

***THE LAKES
AT
BAILEY RANCH***

Submission for:

PLANNED UNIT DEVELOPMENT AND REZONING

Submitted to:

CITY OF OWASSO, OKLAHOMA

Prepared by:

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918/355-8552

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DEVELOPMENT CONCEPT

The Lakes at Bailey Ranch is a proposed mixed-use Planned Unit Development (PUD) located just west of the City of Owasso, just north of the Bailey Ranch Golf Course Community, between 96th and 106th Streets North and between Mingo and Garnett, consisting of approximately 2222 acres. This development is situated on rolling terrain that features tree lined creeks and scattered farm ponds. Aside from the very small portion of the property that is located within the 100 year floodplain, the site has excellent development possibilities.

It should be noted this PUD represents a portion of the Larkin Bailey Ranch that was previously approved by the Tulsa County Commission in June 1991 as PUD #469. Originally, this portion of Bailey Ranch was brought before the City of Owasso to be annexed and zoned at the same time as the Bailey Ranch Golf Course Community PUD. Due to circumstances that could not be overcome, this portion of the PUD was taken out and zoned in the county. While this property was zoned in Tulsa County, it was understood by the City of Owasso and the Bailey Trust that this land would ultimately be annexed into the City of Owasso, bringing with it the zoning that was approved by the Tulsa County Commissioners. At the time of this submittal, the City of Owasso was in the process of annexing this piece of property.

The existing PUD that has been approved is predominately a residential community with some commercial shopping and office land uses. The creation of active open space, while emphasizing the preservation of passive open space, is a very important aspect in the planning of The Lakes at Bailey Ranch. In determining which areas lend themselves to specific land uses, sensitivity to topography, vegetation, surrounding land uses and other critical factors are of primary importance. Careful planning and execution of the development will help fulfill the present and future needs of the community.

As time passed other opportunities have presented themselves, example the Bailey Medical Center comprising some 26.3 acres. This use was granted by the City of Owasso via a Special Use Permit. With the completion of the Medical Center coming in October of 2006 it became

apparent that the land use complexion has changed from that of a residential community to that of a commercial and medical office center.

The request for a new PUD has brought about a need for the changing of the underlying zoning as well.

Through the utilization of innovative planning techniques, the need for different types of land uses can be met while minimizing the effect and impact on the unique natural features that exist on the land today. These new commercial and office activities will encompass a wide spectrum of community services and will ultimately reflect the effort that has been exerted to create this harmoniously planned community. The architectural design of buildings will create individuality within a development area while simultaneously maintaining the overall unity of this community.

The Outline Development Plan shows the various land uses and their relationship to each other in this 222 acre project site. Anticipated to be developed in such a way that the less intense land uses will be buffered from the more intense land uses by means of greenbelts, lakes and landscape buffers, and/or through a hierarchy of more intense to less intense land uses. These greenbelt/lake buffer areas will feature existing and proposed lakes that will function both aesthetically as well as provide stormwater detention. These areas will also contain areas of passive and active recreational activities. In addition to the aesthetic, recreational and stormwater detention functions this area will afford, the buffering of the more intense land uses from the less intense land uses is vitally important. In the low lying creek area to be developed into lakes and walkways, a 404 permit from the Corp. of Engineers will be required. This permitting process is underway.

In a development of this caliber and size, flexibility of design, densities and floor area is of the utmost importance. In the next five to ten years, as this project is being developed, commercial, office and medical trends will most likely be changing in one form or another. It is felt that utilizing a PUD will allow the adaptability that is needed to change with the times. What is

popular and viable in today's market, whether it is life styles, offices, etc. may not be feasible in a market five years from now. The PUD will help guard against market inconsistencies by allowing for the transfer of densities, floor area and flexibility within the project for all land uses.

THE LAKES AT BAILEY RANCH

DATA SUMMARY

Project Area ±225.24 ac. (gross)
 Total Dwelling Units 745
 Total Project Density 3.31 DUs/ac.

LAND USE	DUs	Gross ±Acres
Single Family (RS-2 = 2.7 DU/ac.)	155	56.97
Multi-Family (RM-2 = 18 DU/ac.)	590	31.9
Commercial (CG=.75 FAR)	1,276,933.5 sf.	39.09
Shopping (CS=.50 FAR)	1,053,614.2 sf.	48.0
Office Park (OM = .50 FAR)	1,004,711.4 sf.	46.13

PUD COMPARISON CHART

	The Lakes at Bailey Ranch PUD Submitted & Appr. 8/1988	The Lakes at Bailey Ranch PUD Submitted 8/2/006	Difference
Single-family Residential	226.9 ac.	0 ac.	-226.9 ac.
Multi-family Residential	39.9 ac.	31.9 ac.	+8 ac.
Office	13.2 ac.	103.1 ac.	+89.9 ac.
Commercial	24.2 ac.	0 ac.	+62.8 ac.

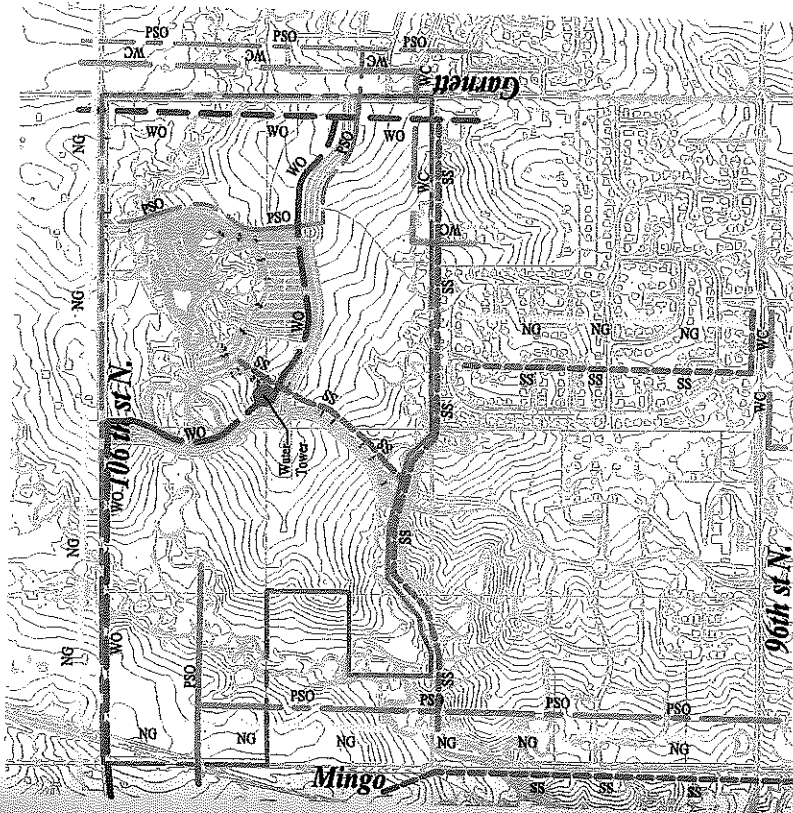
EXISTING CONDITIONS

The Lakes at Bailey Ranch is a ±222.2 acre site that is just west of the City of Owasso, just north of the Bailey Ranch Golf Course Community, between 96th and 106th Streets North and between Mingo and Garnett, consisting of approximately 222.2 acres. This development is situated on rolling terrain that features tree lined creeks and scattered farm ponds. Aside from the very small portion of the property that is located within the 100 year floodplain, the site has excellent development possibilities.

The majority of the overall Bailey Ranch is characterized by rolling terrain with scattered groupings of mature trees and a variety of small farm ponds. The on-site slopes consist mainly of 0%-5% slopes with lesser amounts of 5%-10%, 10%-20%, 20%-30%, and only small areas above 30% in slope situated in the north central portion of the development. The areas of steeper slopes are mainly located along the creeks and drainage ways.

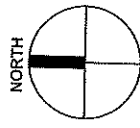
With the topography not creating any major limitations, the vast majority of the project site is developable. The only area of possible developmental concern is located in the northwest corner of the property along the site's 100 year floodplain. This floodplain area is inconsequential, from a development standpoint, and will most likely be utilized as common open space.

Vehicular access to the site will be provided by several major thoroughfares with 106th Street North providing access from the east and west. 96th Street North also provides access to U. S. Highway 75 Interchange located just 2.25 miles west of the project. Garnett and Mingo Roads will provide access to the site from the north and south. Finally, U. S. Highway 169, with access one-half mile east of the development at 76th and 86th Streets North, serves commuters from Owasso and areas north directly to the City of Tulsa whose city limits are located just two miles south of Owasso.



Legend:

- Electric Line (PSO)
- Natural Gas Line (NG)
- Sanitary Sewer Line (SS)
- Water Line City of Owasso (WO)
- Water Line Washington County District (WC)



Utilities

EXISTING UTILITIES ANALYSIS

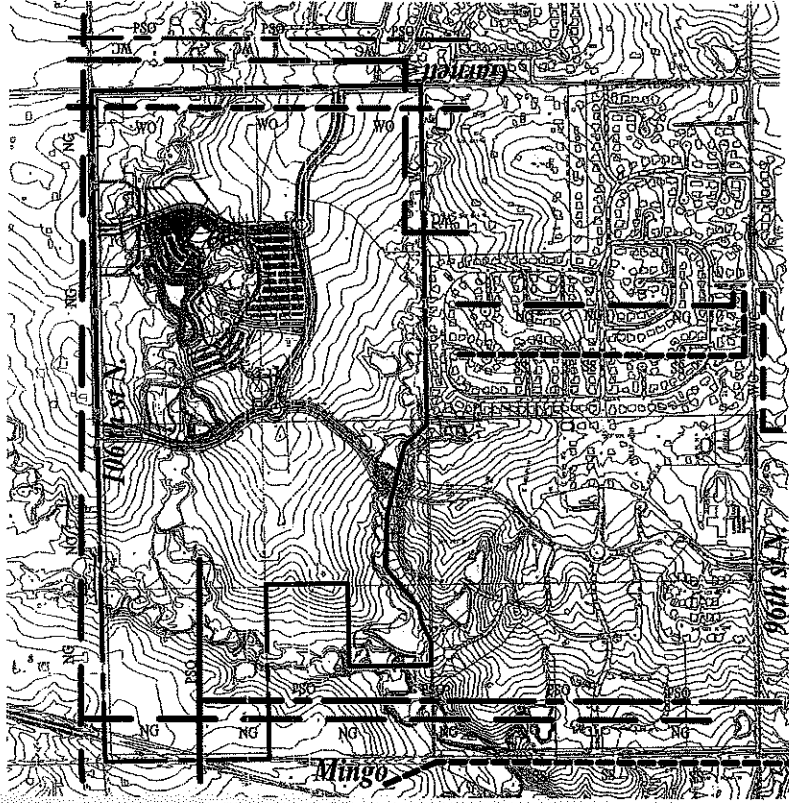
All major utilities: water, sewer, electric and natural gas have direct access to the project site at one or more points. While there appears to be no significant problem in servicing all portions of the project, utility extensions, for the provision of service to different sections of the site, need to be analyzed as these parcels become developed.

Water is provided by two sources, the City of Owasso and Washington County Rural Water District #3. The City of Owasso has a new water tower located in the center of the site with water lines in place serving both the site perimeters as well as water mains running through the interior of the site.

Sanitary sewer is provided by the City of Owasso. The city has several sanitary sewer lines along the southern boundary of the site as well as a main trunk line running through the center of the site servicing the Bailey Medical Center, located in the central and eastern portion of the site.

Public Service Company of Oklahoma (PSO) furnishes electricity to the entire area. As with the other aforementioned utilities, electric service is available and located on site.

Oklahoma Natural Gas (ONG) is the supplier of natural gas to the project. While there are areas located in the western section of the property that do not have gas lines in the immediate vicinity, this should not pose any problems. Enough gas lines are located around the site that gaining access to natural gas should be very easy. If a gas line or any other utility line extension is necessary to service the development, payback systems are available to the developer.



Legend:

Electric Line (PSO)

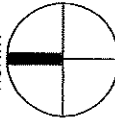
Natural Gas Line (NG)

Sanitary Sewer Line (SS)

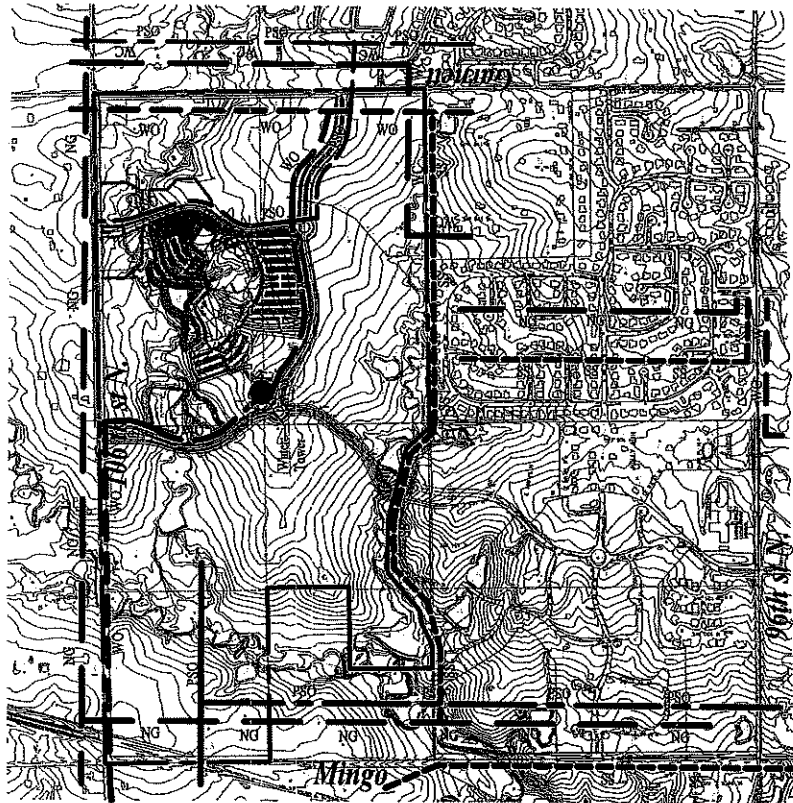
Water Line City of Owasso (WO)

Water Line Washington County District (WC)






NORTH

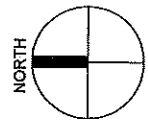


Utilities



Legend:

- Electric Line (PSO) 
- Natural Gas Line (NG) 
- Sanitary Sewer Line (SS) 
- Water Line City of Owasso (WO) 
- Water Line Washington County District (WC) 



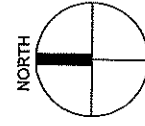
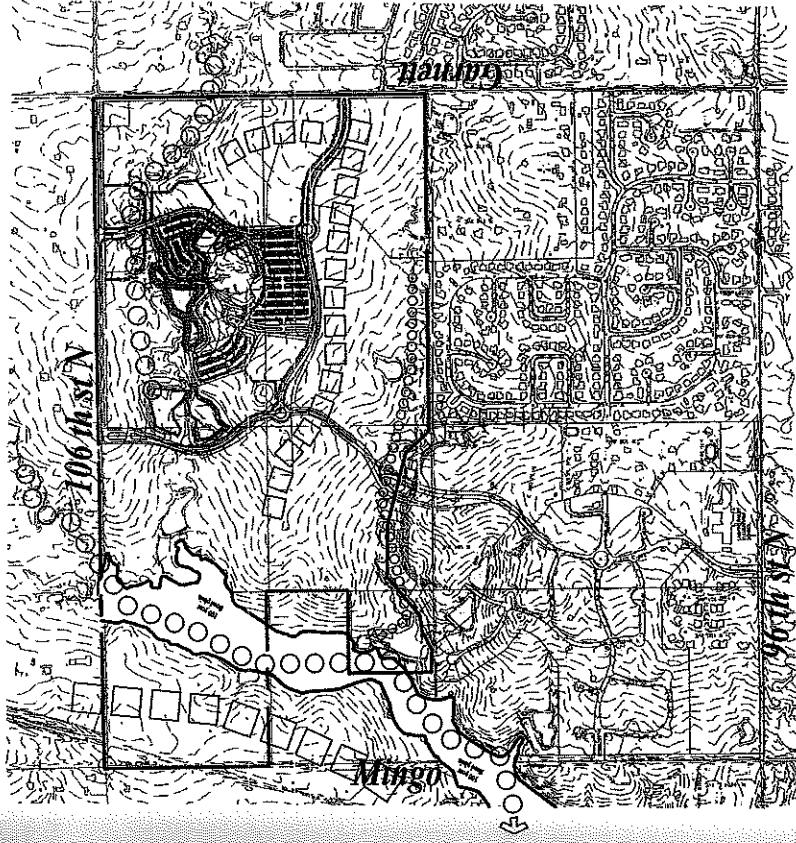
Utilities

HYDROLOGY ANALYSIS

One of a project's most desirable aesthetic elements can also be one of the more challenging areas to deal with, these areas being the site's ridgelines and drainage ways. While most of the project's ridgelines and drainage ways are not restrictive, from a development point of view, they do function well in helping to define the project's drainage basins as well as specific development areas that will be located throughout the project. The ridgelines assist in determining where roadways and views will be established. In addition to the drainage ways helping to separate and define specific parcels of land, they also help to separate and buffer differing land uses. Analyzing the ridgelines and drainage ways also aids in determining appropriate locations for proposed lakes and other water features.

The floodplain location assists in determining what areas are unsuitable for development and what areas can possibly be reclaimed from the floodplain for development. Although conventional development in terms of residential, commercial or office is not generally available in the floodplain area, the floodplain is quite suitable for active and passive recreational activities.

There are numerous small farm ponds scattered throughout the property that collect some of the project's stormwater. Some of these ponds and lakes will be preserved for aesthetic and stormwater management purposes while new ones will be constructed at strategic locations for the same reasons. To achieve modification of these lakes and drainage ways it will be necessary to secure a 404 permit from the Corp. of Engineers. As mentioned earlier in this report, this process is underway at this time.



- Major Ridge Line
- Minor Ridge Line
- Major Drainage Ways
- Minor Drainage Ways

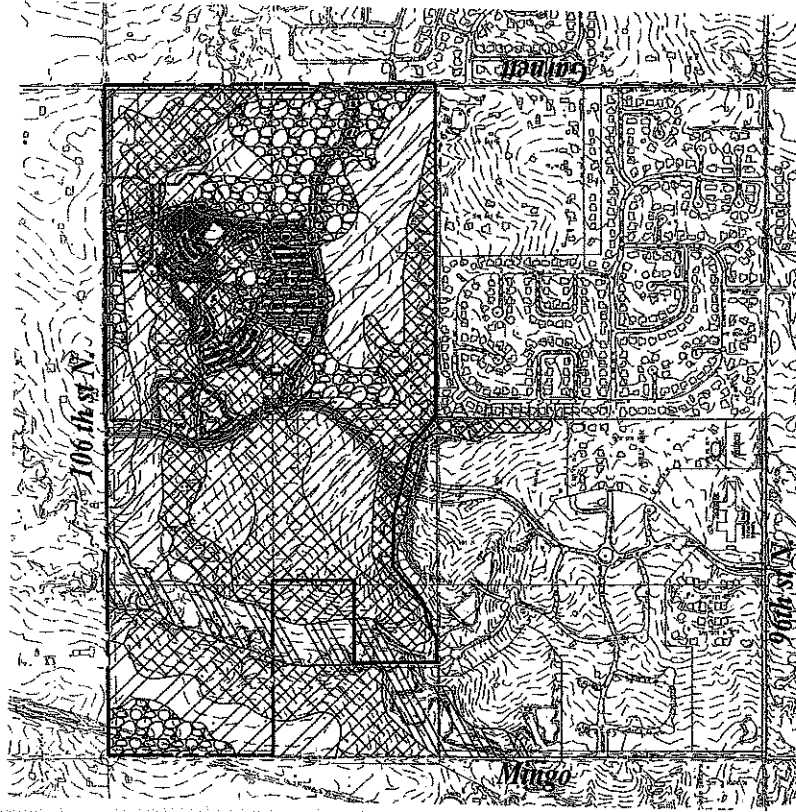
Hydrology Analysis

SOILS ANALYSIS










The soil types found on The Lakes at Bailey Ranch are typical for this part of the state. The bulk of the soils are loam/clay-loam soil types with some shrink/swell potential, somewhat low strength and areas of slow permeability. These soils should create no unusual developmental problems that are not commonly encountered in most other area developments. Proper structural design will be needed to compensate for the shrink/swell potential and low strength. Detailed soil tests will need to be performed as parcels become developed.

The specific soil types found on the project are:

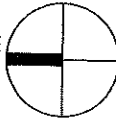
Bates-Coweta Complex	3%-5% slopes
Coweta-Bates Complex	2%-6% slopes
Dennis Silt Loam	1%-3% slopes
Dennis Silt Loam	3%-5% slopes
Dennis-Carytown Complex	1%-3% slopes
Dennis-Radley Complex	0%-12% slopes
Okemah Silt Loam	0%-1-% slopes
Radley Soils	



Legend:

- Bates - Coweta complex, 3-5%  Dennis silt loam, 2-5% slopes eroded 
- Coweta - Bates complex, 2-6%  Dennis Carrytown 
- Dennis silt loam 1-3% slopes  Okemah 
- Dennis Silt Loam, 3-5% slopes  Dennis Radley 
- Radley Soils 

NORTH



Soil Analysis

SURROUNDING ZONING

Since the development surrounds the City of Owasso's northwestern corner, there is a variety of different zoning types and land uses located in close proximity. There is commercial zoning in areas surrounding the site and very large tract of shopping have been developed in the past 2-5 years. The City of Owasso is changing in a large degree, becoming more self sustaining as a community. Even more predominant than the residential land uses around the site is the amount of land that is unzoned or agricultural. In fact, nearly all of the land not located within the City of Owasso is unzoned agricultural.

With the bulk of The Lakes at Bailey Ranch proposed for medical and office development and supporting land uses, the compatibility with the surrounding areas are assured.

DEVELOPMENT STANDARDS

SINGLE-FAMILY ATTACHED RESIDENTIAL: Premier Homesites

Single-family detached structures intended for individual lot ownership.

- Permitted Uses	As permitted within RM-1 District
- Minimum Lot Size	13,500 sq.ft.
- Maximum Building Height	2 stories
- Minimum Yard if Abutting Public/Private Street	25 ft.
- Minimum Lot Frontage*	100 ft. (at building line)
- Minimum Lot Depth	135 ft.
- Minimum Rear Yard	25 ft.
- Minimum Side Yards	10/5 ft.

Other Requirements:

It is intended that a preliminary and final plat will be submitted for the residential development areas that are consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the Owasso Planning Commission and Owasso City Council pursuant to their review.

* On cul-de-sac, pie-shaped lots will have a less than minimum frontage measured at building lines.

DEVELOPMENT STANDARDS

SINGLE-FAMILY ATTACHED RESIDENTIAL: TOWNHOMES/VILLAS

Single-family attached dwelling units intended for individual lot ownership.

- Permitted Uses	As permitted within RM-2 District by right or special exception
- Minimum Lot Size	2,200 sq.ft.
- Maximum Building Height	2.5 stories
- Minimum Yard if Abutting Public/Private Street	20 ft.
- Minimum Lot Frontage*	22 ft. (at building line)
- Minimum Lot Depth	100 ft.
- Maximum Building Coverage	60%
- Minimum Rear Yard	20 ft.
- Minimum Side Yards of Buildings	7.5 ft.
- Minimum Separation between Buildings	15 ft.

Other Requirements:

It is intended that a preliminary and final plan will be submitted for the residential development areas, consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Owasso Planning Commission and the Owasso City Council pursuant to their review. Where these residential type uses occur along arterial streets, a landscaped buffer** should be constructed.

* On cul-de-sac, pie-shaped lots will have a less than minimum frontage measured at building lines.

** Landscaped Buffer: Minimum of 20 ft. with walls, fences, berms, trees or other landscape materials, all of which help create a screening affect along the arterial streets.

DEVELOPMENT STANDARDS

MULTI-FAMILY:

Development of multi-family units to provide housing, rental, or ownership in a harmoniously designed project. This can become immediate support housing for staff members at the medical center and commercial shops.

- Permitted Uses	As permitted within RM-2 District by right or special exception
- Minimum Lot Size	1 acre
- Maximum Building Height	3 stories
- Minimum Yard if Abutting Public/Private Street	35 ft.
- Corner Lot Minimum Side Yard Abutting Public/Private Street	25 ft.
- Minimum Lot Frontage	200 ft.
- Minimum Lot Depth	150 ft.
- Minimum Yard if Abutting Interior Private Street	10 ft.
- Minimum Rear Yard	20 ft.
- Minimum Side Yards	15 ft.
- Parking Ratio	1.5 sp./1 bedroom unit 2.0 sp./2 bedroom unit

Other Requirements:

It is intended that detailed site plans will be submitted for each development area, consistent with the concepts and development standards set forth above. Additional requirements or modifications may be established by the City of Owasso Planning Commission and the Owasso City Council pursuant to their review. Where these residential type uses occur along arterial streets, a landscaped buffer* should be constructed.

* Landscaped Buffer: Minimum of 20 ft. with walls, fences, berms, trees or other landscape materials, all of which help create a screening affect along the arterial streets.

MULTI-FAMILY CONCEPT

The use of Multi-Family is proposed in this text to fall under several type of multi-family uses.

Examples are:

- (a) Stand Apartment
- (b) Extended Care
- (c) Alzheimer's

And other types of multi-family use that may be desired for the Medical/Hospital field.

DEVELOPMENT STANDARDS

OFFICE: OM

Permitted Uses	As permitted within OM District by right or special exception
- Maximum Stories	N/A
- Minimum Internal Landscaped Open Space* (per lot)	10% of net area
- Minimum Building Setbacks:	
- From Abutting Public/Private Street	50 ft.
- From Abutting Residential Dev. Area	10 ft. **
- Side Yards	15 ft.
- Rear Yards	50 ft.
- Minimum Parking Ratio	One space per 300 sq.ft. of floor area

* Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

** Plus one foot of setback for each one foot of building height exceeding 18 feet if abutting property is within any residential district.

Sign Standards

All signs will conform to the City of Owasso's Sign Ordinance Code.

Lighting

Flood lighting will be used from a decorative standard in parking areas. Up lighting will be used on buildings, signs, and various landscape elements. Low lighting will be used in some landscape areas, court yard plazas, steps, and walkways.

Other Requirements

It is intended that detailed site plans will be submitted for each development area that are consistent with the concepts and the City of Owasso Development Standards set forth above. Additional requirements or modifications may be established by the city of Owasso Planning Commission and the Owasso City Council pursuant to their review of the detailed site plan of each development area.

DEVELOPMENT STANDARDS

COMMERCIAL:

- Permitted Uses As permitted within CS and CG District by right or special exception
- Maximum Stories 2 stories
- Maximum Building Height n/a
- Minimum Internal Landscaped Open Space* (per lot) 10% of net area
- Minimum Building Setbacks:
 - From Abutting Public/Private Street 50 ft.
 - From Abutting Residential Dev. Area 10 ft.**
 - Side Yards 15 ft.
 - Rear Yards 50 ft.
- Minimum Parking Ratio One space per 200 sq.ft. of floor area

* Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

** Plus two feet of setback for each one foot of building height exceeding 15 feet if abutting property is within any residential district.

Sign Standards

All signs will conform to the City of Owasso's Sign Ordinance Code.

Lighting

Flood lighting will be used from a decorative standard in parking areas. Up lighting will be used on buildings, signs, and various landscape elements. Low lighting will be used in some landscape areas, court yard plazas, steps, and walkways.

Other Requirements

It is intended that detailed site plans will be submitted for each development area that are consistent with the concepts and the City of Owasso Development Standards set forth above. Additional requirements or modifications may be established by the city of Owasso Planning Commission and the Owasso City Council pursuant to their review of the detailed site plan of each development area.

LANDSCAPING

The landscaping concept is intended to achieve unity throughout the PUD as well as provide an attractive view of the project from surrounding streets and neighborhoods.

The Bailey Ranch project has developed a landscape and hardscape concept using certain tree, shrubs and a particular style and color of stone walls to be used throughout the project. It has been required where possible to have each individual sites building and landscape features follow this style.

Prior to the issuance of an occupancy permit for a development area, plant materials and any required screening fences shall be installed in conformity with a detailed landscape plan which will have been submitted to and approved by the Owasso City Council.

PROPERTY OWNERS' ASSOCIATION

The Property Owners' Association to be established at The Lakes at Bailey Ranch Community Development will have as its main objectives the maintenance of the greenbelt/park, landscaped entryways, buffers and center islands. These areas are to be attractively landscaped with berms and assorted plant materials by the developer, and turned over to The Lakes at Bailey Ranch Community Development Property Owners' Association for maintenance. In the event the association fails to maintain these areas in a proper and safe manner, the City of Owasso will have the right to maintain these areas and bill each member of The Lakes at Bailey Ranch Community Development Property Owners' Association for that cost. Should payment by any member not occur, the City of Owasso may place a lien on the delinquent member's property within this platted area.

With the majority of these members being an office and commercial use, it will operate in the same manner as a residential association operates.

Final documents of the Property Owners' Association at The Lakes at Bailey Ranch Community Development will be filed with the final plat and include the maintenance agreement and other specific rights and requirements for association members.

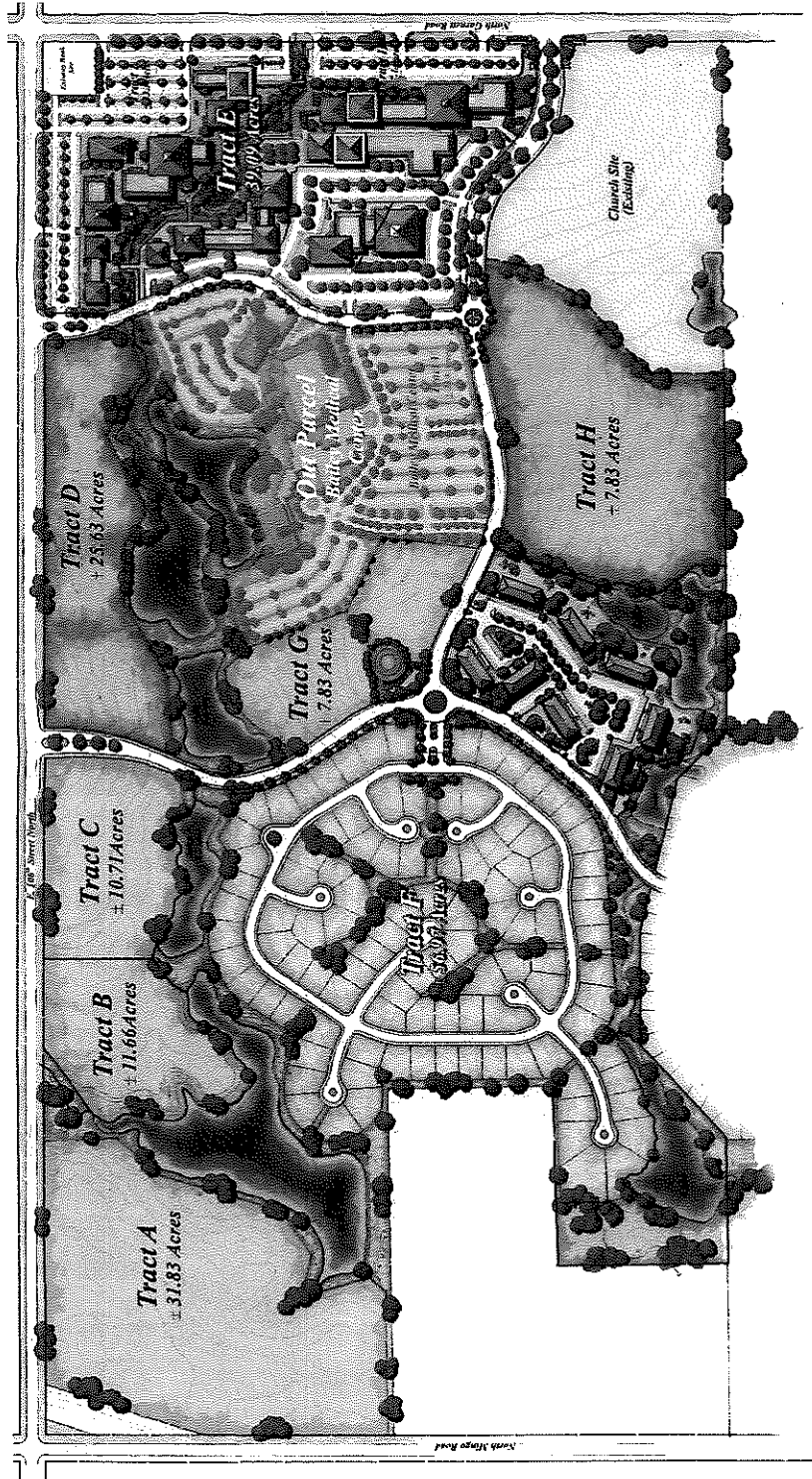
UNIT & FLOOR AREA TRANSFER

If, upon the approval of the site plan of any development tract, the allocated density in dwelling units or floor area has not been reached, the remaining units and/or square footage may be transferred to another development area within the Planned Unit Development, but not to exceed the total project density or floor area that has been established by this master plan.

This degree of flexibility will not only allow the developer the opportunity to determine the land value, but will also provide the community with the necessary density information needed to plan for tax projections and needed community facilities such as school, hospital, police and fire protection, etc.

SITE PLAN REVIEW

No building permit shall be issued for the construction of buildings within a development area until a detailed site plan of the development area has been submitted to, and approved by, the City of Owasso Building Permit Department as being in compliance with the Development Concept and the Development Standards.



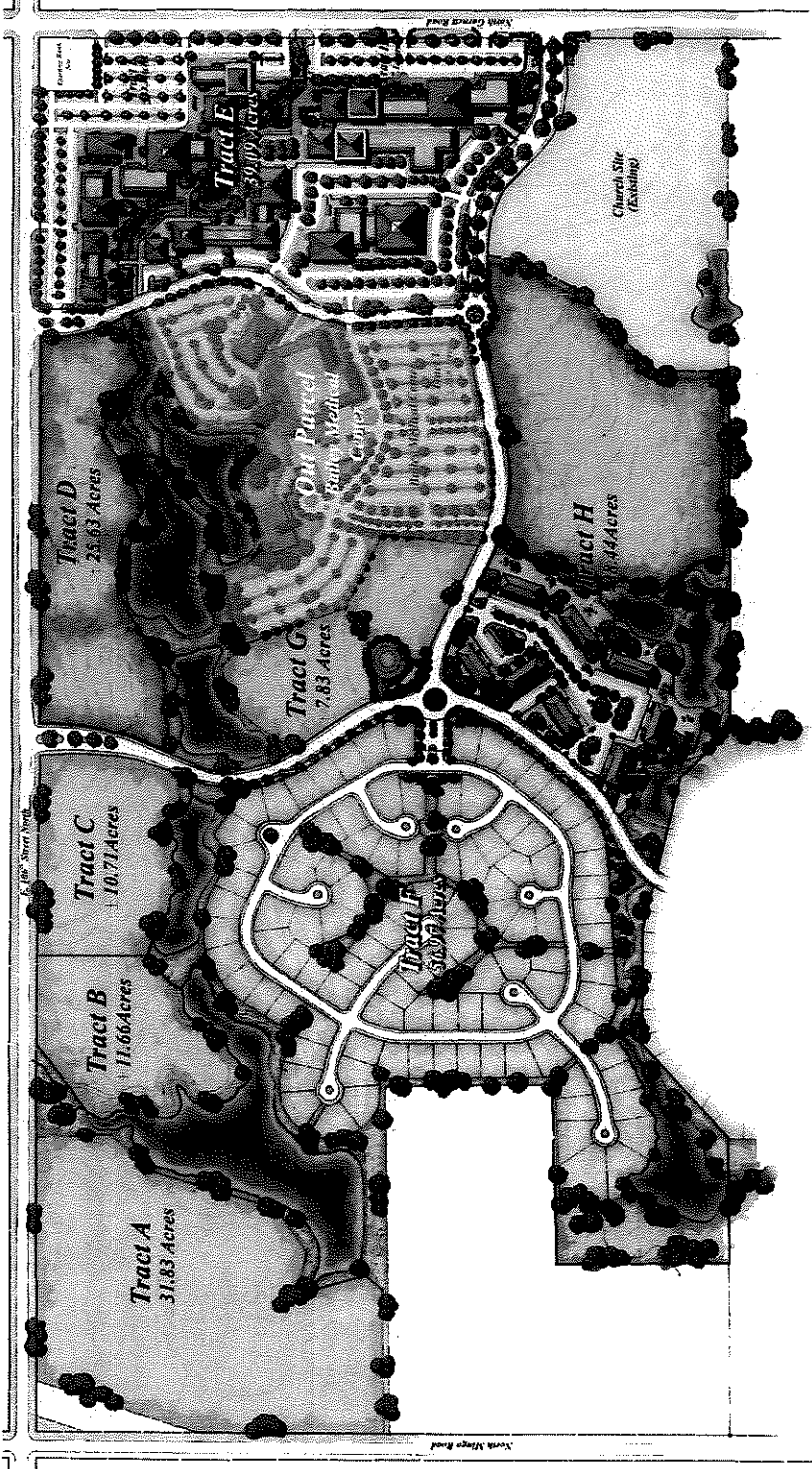
Outline Development Plan

GOLF & RESORT COMMUNITIES, LAND PLANNING
 ZACHRY, GOLF ARCHITECTURE, & SITE DESIGN
 1700 W. Energy Dr., Suite 200, OK 73102
 405.933.1234
 www.zachrygolf.com



SCALE: 1"=80'

10/2011



Outline Development Plan

Pitman Poe
 & ASSOCIATES, INC.
 Civil & Survey
 Golf & Hotel Construction, Land Planning,
 Zoning, Civil Architecture, & Site Design
 10000 Old Farm Road, Suite 100
 P.O. Box 1118, Raleigh, NC 27602
 Phone: 919.876.8200
 Fax: 919.876.8201
 Website: www.ppitmanpoe.com
 Equal Opportunity Employer
 M/F/V



TRACT A

RM2

Multi-Family Zoning

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35' 49" W along the North line of said Section 18 a distance of 4,107.25 feet to a point;

Thence S01°24'10"E a distance of 52.780 feet to the POINT OF BEGINNING;

Thence S00°00'00"E a distance of 863.67 feet to a point;

Thence S09°58'31"W a distance of 418.78 feet to a point;

Thence S89°00'18"W a distance of 1074.99 feet to a point;

Thence N00°59'42"W a distance of 566.53 feet to a point;

Thence N14°12'32"E a distance of 725.90 feet to a point;

Thence N88°33'27"E a distance of 979.34 feet to the POINT OF BEGINNING, said tract

containing 1,390,050.04 square feet or 31.91 acres more or less.

TRACT B
CS
COMMERCIAL ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35'49" W along the North line of said Section 18 a distance of 3,498.68 feet to a point; Thence S 01° 24'12" E a distance of 51.69 feet to the POINT OF BEGINNING;

Thence S 00° 00' 00" E a distance of 598.26 feet to a point;

Thence S 40° 16' 34" W a distance of 446.53 feet to a point;

Thence N 79° 29' 46" W a distance of 325.14 feet to a point;

Thence N 00° 00' 00" W a distance of 863.67 feet to a point;

Thence N 88° 29' 38" E a distance of 608.57 feet to the POINT OF BEGINNING; said tract containing 507,704.23 square feet or 11.66 acres, more or less.

TRACT C
CS
COMMERCIAL ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35'49" W along the North line of said Section 18 a distance of 2,699.97 feet to a point; Thence S01° 24'12"E a distance of 50.03 feet to the POINT OF BEGINNING;

Thence S01° 23' 39"E a distance of 206.83 feet to a point;
Thence S19° 16' 42"W a distance of 191.18 feet to a point;
Thence N86° 46' 53"W a distance of 693.20 feet to a point;
Thence N00° 00' 00" W a distance of 598.26 feet to a point;
Thence N88° 28' 43"E a distance of 798.71 feet to the POINT OF BEGINNING, said tract containing 483.012.24 square feet or 11.09 acres, more or less.

TRACT D
CS
COMMERCIAL ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35'49" W along the North line of said Section 18 a distance of 1,210.45 feet to a point; Thence S01° 24'12"E a distance of 50.00 feet to the POINT OF BEGINNING;

- Thence S46°24'12"E a distance of 84.85 feet to a point;
- Thence S01°24'12"E a distance of 28.08 feet to a point on a curve;
- Thence along said curve to the left said curve having a radius of 254.33 feet, a curve length of 121.02 feet and a delta of 27°15'46" to a point;
- Thence S28°39'57"E a distance of 36.67 feet to a point;
- Thence S26°24'05"E a distance of 74.92 feet to a point on a curve;
- Thence along said curve to the right having a radius of 663.80 feet, a curve length of 74.96 feet, and a delta of 06°28'12" to a point;
- Thence S64°53'26"W a distance of 216.63 feet to a point;
- Thence S87°05'01"W a distance of 98.42 feet to a point;
- Thence S56°59'02"W a distance of 157.10 feet to a point;
- Thence S01°29'34"W a distance of 265.84 feet to a point;
- Thence S71°52'42"W a distance of 76.12 feet to a point;
- Thence N 44°56'52"W a distance of 139.04 feet to a point;
- Thence N70°07'46"W a distance of 57.41 feet to a point;
- Thence S60°21'57"W a distance of 165.30 feet to a point;
- Thence S81°50'05"W a distance of 106.76 feet to a point;
- Thence N41°41'36"W a distance of 82.33 feet to a point;
- Thence N17°51'51"W a distance of 86.86 feet to a point;
- Thence S77°42'31"W a distance of 196.41 feet to a point;
- Thence S62°25'40"W a distance of 90.85 feet to a point;
- Thence N43°18'19"W a distance of 125.01 feet to a point;
- Thence S77°57'33"W a distance of 123.13 feet to a point;
- Thence S44°53'59"W a distance of 124.68 feet to a point;
- Thence S32°25'58"W a distance of 136.22 feet to a point;
- Thence S65°13'26"W a distance of 65.00 feet to a point;
- Thence S62°19'56"W a distance of 30.00 feet to a point on a curve;
- Thence along said curve to the right having a radius of 470.00 feet, a curve length of 385.10 feet and a delta of 46°56'46" to a point;

TRACT D (continued)

Thence N19°16'42"E a distance of 191.18 feet to a point on a curve;
Thence along said curve to the left having a radius of 447.15 feet, a curve length of
135.40 feet and a delta of 17°21'01" to a point;
Thence N01°26'31"W a distance of 217.80 feet to a point;
Thence N88°33'29"E a distance of 59.77 feet to a point;
Thence N88°35'48"E a distance of 749.70 feet to a point;
Thence N88°35'48"E a distance of 680.05 feet to the POINT OF BEGINNING, said tract
containing 1,116,512.12 square feet or 25.63 acres, more or less.

TRACT E
CG

COMMERCIAL ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35'49" W along the North line of said Section 18 a distance of 250.15 feet to a point; Thence S01°24'12"E a distance of 50.00 feet to the POINT OF BEGINNING;

- Thence S01°21'26"E a distance of 207.87 feet to a point;
- Thence N 88°38'34"E a distance of 199.49 feet to a point;
- Thence S 01°07'22"E a distance of 1,777.06 feet to a point;
- Thence S88°49'44"W a distance of 148.46 feet to a point on a curve;
- Thence along said curve to the right having a radius of 490.00 feet, a curve length of 384.85 feet and a delta of 45°00'00" to a point;
- Thence N46°10'16"W a distance of 98.75 feet to a point of a curve;
- Thence along said curve to the left having a radius of 290.00 feet, a curve length of 212.58 feet and a delta of 42°00'00" to a point;
- Thence N 88°10'16"W a distance of 209.47 feet to a point on a curve;
- Thence along said curve to the left having a radius of 13.52 feet, a curve length of 12.61 feet and a delta of 53°26'24" to a point on a curve;
- Thence along said curve to the right having a radius of 81.57 feet, a curve length of 63.50 feet and a delta of 44°36'13" to a point on a curve to a point;
- Thence N00°00'00"W a distance of 80.00 feet to a point;
- Thence N19°17'13"E a distance of 80.00 feet to a point;
- Thence N 01°10'16"W a distance of 488.43 feet to a point;
- Thence N 28°53'36"E a distance of 81.06 feet to a point;
- Thence N 52°44'35"E a distance of 180.25 feet to a point;
- Thence N 54°48'09" W a distance of 59.60 feet to a point on a curve;
- Thence along said curve to the left having a radius of 395.09 feet, a curve length of 263.04 feet and a delta of 38°08'44" to a point;
- Thence N19°45'42"W a distance of 219.70 feet to a point;
- Thence N20°27'52"W a distance of 91.95 feet to a point on a curve;
- Thence along said curve to the right having a radius of 690.67 feet, a curve length of 229.77 feet and a delta of 19°03'40" to a point;
- Thence N01°24'12"W a distance of 4.93 feet to a point;
- Thence N43°55'48"E a distance of 84.85 feet to a point;
- Thence N88°35'48"E a distance of 740.92 feet to the POINT OF BEGINNING, said tract containing 1,705,494.91 square feet or 39.15 acres, more or less.

TRACT F
RS-1
RESIDENTIAL ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 25' 49" W along the North line of said Section 18 a distance of 2,805.10 feet to a point; Thence S00° 00' 00" E a distance of 705.84 feet to the POINT OF BEGINNING;

Thence along a curve to the left said curve having a radius of 488.10 feet, a curve length of 254.85 feet and a delta of 29° 54' 55" to a point on a curve:
Thence along said curve to the left having a radius of 470.00 feet, a curve length of 119.81 feet and a delta of 14° 36' 21" to a point:
Thence S42° 16' 25" E a distance of 76.18 feet to a point on a curve:
Thence along said curve to the right having a radius of 457.96 feet, a curve length of 281.76 feet and a delta of 35° 15' 05" to a point:
Thence S06° 52' 14" E a distance of 139.51 feet to a point of a curve:
Thence along said curve to the right having a radius of 300.00 feet, a curve length of 233.39 feet and a delta of 44° 34' 30" to a point:
Thence S37° 42' 16" W a distance of 285.93 feet to a point on a curve:
Thence along said curve to the right having a radius of 485.00 feet, a curve length of 233.21 feet and a delta of 27° 33' 00" to a point:
Thence S63° 22' 48" W a distance of 144.37 feet to a point on a curve:
Thence along said curve to the left having a radius of 299.26 feet, a curve length of 179.15 feet and a delta of 34° 17' 58" to a point:
Thence N88° 35' 29" W a distance of 200.41 feet to a point:
Thence N75° 59' 46" W a distance of 409.16 feet to a point:
Thence S47° 53' 22" W a distance of 421.03 feet to a point:
Thence S79° 27' 29" W a distance of 117.30 feet to a point:
Thence S61° 07' 01" W a distance of 182.83 feet to a point:
Thence S88° 36' 22" W a distance of 221.86 feet to a point:
Thence N00° 48' 28" W a distance of 661.93 feet to a point:
Thence N88° 00' 18" E a distance of 662.14 feet to a point:
Thence N00° 59' 42" W a distance of 651.25 feet to a point:
Thence S89° 00' 18" W a distance of 246.92 feet to a point:
Thence N09° 58' 31" E a distance of 418.78 feet to a point:
Thence S79° 29' 46" E a distance of 325.14 feet to a point:
Thence N40° 16' 34" E a distance of 446.53 feet to a point:
Thence S86° 46' 53" E a distance of 693.20 feet to the POINT OF BEGINNING, said tract containing 2,429,948.53 square feet or 55.78 acres, more or less.

TRACT G
OM
MEDIUM OFFICE ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35'49" W along the North line of said Section 18 a distance of 2,751.54 feet to a point. Thence S00° 00'00"E a distance of 953.36 feet to the POINT OF BEGINNING;

Thence N62°19'56"E a distance of 30.26 feet to a point:
Thence N65°13'26"E a distance of 65.00 feet to a point:
Thence N32°25'58"E a distance of 136.22 feet to a point:
Thence N44°53'59"E a distance of 124.68 feet to a point:
Thence N77°57'33"E a distance of 123.13 feet to a point:
Thence S45°18'19"E a distance of 125.01 feet to a point:
Thence S20°08'32"E a distance of 394.02 feet to a point:
Thence S63°49'58"E a distance of 397.01 feet to a point:
Thence S06°15'09"W a distance of 397.41 feet to a point on a curve:
Thence along said curve to the right having a radius of 347.13 feet, a curve length of 127.84 feet and a delta of 21°06'04" to a point:
Thence N56°32'11"W a distance of 227.80 feet to a point on a curve:
Thence along said curve to the left having a radius of 350.00 feet, a curve length of 45.21 feet and a delta of 07°24'02" to a point:
Thence N28°03'55"E a distance of 50.77 feet to a point:
Thence N 01°05'54"W a distance of 207.52 feet to a point:
Thence S51°40'25"W a distance of 52.47 feet to a point on a curve:
Thence along said curve to the left having a radius of 75.00 feet, a curve length of 125.59 feet and a delta of 95°58'13" to a point:
Thence S88°35'48"W a distance of 106.89 feet to a point:
Thence S67°40'37"W a distance of 30.00 feet to a point on a curve:
Thence along said curve to the left having a radius of 500.00 feet, a curve length of 174.10 feet and a delta of 19°57'02" to a point:
Thence N42°16'25"W a distance of 76.18 feet to a point on a curve:
Thence along said curve to the right having a radius of 470.00 feet, a curve length of 119.81 feet and a delta of 14°36'21" to the POINT OF BEGINNING; said tract containing 341,007.48 square feet or 7.83 acres, more or less.

TRACT H
OM
MEDIUM OFFICE ZONING

A tract of land in Section Eighteen (18), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a brass cap located at the Northeast Corner of said Section 18, T-21-N, R-14-E; thence S 88° 35' 49" W along the North line of said Section 18 a distance of 2505.35 feet to a point; Thence S00° 00' 00" E a distance of 1,437.11 feet to the POINT OF BEGINNING;

- Thence S88° 33' 29" E a distance of 67.76 feet to a point on a curve;
- Thence along said curve to the right having a radius of 362.47 feet, a curve length of 216.52 feet and a delta of 34° 13' 33" to a point;
- Thence S56° 32' 11" E a distance of 227.80 feet to a point on a curve;
- Thence along said curve to the left having a radius of 496.69 feet, a curve length of 106.72 feet and a delta of 12° 18' 37" to a point on a curve;
- Thence along said curve to the left having a radius of 725.33 feet, a curve length of 431.45 feet and a delta of 34° 04' 54" to a point;
- Thence N78° 06' 02" E a distance of 324.56 feet to a point on a curve;
- Thence along said curve to the right having a radius of 480.11 feet, a curve length of 106.89 feet and a delta of 12° 45' 24" to a point;
- Thence N89° 10' 34" E a distance of 54.25 feet to a point;
- Thence S00° 00' 00" E a distance of 80.00 feet to a point on a curve;
- Thence along said curve to the left having a radius of 81.50 feet, a curve length of 63.50 feet and a delta of 44° 36' 13" to a point on a curve;
- Thence along said curve to the right having a radius of 13.52 feet, a curve length of 12.61 feet and a delta of 53° 26' 24" to a point on a curve;
- Thence S88° 10' 16" E a distance of 126.15 feet to a point;
- Thence S08° 27' 46" E a distance of 158.23 feet to a point;
- Thence S27° 42' 46" W a distance of 220.00 feet to a point;
- Thence S48° 42' 46" W a distance of 390.00 feet to a point;
- Thence S01° 17' 14" E a distance of 315.00 feet to a point;
- Thence S88° 42' 46" W a distance of 1324.73 feet to a point;
- Thence N 44° 18' 26" W a distance of 267.86 feet to a point;
- Thence N 76° 11' 15" W a distance of 391.68 feet to a point on a curve;
- Thence along said curve to the right having a radius of 299.26 feet, a curve length of 179.15 feet and a delta of 34° 17' 58" to a point;
- Thence N63° 22' 48" E a distance of 144.37 feet to a point on a curve;
- Thence along said curve to the left having a radius of 408.70 feet, a curve length of 198.89 feet and a delta of 27° 52' 57" to a point;
- Thence N37° 45' 29" E a distance of 320.82 feet to a point on a curve;
- Thence along said curve to the left having a radius of 300.00 feet, a curve length of 233.39 feet and a delta of 44° 34' 30" to a point;
- Thence N06° 52' 14" W a distance of 139.51 feet to the POINT OF BEGINNING, said tract containing 1,674,611.73 square feet or 38.44 acres, more or less.