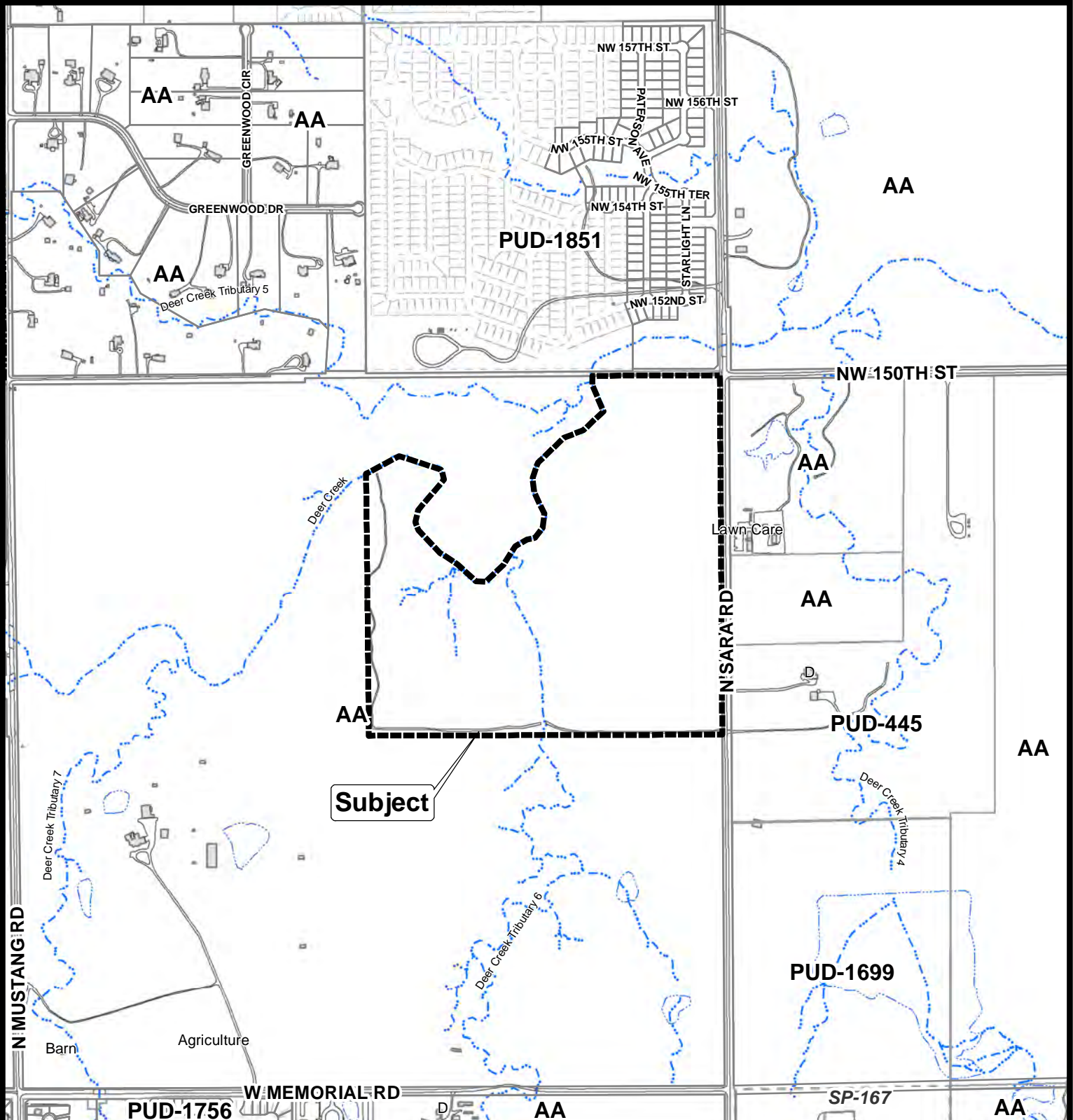


Case No: PUD-2068

Applicant: Estate of Eileen Schulte

Existing Zoning: AA

Location: 15095 N. Sara Rd.



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 500 1,000  
Feet

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

*Chamonix*

4/30/2025

**PREPARED FOR:**

Tuscany Lakes Development, LLC.  
*1500 SW 35<sup>th</sup> Street*  
*Moore, OK 73160*  
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## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
MODIFIED LOT REQUIREMENTS .....	9.1
FAÇADE REGULATIONS .....	9.2
LANDSCAPING REGULATIONS .....	9.3
LIGHTING REGULATIONS .....	9.4
SCREENING REGULATIONS .....	9.5
SUBDIVISION REGULATIONS .....	9.6
DRAINAGE REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13
SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
<b>EXHIBITS .....</b>	<b>11.0</b>

## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Chamonix, consisting of 160 acres is located within the NE/4 of Section 10, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located at the southwest corner of NW 150<sup>th</sup> Street and Sara 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 of the property is the Heirs to the Estate of Eileen Sculte. The developer of this property is Tuscany Lakes Development, LLC. 1500 SW 35<sup>th</sup> Street., Moore OK 73160.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

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

North: PUD-1851  
East: (AA) Agricultural District and currently used as such and PUD-445.  
South: (AA) Agricultural District and currently used as such.  
West: (AA) Agricultural District and currently used as such.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The highest elevation is generally elevation 1140 near the southwest portion of the site and falls gently to the north and the streambeds. The subject property has silty-loam and clay loam soil characteristics. Approximately half the buildable area being a Port silt loam while the other half is predominately Port silty clay loam and Renfrow clay loam. The property is predominantly used for agriculture while there are wooded portions in the drainage areas. This property drains into the Deer Creek River. The subject property is located within a FEMA 100-year flood plain as well as USGS Blue Lines. There is a 50-foot-wide gas line easement utility running north to south on the eastern third of the site. A 40-foot-wide gas line easement runs along the south property line to a former well site. A 100-foot-wide sanitary sewer easement runs along the Deer Creek tributary from the west to N. Sara Rd.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to provide a variety of single-family lot sizes and a two-family lot option.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

As NW 150<sup>th</sup> St. does not currently run along the northern property line, the nearest street to the north is NW 164<sup>th</sup> 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. Sara 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 W. Memorial Rd., 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. Mustang 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 36-inch public sanitary sewer line runs along Deer Creek within the site and exits the site near N. Sara Rd to the north and to the east.

#### 7.3 ..... WATER

Water facilities for this property are available. A 12-inch waterline runs along the northern boundary of the site and heads north on the west side of N. Sara Rd.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 32 located at 12233 N. Mustang Rd., Yukon, Oklahoma, approximately 2.5 miles from this PUD development.

#### 7.5 .....GAS, 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. 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.

#### 7.8 .....COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Future. The Urban-Future Intensity Land Use Typology Area is designed to retain agricultural land and large acreage estates until ready for urbanization. This allows flexibility for developing urban densities in the future and ensures the most efficient and sustainable delivery of services. This PUD is going to provide the urban densities that the Urban-Future designation was designed to achieve.

### **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.

#### 8.1.....USE AND DEVELOPMENT REGULATIONS

##### **TRACT 1**

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.

The housing type allowed for TRACT 1 within this PUD is a single-family product.

##### **TRACT 2**

The use and development regulations of the "R-2" Medium-Low Density Residential District may also 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.

The housing type allowed for TRACT 2 within this PUD is both a single-family and a two-family duplex product.

### TRACT 3

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.

The housing type allowed for TRACT 3 within this PUD is a single-family product.

The boundaries within TRACT 1, 2, and 3 may be adjusted up to 15%.

## **9.0.....SPECIAL CONDITIONS**

### **9.1 .....MODIFIED LOT REQUIREMENTS**

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

#### **TRACT 1**

Minimum lot size: 5,000 square feet

Minimum lot width from the platted front building line: 50 feet

Minimum lot depth: 100 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.

#### **TRACT 2**

The Two-Family lots are allowed the following conditions:

Minimum lot size: 6,600 square feet

Minimum lot width from the platted front building line: 60 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

The boundaries may be adjusted up to 15%

#### **TRACT 3**

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.

## 9.4 .....LIGHTING 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

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

## 9.6 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

## 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

Access shall be per the Subdivision Regulations, as amended. Additionally, this PUD shall have access to Chamonix, in four locations from N. Sara Road. The entrances may have a right-of-way width of 80 feet to accommodate a divided entry with 20-foot-wide drives and a landscaped island. Ingress and egress for Tract 1 may come from private streets.

Tract 1 shall have two access points from N. Sara Rd. These access locations may be gated. Tract 1 shall also connect to Tract 2 but may have a crash gate for emergency vehicle access.

In addition to access from N. Sara Rd, and crash gate access to Tract 1, Tract 2 shall connect with Tract 3 in two places.



Tract 1 may be private streets while Tract 2 and Tract 3 shall be public, local streets and shall have a minimum right-of-way width of fifty-feet and a twenty-six foot street cross-section. Individual lots shall not be permitted to take access from the arterial/section line road and a “limits of no access” shall be established.

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

#### 9.9 .....PARKING 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 rights-of-way. 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

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

#### 9.11 ..... ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

#### 9.12 ..... SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. 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, private drainage easements, and islands / medians 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. Future plats shall provide access to common areas on the west, and include centrally located recreational amenities throughout the subdivision.

#### 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 – Overall, Tract 1, Tract 2, Tract 3

Exhibit B – Master Development Plan

Exhibit C – Topographic Map

**EXHIBIT A – LEGAL DESCRIPTION**  
**OVERALL PUD**

A tract of land situated in the Northeast Quarter (NE/4) of Section Ten (10), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°16'04"E along the East line of said NE/4 a distance of 2670.30 feet; thence  
S89°49'01"W along the South line of said NE/4 a distance of 2657.94 feet; thence  
N00°37'19"W along the West line of said NE/4 a distance of 1947.49 feet; thence  
N61°59'50"E a distance of 279.76 feet; thence  
S72°21'30"E a distance of 325.83 feet; thence  
S17°33'10"E a distance of 77.68 feet; thence  
S40°18'41"W a distance of 301.26 feet; thence  
S13°06'00"W a distance of 91.34 feet; thence  
S21°34'26"E a distance of 64.12 feet; thence  
S43°42'44"E a distance of 231.86 feet; thence  
S56°37'37"E a distance of 159.15 feet; thence  
S47°29'06"E a distance of 182.63 feet; thence  
S86°21'52"E a distance of 74.08 feet; thence  
N45°35'54"E a distance of 183.06 feet; thence  
N32°44'13"E a distance of 159.97 feet; thence  
N59°25'22"E a distance of 102.43 feet; thence  
N77°53'32"E a distance of 62.97 feet; thence  
N36°46'18"E a distance of 92.04 feet; thence  
N06°32'23"E a distance of 104.98 feet; thence  
N24°41'58"W a distance of 183.69 feet; thence  
N05°11'59"W a distance of 101.28 feet; thence  
N19°11'25"E a distance of 118.82 feet; thence  
N46°07'16"E a distance of 267.52 feet; thence  
N68°39'31"E a distance of 157.98 feet; thence  
N46°44'48"E a distance of 201.71 feet; thence  
N22°44'08"W a distance of 208.30 feet; thence  
N00°08'34"W a distance of 72.75 feet; thence  
N89°51'26"E along the North line of said NE/4 a distance of 982.56 feet to the POINT OF BEGINNING.

Said tract contains 5,497,670 Sq Ft or 126.21 Acres, more or less.

**TRACT 1**

A tract of land situated in the Northeast Quarter (NE/4) of Section Ten (10), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°16'04"E along the East line of said NE/4 a distance of 1133.87 feet; thence  
S89°43'56"W a distance of 205.00 feet; thence  
N00°16'04"W a distance of 7.50 feet; thence  
S89°43'56"W a distance of 1154.12 feet; thence  
N06°32'23"E a distance of 104.98 feet; thence  
N24°41'58"W a distance of 183.69 feet; thence  
N05°11'59"W a distance of 101.28 feet; thence  
N19°11'25"E a distance of 118.82 feet; thence  
N46°07'16"E a distance of 267.52 feet; thence  
N68°39'31"E a distance of 157.98 feet; thence  
N46°44'48"E a distance of 201.71 feet; thence  
N22°44'08"W a distance of 208.30 feet; thence  
N00°08'34"W a distance of 72.75 feet; thence  
N89°51'26"E along the North line of said NE/4 a distance of 982.56 feet to the POINT OF BEGINNING.

Said tract contains 1,365,371 Sq Ft or 31.34 Acres, more or less.

**TRACT 2**

A tract of land situated in the Northeast Quarter (NE/4) of Section Ten (10), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4; thence

S00°16'04"E along the East line of said NE/4 a distance of 1133.87 feet to the POINT OF BEGINNING;  
thence continuing

S00°16'04"E along said East line a distance of 492.50 feet; thence  
S89°43'56"W a distance of 210.00 feet; thence  
S00°16'04"E a distance of 35.50 feet to a point of curvature to the right; thence  
4.50 feet along the arc of said curve having a radius of 224.97 feet, subtended by a chord of 4.50 feet  
which bears S00°18'18"W; thence  
S89°43'56"W a distance of 1063.30 feet; thence  
S74°03'50"W a distance of 271.39 feet; thence  
N24°21'22"W a distance of 89.33 feet; thence  
N03°56'09"E a distance of 55.09 feet; thence  
N62°45'23"W a distance of 57.32 feet; thence  
N06°43'04"W a distance of 81.62 feet; thence  
N27°06'30"E a distance of 58.71 feet; thence  
N49°19'10"W a distance of 68.43 feet; thence  
N32°44'13"E a distance of 159.97 feet; thence  
N59°25'22"E a distance of 102.43 feet; thence  
N77°53'32"E a distance of 62.97 feet; thence  
N36°46'18"E a distance of 92.04 feet; thence

N89°43'56"E a distance of 1154.12 feet; thence  
S00°16'04"E a distance of 7.50 feet; thence  
N89°43'56"E a distance of 205.00 feet to the POINT OF BEGINNING.

Said tract contains 845,712 Sq Ft or 19.42 Acres, more or less.

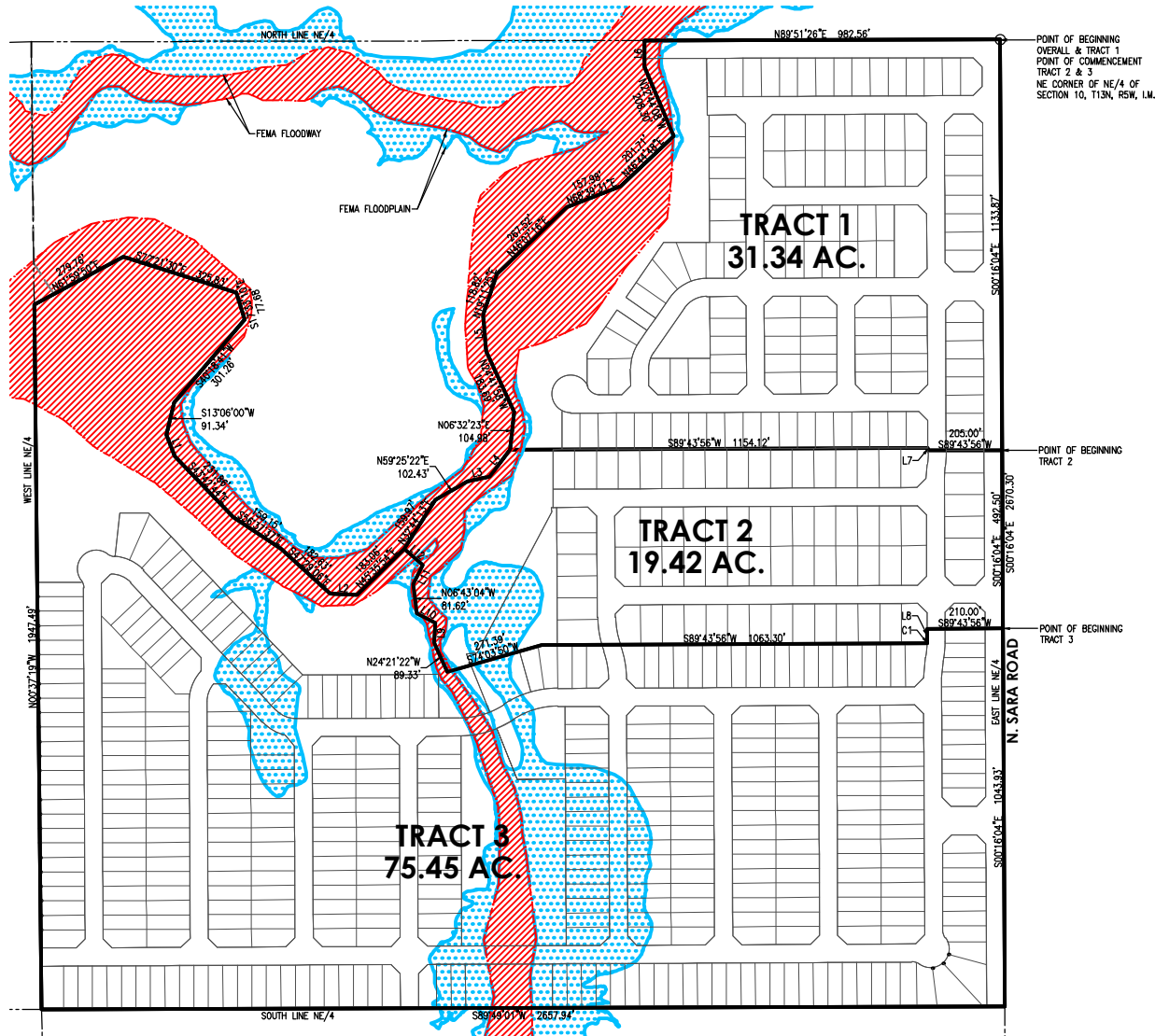
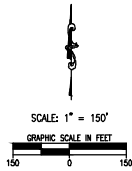
### **TRACT 3**

A tract of land situated in the Northeast Quarter (NE/4) of Section Ten (10), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4; thence  
S00°16'04"E along the East line of said NE/4 a distance of 1626.37 feet to the POINT OF BEGINNING;  
thence continuing

S00°16'04"E along said East line a distance of 1043.93 feet; thence  
S89°49'01"W along the South line of said NE/4 a distance of 2657.94 feet; thence  
N00°37'19"W along the West line of said NE/4 a distance of 1947.49 feet; thence  
N61°59'50"E a distance of 279.76 feet; thence  
S72°21'30"E a distance of 325.83 feet; thence  
S17°33'10"E a distance of 77.68 feet; thence  
S40°18'41"W a distance of 301.26 feet; thence  
S13°06'00"W a distance of 91.34 feet; thence  
S21°34'26"E a distance of 64.12 feet; thence  
S43°42'44"E a distance of 231.86 feet; thence  
S56°37'37"E a distance of 159.15 feet; thence  
S47°29'06"E a distance of 182.63 feet; thence  
S86°21'52"E a distance of 74.08 feet; thence  
N45°35'54"E a distance of 183.06 feet; thence  
S49°19'10"E a distance of 68.43 feet; thence  
S27°06'30"W a distance of 58.71 feet; thence  
S06°43'04"E a distance of 81.62 feet; thence  
S62°45'23"E a distance of 57.32 feet; thence  
S03°56'09"W a distance of 55.09 feet; thence  
S24°21'22"E a distance of 89.33 feet; thence  
N74°03'50"E a distance of 271.39 feet; thence  
N89°43'56"E a distance of 1063.30 feet to a point on a non-tangent curve to the left; thence  
4.50 feet along the arc of said curve having a radius of 224.97 feet, subtended by a chord of 4.50 feet  
which bears N00°18'18"E to a point of tangency; thence  
N00°16'04"W a distance of 35.50 feet; thence  
N89°43'56"E a distance of 210.00 feet to the POINT OF BEGINNING.

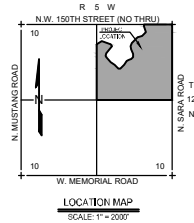
Said tract contains 3,286,587 Sq Ft or 75.45 Acres, more or less.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	64.12	S21° 34' 38"E
L2	74.08	S88° 51' 59"E
L3	62.97	N77° 53' 32"E
L4	82.04	N39° 46' 18"E
L5	101.28	N03° 11' 59"W
L6	72.70	N00° 08' 34"W
L7	7.80	N00° 16' 04"W
L8	25.20	S00° 18' 04"E
L9	55.00	N07° 54' 01"E
L10	37.30	N07° 49' 37"E
L11	98.71	S27° 04' 30"E
L12	88.43	N48° 18' 10"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	4.80	224.67	081°08'48"	S00° 18' 10"W	4.80

MASTER DEVELOPMENT PLAN  
OF  
**CHAMONIX**  
A PART OF THE NE/4 OF SECTION 10  
T13N, R5W, I.M., OKLAHOMA CITY  
OKLAHOMA COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**  
A tract of land situated in the Northeast Quarter (NE/4) of Section Ten (10), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, said tract being more particularly described as follows:  
**BEGINNING** at the Northeast corner of said NE/4; thence  
S00°16'04"E along the East line of said NE/4 a distance of 2870.30 feet; thence  
S89°40'00"W along the South line of said NE/4 a distance of 2857.04 feet; thence  
N00°37'19"W along the West line of said NE/4 a distance of 1947.49 feet; thence  
N81°59'50"E a distance of 278.76 feet; thence  
S72°15'07"E a distance of 355.83 feet; thence  
S17°33'10"E a distance of 77.68 feet; thence  
S40°18'41"W a distance of 201.28 feet; thence  
S13°08'00"W a distance of 81.24 feet; thence  
S21°34'28"E a distance of 64.12 feet; thence  
S43°42'44"E a distance of 231.86 feet; thence  
S56°37'37"E a distance of 159.15 feet; thence  
S47°29'08"E a distance of 182.83 feet; thence  
S80°21'50"E a distance of 74.08 feet; thence  
N45°30'54"E a distance of 183.06 feet; thence  
N32°44'15"E a distance of 159.87 feet; thence  
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N77°53'32"E a distance of 62.97 feet; thence  
N36°46'18"E a distance of 82.04 feet; thence  
N06°32'23"E a distance of 104.88 feet; thence  
N24°21'22"W a distance of 183.69 feet; thence  
N07°11'59"W a distance of 101.28 feet; thence  
N19°11'25"E a distance of 118.82 feet; thence  
N48°37'16"E a distance of 287.52 feet; thence  
N85°20'15"E a distance of 157.06 feet; thence  
N46°44'48"E a distance of 201.71 feet; thence  
N22°44'08"W a distance of 208.30 feet; thence  
N00°08'34"W a distance of 72.70 feet; thence  
N85°17'28"E along the North line of said NE/4 a distance of 982.56 feet to the POINT OF BEGINNING.  
Said tract contains 5,497,670 Sq Ft or 126.21 Acres, more or less.

PROJECT OWNER AND DEVELOPER:  
Tuscany Lakes Development, LLC  
1500 SW 38th Street  
Moore, OK 73160  
405-514-3968

ENGINEER

MASTER DEVELOPMENT PLAN  
CHAMONIX

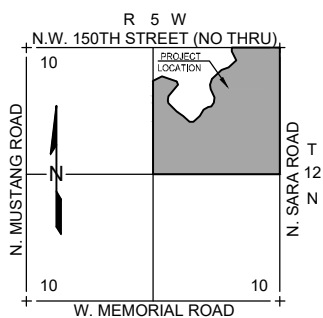
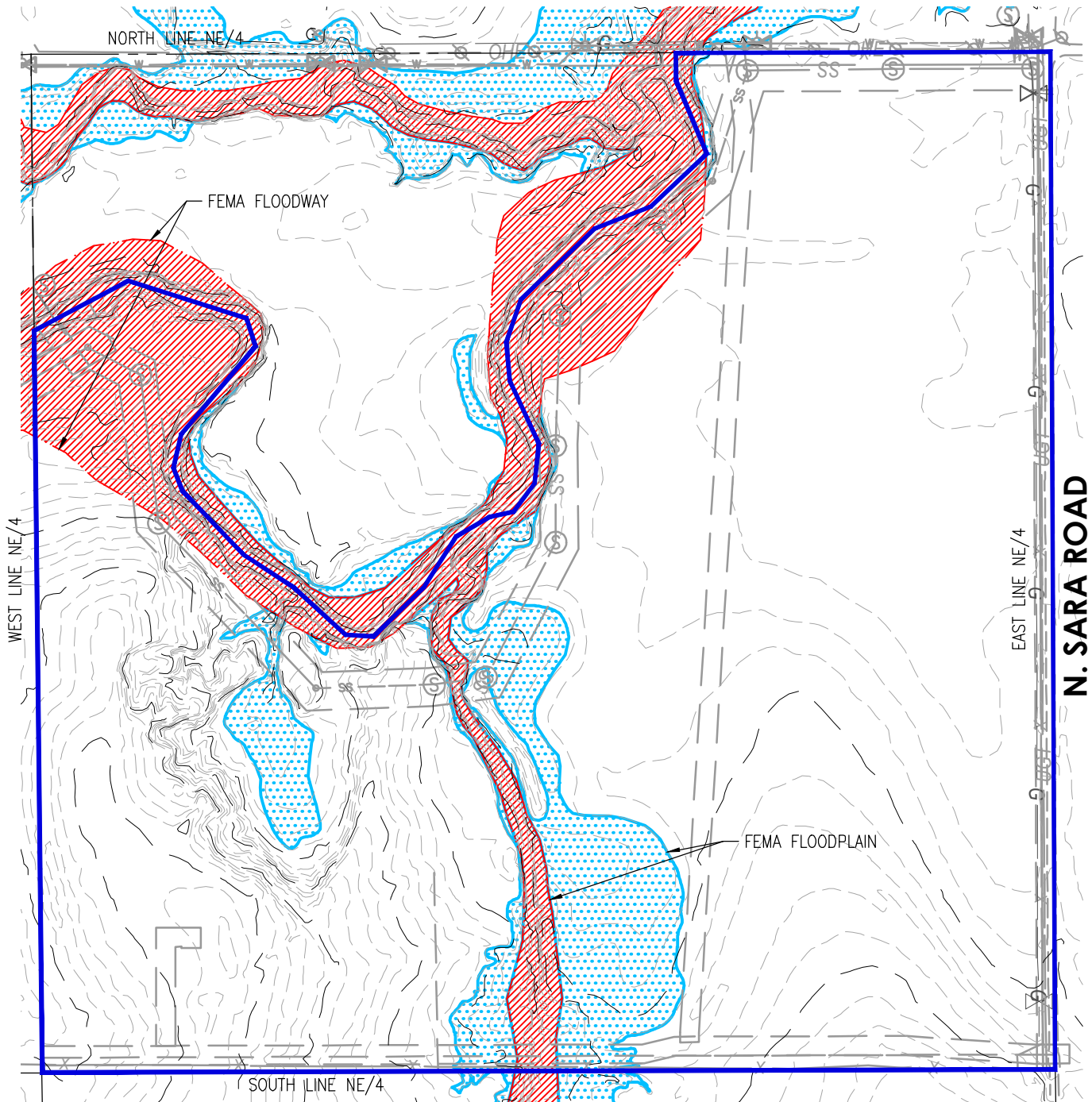
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SHEET NO.: 1 OF 1

DATE:

PROJECT NO.: 25603200



LOCATION MAP  
SCALE: 1" = 4000'

SCALE: 1" = 400'

PROJECT OWNER AND DEVELOPER:

Tuscany Lakes Development, LLC  
1500 SW 35th Street  
Moore, OK 73160

405-514-3968

EXHIBIT C

TOPOGRAPHIC SURVEY - CHAMONIX



**Crafton Tull**  
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CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 1  
DATE: 04/30/2025  
PROJECT NO.: 25603200