

EST. 1889

ANTON'S LANDING

Labor omnia vincit

TABLE OF CONTENTS

Anton's Story.....3
Labor Omnia Vincit.....4
Honoring the Land.....6
Location.....8
School District.....10
Developer's Statement.....12
Purpose and Intent.....14



Anton's Story

Introducing a homestead unearthed by the weathered hands of an "Oklahoma Country" pioneer. Forged with the ingenuity and gritty perseverance of the cunning entrepreneur, Matthew Anton "Mike" Swatek, this land was cultivated after he staked his claim in the Oklahoma Land Rush of 1889. This acreage became a westward haven for the immigrant risk-taker and his family.

A brick mason by trade and a builder by nature, Matthew Anton Swatek's legacy is woven into the very fabric of Oklahoma. Without a formal education, Mr. Swatek eventually launched a highly successful statewide construction company and went on to build many roads, bridges, and buildings which are still in existence today. He was essential in the development of the 89ers association, served as a board member in many community organizations, and was known to always have his large family in tow.

Although he made his mark across the state, the real legacy of Matthew Anton Swatek lives on right here. Unafraid of hard work, he innately embodied the Oklahoma Spirit with a sun up to sun down mentality. He engineered an uncanny waterway system that even reversed the direction of the natural water flow to create an additional pond on the property. He filled the pond with crappie for the kids, and created a rabbit island which remains intact to this day. The land produced milk, eggs, chickens, fish, fruit and vegetables to sustain the five families who worked this homestead.

Welcome to Anton's Landing. A place for the doers, dreamers, builders, makers, pioneers, risk-takers, bet-the-farm and make it happen root-planters.

You're home.



7

8

5

6

4

9

10

11

Labor omnia vincit

It's the grit, the grind, the resolute perseverance that marks a man who embodies the spirit of the West. Staking a westward claim isn't only about a declaration of ownership, it's an identifier for those who have the fortitude to turn a vision into reality. The roots here run deep. This land is grounded in the ideal of growth from primitive beginnings. It transcends the whims of time and calls to those who take no handouts, bust through boundaries and lay the foundations for unrivaled legacy. Nearly a decade before the phrase was adopted as our state motto, Anton Swatek personified this rallying cry: Work Conquers All Things.

est. 1889

-
1. ICE HOUSE
 2. CHICKEN HOUSES AND INCUBATOR
 3. MILK BARN AND PROCESSING
 4. RABBIT ISLAND
 5. FISH HATCHERY
 6. RED BLOCK SPILLWAY
 7. FRUIT ORCHARD
 8. VEGETABLE GARDEN
 9. CRAPPIE POND
 10. DIVERSION DAM
 11. SUMMER HOUSE

Map Key

1

2

3

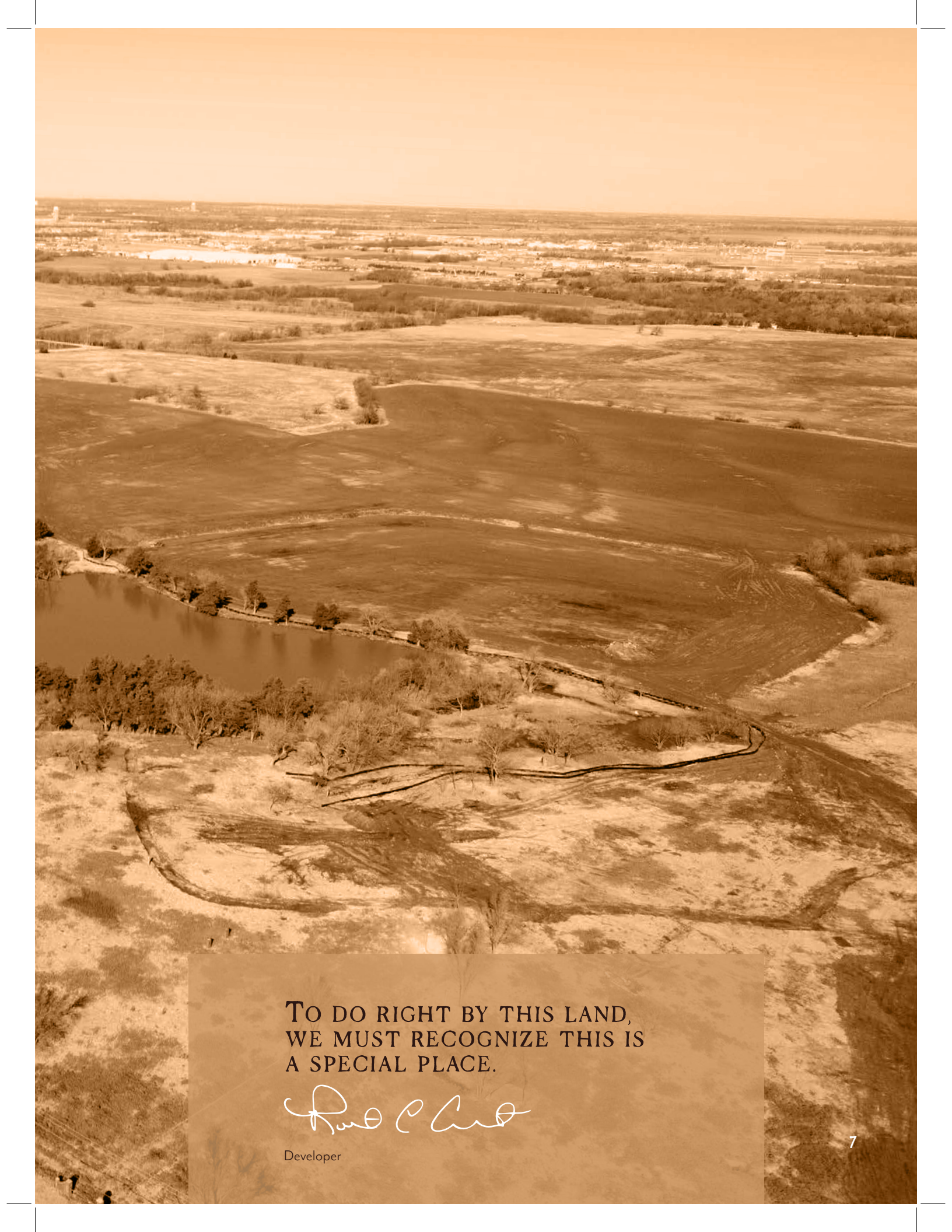


HONORING THE

Land

With Anton's Landing, we honor the heritage this great landscape embodies. We've gone to great lengths to research, discover, and protect the time-tested features that were carved into this stretch of countryside more than a century ago. Once cultivated as a safe-haven for family, growth and play, this land returns to its original glory with a reimagined setting for those same, basic notions. Stake your claim.

est. 2019



TO DO RIGHT BY THIS LAND,
WE MUST RECOGNIZE THIS IS
A SPECIAL PLACE.

Rue C. Cho

Developer

An aerial photograph of downtown Oklahoma City, showing a mix of modern and historic architecture. A large, light blue semi-transparent rectangle is overlaid on the top half of the image, containing the title and descriptive text. The word "Location" is written in a large, white, cursive font at the top of the rectangle. Below it, several paragraphs of text describe the community's location and amenities. The background shows various skyscrapers and buildings under a clear blue sky with some light clouds.

Location

Anton's Landing is nestled quietly in the serene edges of the bustling metro. Enjoy this Open Space Community while taking advantage of quick and convenient access to all that the city has to offer.

DOWNTOWN OKLAHOMA CITY - Arrive at your destination in downtown Oklahoma City with a quick 15-minute drive that will get you anywhere you want to go. Whether you're headed for Midtown, Uptown, Lower Bricktown, The Paseo, or The Arts District, the developing areas of the city offer trendy restaurants, sights, and family-friendly activities that are just a short drive from your front door.

AIR TRAVEL - The Will Rogers World Airport is just 12 minutes from your driveway. Business and leisure travel becomes a breeze with the added convenience of nearby airport access. The Will Rogers World Airport is undergoing an expansion that will add four new gates, streamlined security procedures and the reintroduction of International travel opportunities.

ROAD TRAVEL - Venturing out of your peaceful escape will have you in the heart of the city in no time. Anton's Landing is conveniently located just 15 minutes from the I-40 and I-35 junction. The Driving Forward initiative boasts the southwest expansion of the Kilpatrick Turnpike, slated for completion in 2021. The Kilpatrick quickly connects travelers to the airport, as well as the northern and western parts of the metro.

SCHOOL DISTRICT - The up-and-coming Western Heights School District is a dream for artists, scientists, mathematicians, and athletes alike. Known for its impressive facilities and innovative approach to education, Western Heights provides a top-notch learning environment for students of all ages.





WESTERN HEIGHTS

Public Schools

This innovative, independent school district is tucked away on the southwestern side of Oklahoma City. Students benefit from a tight-knit community of peers in an “everyone knows everyone” environment. Large enough to afford students a variety of academic, athletic, and fine arts programs, Western Heights Public Schools boasts a 15:1 student to teacher ratio. The district is widely supported by voters who have passed a number of bond issues to back the school system with investments in major technology advancements, property expansion, fine arts, science developments, and athletic programs. Anton’s Landing is positioned in the central part of the district, bordering the western boundary.

WINDS WEST ELEMENTARY - A Pre-Kindergarten through 4th Grade school, located within the Winds West neighborhood near SW 44th and Council Road. Winds West Elementary is one of the only schools in the southwestern metro area with an all-day Pre-K program.

BRIDGESTONE INTERMEDIATE SCHOOL - Completed in 2012, Bridgestone Intermediate School is the product of a unique partnership between Western Heights Public Schools and the Bridgestone Corporation. The school is for 5th and 6th grade students, and is bordered by a 40-acre Environmental Habitat designed for the purpose of supporting environmental science education for students across the district. Bridgestone Intermediate School is located near the intersection of SW 15th and Council Road.

WESTERN HEIGHTS MIDDLE SCHOOL - WHMS is located in a new facility near the intersection of SW 44th and Council Road. The facility once housed the school board, but was renovated and repurposed for middle school students. Western Heights Middle School is for 7th and 8th grade students.

WESTERN HEIGHTS NINTH GRADE CENTER - Construction on the Ninth Grade Center was completed in 2011 as part of the districts 10-Year Building Plan. The district constructed the facility just north of the Western Heights High School building, it’s near the intersection of SW 44th and Council, and houses 9th grade students only.

WESTERN HEIGHTS HIGH SCHOOL - A sprawling Fine Arts and Science Academy is the latest project for the innovators at WHHS. The facility promotes the district’s STEAM approach to learning with an outdoor theatre, robotics classroom, dance studio, amphitheater, and more. An impressive renovation of the football facilities was completed in 2016, as well as new batting facilities for the Softball and Baseball teams, and improvements to the Choir facilities. Located near the intersection of SW 44th and Council, Western Heights High School is for 10th, 11th, and 12th grade students.



New Projects

District voters have approved a bond issue which includes the construction of two new facilities within the district.

FINE ARTS AND SCIENCE ACADEMY - WESTERN HEIGHTS HIGH SCHOOL -

This facility will be on the grounds of Western Heights High School, and will house and support the district's award-winning Fine Arts and Science programs. The curriculum and instructional design model will provide a course structure suited for a well-rounded STEAM learning approach.

The facility will provide an expansive space for an immersive learning experience for students at all skill levels. The Fine Arts and Science Academy is for Music, Dance, Theatre, Visual Arts, Science, and Mathematics. Students will attend their concurrent enrollment courses for college credit here as well. The facility will include a 230-seat theater, art gallery, robotics classroom, advanced science lab, dance studio, music and choral studios, exterior amphitheater, support classrooms, and a safe room.

HERITAGE CENTER - The Western Heights School District focuses on creating an individualized learning experience for students at every level. The Heritage Center will further that mission for those learning English as a Second Language. The facility will provide a learning environment with nine classrooms and an outdoor play area. Plans include space for a computer lab, media and evaluation center, a safe room, and additional space for expansion and growth. The Heritage Center will be located near the intersection of SW 44th and Council Road.

FROM THE *Developer*

When this land was brought to my attention, I quickly recognized the development potential. Close in location, good schools, available utilities, gently sloping topography and proximity to the developing Oklahoma City urban core, Will Rogers airport and the major southwest employment district. Plans were set in motion to create another neighborhood like all the others around.

As I walked the property, asking God for direction, I started to notice unusual features like the stone lining of a large pond, the spillway system from the upper lake and a diversion channel with a very unusual weir type dam. But most unusual of all, I could not understand the drainage system. Even the engineers were stumped.

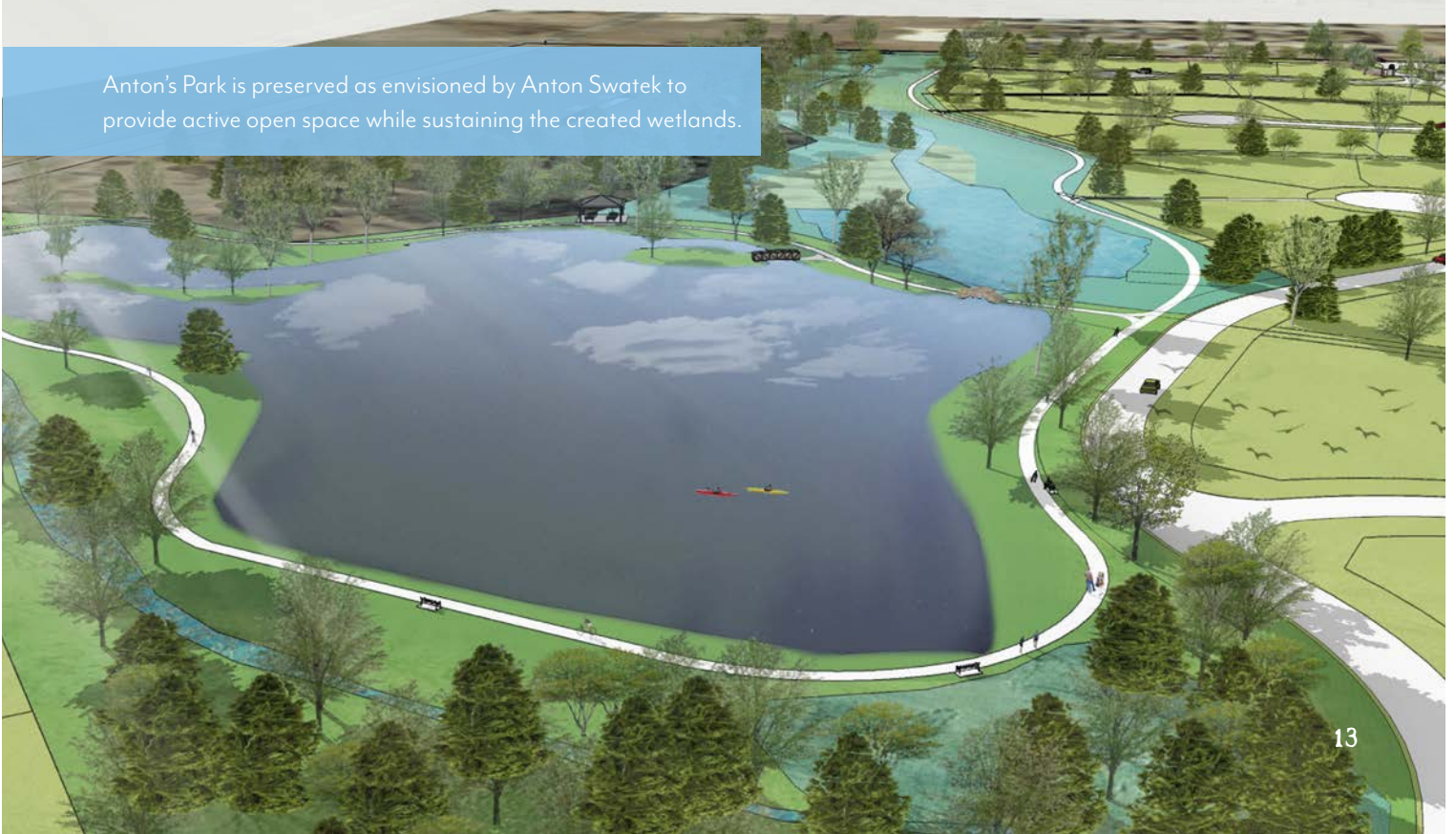
Then, Mr. Bob Swatek a grandson of Anton brought me an aerial photograph from the early 1930's that changed everything. What was considered the natural flow of water through the property was actually a dug overflow channel to protect the middle dam. It became apparent that this is not just another piece of property. To do right by this land, we must recognize this is a special place to be developed as a quiet, Open Space Community, that celebrates the natural Oklahoma landscape and the life's work of early settler Michael "Anton" Swatek.



Developer



Developer's vision for the Grand Entryway to Anton's Landing, a sustainable Open Space Community.



Anton's Park is preserved as envisioned by Anton Swatek to provide active open space while sustaining the created wetlands.



Purpose AND INTENT

These design guidelines provide builders and homeowners with a clear statement of the design principles for the development of Anton's Landing. The description of architectural, landscaping and site planning guidelines are intended to assist in the identification and implementation of a strong, consistent design direction to assure a high level of quality and enhanced property values. The intent of these guidelines is to encourage creative individual architectural and landscape statements. That, when viewed as a whole, produce an equally outstanding community environment.

DESIGN GOALS

- To create an Open Space Community that celebrates the work of pioneer Anton Swatek and preserves the natural Oklahoma environment
- Preserve the work of Anton Swatek
- Provide visual open space to all residents
- Provide active open space
- Promote a texture of the Historical Oklahoma landscape with shapes, contrasts and colors

ARCHITECTURE GUIDELINES

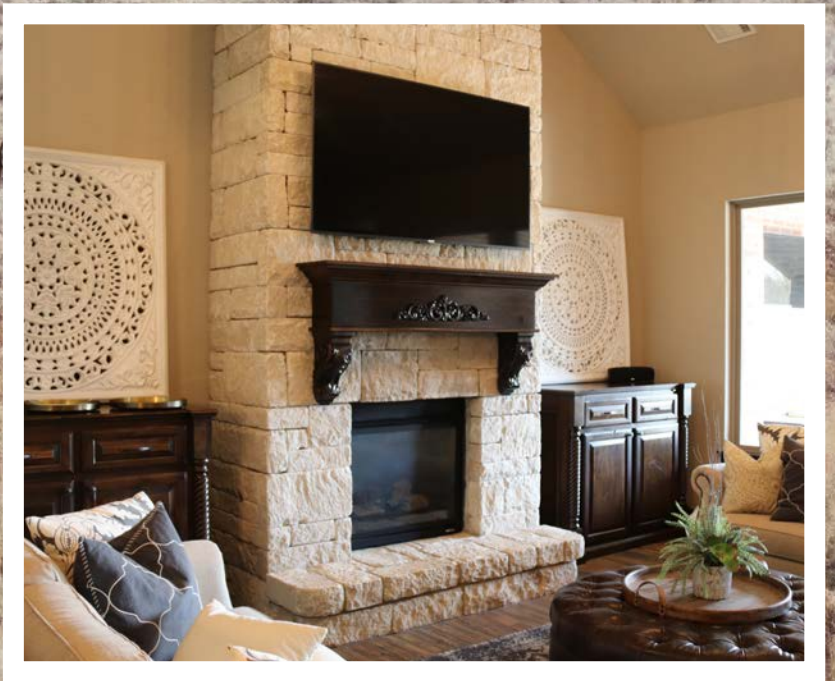
- Roof shingle color
- Masonry percentage
- Roof pitch
- Metal buildings – max height, screening required

LANDSCAPE GUIDELINES

- Acceptable plant species and sizes
- Grass cover – irrigation
- Fences and walls
- Required minimum

SITE PLANNING GUIDELINES

- Street Parking
- Fencing
- Common area views
- Outbuildings
- Above ground antennas, swimming pools, playgrounds, etc.
- Mailboxes





ANTON'S LANDING

SW 29th at County Line Road
Oklahoma City
A Crout Development
405.376.3704
www.croutcompanies.com

"An Open Space Residential Community."