

RETURN TO:
City of Norman
Attn: City Attorney's Office
PO Box 370
Norman, Oklahoma 73070

This transaction is Exempt from Documentary Tax Stamps, 68 O.S. § 3202(11); and Exempt from Affidavit of Land or Mineral Ownership, 60 O.S. 60-121(C)(8)

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Hallbrooke Development Group One, L.L.C.**, in consideration of the sum of TEN DOLLARS (\$ 10.00), receipt of which is hereby acknowledged, and for and upon other good and valuable consideration do hereby grant, bargain, sell and convey unto the **City of Norman, Oklahoma, an Oklahoma municipal corporation**, the fee simple title in and to the following described real property and premises, together with any interest in and to the mineral interests therein and thereunder not previously reserved or conveyed of record, to-wit::

See attachments A and B

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To have and to hold said described premises unto said City of Norman, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein.

Signed and delivered this 28th day of August, 2026.

Hallbrooke Development Group One, L.L.C.

By: [Signature]
Russell "Trey" Bates, Manager

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OKLAHOMA,)
COUNTY OF Cleveland) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 28 day of August, 2026, personally appeared Russell "Trey" Bates, as the Manager of Hallbrooke Development Group One, L.L.C., to me known to be the identical person(s) who executed the foregoing and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 12/19/26

Notary Public:

[Signature]
Julie Washti Darby



RIGHT-OF-WAY

A variable width tract of land within a parcel recorded at Book 3363, Page 850, Records of Cleveland County, Oklahoma, being a portion the Southwest Quarter (SW/4) of Section Thirty-Five (35), Township Ten (10) North, Range Three (3) West of the Indian Base and Meridian (I.B. & M.), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter (SW/4) of said Section Thirty-Five (35), also being the Northwest Corner of said tract of land; Thence along the North line of said Southwest Quarter and said tract of land, North 89 Degrees 37 Minutes 09 Seconds East, a distance of 33.00 feet to a point on the East Statutory Right-of-Way line, also being the **POINT OF BEGINNING**; Thence continuing along said North line North 89 Degrees 37 Minutes 09 Seconds East, a distance of 17.00 feet; Thence departing said North line, on a line being 17.00 feet East of and parallel to said East Statutory Right-of-Way line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 14.88 feet; Thence South 59 Degrees 11 Minutes 46 Seconds East, a distance of 58.58 feet; Thence on a line being 67.00 feet East of and parallel to said East Statutory Right-of-Way line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 90.00 feet; Thence South 51 Degrees 06 Minutes 54 Seconds West, a distance of 63.72 feet; Thence on a line being 17.00 feet East of and parallel to said East Statutory Right-of-Way line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 39.57 feet to a point on the South line of said tract of land recorded at Book 3363, Page 850; Thence along said South line South 89 Degrees 24 Minutes 50 Seconds West, a distance of 17.00 feet to a point on said East Statutory Right-of-Way line; Thence along said East Statutory Right-of-Way line North 00 Degrees 35 Minutes 01 Seconds West, a distance of 214.51 feet to the **POINT OF BEGINNING**.

Said tract contains 9,897 sq. ft. or 0.227 acres, more or less.

Basis of Bearings:

Grid North based on NAD 83 Oklahoma

State Plane Coordinate System South Zone

I, Nicholas S. Schrader, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.


Nicholas S. Schrader
5/13/2026
Date

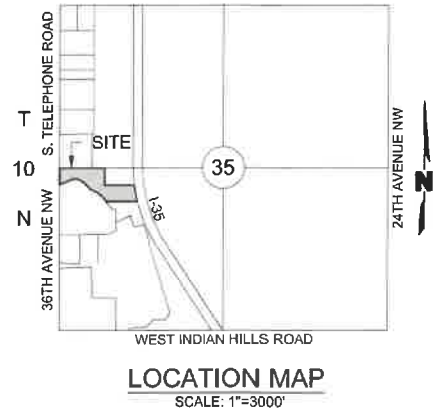
OK PLS NO. 1898 - Expires January 31, 2027

OK CA NO. 2483 - Expires June 30, 2027

SHEET 1 OF 2

PROJECT NO: 021-06985	DESCRIPTION		11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600	EXHIBIT
DRAWN BY: WML				A
DATE: 5/13/2026				

R 3 W
SW 34TH STREET



MSH REALTY
BK. 5991, PG. 774
LOT 5A

CHRISTEL VAN
TUYLE
BK. 4003, PG. 774
LOT 6A

THE UPLANDS
DEVELOPMENT
COMPANY, LLC
BK. 3862 PG. 561

RIGHT-OF-WAY
(BY SEPARATE
DOCUMENT)

WEST LINE LINE OF
SW/4 SECTION 35

SW CORNER OF
THE SW QUARTER OF
SECTION 35, T10N, R3W

SOUTH TELEPHONE ROAD

36TH AVE. NW

S00°35'01"E 2634.39' (BASIS OF BEARINGS)

N00°35'01"W 214.51'

33' STATUTORY
RIGHT-OF-WAY

17' RIGHT-OF-WAY
EASEMENT

POINT OF COMMENCEMENT
NW CORNER OF
THE SW QUARTER OF
SECTION 35

N89°37'09"E 33.00'

POINT OF BEGINNING

N89°37'09"E 17.00'

S00°35'01"E 14.88'

S59°11'46"E 58.58'

9,897 SQ. FT.
0.227 ACRES +/-

S00°35'01"E
90.00'

30' UTILITY ESMT.
BK. 721,
PG. 502

S51°06'54"W
63.72'

S00°35'01"E
39.57'

S89°24'50"W
17.00'

30' GAS PIPELINE EASEMENT
BK. 5127, PG. 83

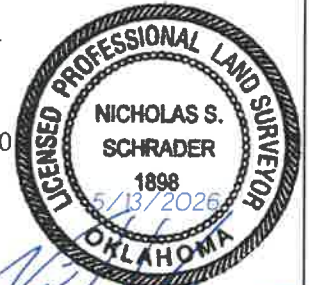
53' PIPELINE EASEMENT
BK. 441, PG. 19
BK. 447, PG. 102

50' RIGHT-OF-WAY PER PLAT
33' STATUTORY RIGHT-OF-WAY

RANDALL
UNIVERSITY
BK. 5638 PG. 639
TRACT 1

NORTH LINE OF SW/4 SECTION 35

HALLBROOKE
DEVELOPMENT
GROUP ONE,
L.L.C.
BK. 3363, PG. 850



0' 50' 100'
SCALE IN FEET

BASIS OF BEARINGS
Oklahoma State Plane NAD83
Oklahoma South Zone

This sketch is not a boundary survey. It is intended to show the configuration of proposed right-of-way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

SHEET 2 OF 2

PROJECT NO: 021-06985
DRAWN BY: WML
DATE: 5/13/2026

EXHIBIT

olsson

11600 Broadway Extension
Suite 300
Oklahoma City, OK 73114
TEL 405.242.6600

EXHIBIT

B