RECEIVED
AUG 27 2026

Cover letter

August 27, 2026

Jacquelyn Porter, Director

Community Development Department

City of Enid

401 West Garriott · P.O. Box 1768

Enid, Oklahoma 73702

Re: Three coordinated rezoning applications — North and West campuses

Dear Director Porter:

Enclosed are three applications to rezone property from "A" Agricultural (General) District, together with the filing fee, certified ownership lists, deeds, and area and future land use exhibits for each. Two of the applications request "I-3" Industrial (Heavy) District. One — the eastern portion of the West campus — requests "I-2" Industrial (Light) District. All three properties lie within the Enid corporate limits.

The properties are under common development. We respectfully request that the applications be placed on the September MAPC agenda and heard together. They are submitted as separate applications rather than one because the notice radius and the ownership certification are boundary-specific, and separate applications are the more defensible structure for that reason. The West campus is submitted as two applications for the same reason and because two districts are requested there.

We would welcome the opportunity to meet with staff in advance of the Commission meeting to answer questions and to provide any additional material staff considers useful in evaluating the requests.

Thank you for your assistance.

Respectfully,

Jason Singer

Managing Member, Plainsmen Holdings, LLC

Application 3 · West Campus — Southern Eighth of the Eastern Quarter

Section 16, Township 22 North, Range 6 West · Garfield County · within Enid corporate limits

1 · Deadline	Filed not less than four (4) weeks prior to the Planning Commission meeting.
2 · Address or location and legal description	See below. Full legal description attached. Deeds attached.
3 · Rezone from / to	From "A" Agricultural (General) District to "I-2" Industrial (Light) District.
4 · If a rezoning is granted the property will be used as follows	Light industrial use, which may include electrical switchyard, water utility facilities, offices, and associated support and contractor storage facilities. No data center and no electric generating facility is proposed on this property.
5 · Property ownership list	Attached — names and addresses of all property owners lying within three hundred (300) feet of the exterior boundary of the subject property, certified by a licensed and bonded abstracting company.
6 · Filing fee	$150.00
7 · Architect or Engineer	[Engineer of record — name, firm, address, email, telephone]
Legal owner	Two Boots Land and Cattle, LLC
Signatory	Jason Singer, Managing Member, Plainsmen Holdings, LLC

Legal description — West Campus, Southern Eighth of the Eastern Quarter

The South Half of the Southeast Quarter (S/2 SE/4) of Section Sixteen (16), Township Twenty-two (22) North, Range Six (6) West of the Indian Meridian, Garfield County, Oklahoma.

The North Half of the Southeast Quarter (N/2 SE/4) of said Section Sixteen (16) is not included in this or in any other application in this package and is not proposed for rezoning. That half itself excepts all of Pioneer Trail Addition and the Replat of Block 1 thereof, and a tract beginning 345 feet West of the Northeast corner of said Southeast Quarter, thence South 125 feet, thence West 310 feet, thence North 125 feet, thence East 310 feet to the point of beginning, neither of which is owned by the applicant.

RECEIVED
AUG 27 2026
By:

SPECIAL CERTIFICATE

STATE OF OKLAHOMA)

COUNTY OF GARFIELD) SS:

The undersigned BAILEY HANS LLC, a dba of GUARANTEE ABSTRACT COMPANY, Enid, Oklahoma, a duly qualified and bonded abstract company within and for the above named county and state, does hereby certify that the attached list contains the properties and their ownership that lie within 300 feet of the following:

see attached 'Legal Description'

as shown by the current year's tax rolls in the Office of the County Treasurer within and for Garfield County, State of Oklahoma.

DATED at Enid, Oklahoma, this 21st day of August, 2026 at 7:50 A.M.

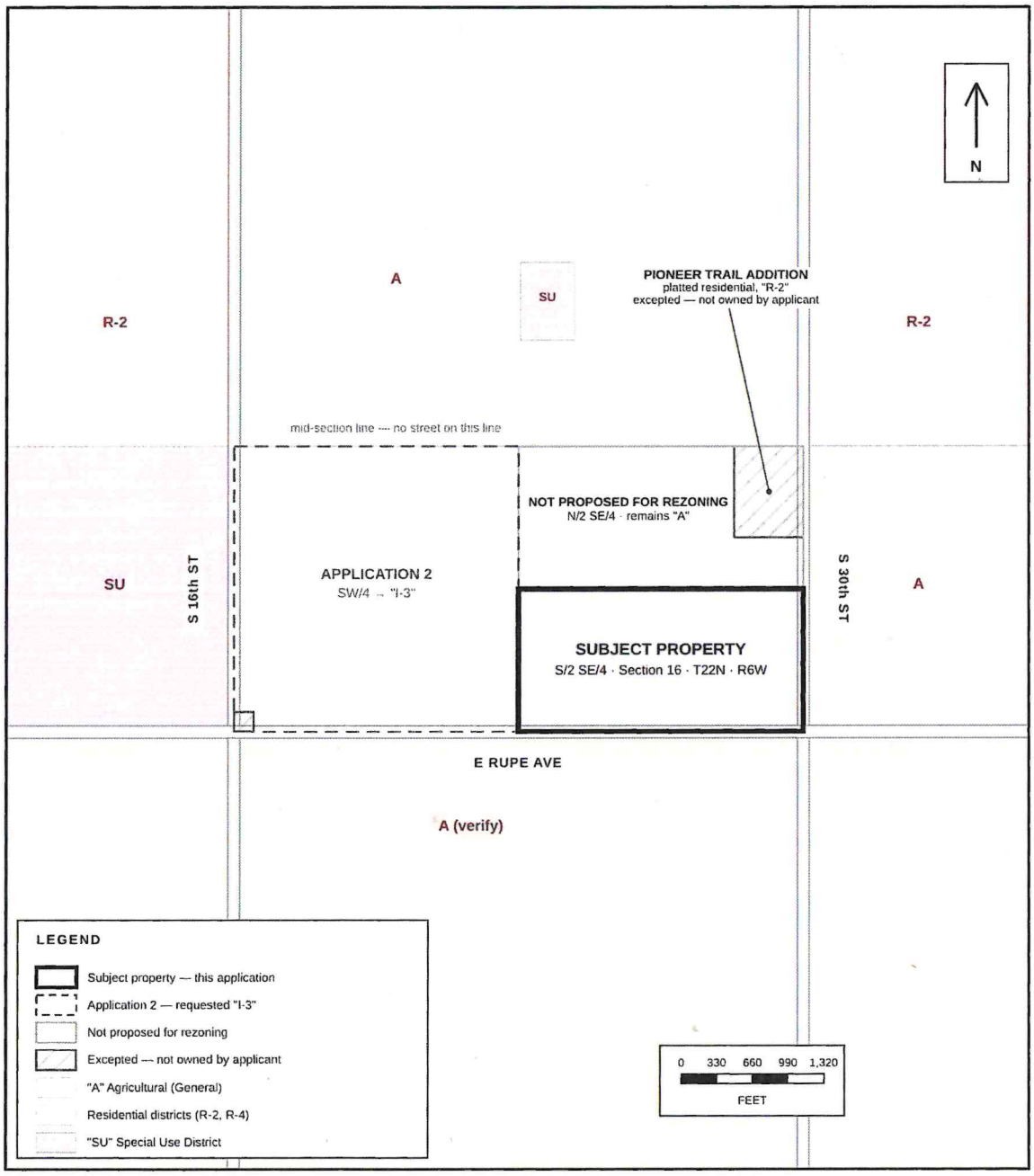
BAILEY HANS, LLC dba
GUARANTEE ABSTRACT COMPANY

BAILEY HANS, LLC dba GUARANTEE ABSTRACT CO. CORPORATE SEAL ENID, OK

By _____
Member/Manager

'Legal Description'

South Half (S/2) of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twenty-two (22) North, Range Six (6), West of the Indian Meridian, Garfield County, Oklahoma.



PROJECT THUNDERBIRD · AREA MAP

Application 3 · West Campus — Southern Eighth of the Eastern Quarter

Section 16, Township 22 North, Range 6 West of the Indian Meridian · within Enid corporate limits

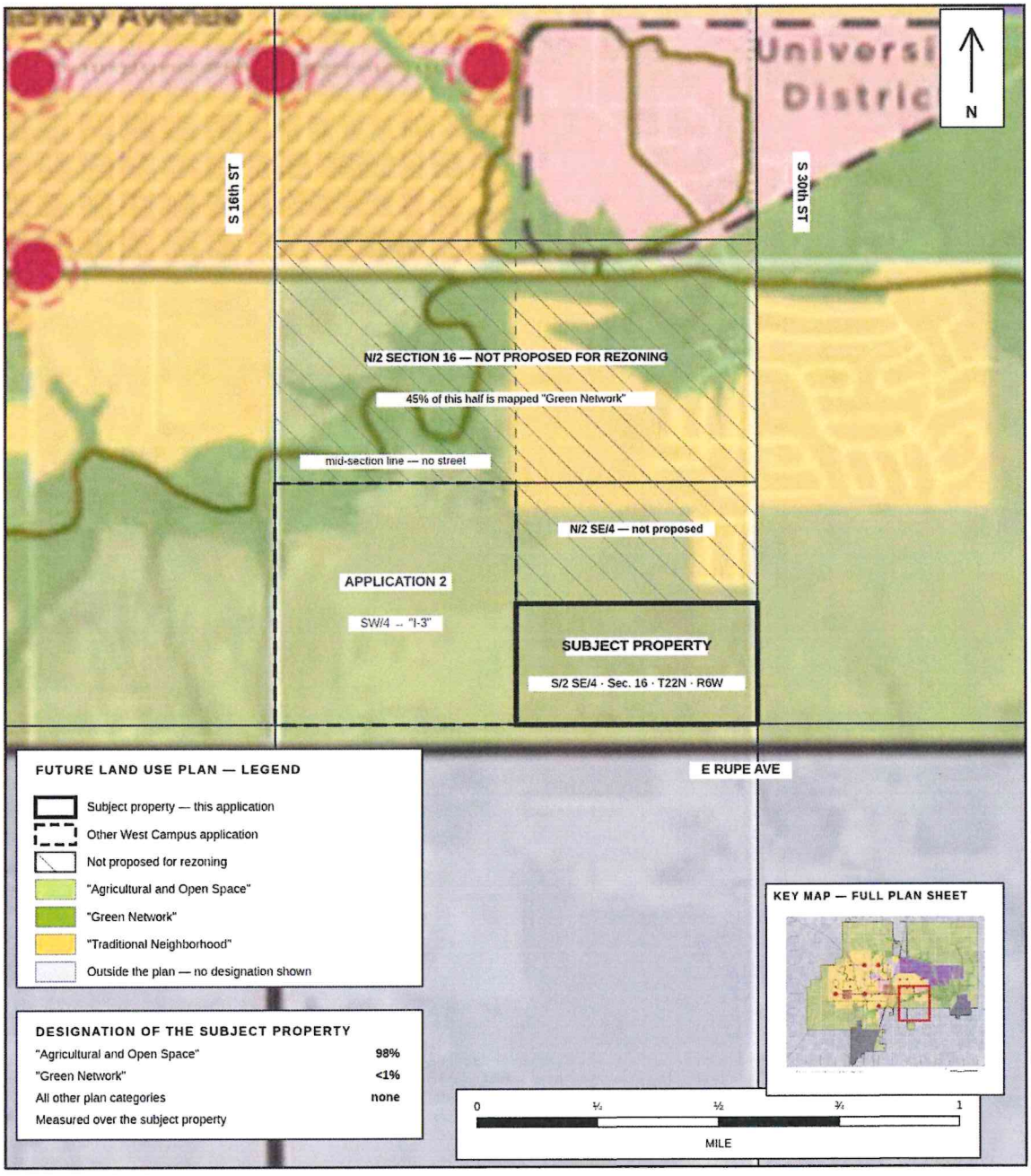
Requested: "A" Agricultural (General) District → "I-2" Industrial (Light) District

Boundaries plotted from the recorded legal descriptions. THIS IS NOT A SURVEY.
Adjoining zoning read from the City of Enid zoning viewer (gis.enid.org). Aerial imagery to be underlaid before filing.

Applicant: Plainsmen Holdings, LLC

Garfield County, Oklahoma

Sheet 3 of 4 · DRAFT



PROJECT THUNDERBIRD · FUTURE LAND USE

Application 3 · West Campus — Southern Eighth of the Eastern Quarter

Section 16, Township 22 North, Range 6 West · within Enid corporate limits

Plan designation: "Agricultural and Open Space" — 98% of the subject property; no Green Network corridor within it.

Applicant: Plainsmen Holdings, LLC

Garfield County, Oklahoma

Exhibit B · Sheet 3 of 4

Source: City of Enid, Oklahoma Future Land Use Plan, Envision Enid Comprehensive Plan, adopted 1 September 2015. Excerpt enlarged; colours and category names are those of the adopted plan. Subject boundary plotted from the recorded legal description. THIS IS NOT A SURVEY. The Green Network corridor mapped across the north half of Section 16 lies entirely outside this application and outside Application 2. The north half of the section is not proposed for rezoning.

Application 3 · West Campus — Deed of record

Section 16, Township 22 North, Range 6 West · Garfield County

The instrument reproduced on the following pages evidences title to the property described in Application 3 and, as to the Southwest Quarter, to the property described in Application 2.

1. **Special Warranty Deed — Pfaff to Two Boots Land and Cattle, LLC**
   Albert Andrew Pfaff to Two Boots Land and Cattle, LLC · 30 March 2026 · Book 2751, Pages 723–727 · recorded 2 April 2026
   Southwest Quarter and Southeast Quarter of Section 16-22N-6W, less and except the tracts described in Exhibit "A" to the deed

2026 Book 2751 Page 723 2690
4/02/26 03:19PM Pg:723-727
Fee: $26.00 Doc: $2,475.00
LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

COUNTY CLERK OFFICIAL SEAL GARFIELD COUNTY, OKLAHOMA

RETURN TO:
Jason Singer
34 Lam Ct.
Kensington, CA 94707
Documentary Stamps: $2,475.00 ✓

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 30 day of MARCH, 2026, by and between **Albert Andrew Pfaff, a single person** ("Grantor"), and **Two Boots Land and Cattle, LLC, an Oklahoma limited liability company** ("Grantee"), having a mailing address of 34 Lam Ct., Kensington, CA 94707.

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys to Grantee the property in Garfield County, Oklahoma described in Exhibit "A" attached hereto] ("the Property"), together with all rights, privileges and easements appurtenant to the Property, including, without limitation, all air rights, water, water rights and rights to all oil, gas, minerals and other hydrocarbon substances, relating to the Property, and any rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Property and all of Seller's right, title and interest in and to all roads and alleys adjoining or servicing the Property.

To have and to hold the Property to Grantee, its successors 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 created by or through Grantor. Grantor shall warrant and forever defend title to the Property to Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the Property or any part of it by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand as of the day and year first above written.

Albert Andrew Pfaff

OKLAHOMA PRIME TITLE
2740 FEATHERSTONE RD. #2
OKLAHOMA CITY OK 73120
FILE NO 202600071

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF OKLHOMA

Before me, the undersigned Notary Public, in and for said County and State, on this 27 day of March, 2026, personally appeared Albert Andrew Pfaff, a single person, to me known to be the identical person who executed the foregoing instrument and acknowledge the same was executed as his free and voluntary act and deed for the uses and purposes therein set forth.

TERESA KOEPPE NOTARY PUBLIC # 23012123 EXP. 09/07/27 STATE OF OKLAHOMA

Teresa Koeppe, Notary Public
Commission expires: September 7. 2027

Deed Presented for Filing By: Oklahoma Prime Title & Escrow, LLC
File No.: 202600071
Name of Title Insurer: American Eagle Title Insurance Company

H

16-10-5

Unofficial Copy

2026 4/02/26 03:19PM 723-727 2690
Bk:2751 Pg:724
LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

EXHIBIT "A"

The Southwest Quarter of Section 16, Township 22 North, Range 6 West of the Indian Meridian, Garfield County, Oklahoma, **less and except** a tract of land beginning at the southwest corner of said southwest quarter; thence north along the section line a distance of 183 feet; thence east and parallel with the south line of said quarter section a distance of 187 feet; thence south and parallel with the west line of said quarter section a distance of 183 feet; thence west along the section line a distance of 187 feet to the point of beginning.

And

The Southeast Quarter of Section 16, Township 22 North, Range 6 West of the Indian Meridian, Garfield County, Oklahoma, **less and except** all of Pioneer Trail Addition according to the plat recorded in Book 12 of Plats, page 54, **and less and except** a tract of land commencing at the northeast corner of said southeast quarter; thence west along the north line of the Replat of Block 1, Pioneer Trail Addition, being common with the north line of said southeast quarter on a grid bearing of South 89°36'47" West for a distance of 345 feet to the point of beginning; thence South 00°35'45" East along the west line of Lot 4 in Block 1 of said Replat of Pioneer Trail Addition for a distance of 125 feet; thence South 89°36'47" West along the north line of Amy Lane for a distance of 310 feet; thence North 00°35'45" West, parallel with the east line of said southeast quarter for a distance of 125 feet; thence North 89°36'47" East along the north line of said southeast quarter for a distance of 310 feet to the point of beginning.

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2026 4/02/26 03:19PM 723-727 2690
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LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF California)
) ss.
COUNTY OF Alameda)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned, Jason Singer (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of Two Boots Land and Cattle, LLC, an Oklahoma limited liability company (legal name, along with any trade or ficlitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

> No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

Unofficial Copy

2026 4/02/26 03:19PM 723-727 2690
Bk:2751 Pg:726
LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity — Date 3/27/26

The foregoing instrument was subscribed and sworn to before me this 24th day of March, 20 26, by Jason Singer.

NOTARY PUBLIC

My Commission Expires:

My Commission Number: Attached

Unofficial Copy

2026 4/02/26 03:19PM 723-727 2690
Bk:2751 Pg:727
LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma *

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)
On 07/24/26 before me, Alexander Abraham Moore, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jason Singer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEXANDER ABRAHAM MOORE
Notary Public - California
Alameda County
Commission # 2500492
My Comm. Expires Sep 23, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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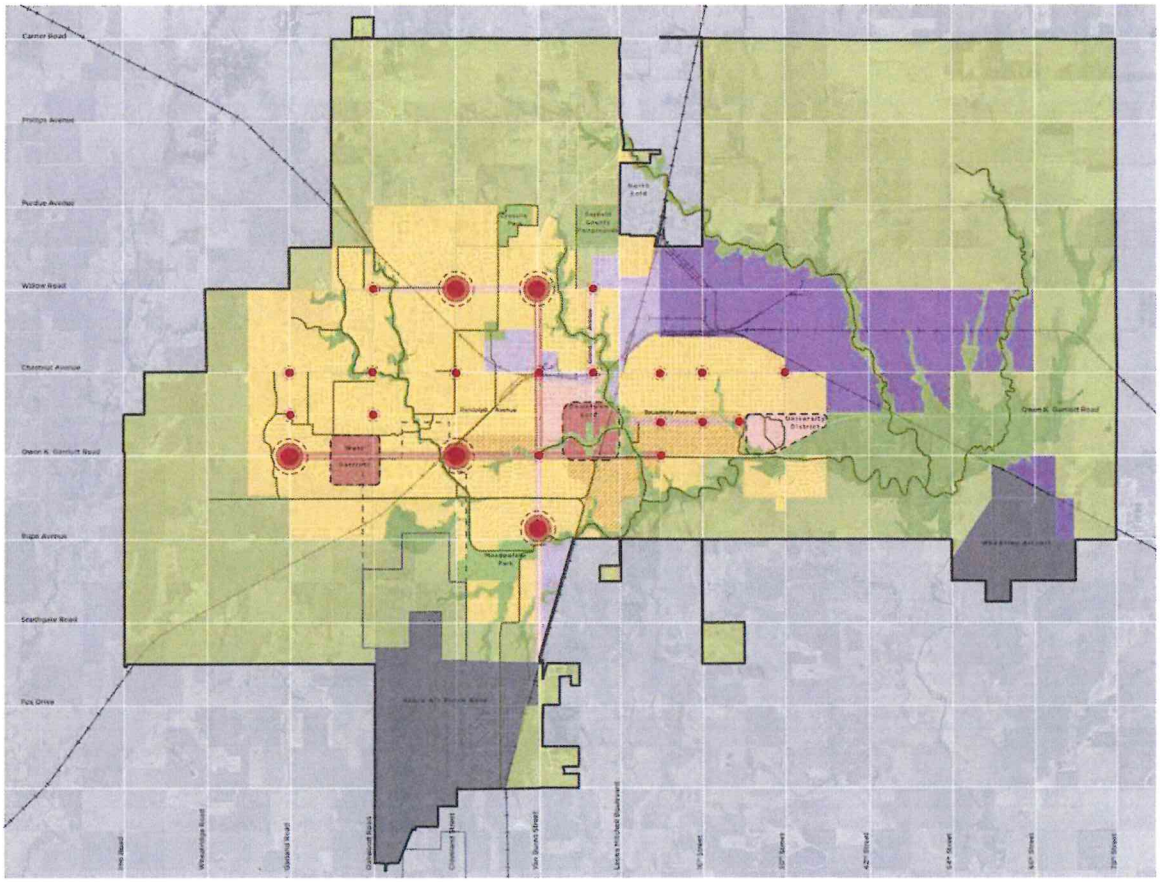
Exhibits — per application

The following accompanies each application.

Completed application form	One page, signed and dated. Engineer of record named.
Legal description	Set out under each application.
Deeds	Recorded warranty deeds for each ownership tract.
Owner consent and authority	Express written consent to the rezoning from each owner; trustee certificate for the Trust; LLC signing authority. Names must match the form, the consent, the title certification and the notice list exactly.
Certified 300-foot ownership list	Certified by a licensed and bonded abstracting company, title insurance company, or Oklahoma attorney practicing title work. Separate certification for each ownership tract, and a separate list for each of the two West applications.
Area map	Included at the end of each application. Aerial with surrounding zoning shaded and a legend, subject property outlined, north arrow. The two West maps each outline only their own application boundary and show the balance of the campus as not part of that request.
Future land use map excerpt	Included at the end of each application, immediately following the area map. Excerpt of the adopted Envision Enid Future Land Use Plan with the subject property identified. The full plan sheet and its legend are reproduced at the end of this submittal for verification.
Filing fee	$150.00 per application; three applications.

Exhibit B, source sheet — City of Enid Future Land Use Plan

Reproduced in full so that the four campus excerpts at the end of each application may be verified against the adopted document. City of Enid, Oklahoma Future Land Use Plan, Envision Enid Comprehensive Plan, adopted 1 September 2015.



City of Enid, Oklahoma Future Land Use Plan

Exhibit B, source sheet — Future Land Use Plan legend and description

Category names and colours used on the four campus excerpts are taken from this sheet without alteration.

Future Land Use Plan

The Future Land Use Plan unites public infrastructure investments with new patterns in private development. For example, it seeks to focus new development in the available land contiguous to existing development currently served by City infrastructure, saving taxpayers from making expensive investments to expand public facilities. It also identifies a hierarchy of places—from intense regional destinations, such as Downtown Enid and West Garriott retail area to small corner stores meant to serve residents of nearby neighborhoods. The plan also identifies corridors and important connections. Woven into this urban development is an underlying ecological network of stream corridors. By protecting and restoring these corridors and building trail infrastructure in these corridors, residents and visitors are provided with an aesthetic, recreational, and transportation resource, while new development is kept out of a potential flood hazard zone.

