

**300 HAL MULDROW DRIVE
FLOODPLAIN APPLICATION
EXHIBIT LIST**

<u>EXHIBIT #</u>	<u>DESCRIPTION</u>
1	LOCATION MAP
2	NORMAN CREEK COMPLEX LAYOUT
3	CLEVELAND COUNTY ASSESSOR PHOTO
4	DATA SHEET 1—CLEVELAND CO. ASSESSOR
5	DATA SHEET 2—CLEVELAND CO. ASSESSOR
6	DATA SHEET 3—CLEVELAND CO. ASSESSOR
7	FIRM PANEL (FIRMETTE)
8	PHOTO—MERKEL CK. UPSTREAM
9	PHOTO--- MERKEL CK. DOWNSTREAM
10	STREAM CROSS-SECTION—MERKEL CK.
11	STREAM CROSS-SECTION--LOCATION
12	STREAM PROFILE—FROM FIS
13	PROPOSED FLOOR PLAN—LAUNDRY ROOM—BLDG #2
14	PROPOSED FLOOR PLAN---NEW RESIDENTIAL UNIT---BLDG #2
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16	MAILING LIST
17	MAILING LIST MAP

24 AVE. SW

W. MAIN ST. A

SUBJECT TRACT

62

HAL MUL DROW RD.

I



NORTH



106 105 104
206 205 204
201 202 203
101 102 103

1

227 226 225 224 223 222 121 220
127 126 125 124 123 122 121 120

6

Office
112 111 110
212 211 210 109 108 107
209 208 207

2

119 118 117 116 115 114
219 218 217 216 215 214

3

131 130 129 128
230 229 228

4

HAL MULDROW DR.



BLDG
#3

BLDG
#2

ACCOMMODATION
CENTER

3

09 21 2022



Cleveland County Oklahoma Assessor's Office

Account #: 41157 / Parcel ID: NC29PEAR1 2 12001

300 HAL MULDROW DR

CURRENT PB HOLDINGS, LLC-1543 W WALTON-UND 54%
2155 W Belmont AVE, # 107
Chicago IL 60618-6471

Current Market Value
\$5,200,000



KEY INFORMATION

Tax Year	2023
Land Size	2.36260
Class	Urban Commer
Section	36
Range	3W
Legal Description	PEARSON ESTATES 1 LOTS 12-15 BLK 2
Mailing Address	PB HOLDINGS, LLC-1543 W WALTON-UND 54%, 2155 W Belmont AVE, # 107, Chicago, 60618-6471, 60618-6471

ASSESSMENT DETAILS

Market Value	\$5,200,000
Taxable Value	\$5,200,000
Land Value	\$1,147,502
Gross Assessed Value	\$624,000
Adjustments	\$0
Net Assessed Value	\$624,000

[View Taxes for R0041157](#)

RESIDENTIAL

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RESIDENTIAL BUILDING (1)

Type	MLTI-RES
Quality	Average
Condition	Average
Interior	Drywall
Full Baths	0
Half Baths	0
Total Bathrooms	0.00
Bedrooms	0
Foundation	Concrete Slab
Cooling	Central H/A

RESIDENTIAL BUILDING (2)

Type	MLTI-RES
Quality	Average
Condition	Average
Interior	Drywall
Full Baths	-
Half Baths	-
Total Bathrooms	-
Bedrooms	-
Foundation	Concrete Slab
Cooling	

RESIDENTIAL BUILDING (3)

Type	MLTI-RES
Quality	Average
Condition	Average
Interior	Drywall
Full Baths	-
Half Baths	-
Total Bathrooms	-
Bedrooms	-
Foundation	Concrete Slab
Cooling	Central H/A

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RESIDENTIAL BUILDING (4)

Type	MLTI-RES
Quality	Average
Condition	Average
Interior	Drywall
Full Baths	-
Half Baths	-
Total Bathrooms	-
Bedrooms	-
Foundation	Concrete Slab
Cooling	Central H/A

RESIDENTIAL BUILDING (5)

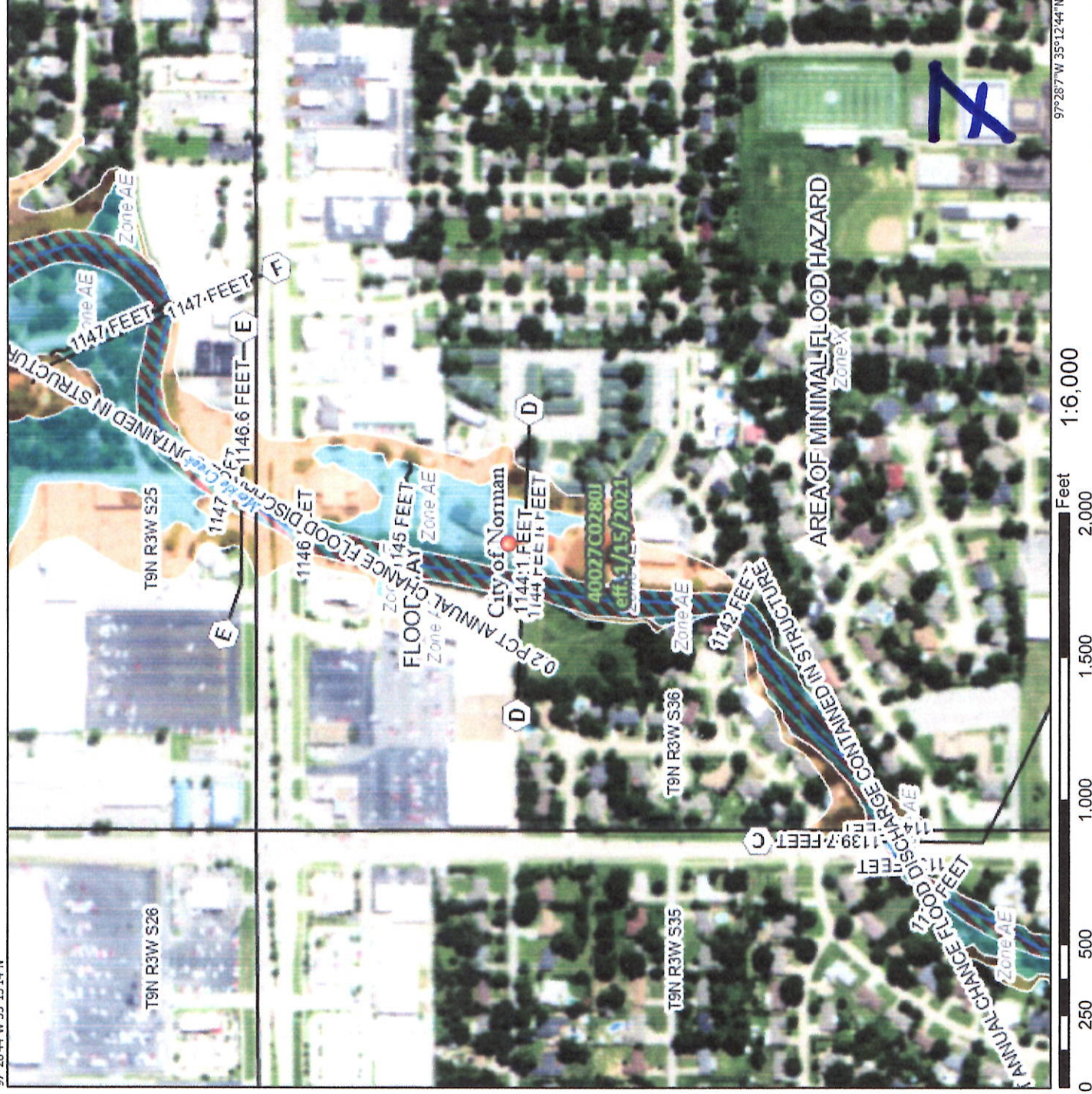
Type	MLTI-RES
Quality	Average
Condition	Average
Interior	Drywall
Full Baths	-
Half Baths	-
Total Bathrooms	-
Bedrooms	-
Foundation	Concrete Slab
Cooling	Central H/A

RESIDENTIAL BUILDING (6)

Type	MLTI-RES
Quality	Average
Condition	Average
Interior	Drywall
Full Baths	-
Half Baths	-
Total Bathrooms	-
Bedrooms	-
Foundation	Concrete Slab
Cooling	Central H/A

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SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL 1 AYC01T



SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL 1 AYC01T

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage area of less than one square mile. *Zone X*

Future Conditions 1% Annual Chance Flood Hazard. *Zone X*

Area with Reduced Flood Risk due to Levees. See Notes. *Zone X*

Area with Flood Risk due to Levee Zone X

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

NO SCREEN	Area of Minimal Flood Hazard	Zone X
	Effective LOMRS	
	Area of Undetermined Flood Hazard	Zone 2
	Channel, Culvert, or Storm Sewer	
	Levee, Dike, or Floodwall	

Cross Sections with 1% Annual Chance

Water Surface Elevation

20.2
E

17.5

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

MAP PANELS

☐ Digital Data Available

☐ No Digital Data Available

☐ Unmapped



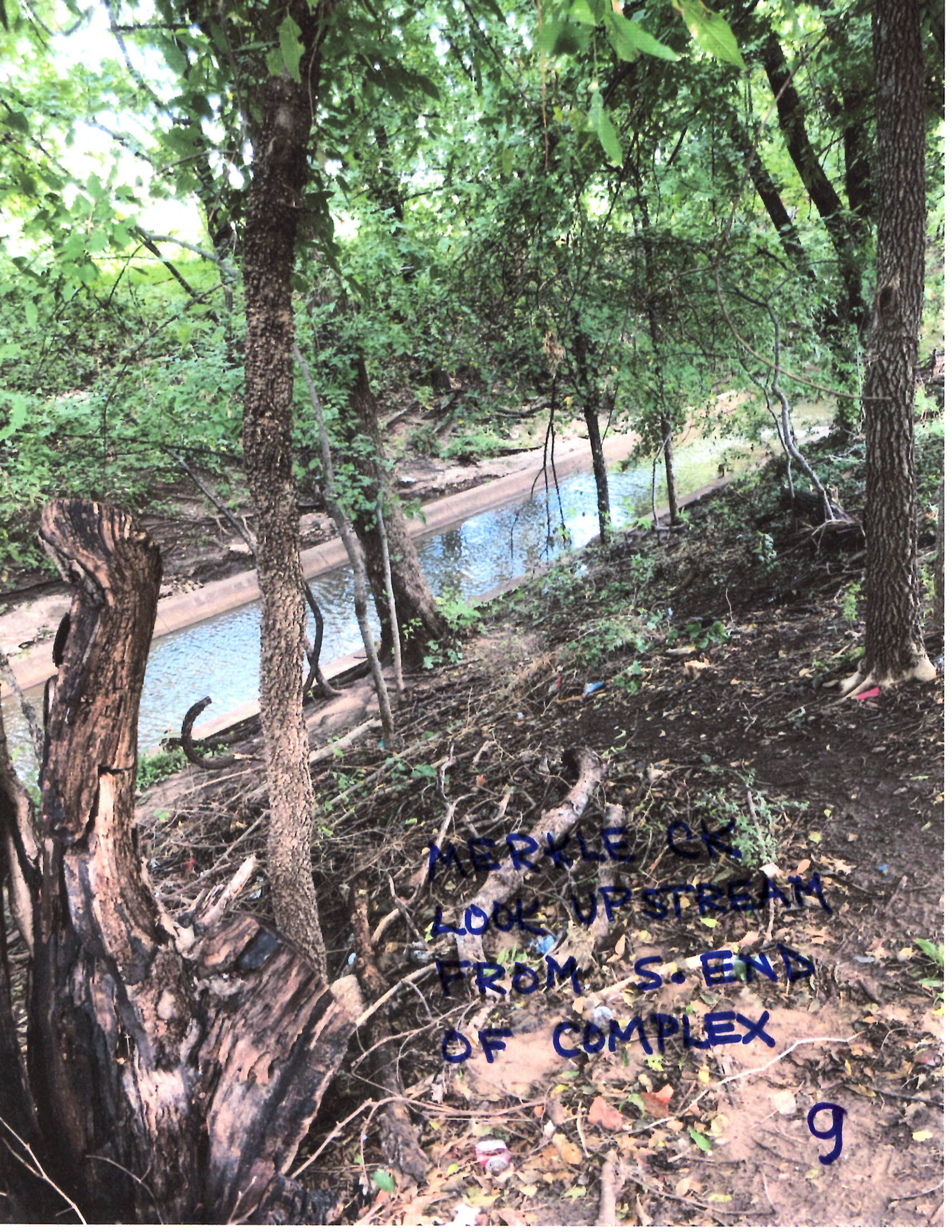
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/19/2023 at 3:30 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

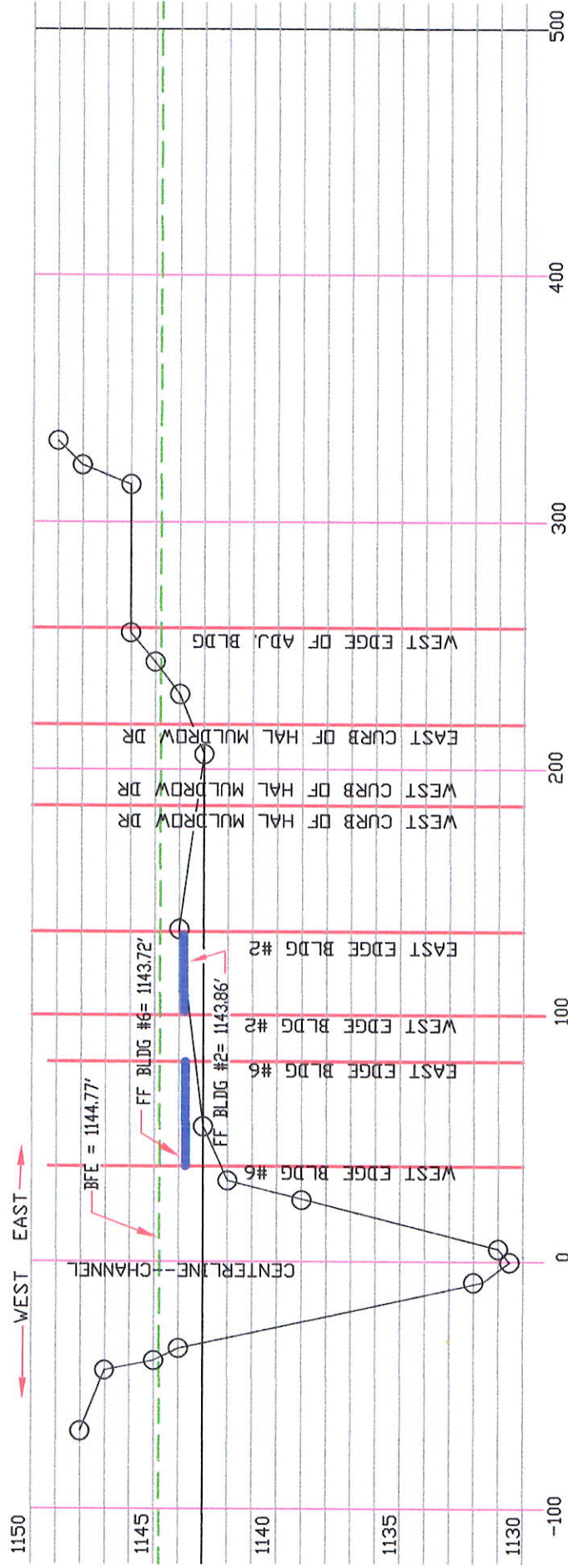
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MERKLE CREEK
LOOKING DOWN STREAM
FROM R.O.W OF
W. MAIN ST.



MERKLE CK
LOOK UPSTREAM
FROM S. END
OF COMPLEX

EXHIBIT -- NORMAN CREEK APARTMENTS CROSS-SECTION MERKLE CREEK @ 300 HAL MULBROW DR.



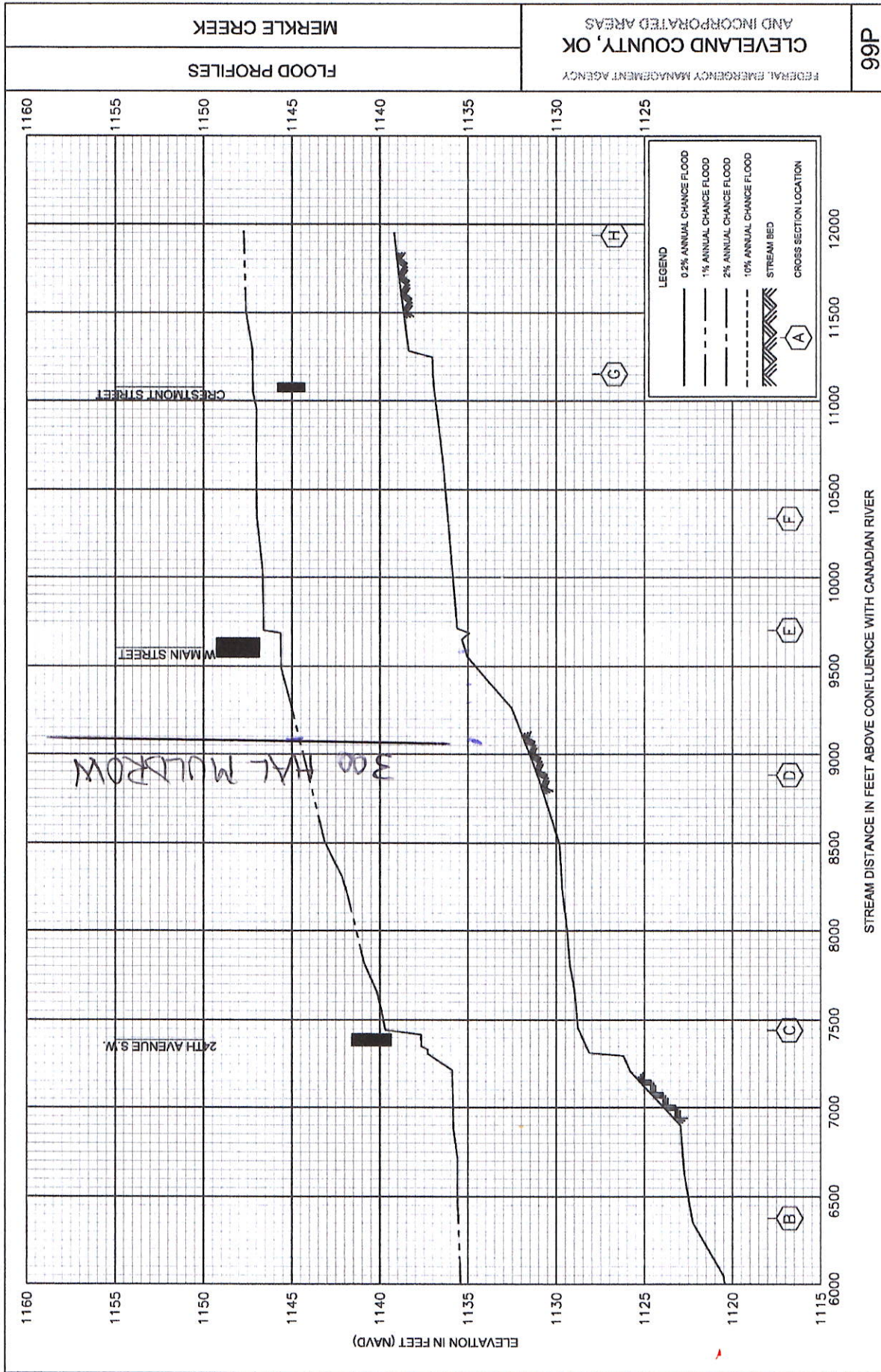
EARL GARY KEEN, PE 11438, EXP. 05-31-2024
P O BOX 891200
OKLAHOMA CITY, OK 73189
(405) 823-8240
garykeen47@att.net

09-26-23

Earl Gary Keen

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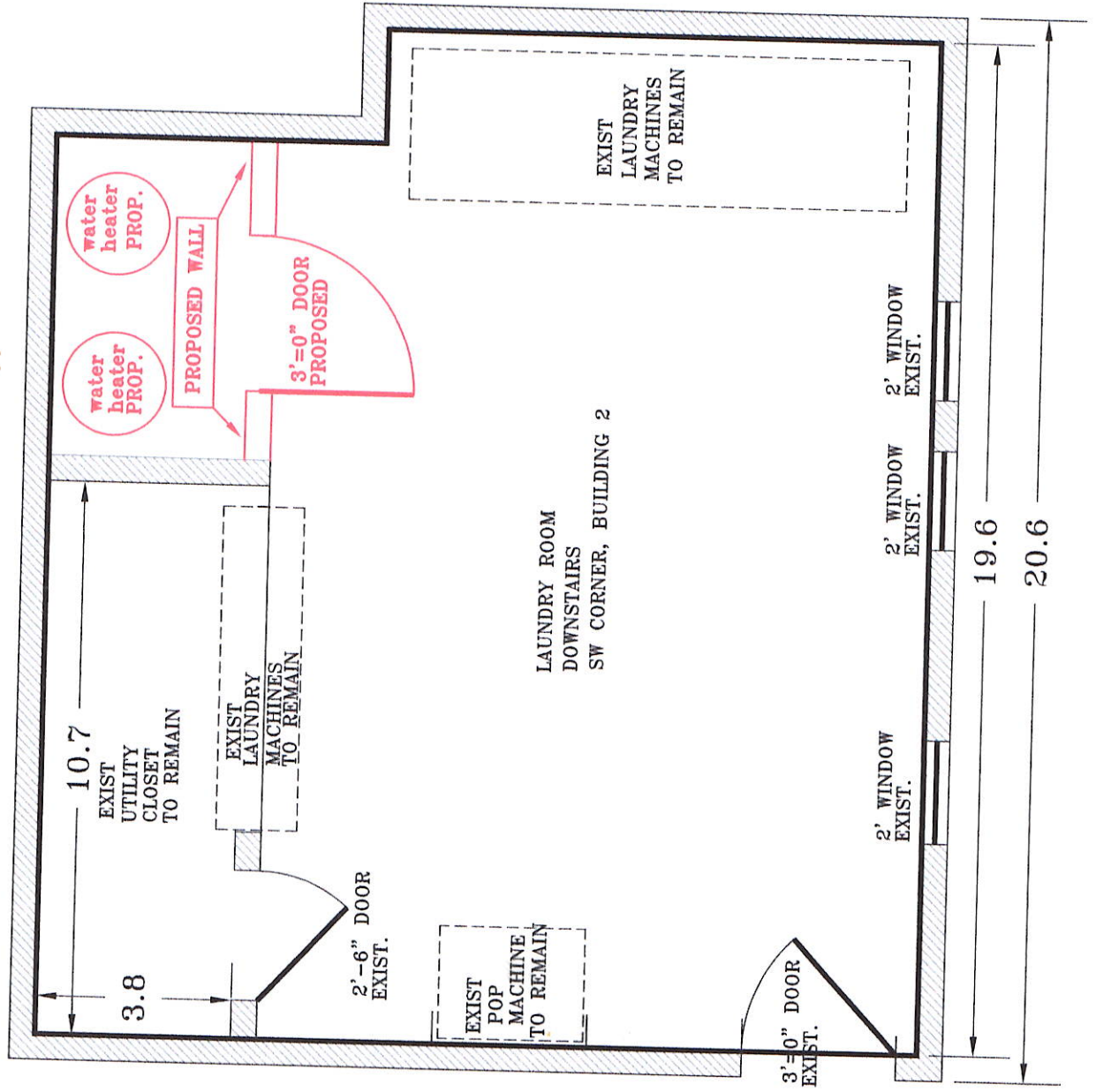


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LAUNDRY ROOM

321 SF

BUILDING #2



EXHIBIT

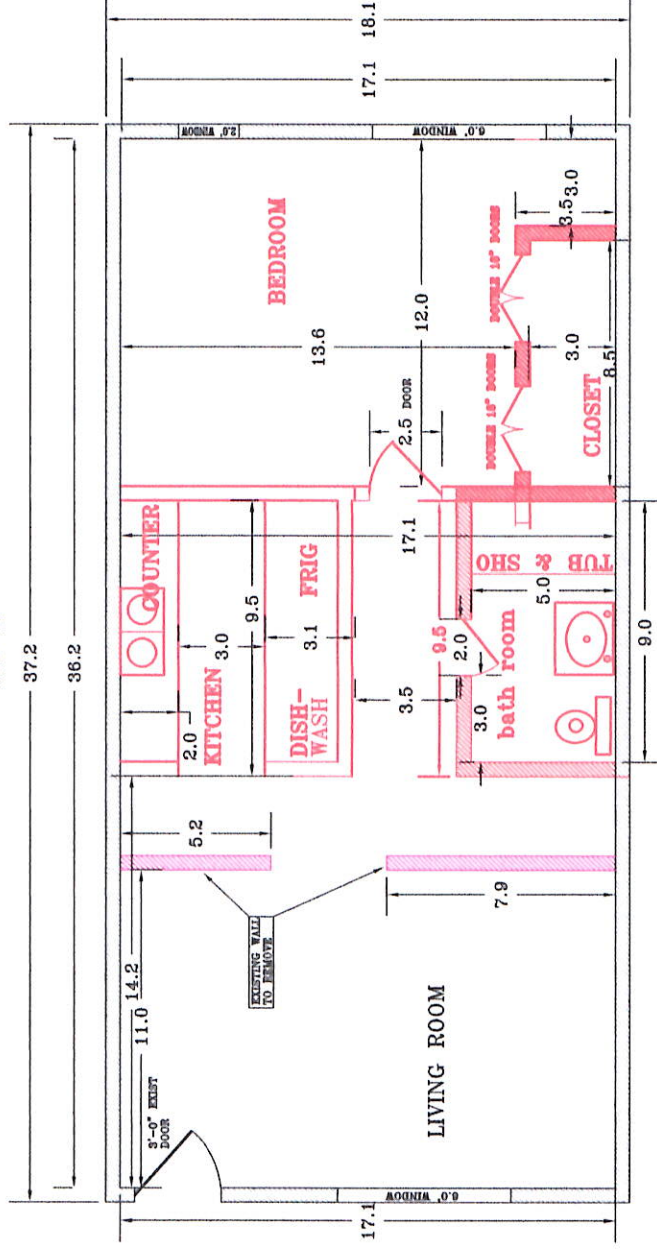
300 HAL MULDROW DRIVE

OLD MAINTENANCE ROOM (BEING CONVERTED TO APARTMENT)

UNIT 213--Building #2
619 sf

LEGEND

- EXIST TO REMAIN
- EXISTING-
TO REMOVE
- PROPOSED
CONSTRUCTION



Dated:

EARL (GARY) KEEN, PE 11438
PO BOX 891200
OKLAHOMA CITY, OK 73148
CELL: (405) 823-8240
EMAIL: garykeen7@att.net

300 HAL MULDROW DRIVE

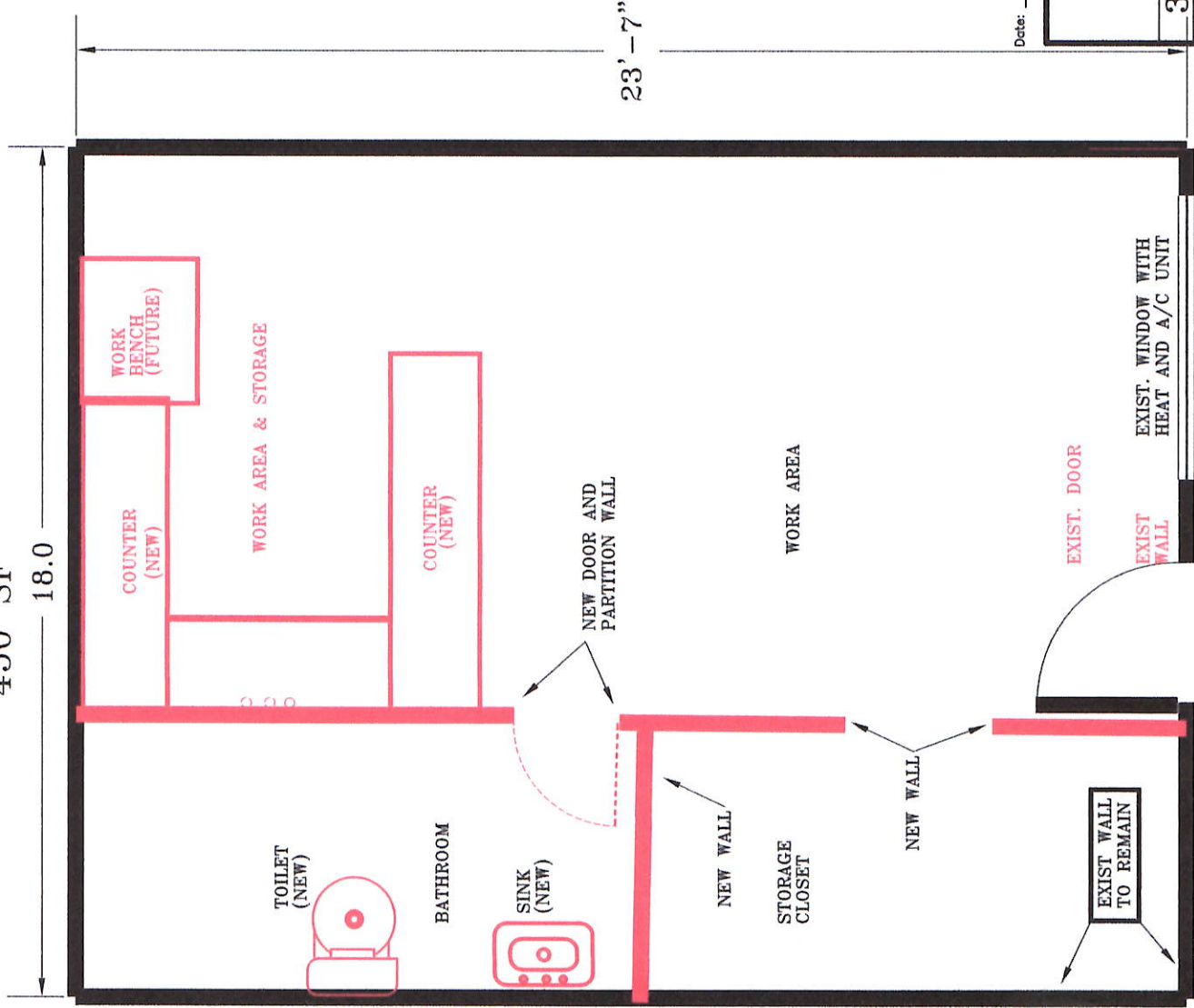
DBA NORMAN CREEK APTS

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NEW MAINTENANCE ROOM (FORMERLY UTILITY ROOM)

450 SF

18.0



LEGEND

- EXIST TO REMAIN
- PROPOSED CONSTRUCTION

Date:

EARL (GARY) KEEN, PE 11438
PO BOX 891200
OKLAHOMA CITY, OK 73489
CELL: (405) 823-8240
EMAIL: garykeen47@att.net

300 HAL MULBROW DRIVE

DBA NORMAN CREEK APTS

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JOHNCOX, DEANNA L & MICHAEL A
411 George L Cross CT
Norman OK 73069-5121

BROWN, RICHARD P
415 George L Cross CT
Norman OK 73069-5121

FLAVAN, MARGARET L
PSC 704 BOX 2129
APO AP 96338-0022

GRAY, JACQUELINE S
423 GEORGE L CROSS CT
NORMAN OK 73069

MILBURN PLAZA LLC
4007 Merrick RD
Seaford NY 11783-2831

OKLAHOMA STATE BANK
PO Box 720420
Norman OK 73070-4307

NOWELL PLAZA INC
5625 N Classen BLVD
Oklahoma City OK 73118-4015

HOBBS INVESTMENTS, LLC
4805 Corbett DR
Norman OK 73072-3709

RPIG NORMAN 1, LLC
2001 Ross AVE, Ste 1900
Dallas TX 75201-2997

J & J EXPRESS LUBE, INC
PO Box JJ
Norman OK 73070-7109

J & J EXPRESS LUBE, INC
PO Box JJ
Norman OK 73070-7109

MCHUGHES ENTERPRISES, INC
3501 S. SERVICE RD
Moore OK 73160-2959

PB HOLDINGS, LLC-1543 W
WALTON-UND 54%
2155 W Belmont AVE, # 107
Chicago IL 60618-6471

HOBBS INVESTMENTS, LLC
4805 CORBETT DR
NORMAN OK 73072

TILLEY, THELMA FAY
2901 OAK TREE AVE, UNIT 502
NORMAN OK 73072

NORMANDY CREEK, LLC
14105 N Eastern AVE
Edmond OK 73013-5865

WH NORMANDY CREEK, LP
6502 Slide RD, 200
Lubbock TX 79424-1311

