

IN THE DISTRICT COURT OF WAGONER COUNTY  
STATE OF OKLAHOMA

The Board of County Commissioners Of )  
Wagoner County , Oklahoma, )

Plaintiff, )

v. )

Phuong Tran and Nhung Le Revocable )  
Trust dated November 22, 2021; City of )  
Broken Arrow, Oklahoma; and Wagoner )  
County Treasurer, )

Defendants. )

Case No.: CV-26-26  
Hon. Hunter

**AGREED JUDGMENT BETWEEN  
PLAINTIFF AND THE PHUONG TRAN AND NHUNG LE REVOCABLE TRUST**

This action comes on for entry of an Agreed Judgment submitted by Plaintiff and the Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, to the District Court, as between said Parties, and the issues having been heard, the Court finds that:

1. The Board of County Commissioners of Wagoner County and The Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, have stipulated and agreed that Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021 is the Owner of the Subject Property.

2. The Board of County Commissioners of Wagoner County and Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, have agreed to resolve the matters between them as set forth below. This Agreed Judgment does not address or resolve the claims of interest by any other party claiming an interest in this proceeding.

3. Condemnation was filed in this matter because Wagoner County was unable to get ahold of the Property Owner to negotiate a purchase price before filing for condemnation of the Subject Property.

4. The Court appointed Commissioners in this matter on March 11, 2026. At this time the Commissioners have not yet valued the Property.

5. The Wagoner County Board of County Commissioners and the Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, have stipulated and agree that the recovery of the Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, of just compensation for the Subject Property is the amount of Twelve Thousand One Hundred Dollars and NO CENTS (\$12,100.00).

6. All applicable property taxes against the subject property for 2025 have been paid. Plaintiff will assume the responsibility of paying property taxes for the Subject Property as of the date of filing this Judgement.

7. By the signature of its counsel below Defendant the City of Broken Arrow, Oklahoma ("Broken Arrow") makes no claim against the award of just compensation set forth in this action. Broken Arrow reserves and this judgment preserves all Broken Arrow's rights granted it for a drainage easement recorded at Book 950 Page 658 of the Wagoner County Clerk Land Records.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED** that Plaintiff's acquisition of the Subject Property described in Exhibit "A" attached hereto, is in fee simple unless stated otherwise, excluding minerals other than the right to remove and use any and all

roadbuilding materials, together with all other relief prayed for by Plaintiff in its Petition, is hereby granted, approved, and confirmed, effective this date.

**IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that the just compensation for the Subject Property is the amount of Twelve Thousand One Hundred Dollars and NO CENTS (\$12,100.00) which the Wagoner County Board of County Commissioners shall pay directly to the Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, within twenty-one (21) days of filing this Judgment.

**IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that all applicable property taxes through the tax year 2025 have been paid against the Subject Property Acquired by the Plaintiff have been paid, and that the Plaintiff will pay the property taxes from the date of filing this Judgment.

**IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** each Party shall bear its respective attorneys' fees, expert fees, and costs incurred herein.

**IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** Counsel for Wagoner County Board of County Commissioners shall mail by first class mail a file stamped copy of the Judgment to all Parties whose addresses are known.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JUDGE OF THE DISTRICT COURT

Wagoner County Board of County Commissioners v. The Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021, et al.

Wagoner County Case No. CV-2026-26

Agreed Judgment - Signatures of Counsel and Party

Agreed and Approved as to Content and Form:

MONAGHAN•WARRICK•KING

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W. Brant Warrick, OBA #30967  
Hunter McCullough, OBA #32719  
Katherine A. Cale, OBA #36064  
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Tulsa, Oklahoma 74135  
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kcale@mwkoklaw.com  
*Attorneys for Plaintiff*  
*Wagoner County Board of County Commissioners*

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Nhung Le  
*Trustee*  
*The Phuong Tran and Nhung Le Revocable Trust Dated November 22, 2021*

---

D. Graham Parker, OBA #20302  
CITY OF BROKEN ARROW, LEGAL DEPT  
P.O. Box 610  
Broken Arrow, OK 74013  
918-259-2400  
dparker@brokenarrowok.gov  
*Attorney for the City of Broken Arrow*

# EXHIBIT "A"

S 273RD E AVE. - PHASE 2  
PARCEL 45.0  
ATTACHMENT "A"

## ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4), THENCE S 1°23'38" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 50.00 FEET, THENCE S 88°50'56" W A DISTANCE OF 24.75 FEET TO A POINT ON THE WEST RIGHT OF WAY FOR S 273RD E AVE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S 1°23'38" E ON A LINE PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 175.33 FEET;

THENCE S 88°50'56" W A DISTANCE OF 15.25 FEET;

THENCE N 1°23'38" W A DISTANCE OF 151.05 FEET;

THENCE N 40°00'00" W A DISTANCE OF 31.18 FEET TO A POINT ON THE SOUTH RIGHT OF WAY FOR E 71ST ST S;

THENCE N 88°50'56" E ON A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 34.71 FEET BACK TO THE **POINT OF BEGINNING**.

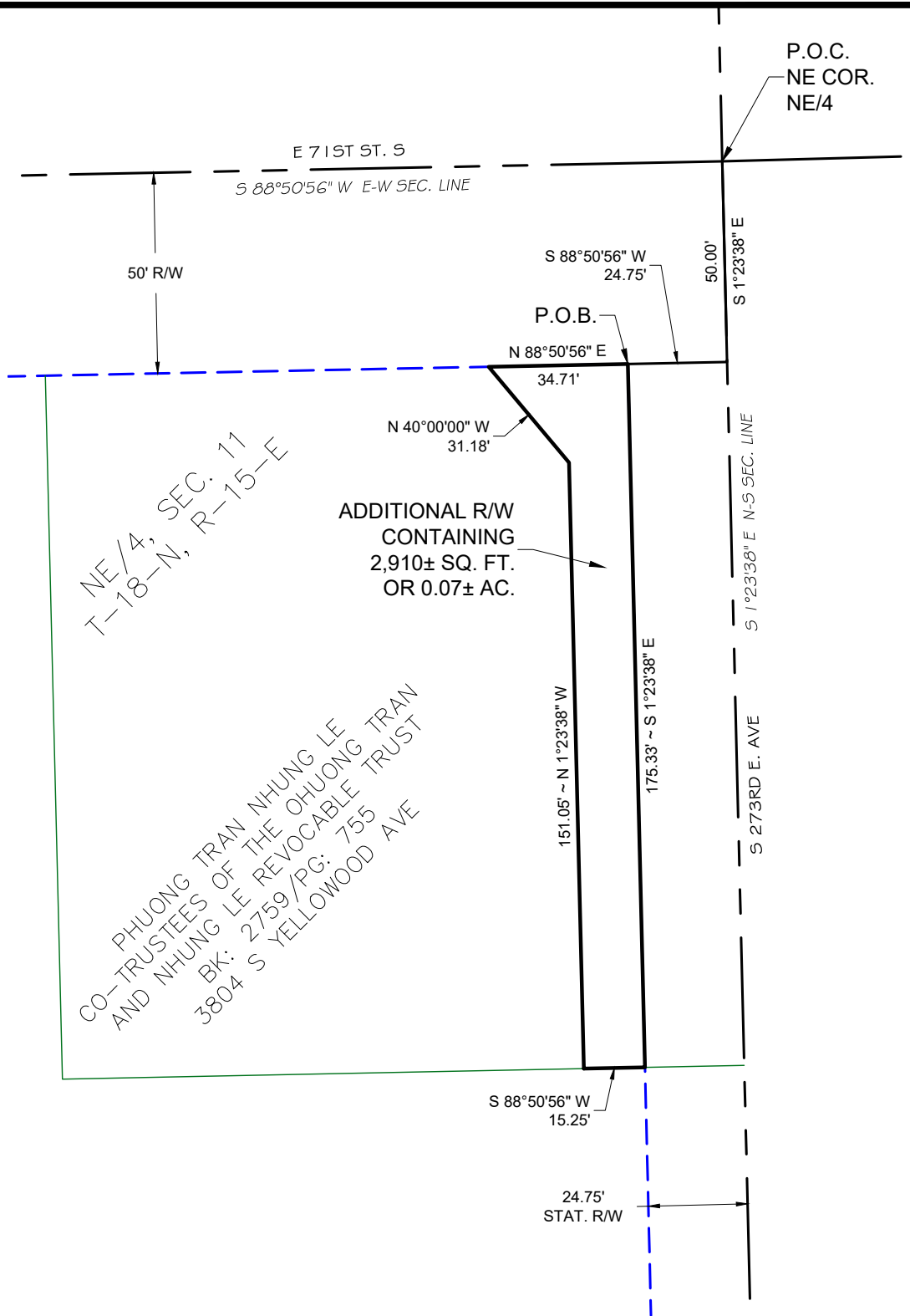
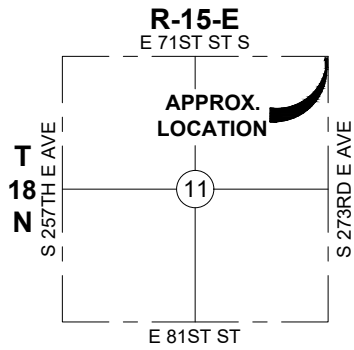
CONTAINING 2,910.00 SQUARE FEET OR 0.07 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARINGS:**

GRID NORTH BASED ON NAD 83 OKLAHOMA  
STATE PLANE COORDINATE SYSTEM NORTH ZONE

**THIS DESCRIPTION WAS PREPARED BY:**

ADAM K. HINDS, PLS #1781  
FRONTIER LAND SURVEYING, CA #7232



1" = 40'

**BASIS OF BEARINGS:**

GRID NORTH BASED ON NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE

**THIS DESCRIPTION WAS PREPARED BY:**

ADAM K. HINDS, PLS #1781  
FRONTIER LAND SURVEYING, CA #7232

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LEGEND	
PARCEL	
EXISTING RIGHT-OF-WAY	
PROPERTY LINE	
SECTION LINE	
QUARTER SECTION LINE	

PROJECT NO.	22-0120
DRAWN BY:	ABB
DATE:	09/19/2024

ATTACHMENT "B"  
S 273RD E AVE - PHASE 2  
PARCEL 45.0

**frontier**  
LAND SURVEYING  
CA #7232

P.O. BOX 7197  
EDMOND, OK 73083  
405.285.0433

ATTACHMENT  
**B**

# EXHIBIT "A"

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PARCEL 45.1  
ATTACHMENT "A"

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**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4), THENCE S 1°23'38" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 50.00 FEET, THENCE S 88°50'56" W ON A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 59.46 FEET TO THE **POINT OF BEGINNING**;

THENCE S 40°00'00" E A DISTANCE OF 31.18 FEET;

THENCE S 1°23'38" E ON A LINE PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 151.05 FEET;

THENCE S 88°50'56" W A DISTANCE OF 5.00 FEET;

THENCE N 1°23'38" W A DISTANCE OF 149.27 FEET;

THENCE N 40°00'00" W A DISTANCE OF 27.04;

THENCE S 88°50'56" W A DISTANCE OF 38.71 FEET;

THENCE N 1°09'04" W A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY FOR E 71ST ST S;

THENCE N 88°50'56" E A DISTANCE OF 41.11 FEET BACK TO THE **POINT OF BEGINNING**.

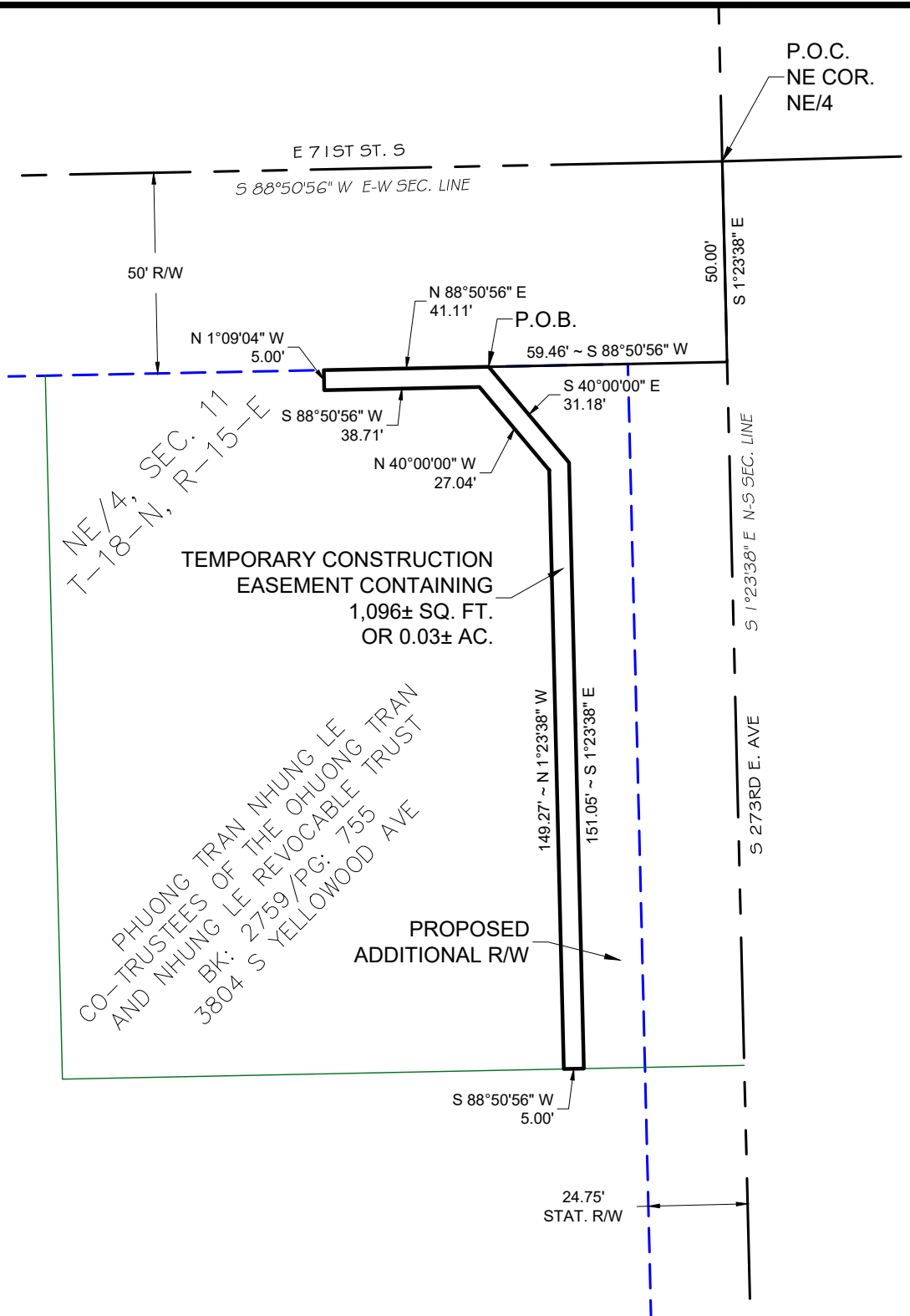
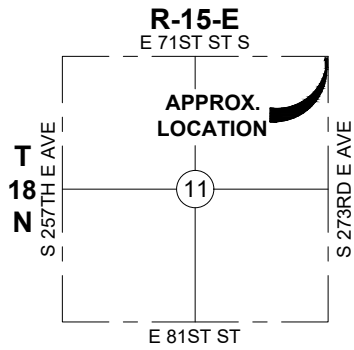
CONTAINING 1,095.89 SQUARE FEET OR 0.03 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARINGS:**

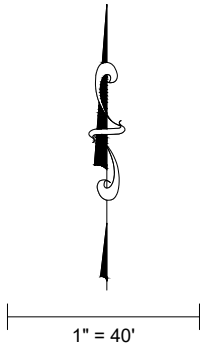
GRID NORTH BASED ON NAD 83 OKLAHOMA  
STATE PLANE COORDINATE SYSTEM NORTH ZONE

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FRONTIER LAND SURVEYING, CA #7232



PHUONG TRAN NHUNG LE  
 CO-TRUSTEES OF THE OHUONG TRAN  
 AND NHUNG LE REVOCABLE TRUST  
 BK: 2759/PG: 755  
 3804 S YELLOWOOD AVE



**BASIS OF BEARINGS:**

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 STATE PLANE COORDINATE SYSTEM NORTH ZONE

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