

September 14, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

Regular session of the Glenpool Planning Commission will be held at 6:00 p.m. on September 14, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Planning Commission welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the "CALL TO ORDER".

AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Lauren Purcell, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
 - 1) **MINUTES:**
 - A. Discussion and possible action to approve, deny, or amend the meeting minutes of the August 10, 2026, Planning Commission Meeting.
 - 2) **Acacia Wood Estates, LLC:** A lot split application (GLS 278) to split a 15.4 acre parcel into four lots. The subject site is located at 780 W 121st St S, Jenks, OK.
Applicant: Steven Bilby
 - A. Public Hearing on the proposed lot split (GLS 278)
 - B. Discussion and possible action to recommend approval, approval with conditions, or denial, of Lot Combination (GLS 278).
- (Lauren Purcell, City Planner)
- 3) **Sanchez Lot Combination:** a lot combination application (GLS 279) to combine multiple parcels into one single parcel.
Applicant: Elias Sanchez
 - A. Public Hearing on the proposed lot split (GLS 279)
 - B. Discussion and possible action to recommend approval, approval with conditions, or denial, of Lot Combination (GLS 278).

(Lauren Purcell, City Planner)

F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on or before September 11, 2026, at or by 11:00 AM.

Signed:

Lauren Purcell - City Planner

TO: GLENPOOL PLANNING COMMISSION

FROM: LAUREN PURCELL, CITY PLANNER

DATE: SEPTEMBER 14, 2026

ITEM: GLS 278 – ACACIA WOOD ESTATES LOT SPLIT

REQUEST: A LOT SPLIT APPLICATION (GLS-278) TO SPLIT A 15.4-ACRE PARCEL INTO FOUR LOTS

APPLICANT: ACACIA-WOOD ESTATES. LLC

LOCATION: THE SUBJECT SITE IS LOCATED AT 780 W 121ST S, JENKS.

ZONING: AG (AGRICULTURAL)

COMP PLAN: RURAL

BACKGROUND

The subject site is located South of 121 St S and West of S Elwood Ave. The lot is currently developed as a single-family residence with a house on the property and a metal 2 car garage/lean-to. The residence will remain on site on Tract 2, however the metal garage will be demolished if lot split application is approved. The south end of the property does contain a designated FEMA floodplain and floodway. Any development must comply with all applicable federal, state, and local regulations.

PROJECT DESCRIPTION

The applicant is requesting a lot split of a 15.5-acre parcel to create four (4) parcels ranging from 1.0 acres to 12.3 acres in size. Listed in the table below is a breakdown of the proposed lot split.

Tract	Size in Acres (+/-)
Parent Tract (Before Lot Split)	15.5 acres
Tract 1	1.0 acres
Tract 2	1.2 acres
Tract 3	1.0 acres
Tract 4	12.3 acres

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	RS-2 (Residential – City of Jenks)	Single-Family Residential
South	AG (Agricultural)	Single-Family Residence
East	AG (Agricultural)	Single-Family Residence
West	AG (Agricultural)	Single-Family Residence

ANALYSIS

Development Regulations

The proposed lot split is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Included below is TABLE 11-4-5, Residential Development Standards. Applicable regulations have been highlighted.

TABLE 11-4-5 Residential Development Standards										
DISTRICT	AG	RE	RS-1	RS-2	RS-3	RD	RMT	RM-1	RM-2	RMH
LOT WIDTH (Minimum, in Feet)										
Single-Family Dwelling	150	150 ¹	100	85	75	65	60	60	60	-
Duplex	-	-	-	-	-	60	60	60	60	-
Townhouse Development Width ²	-	-	-	-	-	-	100	80	80	-
Townhouse Lot Width ²	-	-	-	-	-	-	20	20	20	-
Multi-Family	-	-	-	-	-	-	-	100	100	-
Manufactured Home	-	-	-	-	-	-	-	-	-	300
LOT AREA (Minimum, in Square Feet)										
Single-Family Dwelling	43,560	24,000	13,500	11,000	9,000	6,900	6,900	6,000	6,000	-
Duplex	-	-	-	-	-	6,900	6,900	6,900	6,900	-
Townhouse ²	-	-	-	-	-	-	1,600	1,800	1,800	-
Multi-Family	-	-	-	-	-	-	-	-	-	-
Manufactured Home	-	-	-	-	-	-	-	-	-	5 acres

The proposed lots do not meet the minimum lot width standards for the AG (Agricultural) Zoning district. This application is being submitted in conjunction with a variance application (BOA-493). Approval of this application is contingent upon approval of the BOA variance application. Any future development must also meet the General Residential Comprehensive Plan Designation.

Access and Utilities

All tracts will have access from W 121st S. City water and sewer does not serve this property.

Right-of-Way Dedication

When land is subdivided along an existing roadway, additional right-of-way dedication may be required. Because 121st St is classified as a secondary arterial, a 50-foot dedication is required for right-of-way and utility purposes. The applicant has shown this dedication on the lot split survey.

Code Compliance

While the proposed lot widths do not currently comply with those outlined in the residential development standards, the lots do meet the remaining development standards in the COG zoning code and subdivision code. This application is being submitted in conjunction with a variance request (BOA-493).

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on August 14, 2026. There are no additional comments or requirements.

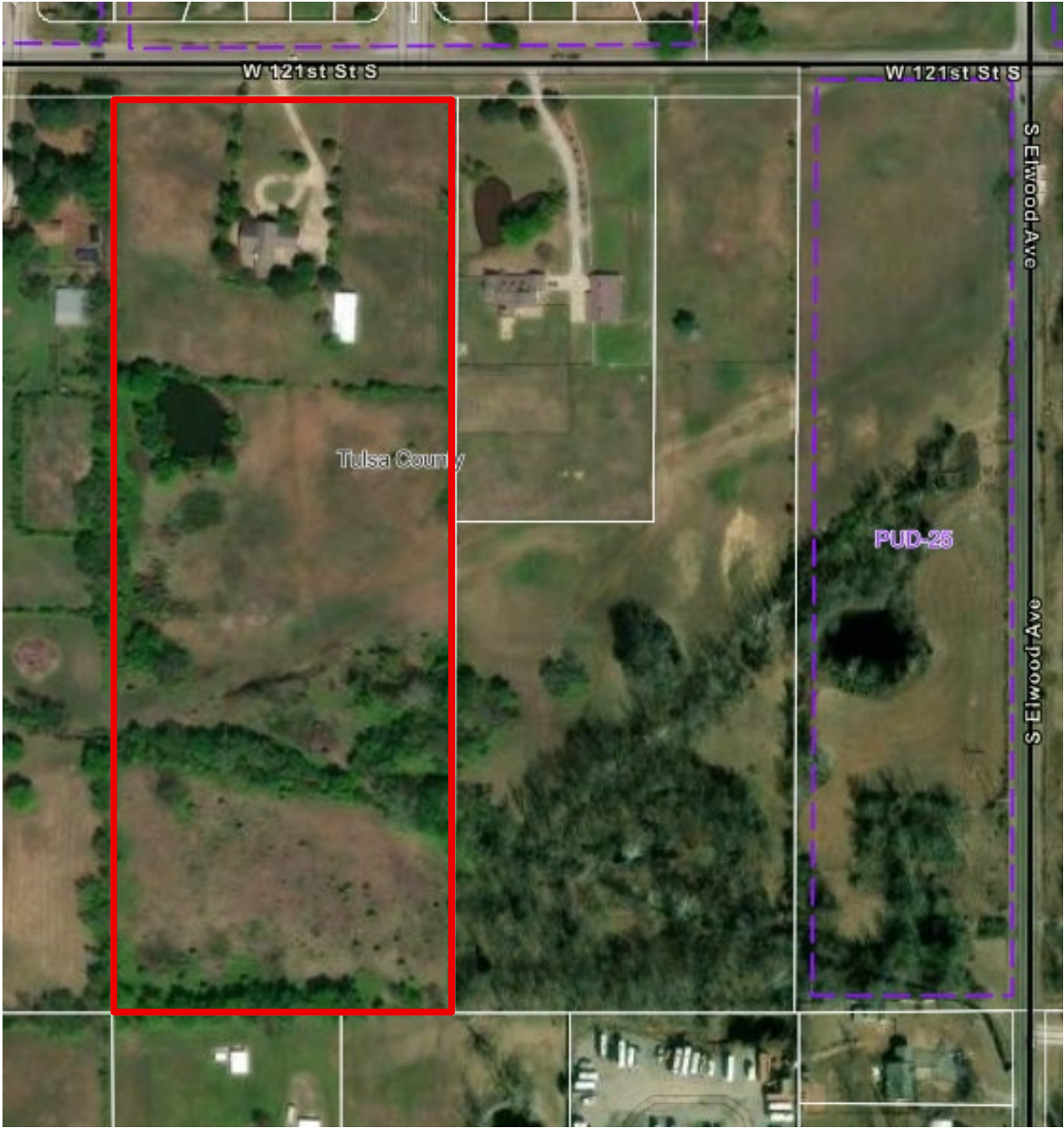
STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 278) and staff recommend the approval of GLS-278 contingent upon approval of BOA-493 for a reduction in the minimum lot width in an agriculture zoning designation.

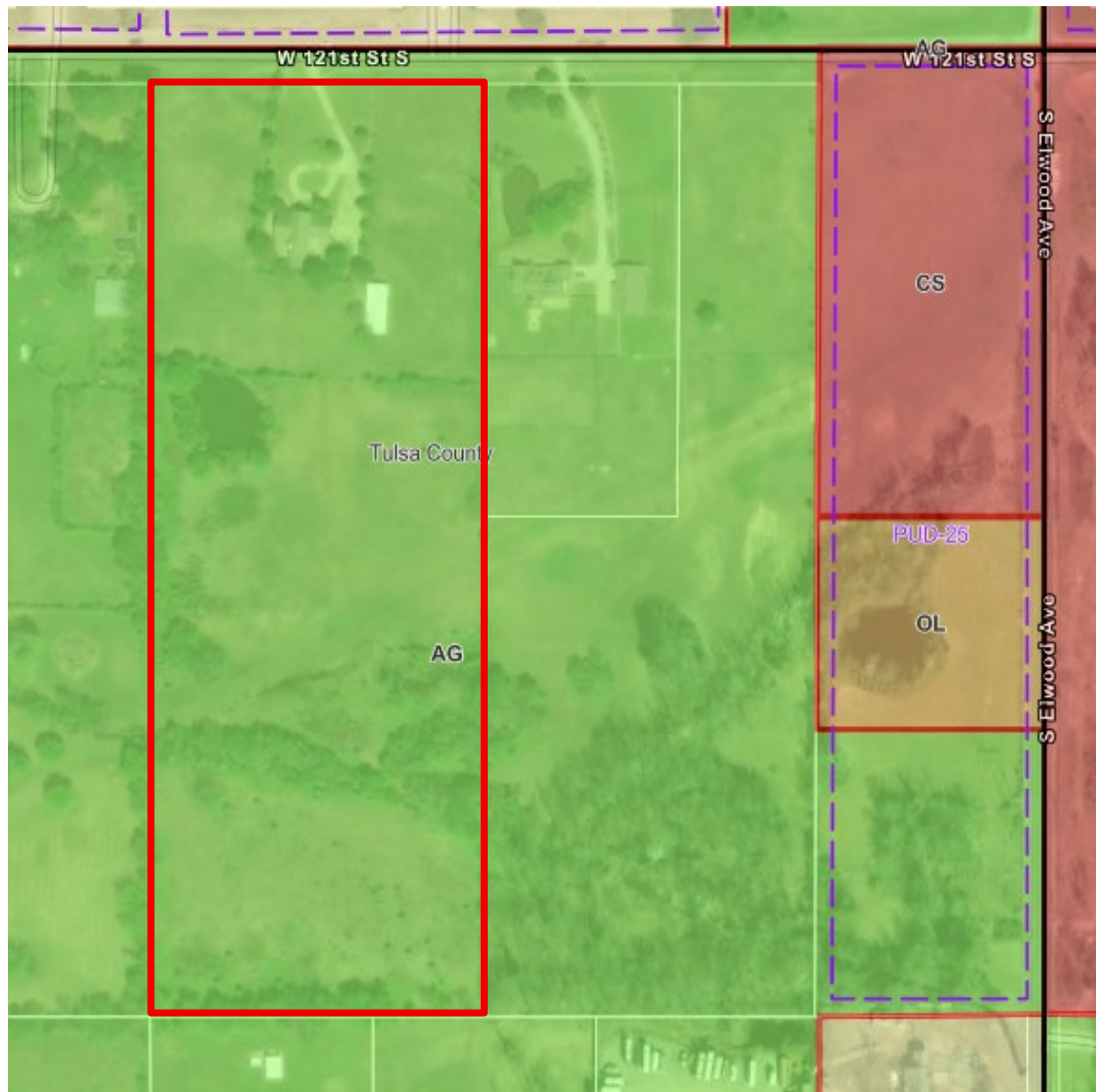
ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Split Surveys & Legal Description

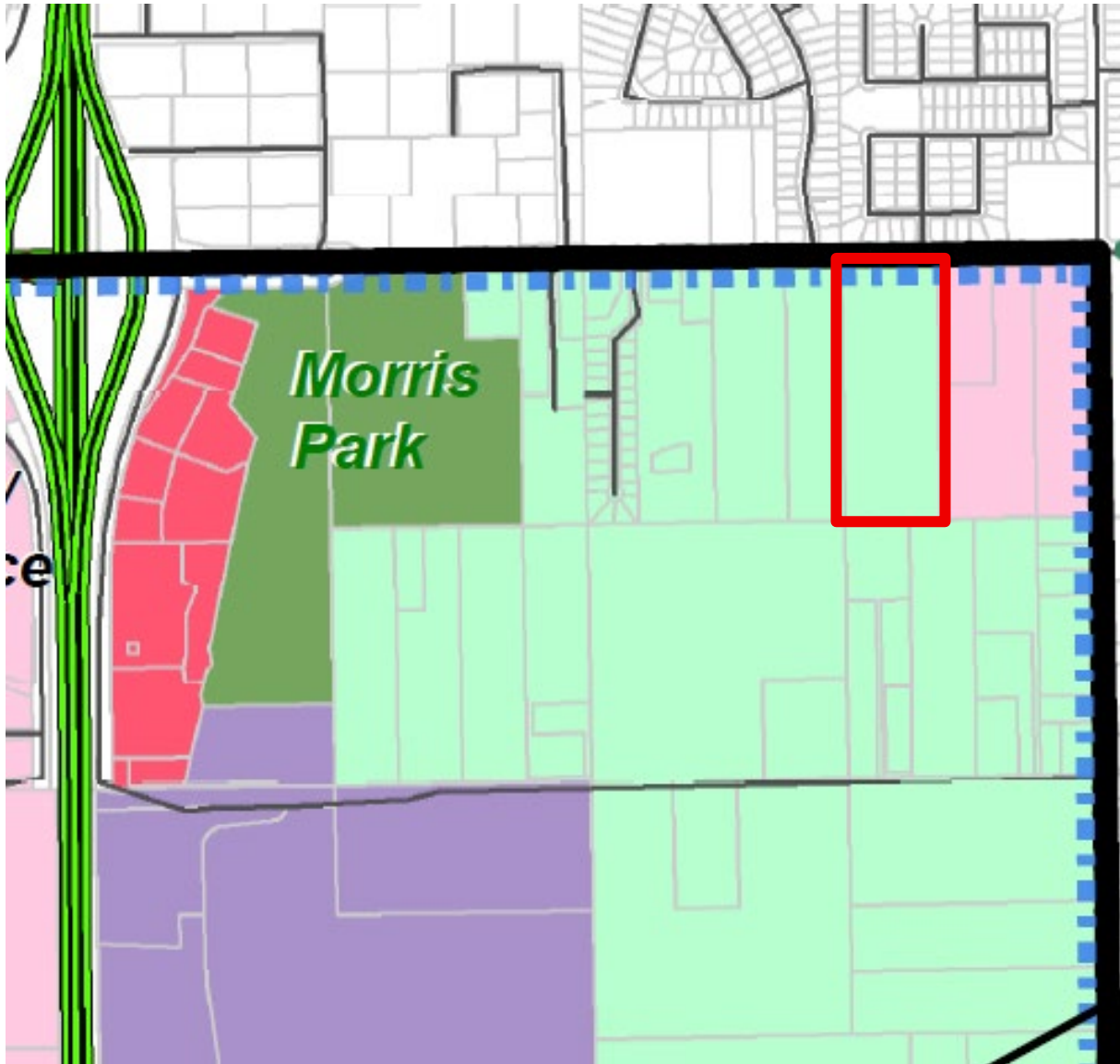
AERIAL PHOTO



ZONING MAP



COMPREHENSIVE PLAN MAP





CITY OF GLENPOOL LOT SPLIT PROCEDURE

Any individual or company who wishes to divide or merge platted or unplatted property with the City limits of the Glenpool.

1. The applicant must fully complete the application, including the legal description on the overall tract as well as the legal description of the split tracts.
2. The requested lot dimensions must be in conformance with the zoning on the property. If you are uncertain about the zoning of your property, please contact the Community Development Department at 918-209-4610.
3. The application must be accompanied by a sketch plat, survey or other type of drawing (drawn to scale on 8.5"x 11" or 11"x17" paper) accurately demonstrating the proposed split. Please show all existing buildings on the property along with the dimensions from the proposed property line to the existing building.
4. The filing fee per fee schedule: www.glenpoolonline.com.
5. Following the receipt of the completed lot split application, Staff will research and analyze the request and produce a Staff Report. Additionally, the proposed lot split will be reviewed by the Technical Advisory Committee (TAC). The applicant or the representative for the applicant should make arrangements to attend this meeting. The comments and recommendations of the TAC along with the Staff Report will be forwarded to the Planning Commission for review.
6. The Glenpool Planning Commission will hear the request for lot split per meeting schedule: www.glenpoolonline.com. The applicant or representative of the applicant should make arrangements to attend the Planning Commission meeting. At meeting, the applicant or the representative of the applicant will have a chance to speak, as well as any interested citizens. At the conclusion of the review, the Commission will approve, approve conditionally, or deny the lot split request by majority vote. The action of the Glenpool Planning Commission shall be final.

If you have any questions, or require any further information, please call the Community Development Department at 918-209-4610.

LOT SPLIT APPLICATION

FEE: per fee schedule

NOTE: Two copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO.
S T R Section 2, Township 17 North, Range 12 East
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER Acacia-Wood Estates, LLC		WHAT IS THE PRESENT USE OF THE TRACT? Residential / Agricultural	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. THE WEST FOUR HUNDRED NINETY-FIVE (495) FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT A PART OF THE NE/4 OF THE NE/4 (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NE/4, THENCE NORTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID NE/4 NE/4 FOR 346.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°50'29" EAST ALONG NORTH LINE OF SAID NE/4 NE/4 FOR 148.33; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET; THENCE SOUTH 88°50'29" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE NORTH 01°11'47" WEST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET TO THE POINT OF BEGINNING	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☒ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE 121 st Street.
		INST. RELEASED	PROPOSED USE OF THIS TRACT Residential LOT SIZE OF PROPOSED TRACT 148.33 FT. X 295 FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT A PART OF THE NE/4 OF THE NE/4 (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NE/4, THENCE NORTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°50'29" EAST ALONG NORTH LINE OF SAID NE/4 NE/4 FOR 148.33; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 350.00 FEET; THENCE SOUTH 88°50'29" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE NORTH 01°11'47" WEST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 350.00 FEET TO THE POINT OF BEGINNING.	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☒ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE 121 st Street.
		INST. RELEASED	PROPOSED USE OF THIS TRACT Residential LOT SIZE OF PROPOSED TRACT 148.33 FT. X 350 FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT A PART OF THE NE/4 OF THE NE/4 (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NE/4 NE/4, THENCE NORTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET; THENCE SOUTH 88°50'29" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE NORTH 01°11'47" WEST ALONG THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET TO THE POINT OF BEGINNING.	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☒ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE 121st Street
		INST. RELEASED	PROPOSED USE OF THIS TRACT Residential LOT SIZE OF PROPOSED TRACT 148.33 FT. X 50 FT.
FOURTH TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT A PART OF THE NE/4 OF THE NE/4 (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NE/4, THENCE NORTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID NE/4 NE/4 FOR 296.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°50'29" EAST ALONG NORTH LINE OF SAID NE/4 NE/4 FOR 50.01 FEET; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET; THENCE NORTH 88°50'29" EAST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 1064.75 FEET; THENCE SOUTH 88°32'39" WEST ALONG THE SOUTH LINE OF SAID NE/4 NE/4 FOR 495.00 FEET; THENCE NORTH 01°11'47" WEST ALONG THE WEST LINE OF SAID NE/4 NE/4 FOR 1067.18 FEET; THENCE NORTH 88°50'29" EAST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 55.00 FEET; THENCE NORTH 88°50'29" EAST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE NORTH 01°11'47" WEST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 350.00 FEET TO THE POINT OF BEGINNING.	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☒ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE 121st Street
		INST. RELEASED	PROPOSED USE OF THIS TRACT Residential LOT SIZE OF PROPOSED TRACT 50 FT. X 1,359.75 FT.
AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY? ☒ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☐ OTHER			
If other than present owner, give name, address and phone number of present owner.		PROPERTY OWNER NAME	PROPERTY OWNER ADDRESS
I certify that this information is true and correct.		APPLICANT NAME Steven Bilby	APPLICANT ADDRESS 506 W 80th PL, Tulsa, OK 74132
Applicant signature and property owner signature required.		APPLICANT SIGNATURE 	PROPERTY OWNER SIGNATURE 
FOR COMMISSION USE			
L. NO.	S. T. R.	SUBDIVISION NAME	
ZONING REQUIREMENT		MAJOR STREET PLAN REQUIREMENT	
ACTION RECOMMENDED TO THE PLANNING COMMISSION		ACTION TAKEN BY THE PLANNING COMMISSION	
DATE		CONDITION:	



WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

LEGAL DESCRIPTION LOT SPLIT

INVOICE NO.: STK 26-1443
CLIENT: ACACIA-WOOD ESTATES, LLC

PART OF THE NE/4 NE/4, SECTION 2,
TOWNSHIP 17 NORTH, RANGE 12 EAST OF
THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA

UNDIVIDED TRACT:

THE WEST FOUR HUNDRED NINETY-FIVE (495) FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT 1:

A PART OF THE NE/4 OF THE NE/4 (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NE/4, THENCE NORTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID NE/4 NE/4 FOR 346.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°50'29" EAST ALONG NORTH LINE OF SAID NE/4 NE/4 FOR 148.33; THENCE SOUTH 01°11'47" EAST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET; THENCE SOUTH 88°50'29" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 NE/4 FOR 148.33 FEET; THENCE NORTH 01°11'47" WEST AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 FOR 295.00 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A PART OF THE NE/4 OF THE NE/4 (NE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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TRACT 3:

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TRACT 4:

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LEGAL DESCRIPTIONS PREPARED BY JOHN L. LIBBY, JR., PLS 1806, ON 07/22/2026.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) NORTH ZONE AND THE NORTH LINE OF NE/4, SECTION 2, TOWNSHIP 17 NORTH, RANGE 12 EAST BEING NORTH 88°50'29" E.

I, JOHN L. LIBBY, JR., OF WHITE SURVEYING COMPANY, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTIONS CLOSE IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTIONS AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.

DATE OF LAST SITE VISIT: 07/14/2026

I, JOHN L. LIBBY, JR., OF WHITE SURVEYING COMPANY, CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

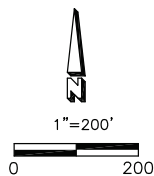


WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(EXP. 6/3/2027)

BY:

John L. Libby, Jr.
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1806

DATE: 7/23/2026



INVOICE NO.: STK 26-1443
CLIENT: ACACIA-WOOD ESTATES, LLC

PLAT OF SURVEY LOT SPLIT

PART OF THE NE/4 NE/4, SECTION 2,
TOWNSHIP 17 NORTH, RANGE 12 EAST OF
THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) NORTH ZONE
AND THE NORTH LINE OF NE/4, SECTION 2, TOWNSHIP 17 NORTH, RANGE 12 EAST BEING N 88°50'29" E.

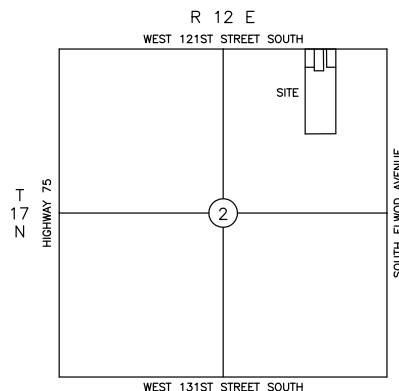
UNDIVIDED TRACT DESCRIBED HEREON CONTAINS 15.5 ACRES, MORE OR LESS.

- TRACT 1: 43,757 SQ.FT. OR 1.0 ACRE, MORE OR LESS.
- TRACT 2: 51,916 SQ.FT. OR 1.2 ACRE, MORE OR LESS.
- TRACT 3: 43,757 SQ.FT. OR 1.0 ACRE, MORE OR LESS.
- TRACT 4: 536,193 SQ.FT. OR 12.3 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY JOHN L. LIBBY, JR., PLS 1806 ON 7/22/2026.

A DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

DATE OF LAST SITE VISIT: 07/14/2026

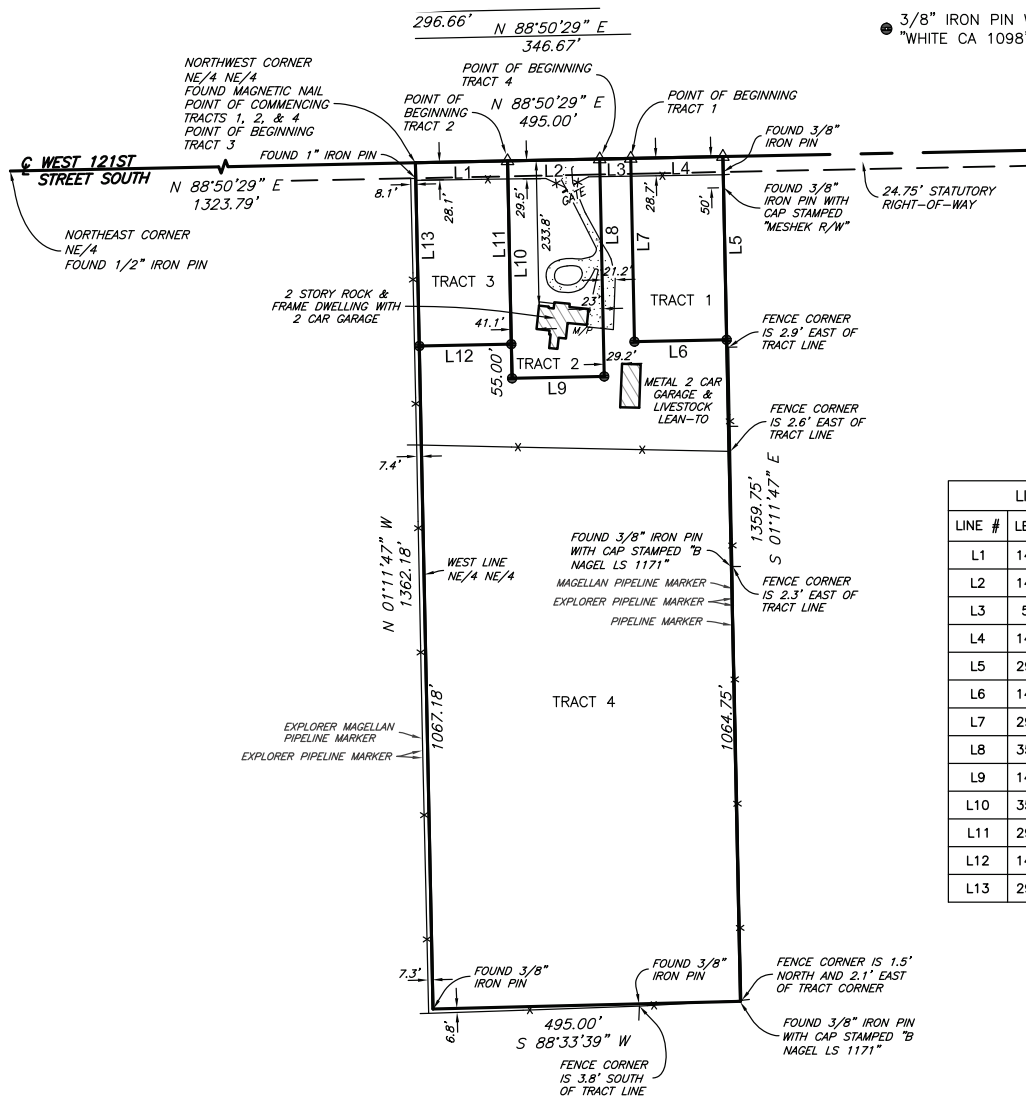


LOCATION MAP

SCALE 1"=2000'

△ SET MAGNETIC NAIL WITH WASHER
STAMPED "WHITE CA 1098" SET

● 3/8" IRON PIN WITH CAP STAMPED
"WHITE CA 1098"



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	148.33	N88°50'29"E
L2	148.33	N88°50'29"E
L3	50.01	N88°50'29"E
L4	148.33	N88°50'29"E
L5	295.00	S01°11'47"E
L6	148.33	N88°50'29"E
L7	295.00	S01°11'47"E
L8	350.00	N01°11'47"W
L9	148.33	N88°50'29"E
L10	350.00	N01°11'47"W
L11	295.00	N01°11'47"W
L12	148.33	N88°50'29"E
L13	295.00	N01°11'47"W

I, JOHN L. LIBBY, JR., OF WHITE SURVEYING COMPANY, CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS A TRUE REPRESENTATION OF THE PROPERTY DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(EXP. 6/3/2027)

BY:

REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1806

DATE: 7/23/2026

TO: GLENPOOL PLANNING COMMISSION

FROM: LAUREN PURCELL, CITY PLANNER

DATE: SEPTEMBER 14, 2026

ITEM: GLS 279 – SANCHEZ LOT COMBINATION

REQUEST: A LOT COMBINATION APPLICATION (GLS-279) TO COMBINE MULTIPLE PARCELS INTO ONE SINGLE PARCEL.

APPLICANT: ARELY SANCHEZ

LOCATION: 94 W 147TH ST S, GLENPOOL OK 74033

ZONING: RS-3 (SINGLE FAMILY – HIGH DENSITY)

COMP PLAN: SPECIAL DISTRICT 1

BACKGROUND

The subject site is located South of W 147th St S and West of S Broadway Ave and is zoned Residential Single Family High Density. This property is located in the Glenpool Original Town Subdivision and includes Lots 1-3 of Block 4. The property owner is seeking to combine these two lots into one single parcel. If combined, the total property would contain approximately .48 acres.

The subject site has access from W 147th St S to the primary residence. There are no FEMA designated floodplains on this site. Any new building additions or accessory structures would be required to meet all applicable COG zoning and subdivision codes.

PROJECT DESCRIPTION

The applicant is requesting a lot combination to combine two lots into a single parcel. Lot 1 is currently being utilized by a single-family residence. Lots 2 - 3 are vacant lots with no structures.

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	RS-3 (Single Family – High Density)	Single-Family Residence
South	RS-3 (Single Family – High Density)	Single-Family Residence
East	RS-3 (Single Family – High Density)	Single-Family Residence
West	CG (Commercial General)	Single-Family Residence

ANALYSIS

Development Regulations

The proposed lot combination is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code.

The proposed lot combination meets or exceeds the minimum lot area and lot width standards for the RS-3 (Single Family High Density) Zoning district. Any future development must also meet the Comprehensive Plan Designation.

Access and Utilities

The property currently has access from W 147th St. This is an existing property and therefore utilities will not be changing.

Code Compliance

The resulting lots comply with all applicable residential development standards in the COG Zoning Code and Subdivision Code.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on August 14, 2026. There are no additional comments or requirements.

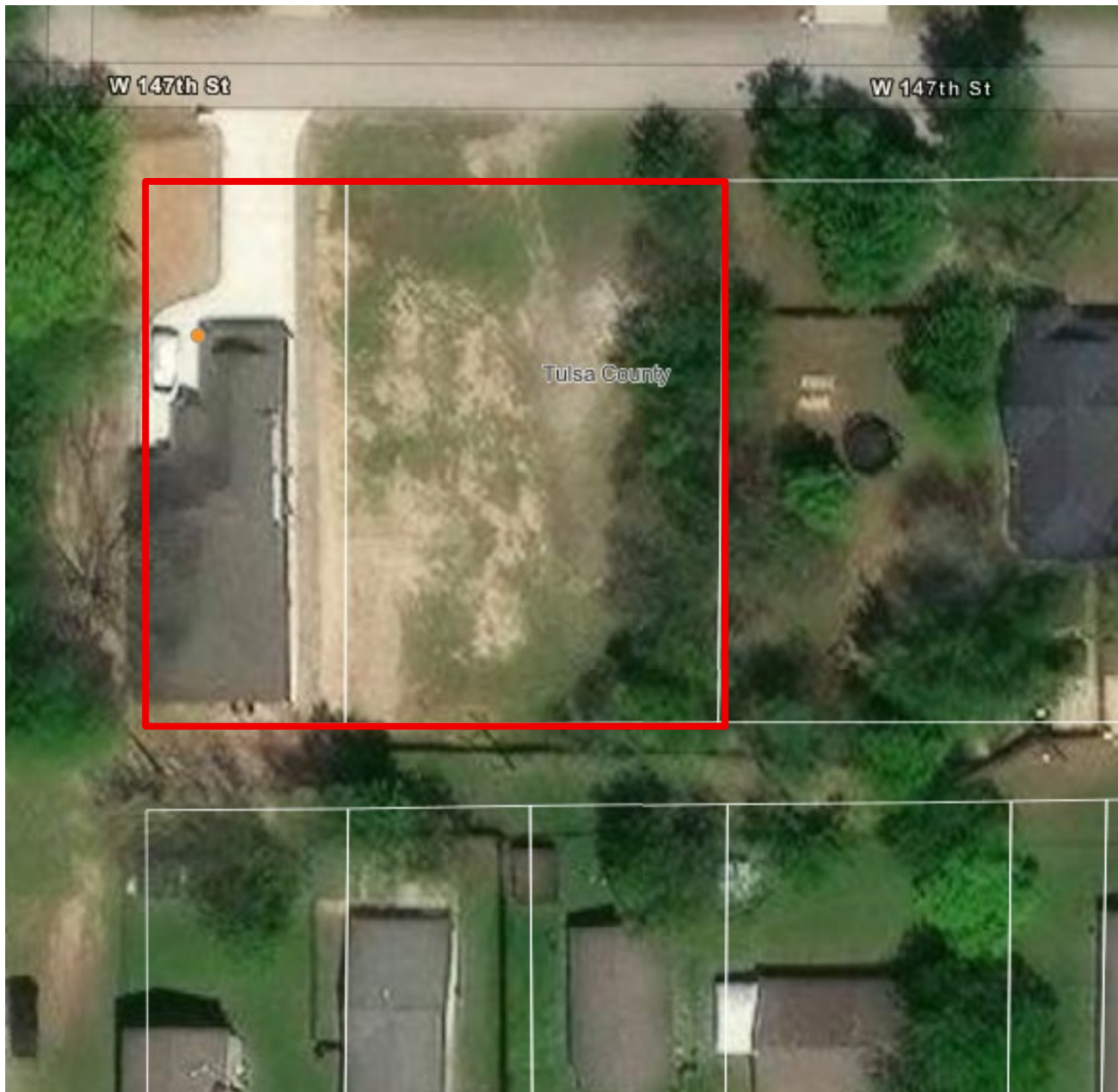
STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 279) and determined that the lot combination meets the COG Zoning Code and Subdivision Code. As such, staff recommends the approval of GLS 279.

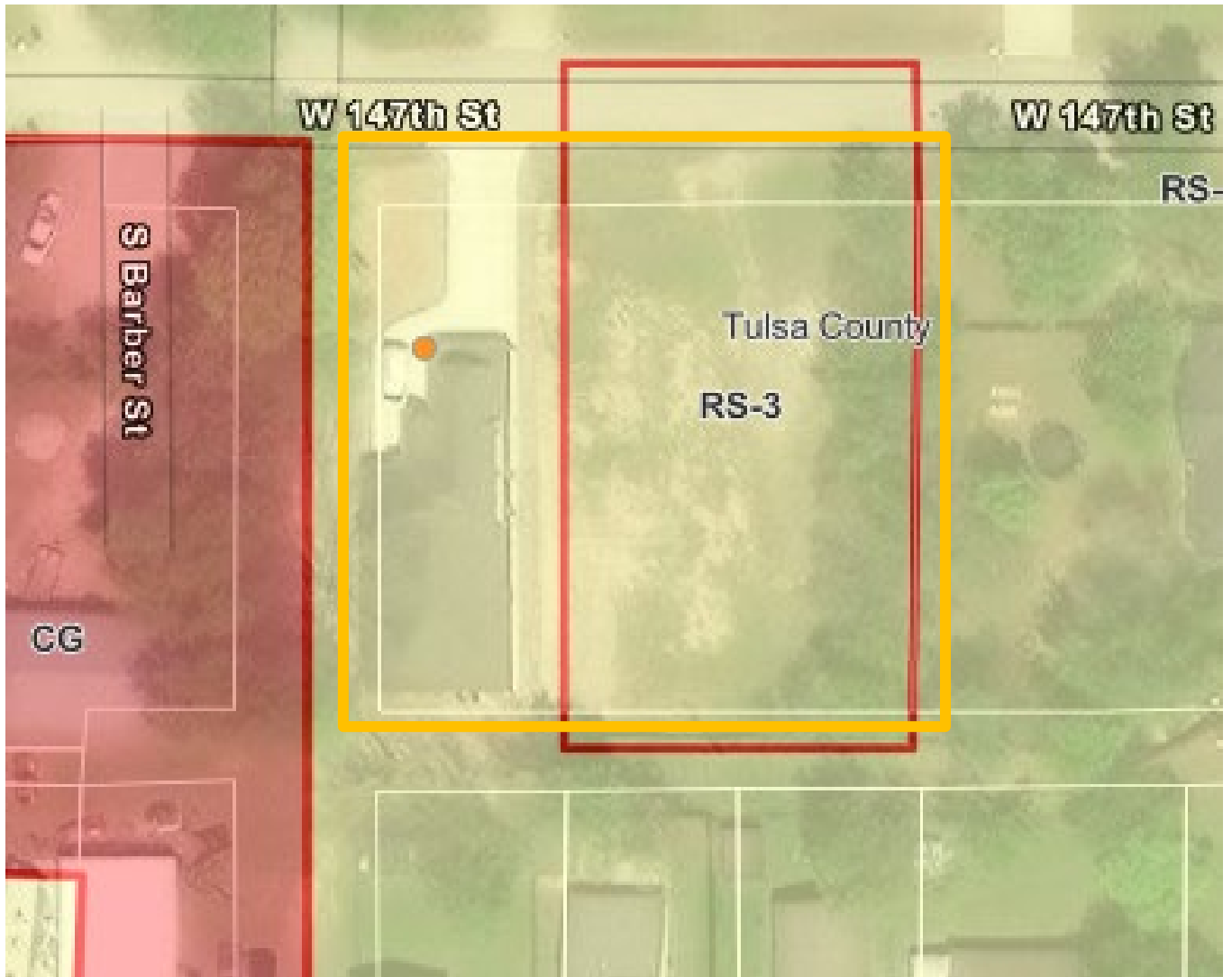
ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Surveys & Legal Description

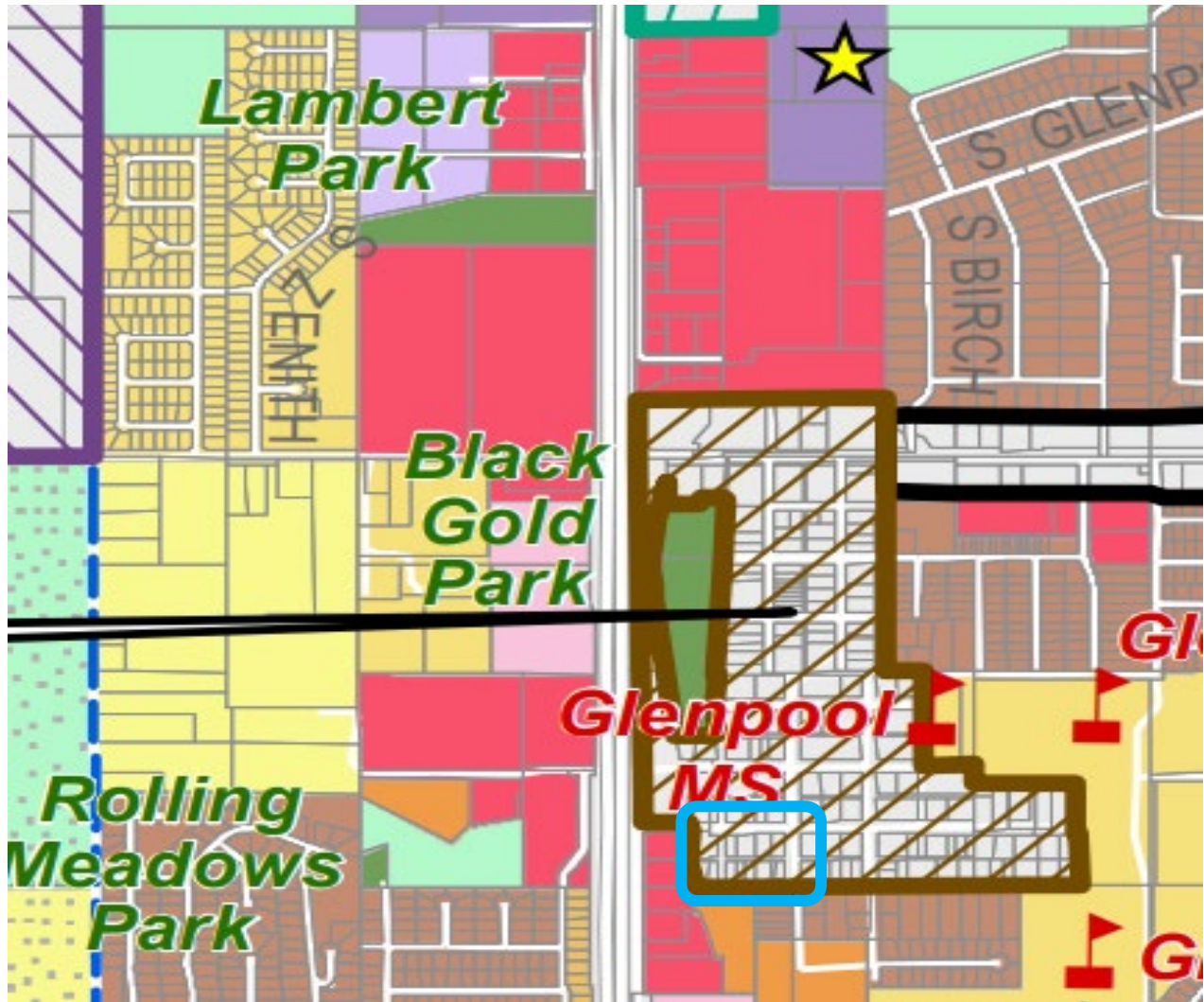
Aerial Photo



Zoning Map



Comprehensive Plan Map



Legend

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Areas
- Parcels

Streets & Arterials

- Primary Arterial
- Highways
- Secondary Arterial
- Streets

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Land Use

- Rural
- Parks & Rec. Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial
- General Commercial
- Industrial Light
- Industrial Medium

0 0.25 0.5 1 1.5 2 Miles





LOT SPLIT APPLICATION

FEE:per fee schedule

NOTE: Two copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO.
S T R
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER Elias Sanchez		WHAT IS THE PRESENT USE OF THE TRACT? Primary property	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. Lot 1, Block 4, GLENPOOL TOWNSITE			
LOT MERGE			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT Lots 2 & 3 Block 4 GLENPOOL TOWNSITE	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
FOURTH TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY? ☒ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☐ OTHER			
If other than present owner, give name, address and phone number of present owner.		PROPERTY OWNER NAME	PROPERTY OWNER ADDRESS
		PROPERTY OWNER PHONE	
I certify that this information is true and correct.		APPLICANT NAME Elias Sanchez	APPLICANT ADDRESS 94 W. 147th St. S. Glenpool, OK
		APPLICANT PHONE	
Applicant signature and property owner signature required.		APPLICANT SIGNATURE <i>Elias S. Solano</i>	PROPERTY OWNER SIGNATURE <i>Elias S. Solano</i>
FOR COMMISSION USE			
L. NO.	S. T. R.	SUBDIVISION NAME	
ZONING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS	HEALTH DEPT. NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE	CONDITION:

REGISTERED LAND SURVEYOR'S INSPECTION PLAT AND CERTIFICATE FOR MORTGAGE LOAN PURPOSE			J.O. NO.: 26-07-022	
COLLINS LAND SURVEYING, INC. 3340 W. 151st ST. S. - P.O. Box 250 KIEFER, OK. 74041			Customer: Lopez, Arely	
OFFICE (918)321-9400 FAX (918)321-9404			Borrower: Lopez, Arely	
			Plat No: N/A	
B/L=Building Line U/E=Utility Esmt. F/E=Fence Esmt.	OB/L-Out Building Line SW/E=Sidewalk Esmt. R/W=Right of Way	D/E=Drainage Esmt. B/E=Buried Tele. & Elec. Cable Esmt. S/E=Service Entrance	SCALE: 1"=30' ↑ NORTH	

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP# 400208 0409K, DATED 08/03/2009

Note: This mortgage inspection was performed without the benefit of a current title commitment.

W. 147th St. S.

(94)

50.00'

140.00'

50.00'

LOT 1
4

1 Sty Stucco /Frm

Wood Shed on Dirt

THIS PLAT IS MADE FOR AND AT THE REQUEST OF:
Lopez, Arely
FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED

Lot One (1), Block Four (4), GLENPOOL TOWNSITES, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Property address: 94 West 147th Street South, Glenpool, Oklahoma

SURVEYORS STATEMENT

COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED: THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-6543

WITNESS MY HAND AND SEAL THIS DATE:
FINAL: 07/31/2026

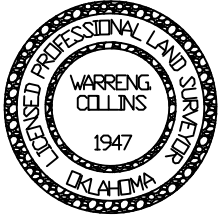

CALL OKIE
1-800-522-6543

Warren Collins

Warren G. Collins
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1947
CA#2656 EXPIRES: 06/30/2028



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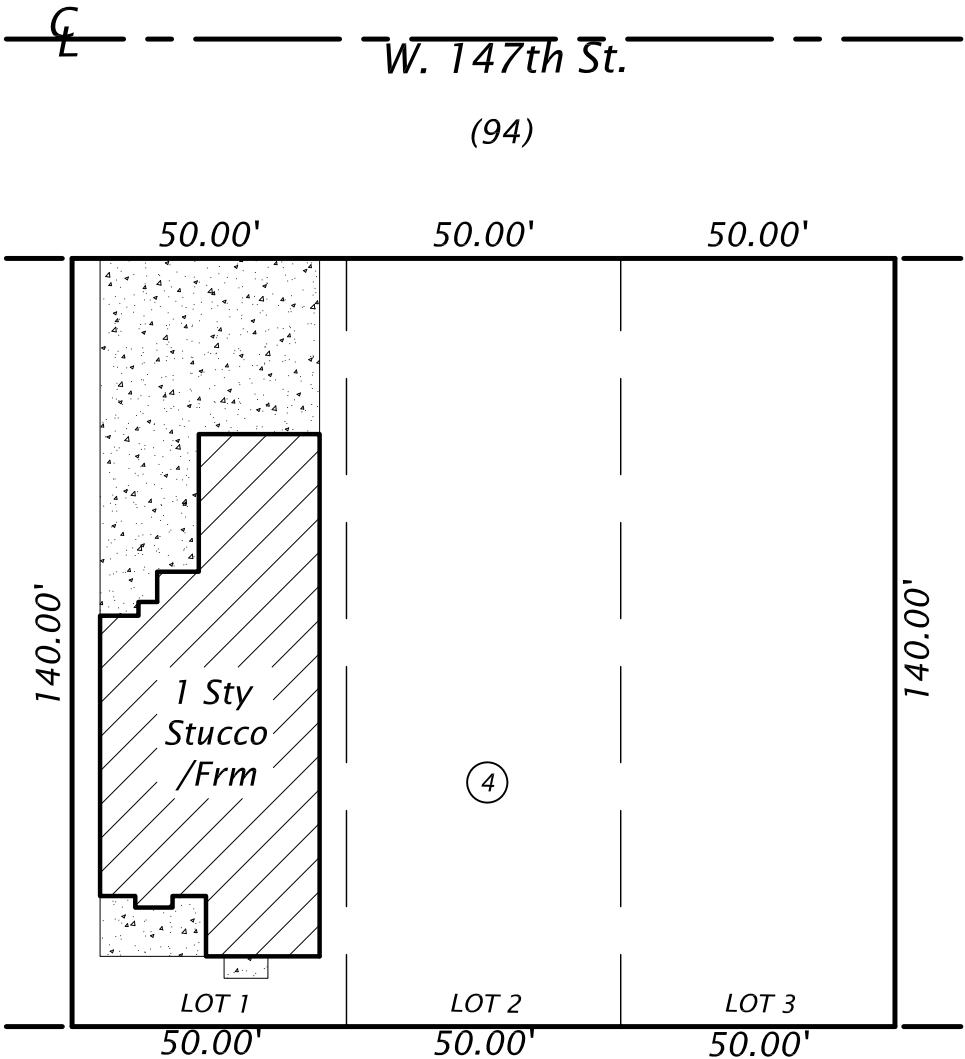
REGISTERED LAND SURVEYOR'S INSPECTION PLAT AND CERTIFICATE FOR MORTGAGE LOAN PURPOSE			J.O. NO.: 26-07-022	
COLLINS LAND SURVEYING, INC. 3340 W. 151st ST. S. - P.O. Box 250 KIEFER, OK. 74041			Customer: Lopez, Arely	
OFFICE (918)321-9400 FAX (918)321-9404			Borrower: Lopez, Arely	
			Plat No: N/A	
B/L=Building Line U/E=Utility Esmt. F/E=Fence Esmt.	OB/L-Out Building Line SW/E=Sidewalk Esmt. R/W=Right of Way	D/E=Drainage Esmt. B/E=Buried Tele. & Elec. Cable Esmt. S/E=Service Entrance	SCALE: 1"=30'	
			↑ NORTH	
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP# 400208 0409K, DATED 08/03/2009				
Note: This mortgage inspection was performed without the benefit of a current title commitment.				
----- € ----- W. 147th St. S. (94)				
50.00'50.00' LOT 2LOT 3 140.00'140.00' 50.00'50.00' Vacant 4				
THIS PLAT IS MADE FOR AND AT THE REQUEST OF: Lopez, Arely				
FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED Lot Two (2) and Lot Three (3), Block Four (4), GLENPOOL TOWNSITES, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.				
Property address: T.B.D. West 147th Street South, Glenpool, Oklahoma				
SURVEYORS STATEMENT				
COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED: THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-6543				
WITNESS MY HAND AND SEAL THIS DATE: FINAL: 07/31/2026		Warren Collins Warren G. Collins OKLAHOMA REGISTERED LAND SURVEYOR NO. 1947 CA#2656 EXPIRES: 06/30/2028		
				

SCALE: 1"=30'



Legal Description

Lots One (1), Two (2) and Three (3), Block Four (4), GLENPOOL TOWNSITES, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.



CERTIFICATE

I WARREN G. COLLINS, REGISTERED LAND SURVEYOR #1947 IN AND FOR THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT AND LEGAL DESCRIPTION REPRESENTS A SKETCH FOR A LOT SPLIT PERFORMED UNDER MY DIRECT SUPERVISION. THE ABOVE PLAT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICES HAS BEEN CONDUCTED, AND NO PROPERTY CORNERS HAVE BEEN SET.

Warren Collins

WARREN G. COLLINS
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1947

SEAL



COLLINS LAND SURVEYING, INC.

3340 W. 151st ST. S. - P.O. Box 250
KIEFER, OK. 74041

OFFICE (918)321-9400 FAX (918)321-9404
CA#2656 EXPIRES: 06/30/2028

Proposed Lot Combo

Arely Lopez

J.O. NO. 26-07-022

DATE: 07/13/2026