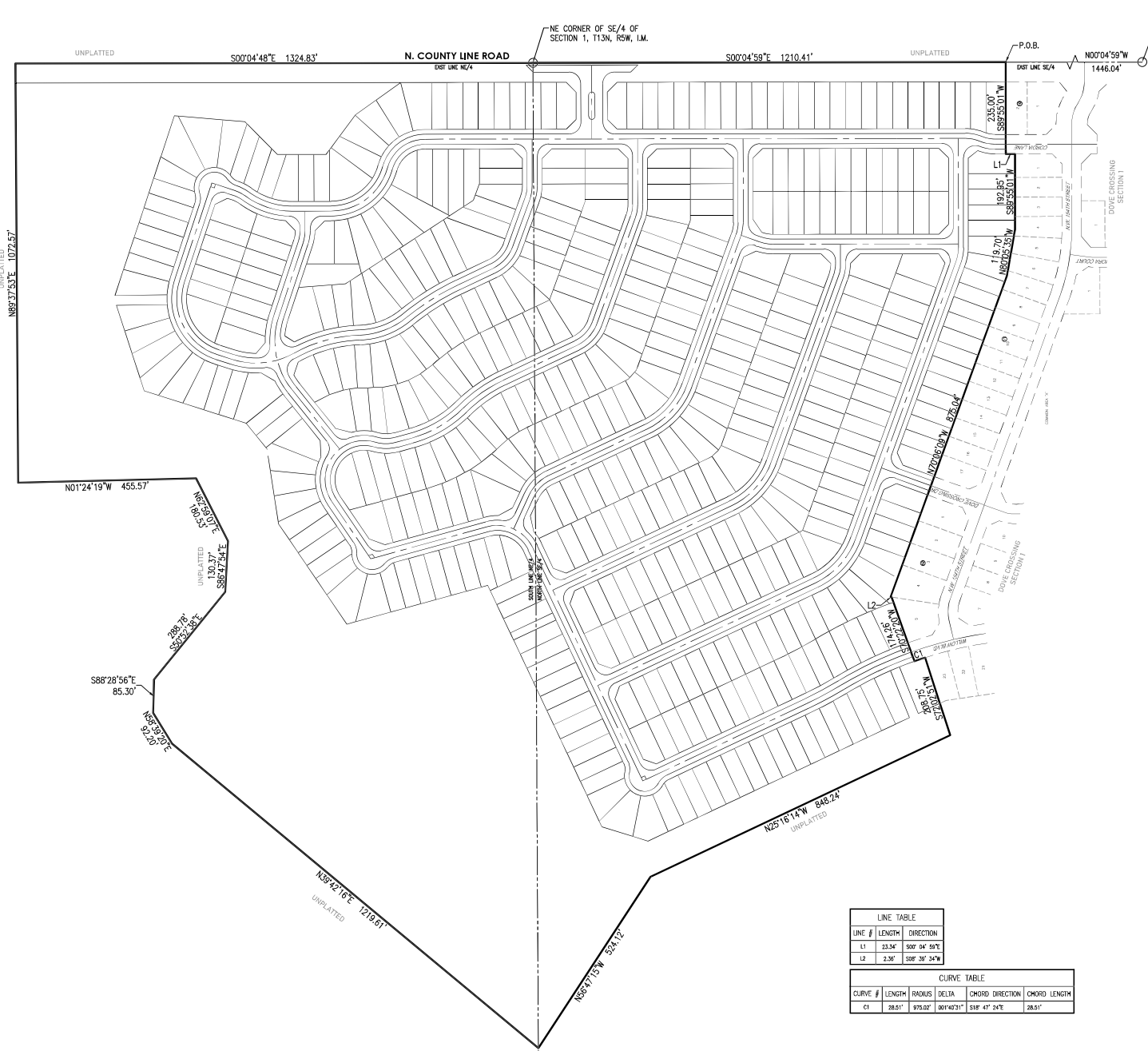
1. S89°50'01"W a distance of 235.00 feet; thence
2. S00°04'59"E a distance of 1324.83 feet; thence
3. S89°50'01"W a distance of 192.95 feet; thence
4. N80°50'35"W a distance of 119.70 feet; thence
5. N07°08'10"W a distance of 875.04 feet; thence
6. S08°39'34"W a distance of 2.36 feet; thence
7. S10°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; thence
8. 28.51 feet along the arc of said curve having a radius of 875.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; thence
9. S72°02'51"W a distance of 238.70 feet; thence

- N27°10'14"W a distance of 848.24 feet; thence
- N62°17'05"W a distance of 524.12 feet; thence
- N39°42'16"E a distance of 1219.61 feet; thence
- N67°58'20"E a distance of 92.20 feet; thence
- S88°28'56"E a distance of 85.30 feet; thence
- S5°02'38"E a distance of 288.78 feet; thence
- S88°47'54"E a distance of 130.37 feet; thence
- N62°59'07"E a distance of 180.53 feet; thence
- N01°24'19"W a distance of 455.57 feet; thence
- N82°07'53"E a distance of 1072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; thence

S07°04'48"E along the East line of said NE/4 a distance of 1324.83 feet to the Northeast corner of said SE/4; thence

S00°04'59"E along the East line of said SE/4 a distance of 1210.41 feet to the POINT OF BEGINNING.

Said tract contains 4,561,013 Sq Ft or 104.71 Acres, more or less.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.34'	S00° 04' 59"E
L2	2.36'	S08° 39' 34"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.51'	875.02'	101°40'31"	S18° 47' 24"E	28.51'

OWNER/DEVELOPER
WESTPOINT DEVELOPERS, L.L.C.
2731 S. I-35 SERVICE RD.
MOUND, OK
73160

MASTER DEVELOPMENT PLAN DOVE CROSSING		EXHIBIT B	
3001 Horton Parkway West Tulsa, Oklahoma 74109		SHEET NO.: 1 OF 1	
Crafton Tull architectural-engineering-landscaping 4430 N. LINCOLN AVE. SUITE 100 TULSA, OKLAHOMA 74109 www.craftontull.com		DATE: 8/28/2024	
CRAFTON TULL A DIVISION OF CRAFTON TULL GROUP, INC.		PROJECT NO.: 216088-00	