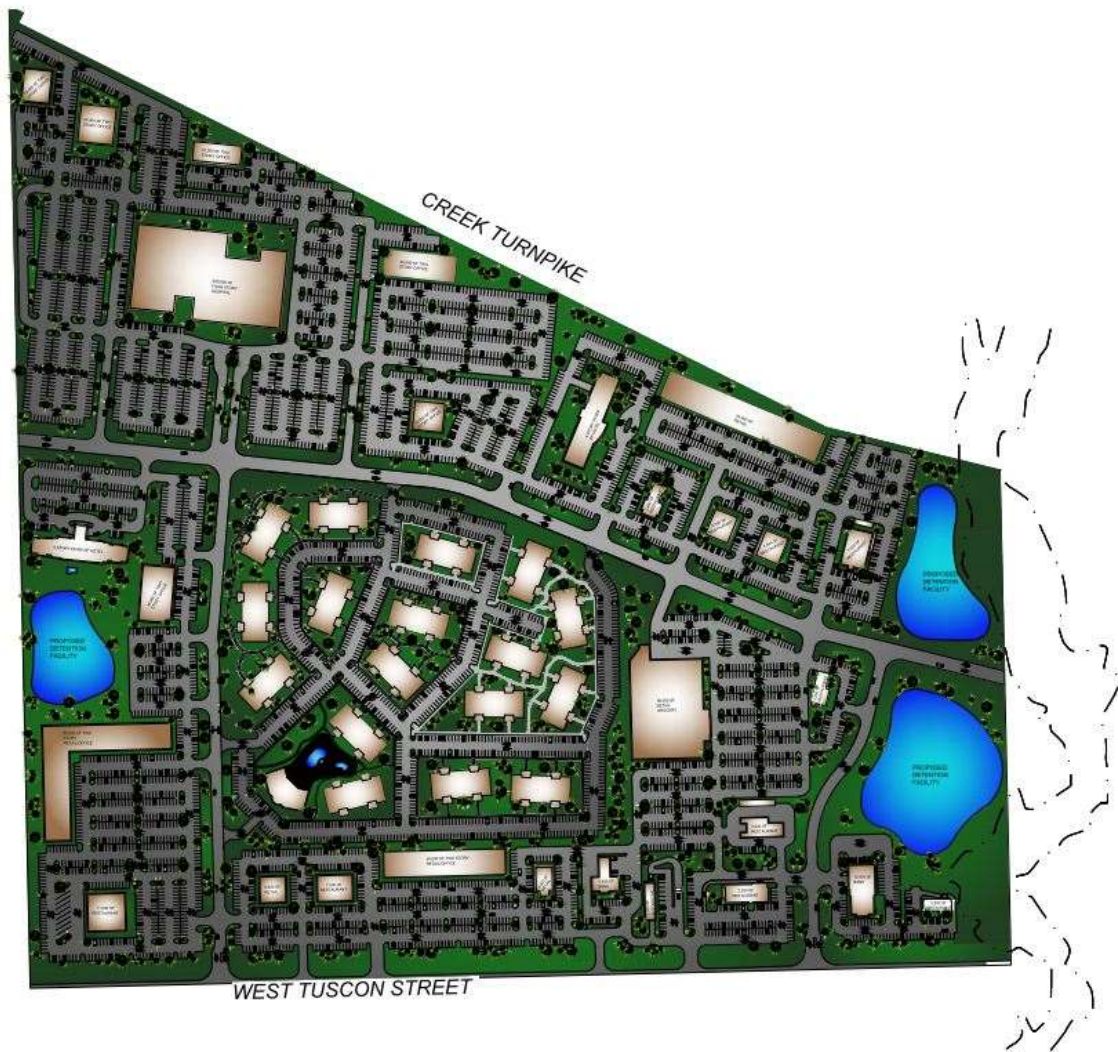


ASPEN CREEK VILLAGE
WEST TUCSON STREET
PLANNED UNIT DEVELOPMENT NO. XXX



February 2020

ASPEN CREEK VILLAGE
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ASPEN CREEK VILLAGE
WEST TUCSON STREET
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I. DEVELOPMENT CONCEPT:

The focus of Aspen Creek Village is to provide an easily accessible multi-use commercial community suited to accommodate retail, restaurants, office, healthcare and multifamily users with open landscaped areas. Located in the southwest quadrant of the Creek Turnpike and South Aspen Avenue (East 145th Street South), the 116 acre tract is located in a growing commercial corridor while residential developments to the south of the project strongly imply the project is located in an immediate growth path. The Conceptual Site Plan for the project is attached hereto as Exhibit “A”.

An Aerial Photograph of the Area Land Use is attached hereto as Exhibit “B”.

Aspen Creek Village has been divided into two (2) development areas: Development Area “A” and Development Area “B”. A map of the Development Areas is attached hereto as Exhibit “C”.

Development Area “A” provides for multiple pad sites varying in size. In addition to the two (2) main points of access from Tucson Street, multiple shared access points are anticipated. The Access and Circulation Plan for the project is attached hereto as Exhibit “D”.

Along the 2,645 feet of Tucson Street frontage, out-parcels with a depth of, but not limited to, 300 feet are planned and will be tailored to neighborhood commercial uses including retail shopping centers, restaurants, offices, financial institutions and healthcare services. Positioned to accommodate Broken Arrow’s rapidly growing population, an area of 8.72 acres has been reserved in anticipation of a junior anchor or grocer.

An additional commercial area of proposed pad sites along the northern boundary are planned in Development Area “A”. Office, healthcare, hospitality and additional restaurants would benefit from the 2,923 feet of visibility from the Creek Turnpike.

Development Area “B” is intended for residential multifamily development. The unprecedented access and convenience to Broken Arrow and Tulsa and surrounding communities enhances the appeal of this location to multi-family and senior community developers.

BACP 132 was recently approved by the City, and PUD XXX is consistent with the Comprehensive Plan. To support PUD No. XXX, the project will need to be rezoned to RM-Residential Multi-Family and CH-Commercial Heavy from A-1 Agricultural. A map of the Existing Zoning is attached hereto as Exhibit “E”.

ASPEN CREEK VILLAGE
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II. DEVELOPMENT STANDARDS:

DEVELOPMENT AREA A

Development Area A will be developed in accordance with the Broken Arrow Zoning Ordinance and the CH – Commercial Heavy Development Regulations, except as described herein.

GROSS LAND AREA: 4,103,292 SF 94.20 AC

NET LAND AREA: 3,944,587 SF 90.56 AC

PERMITTED USES:

All uses permitted by right within the CH – Commercial Heavy Zoning District except sexually oriented businesses, and certain uses allowed by Specific Use Permit in the CH – Commercial Heavy Zoning District, limited to Place of Assembly, Animal Training School, Kennel, Veterinary Clinic/Animal Hospital and Office Warehouse, all without further condition, Vehicle Sales and Rental provided such use conforms to Section 3.2.C.4.a, b, d, e and g of the Zoning Code and shall be located at least 200 FT from the right-of-way of Tucson Street and Mini Storage provided such use conforms to all Specific Use Permit standards for such Mini Storage use and the same does not exceed eighteen (18) acres, and uses customarily accessory thereto. A separate application for a Specific Use Permit is not required.

MINIMUM OFF-STREET PARKING SPACES AND LOADING BERTHS:

As provided by Table 5.4.1: Off-Street Parking Schedule A of the Broken Arrow Zoning Ordinance.

MINIMUM LOT FRONTAGE: 100 FT

ASPEN CREEK VILLAGE
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DEVELOPMENT AREA A (Cont.)

MINIMUM BUILDING SETBACKS:

From Creek Turnpike Right-of-Way	30 FT
From Service Road Right-of-Way	50 FT
From East Boundary	50 FT
From Tucson Street Right-of-Way	50 FT*
From West Boundary	30 FT
From Internal boundaries with Development Area A	10 FT
From boundaries between Development Area A & B	20 FT
No buildings are allowed within Utility Easements.	

*The Minimum Building Setback along Tucson Street may be reduced to 25 FT for buildings with no parking between the building and Tucson Street.

BUILDING HEIGHT:

Within 200 FT of the right-of-way of Tucson Street, building height shall be limited to two (2) stories or 35 FT* and beyond 200 FT from the right-of-way of Tucson Street, there is no building height limitation.

*Unoccupied architectural features within 200 FT of the right-of-way of Tucson Street, not to exceed 45 FT, may exceed the Maximum Building Height with Detailed Site Plan approval.

ASPEN CREEK VILLAGE
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DEVELOPMENT AREA A (Cont.)

SIGNS:

GROUND SIGNS:

Up to five (5) project signs identifying the Project and or tenant or tenants located within the Project shall be permitted, with no more than three (3) such project signs located along either the North boundary or the South boundary. Project signs located along the North boundary of the Project shall not exceed 500 square feet of display surface area and 50 feet in height. Project signs located along the South boundary of the Project shall not exceed 300 square feet of display surface area and 35 feet in height.

In addition to the project signs a free standing sign for each platted lot shall be permitted on each lot provided the sign does not exceed 100 square feet of display area and 10 feet in height.

MINIMUM SEPARATION OF GROUND SIGNS:

There will be a minimum of 30 feet separation between Ground Signs.

WALL SIGNS:

Wall signs will be permitted provided they not exceed 2 square feet of display surface area per linear foot of building wall to which attached.

DIRECTIONAL SIGNS:

Two (2) directional signs per lot at each entrance not exceeding 3 square feet of display surface area.

OTHER SIGNAGE MATTERS:

Ground Signs provided for in PUD No. XXX may be within 1500 feet of the billboards located along the Northerly boundary of the project and the Creek Turnpike.

All Ground Signs will, except along arterial streets, be located outside of any Utility Easement.

ASPEN CREEK VILLAGE
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DEVELOPMENT AREA A (Cont.)

LED signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with moving parts shall be permitted and allowed within 200 FT of residential zoning; provided, however, that within 100 FT of Tucson Street, except for LED signs there shall not be any other type of changeable copy sign, the LED portion of any sign shall not exceed 50 SF of surface display area and such LED signs shall be only used to display static images with a minimum image display duration of not less than eight (8) seconds.

The existing billboards shall not be counted against the height or the surface display area of any Ground Sign or Wall Sign within the Project.

LIGHTING:

Lighting shall conform to Section 5.6 of the Zoning Code.

LANDSCAPED AREA:

A minimum of ten percent (10%) of the total Net Lot Area of any lot within the Project shall be improved as internal landscaped open space.

BUILDING FACADES:

All building facades immediately adjacent to a public street shall conform to Section 5.8.G of the Zoning Code. Additionally, buildings on the north side of the Service Road shall comply with Section 5.8.I.4.b and c of the Highway Design Overlay District. Otherwise, the Highway Design Overlay District shall not apply to this project.

NO OUTSIDE STORAGE:

There shall be no outside storage of recyclable material, trash or similar materials outside of a screening receptacle, nor shall trucks or trailer trucks be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

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DEVELOPMENT AREA B

Development Area B will be developed in accordance with the Broken Arrow Zoning Ordinance and the RM – Residential Multi-Family Development Regulations, except as described herein.

GROSS LAND AREA: 983,683 SF 22.58 AC

NET LAND AREA: 983,683 SF 22.58 AC

PERMITTED USES:

Uses permitted by right and/or Specific Use Permit within the RM – Residential Multi-Family Zoning District and uses customarily accessory thereto. A separate application for a Specific Use Permit is not required.

MINIMUM GROSS LAND AREA PER DWELLING UNIT: 2,200 SF

MAXIMUM NUMBER OF DWELLING UNITS: 447 Dwelling Units

MINIMUM MASONRY EXTERIOR FINISH:

The exterior building material requirements of Section 5.5.C.4.c of the Zoning Code shall apply to all buildings within Development Area B except that if any building within the lot exceeds 160 FT in length all building facades within 75 FT of a public street that face and are immediately adjacent to a public street shall be constructed of a minimum of sixty-five percent (65%) of brick or natural or cultured rock or stone, excluding doors and windows, and if any building on such lot exceeds 160 FT in length, all other building facades located more than 75 FT from a public street shall have a minimum of thirty-five percent (35%) of brick or natural or cultured rock or stone, excluding doors and windows.

MAXIMUM BUILDING COVERAGE: 40% of Net Lot Area

MAXIMUM BUILDING HEIGHT: 60 FT

MAXIMUM STORIES 4 Stories

MINIMUM OFF-STREET PARKING SPACES:

1.5 per one bedroom dwelling unit.

2.0 per two or three bedroom dwelling unit.

ASPEN CREEK VILLAGE
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DEVELOPMENT AREA B (Cont.)

MINIMUM LOT FRONTAGE:	200 FT
MINIMUM BUILDING SETBACKS:	
From Street Right-of-Way	20 FT
From All Other Boundaries	20 FT
MINIMUM DISTANCE BETWEEN MULTI-FAMILY BUILDINGS:	20 FT
MAXIMUM LENGTH OF ANY MULTI-FAMILY BUILDING	200 FT

ASPEN CREEK VILLAGE
WEST TUCSON STREET
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DEVELOPMENT AREA B (Cont.)

SIGNS:

GROUND SIGNS:

The Projects Signs identified in Development Area A may be used for the benefit of Development Area B.

A monument sign will be permitted on each access point to the multifamily tract provided each sign does not exceed 100 square feet of display area and 10 feet in height.

MINIMUM SEPARATION OF GROUND SIGNS:

There will be a minimum of 30 feet separation between Ground Signs.

WALL SIGNS:

Wall signs will be permitted on the Club House and/or Office provided they not exceed 50 square feet of display surface.

DIRECTIONAL SIGNS:

Two (2) directional signs will be permitted at each entrance not exceeding 3 square feet of display surface area.

OTHER SIGNAGE MATTERS:

Ground Signs provided for in PUD No. XXX may be within 1500 FT of the billboards located along the Northerly boundary of the project and the Creek Turnpike.

All signs will, except along arterial streets, be located outside of any Utility Easement.

ASPEN CREEK VILLAGE
WEST TUCSON STREET
PLANNED UNIT DEVELOPMENT NO. XXX

DEVELOPMENT AREA B (Cont.)

LED signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with moving parts shall be prohibited;

The existing billboards shall not be counted against the height or the surface display area of any Ground Sign or Wall Sign within the Project.

LIGHTING:

Lighting shall conform to Section 5.6 of the Zoning Code.

ASPEN CREEK VILLAGE
WEST TUCSON STREET
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III. LANDSCAPING AND SCREENING DETAILS:

Except as provided herein, the Project landscaping and screening concept will comply with the requirements of the Broken Arrow Zoning Ordinance for landscaped edges and parking lots and drives. A landscaped edge will be provided on the North boundary (adjacent to the Creek Turnpike), on the South boundary (adjacent to Tucson Street) and along the other streets within the Project.

With respect to Development Area B, the Landscaping and Screening Concept will comply with the requirements of the Broken Arrow Zoning Ordinance except the following:

Section 5.2.B.1.a.iv. may be modified to reduce the number of trees required in the RM district per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs)."

Landscape islands required by Section 5.2.B.1.c.ii.(A) may be replaced with a striped access point to the sidewalk that allows loading and unloading.

The landscape edge as required by section Section 5.2.B.1.a.i may be reduced to 20 FT provided 15 shrubs are provided for every 50 linear feet of landscape edge. All such shrubs shall be at least 3-gallon in size. The shrubs in the landscaped edge are in addition to the other required landscaping.

Any screening required between Development Areas A and B may be provided through use of ornamental iron fence and masonry columns. In Development Area B, the perimeter fencing may be ornamental iron fencing of at least six (6) feet in height, with masonry columns of either brick or stone, placed no more than 50 FT on center incorporated into such ornamental iron fencing.

ASPEN CREEK VILLAGE
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TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level; provided, however, the foregoing shall not apply to the antenna and supporting structures.

Dumpsters will be screened with masonry walls or combination of masonry and opaque fencing.

IV. ACCESS AND CIRCULATION:

Access to the Project will be from Tucson Street and the East/West Service Road running generally parallel to the Creek Turnpike. The East/West Service Road shall meet the commercial collector street standards of the Broken Arrow Zoning Code. The Conceptual Access and Circulation Plan for the Project is attached hereto as Exhibit "D".

Access to the Project from Tucson Street may be provided by six (6) streets, curb cuts and driveways with spacing conforming to the Zoning Code. The exact location and configuration of the access points will be determined at Detailed Site Plan approval.

V. ENVIRONMENTAL ANALYSIS:

Topography:

The bulk of the Project falls from west to east towards Aspen Creek which is located immediately east of the Project. The uplands portions of the Project are relatively flat with steeper slopes located closer to the creek. A small portion of the western edge of the Project slopes gently from east to west. A Topographic Map of the Project is attached hereto as Exhibit "F".

Utilities:

Water: A 16" waterline is being constructed along the northern side of Tucson Street by a combination of private and City contracts. An internal water loop will be constructed along the East/West Service Road and the two north/south connector streets that will connect to this new line.

Sanitary Sewer: An existing sanitary sewer main lies east of Aspen Creek on the south side of Tucson Avenue. Plans submitted for the White Church development east of Olive Avenue have this line being extended west along Tucson Avenue. This extension and/or the existing main along Tucson will be extended to provide sewer service to the Project.

ASPEN CREEK VILLAGE
WEST TUCSON STREET
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Other Utilities: All franchise utilities are currently available to the site or will be extended as necessary to serve the development.

A map of the Conceptual Improvements and Utilities is attached hereto as Exhibit “G”.

Drainage:

The bulk of the Project drains to Aspen Creek which falls from north to south immediately east of the Project. A portion of the Aspen Creek floodplain encroaches on the eastern boundary of the Project. A project level detention area is planned along the eastern boundary and will accommodate the detention requirements for the eastern portion of the Project. An additional detention facility will be located along the western boundary to meet the detention requirements for the western portion of the Project that does not drain toward Aspen Creek.

Soils:

According to the Tulsa County Soil Survey the bulk of the Project soils are Okay Loam. These soils are characterized as nearly level to gently sloping, very deep, well drained soils. The depth to bedrock is generally greater than 60”.

A map of the existing area zoning is shown on Exhibit “E” – Zoning Map.

ASPEN CREEK VILLAGE
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VI. SITE PLAN REVIEW:

No building permit will be issued for any building within the Project until a Planned Unit Development Detailed Site Plan and Detailed Landscaping Plan have been submitted to the City of Broken Arrow and approved as being in compliance with the Approved Planned Unit Development Standards.

ASPEN CREEK VILLAGE
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VII. SCHEDULE OF DEVELOPMENT:

Development will begin upon final approval of the Planned Unit Development, platting of the property and detailed site and landscape plan approval.

ASPEN CREEK VILLAGE
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VIII. LEGAL DESCRIPTION:

The legal description of the Project is attached as Exhibit “H”.

The legal description of Development Area A is attached as Exhibit “I”.

The legal description of Development Area B is attached as Exhibit “J”.

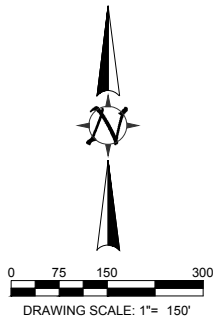
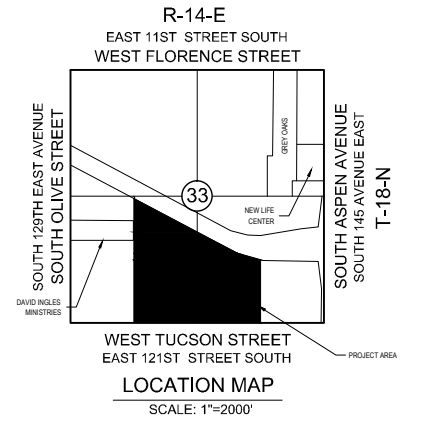


Exhibit A
Conceptual Site Plan
for
Aspen Creek Village

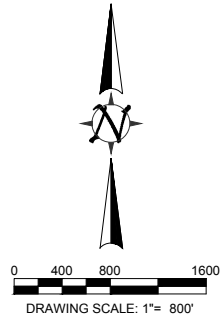


AAB Engineering, LLC
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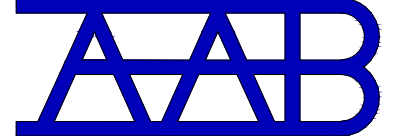
Exhibit B

Existing Aerial and Land Uses

Aspen Creek Village



AAB Engineering, LLC



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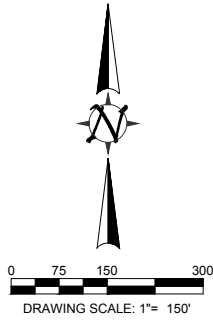
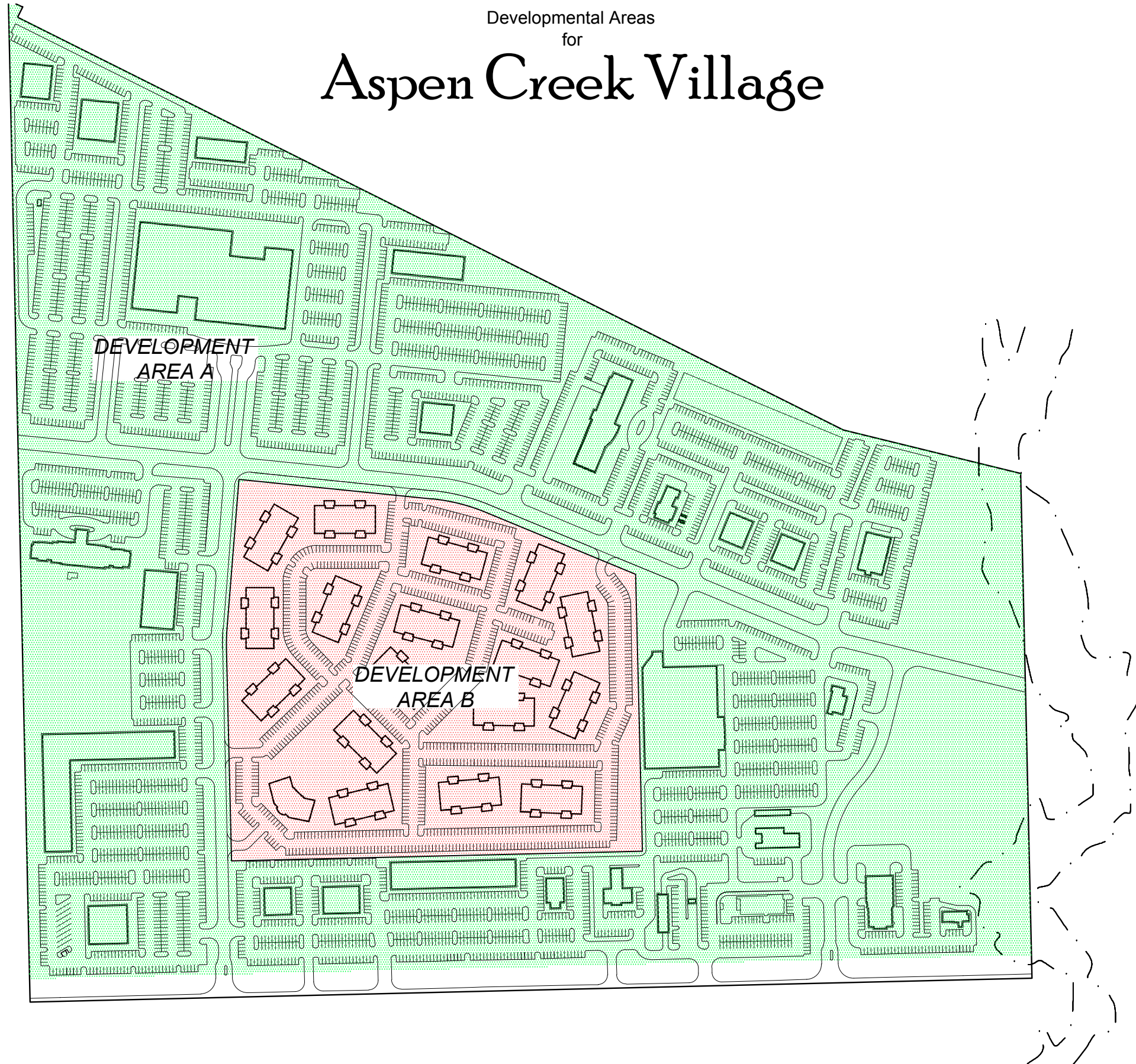


Exhibit C
Developmental Areas
for
Aspen Creek Village



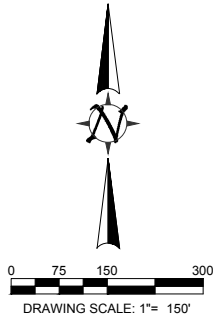


Exhibit D

Access and Circulation Plan
for

Aspen Creek Village

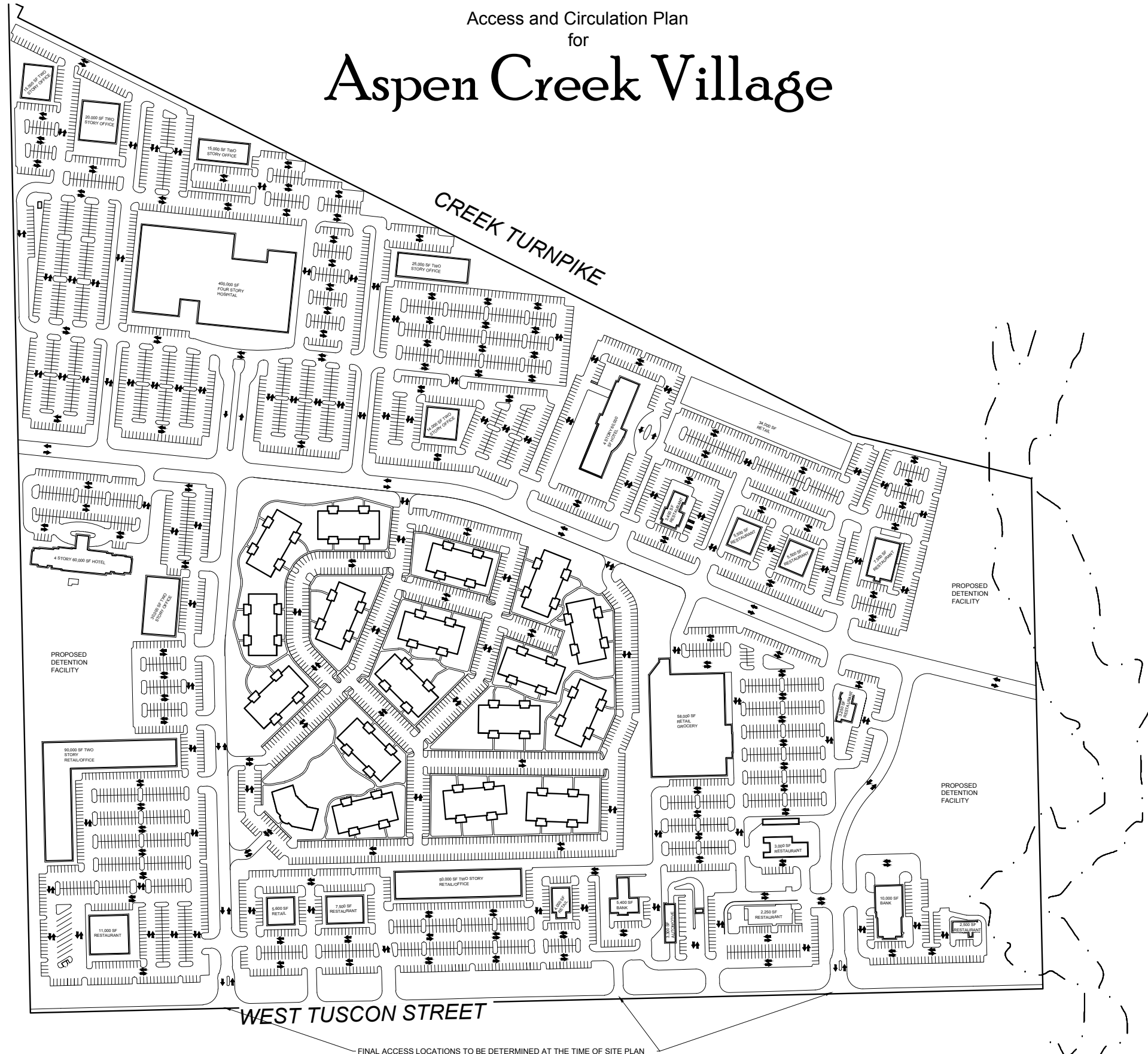
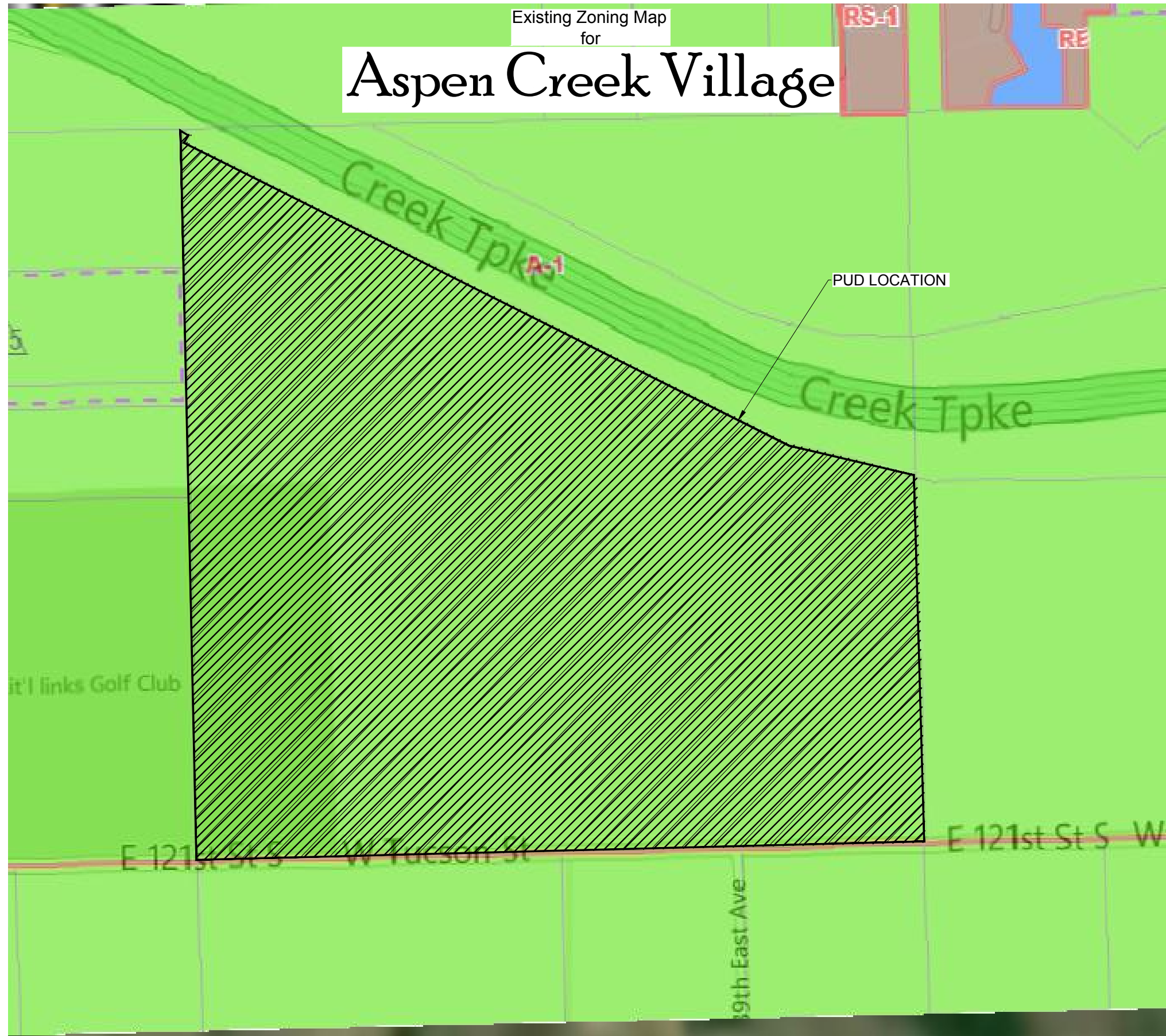
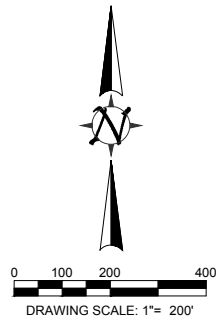


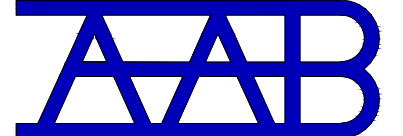
Exhibit E

Existing Zoning Map
for

Aspen Creek Village



AAB Engineering, LLC



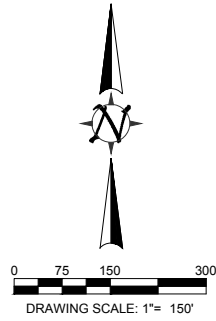
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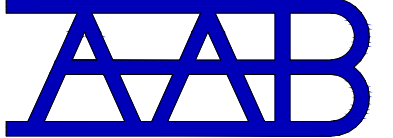
Exhibit F

Topographic Map

Aspen Creek Village



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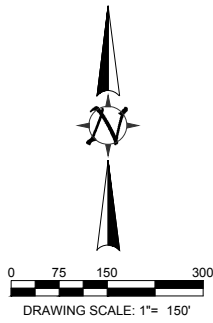
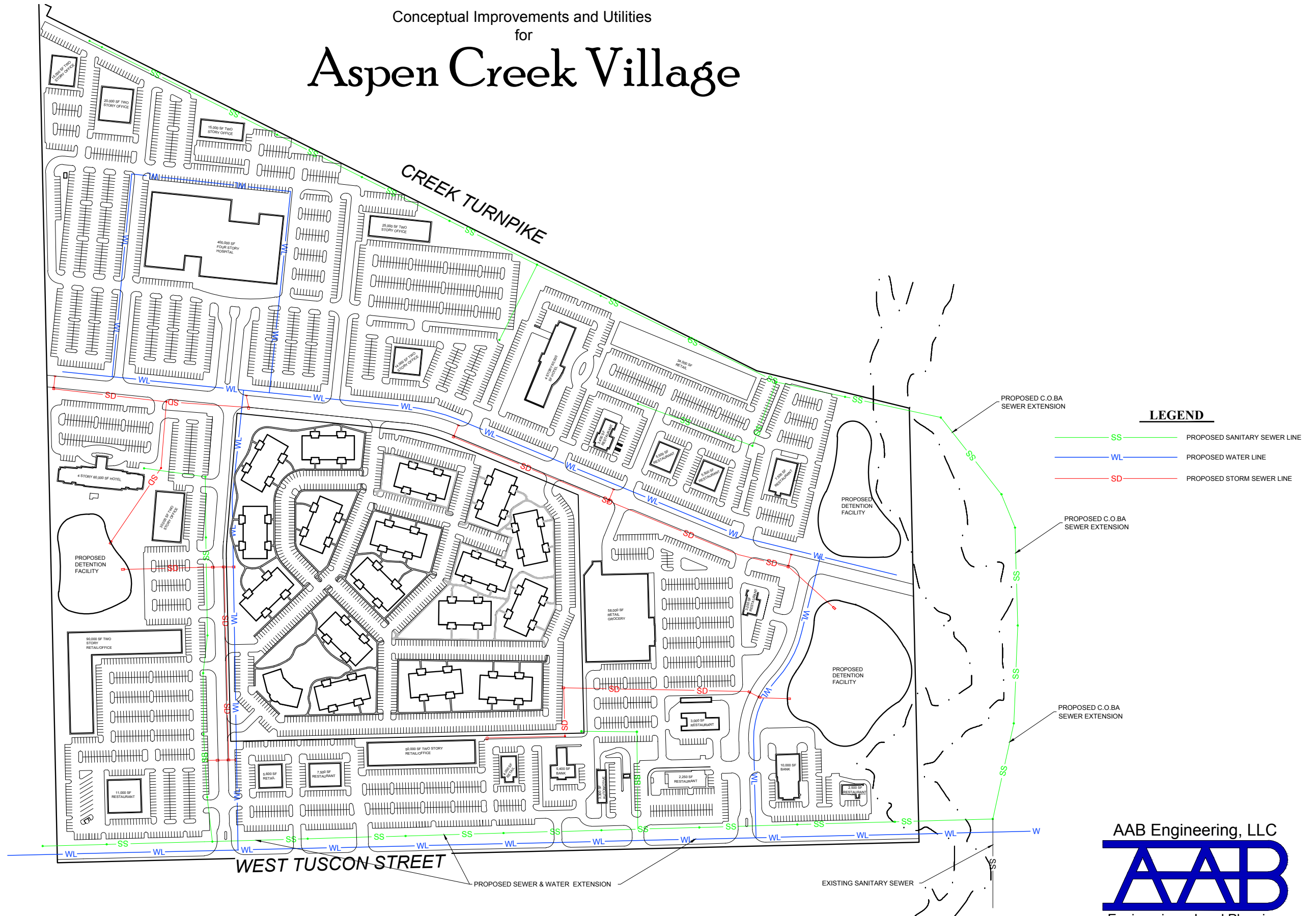


Exhibit G

Conceptual Improvements and Utilities
for

Aspen Creek Village



LEGEND

- SS PROPOSED SANITARY SEWER LINE
- WL PROPOSED WATER LINE
- SD PROPOSED STORM SEWER LINE

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Exhibit H

Legal Description for Project
for

Aspen Creek Village

LEGAL DESCRIPTION FOR PROJECT

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE E/2 OF THE SW/4 OF SAID SECTION 33; THENCE NORTH 01°15'55" WEST ALONG THE WEST LINE OF SAID E/2 SW/4 FOR 2647.07 FEET TO THE NORTHWEST CORNER OF SAID E/2 OF THE SW/4, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE SOUTH 57°31'42" EAST ALONG SAID RIGHT OF WAY FOR 35.65 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 26°33'33" WEST FOR 30.00 FEET; THENCE SOUTH 63°26'23" EAST ALONG SAID RIGHT OF WAY LINE FOR 1060.22 FEET; THENCE SOUTH 63°25'21" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE FOR 1376.55 FEET; THENCE SOUTH 76°14'38" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE FOR 490.44 FEET TO A POINT ON THE EAST LINE OF THE W/2 OF THE SE/4 OF SAID SECTION 33; THENCE SOUTH 01°18'26" EAST ALONG SAID EAST LINE OF THE W/2 SE/4 FOR 1329.49 FEET TO THE SOUTHEAST CORNER OF THE W/2 SE/4 OF SECTION 33; THENCE SOUTH 88°35'52" WEST ALONG THE SOUTH LINE OF SECTION 33, A DISTANCE OF 2645.11 FEET TO THE POINT OF BEGINNING.

Exhibit I

Legal Description for Development Area "A"

for

Aspen Creek Village

LEGAL DESCRIPTION FOR DEVELOPMENT AREA "A"

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE E/2 OF THE SW/4 OF SAID SECTION 33; THENCE NORTH 01°14'11" WEST ALONG THE WEST LINE OF SAID E/2 SW/4 FOR 2647.24 FEET TO THE NORTHWEST CORNER OF SAID E/2 OF THE SW/4, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE SOUTH 63°17'50" EAST ALONG SAID RIGHT OF WAY FOR 42.18 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 26°33'46" WEST FOR 30.00 FEET; THENCE SOUTH 63°26'10" EAST ALONG SAID RIGHT OF WAY LINE FOR 1060.22 FEET; THENCE SOUTH 63°25'08" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE FOR 1376.54 FEET; THENCE SOUTH 76°14'26" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE FOR 481.72 FEET TO A POINT ON THE EAST LINE OF THE W/2 OF THE SE/4 OF SAID SECTION 33; THENCE SOUTH 01°17'15" EAST ALONG SAID EAST LINE OF THE W/2 SE/4 FOR 1332.86 FEET TO THE SOUTHEAST CORNER OF THE W/2 SE/4 OF SECTION 33; THENCE SOUTH 88°37'16" WEST ALONG THE SOUTH LINE OF SECTION 33, A DISTANCE OF 2645.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, T-18-N, R-14-E; THENCE NORTH 88°37'16" EAST ALONG THE SOUTHERLY LINE OF SECTION 33 FOR A DISTANCE OF 1863.45 FEET; THENCE NORTH 01°22'44" WEST FOR A DISTANCE OF 358.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°22'44" WEST A DISTANCE OF 563.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 05°57'07", A CHORD BEARING OF NORTH 01°35'49" EAST, AND A CHORD LENGTH OF 51.92 FEET, FOR A DISTANCE OF 51.94 FEET; THENCE NORTH 04°34'23" EAST FOR A DISTANCE OF 369.07 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 91°12'48", A CHORD BEARING OF NORTH 50°10'46" EAST, AND A CHORD LENGTH OF 35.73 FEET, FOR A DISTANCE OF 39.80 FEET; THENCE SOUTH 84°12'50" EAST FOR A DISTANCE OF 487.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 16°39'37", A CHORD BEARING OF SOUTH 75°53'01" EAST, AND A CHORD LENGTH OF 144.88 FEET, FOR A DISTANCE OF 145.39 FEET; THENCE SOUTH 67°33'13" EAST FOR A DISTANCE OF 429.98 FEET; THENCE SOUTH 01°22'44" EAST FOR A DISTANCE OF 731.83 FEET; THENCE SOUTH 88°37'16" WEST FOR A DISTANCE OF 1085.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4,103,295 SQUARE FEET OR 94.199 ACRES, MORE OR LESS.

BASIS OF BEARING OF PROPERTY DESCRIPTION IS THE SOUTHERLY LINE OF SECTION 33, T-18-N R14-E, BEING N88°37'16"E.

Exhibit J

Legal Description for Development Area "B"

for

Aspen Creek Village

LEGAL DESCRIPTION FOR DEVELOPMENT AREA "B"

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, T-18-N, R-14-E; THENCE NORTH 88°37'16" EAST ALONG THE SOUTHERLY LINE OF SECTION 33 FOR A DISTANCE OF 1863.45 FEET; THENCE NORTH 01°22'44" WEST FOR A DISTANCE OF 358.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°22'44" WEST A DISTANCE OF 563.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 05°57'07", A CHORD BEARING OF NORTH 01°35'49" EAST, AND A CHORD LENGTH OF 51.92 FEET, FOR A DISTANCE OF 51.94 FEET; THENCE NORTH 04°34'23" EAST FOR A DISTANCE OF 369.07 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 91°12'48", A CHORD BEARING OF NORTH 50°10'46" EAST, AND A CHORD LENGTH OF 35.73 FEET, FOR A DISTANCE OF 39.80 FEET; THENCE SOUTH 84°12'50" EAST FOR A DISTANCE OF 487.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 16°39'37", A CHORD BEARING OF SOUTH 75°53'01" EAST, AND A CHORD LENGTH OF 144.88 FEET, FOR A DISTANCE OF 145.39 FEET; THENCE SOUTH 67°33'13" EAST FOR A DISTANCE OF 429.98 FEET; THENCE SOUTH 01°22'44" EAST FOR A DISTANCE OF 731.83 FEET; THENCE SOUTH 88°37'16" WEST FOR A DISTANCE OF 1085.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 983,683 SQUARE FEET OR 22.582 ACRES, MORE OR LESS.

BASIS OF BEARING OF PROPERTY DESCRIPTION IS THE SOUTHERLY LINE OF SECTION 33, T-18-N R14-E, BEING N88°37'16"E.