



City of Bixby Planning Commission Meeting Agenda

Monday, June 17, 2024

6:00 PM

**Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and Approve the Planning Commission Meeting Minutes from March 18, 2024.
- 2) Consider and Approve the Planning Commission Meeting Minutes from May 20, 2024.

Public Hearings

- 3) Discussion, consideration, and possible vote for approval of Revised Final Plat (B.X.P.T.) number 24.04 for Robinson Ranch IV; the property contains (+/-) 16.409 acres in Section 25, Township 17 North, Range 13 East, located approximately 16500-Block of South Memorial Drive.
- 4) Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 24.05 for Pecan Ridge Estates Blocks 1-8; the property contains (+/-) 42.551 acres in Section 17, Township 17 North, Range 13 East, located approximately 14700-Block of South Harvard Avenue.
- 5) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.02 Rezoning for Spartan Crossings, from Agriculture (AG) to Residential Single-Family (RS-2). The property contains (+/-) 112.481 acres in Section 26, Township 17 North, Range 13 East, located approximately 1/4 mile South Sheridan Road, 6900-Block of East 161st Street South.

- 6) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.02, Planned Unit Development for Spartan Crossings. The property contains (+/-) 112.481 acres in Section 26, Township 17 North, Range 13 East, located South of 161st Street South, approximately 1/4 mile East of South Sheridan Road, 6900-Block of East 161st Street South.
- 7) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 19.04 Major Amendment No. 2, Planned Unit Development for 126 Memorial. The property is located in Section 2, Township 17 North, Range 13 East on the Northwest Corner of East 126th Street South and South Memorial Drive.

Old Business

New Business

Adjourn

Notice of Posting

This Notice and Agenda were posted on the bulletin board on June 14, 2024, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Gwen Plante, Assistant City Planner

Persons who require special accommodations to participate in this meeting should contact Assistant City Planner Gwen Plante at 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: GPlante@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a TDD may contact **Oklahoma Relay** at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | March 18, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:04 PM

Roll Call was taken

MEMBERS PRESENT: Jason Mohler (left meeting at 7:00 p.m.)
Josh Nave
Tom Holland
Lance Whisman

MEMBERS ABSENT: Steve Hobbs

STAFF PRESENT: Joey Wiedel, Director of Development Services
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer
Phil Frasier, City Attorney

Consent Agenda:

1. Consider and/or approve the minutes of the January 16, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 1 the minutes of January 16, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

2. Consider and/or approve the minutes of the February 20, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 2, the minutes of February 20, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Regular Agenda:

3. Discussion, consideration, and possible vote for approval of Bixby Site Plan (B.X.S.P.) number 24.04, Site Plan for Bixby Dental Offices, located at 15000 S Hudson Avenue.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the applicant was present for any questions the Commission might have.

Applicant Brad McManis gave an overview of the project and answered questions that the Planning Commission had.

Commissioner Nave asked if there was a motion to approve the Site Plan (BXSP 24.04) for Bixby Dental Offices. Commissioner Nave made a motion to approve without using Hardy Board as a masonry product, and Vice Chair Mohler seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion and possible approval of a Bixby Comprehensive Plan (B.X.C.P.) number 24.01, Amendment to the Comprehensive Plan for Spartan Crossing, from Low-Density Residential to Medium-Density Residential, to allow for R.S.-3 (Residential Single Family) development, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the applicant was available for questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions, he outlined the project to the Planning Commissioners.

Speakers: Mr. Jerry Ezell spoke against the project.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan (BXCP 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

5. Discussion and possible approval of Bixby Zoning (BXZO) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26 Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Commissioner Nave asked if there was a motion to approve the Zoning (BXZO 24.01) for Spartan Crossing from Agriculture (AG) to Residential Single Family (RS-3). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion and possible approval of Bixby Zoning (BXPUD) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26 Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Commissioner Holland asked about amenities within the development. He would like to see more parks and amenities listed within the PUD and see the PUD define the size of the clubhouse and other amenities.

Commissioner Nave asked if there was a motion to approve the PUD (BXPUD 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

Mr. Mohler recused himself from the meeting at approximately 7:00 p.m.

7. Discussion and possible approval of Bixby Comprehensive Plan Amendment (B.X.C.P 24.02) White Hawk II, request to change the land use from Low-Intensity Recreational / Open Space to Low-Intensity Residential; general location: North

of 151st (HWY 67) and East of Yale, Section 15, Township, 17N, Range 13E, in the City of Bixby.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the applicant was available for questions.

The Applicant, Lou Reynolds, with Eller & Detrich, was available for questions.

Speakers: There were Twenty-four (24) speakers signed up to speak and only Twenty-one (21) spoke. There were Five (5) for the project and Sixteen (16) against the project.

Commissioner Nave stated at 8:32 p.m. that they would take a break and would return at 8:40 p.m.

Commissioner Nave called the meeting back to order at 8:40 p.m. and closed the public comment period.

Commissioner Nave asked the applicant if he would like to respond to any of the questions or comments that were made during the public comments. Mr. Reynolds stated that nothing had been done improperly, that this was just the Comprehensive Plan before them, and that under State Law, what controls here is zoning.

Commissioner Whisman asked the legal counsel if he agreed, and Mr. Frasier stated he had shown Commissioner Nave that the Comprehensive Plan was subservient to the Zoning Code.

Commissioner Holland asked staff if we had an opinion or a legal basis regarding Restrictive Covenants; Mr. Frazier stated that the City's position has always been in regards to Covenants and Restrictive Covenants, that is, between a developer and the homeowners, the City is not a party to the contract.

Discussion continued.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan Amendment (BXCP 24.02) for White Hawk II to change the land use from Low-Intensity Recreational/Open Space to Low-Intensity Residential. Commissioner Nave made a motion to deny, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Whisman Yes

Mr. Holland Yes

Motion was Approved.

Old Business: None

New Business: None

The meeting adjourned at 9:03 pm

Planning Commission

Gwen Plante, Secretary

Pending Planning Commission Approval

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | May 20, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:05 pm

Roll Call

MEMBERS PRESENT: Steve Hobbs, Chair
Jason Mohler, Vice Chair
Tom Holland
Lance Whisman

MEMBERS ABSENT: Josh Nave

STAFF PRESENT: Joey Wiedel, Director of Development Services
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Consent Agenda:

1. Consider and approve the minutes of the March 18, 2024, Planning Commission Regular Meeting.

Item was passed due to the lack of a quorum of Commissioners for the March 18, 2024, meeting.

Regular Agenda:

2. Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 23.03 for Rowan Grove Blocks 4 - 9. The property contains (+/-) 26.35 acres in Section 07, Township 17 North, Range 14 East, located at 13321 South Mingo Road.

Vice Commissioner Mohler stepped out of the meeting at 6:08 pm due to a conflict of interest on this item.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the Applicant was present to answer any questions the Commission might have.

Applicant Michael Adams, with AAB Engineering, gave an overview of the project and answered the Planning Commission's questions.

Chairman Hobbs asked if there was a motion regarding the Final Plat (BXPT 23.03) for Rowan Grove. Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Vice Chairman Mohler returned to the meeting at 6:14 pm.

3. Discussion, consideration, and possible vote to approve a Site Plan (B.X.S.P. 24.07) for South Memorial Business Park, Office No. 2, located at 7623 East 126th Street South.

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Christopher Smith, with W Design, was available for questions and outlined the project to the Planning Commissioners.

Chairman Hobbs asked if there was a motion regarding the Site Plan (BXSP 24.03) for South Memorial Business Park. Commissioner Whisman made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.03 Rezoning for 127th & Mingo, from Residential Single-Family (RS-1) to Residential Single-Family (RS-2). The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Commissioner Whisman is concerned that the applicant is asking for RS-2 zoning; however, the PUD reflects numbers that align with RS-3. Mr. Enyart stated that they were adjusting the PUD to prevent them from having to apply for a Comprehensive Plan Amendment. Commissioner Holland was disturbed that the PUD was used to avoid amending the Comprehensive Plan. Mr. Wiedel stated that the Comprehensive Plan minor amendment can come at any time before the Planning Commission and City Council. Commissioner Holland said PUDs have been allowed some flexibility over time but should not be used to avoid a Comprehensive Plan Amendment.

Chairman Hobbs is concerned with the zoning and the lack of the project meeting the RS-2 zoning.

Mr. Enyart stated that the project has an RS-2 density, and the code is set up to allow basic parameters with underlined zoning, PUD, and different lot sizes. However, on average, they meet the RS-2 zoning. Mr. Enyart asked the Planning Commission for guidance on whether the overall plan is viable.

Commissioner Whisman was concerned that the 300-foot radius for notification stated that the project was being requested for RS-2 when, with the way the PUD is written, it is RS-3, so they do not understand what is coming.

Chairman Hobbs stated that the bigger lot size is meaningful but is bothered that it isn't meeting the RS-3 standards. Yet, there is an RS-2 with PUD, and they would like to see a Comprehensive Plan Amendment based on its merits instead of pretending it is something else. Mr. Enyart stated that they are in the due diligence period and have a tight timeline and will propose to go up to 65 feet wide minimum. Commissioner Whisman stated that the average lot was +/- 125 feet deep, and these lots are substantially larger. Commissioner Holland asked why they asked for a smaller setback with the lot size that deep. Mr. Enyart stated it was to get the flexibility to add character to the streetscape, and the homes could add a pool with a larger backyard lot size.

Chairman Hobbs asked if there was a motion on the Re-Zone (BXZO 24.03) for 127th & Mingo from Residential Single-family (RS-1) to Residential Single Family (RS-3). Vice Chairman Mohler made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

5. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.01, Planned Unit Development for 127th & Mingo. The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.

Vice Chairman Mohler asked about the access points for this development. There will be the primary access off Mingo, a fire access-only point into the current development to the South, and looking at a Western access point of the development to the Fry Creek Channel. Staff believes there will be challenges to this access due to the weight of the Fire apparatus.

Mr. Julius Puma, the developer, spoke, saying that the first floor to the top plate would be 100% brick, rock, or stucco, and the dormers would possibly be Hardie plank.

Staff confirmed that the changes agreed upon during this meeting were 65-foot minimum wide lots, 8,775 square feet, with a 25-foot front setback, 20-foot rear setback, and 100% masonry on the first floor.

Chairman Hobbs asked if there was a motion on the P.U.D. (BXPUD 24.03) for 127 & Mingo. Vice Chair Mohler motioned to approve with the following conditions: revise 65 ft minimum wide lot, 25 ft front and 20 ft rear, and adjust the masonry requirement to 100% for the 1st floor. Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	No
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion, consideration, and possible vote to approve a Specific Use Permit (B.X.S.U.P. 24.01) for Shellenbarger Free Will Baptist Church located at 8017 E 131st Street South.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the Applicant was available for any questions related to the project.

The Applicant, Jeff Sloan, Pastor, was available to answer questions.

Chairman Hobbs asked if there was a motion to approve the Specific Use Permit (BXSUP 24.01) for Shellenbarger Free Will Baptist Church to allow for a school within the church facility. Commissioner Whisman made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved.

Old Business: None

New Business: Commissioner Whisman asked how we enforce industrial businesses in residential areas. There is a scaffolding business that has scaffolding stacked in the yard, and then there are landscape businesses with equipment and trailers all over. Staff suggested contacting Code Enforcement.

The meeting adjourned at 7:30 pm.

Planning Commission

Gwen Plante, Secretary



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Planning Commission
From: Gwen Plante, Assistant City Planner
Date: June 17, 2024
Name: Robinson Ranch IV
RE: Robinson Ranch IV Revised Final Plat – BXPT 24.04
Location: 16500-Block of South Memorial Drive
STR: Section 25, Township 17N, Range 13E
Applicant: Tanner Consulting LLC

Request:

Tanner Consulting requests a Revised Final Plat approval for Robinson Ranch IV for Blocks 1-5., BXPT 24.04, as part of Planned Unit Development (BXPUD 16.05). Staff has reviewed the Revised Final Plat application, and the platting requirements for the City of Bixby have been met.

Site Stats:

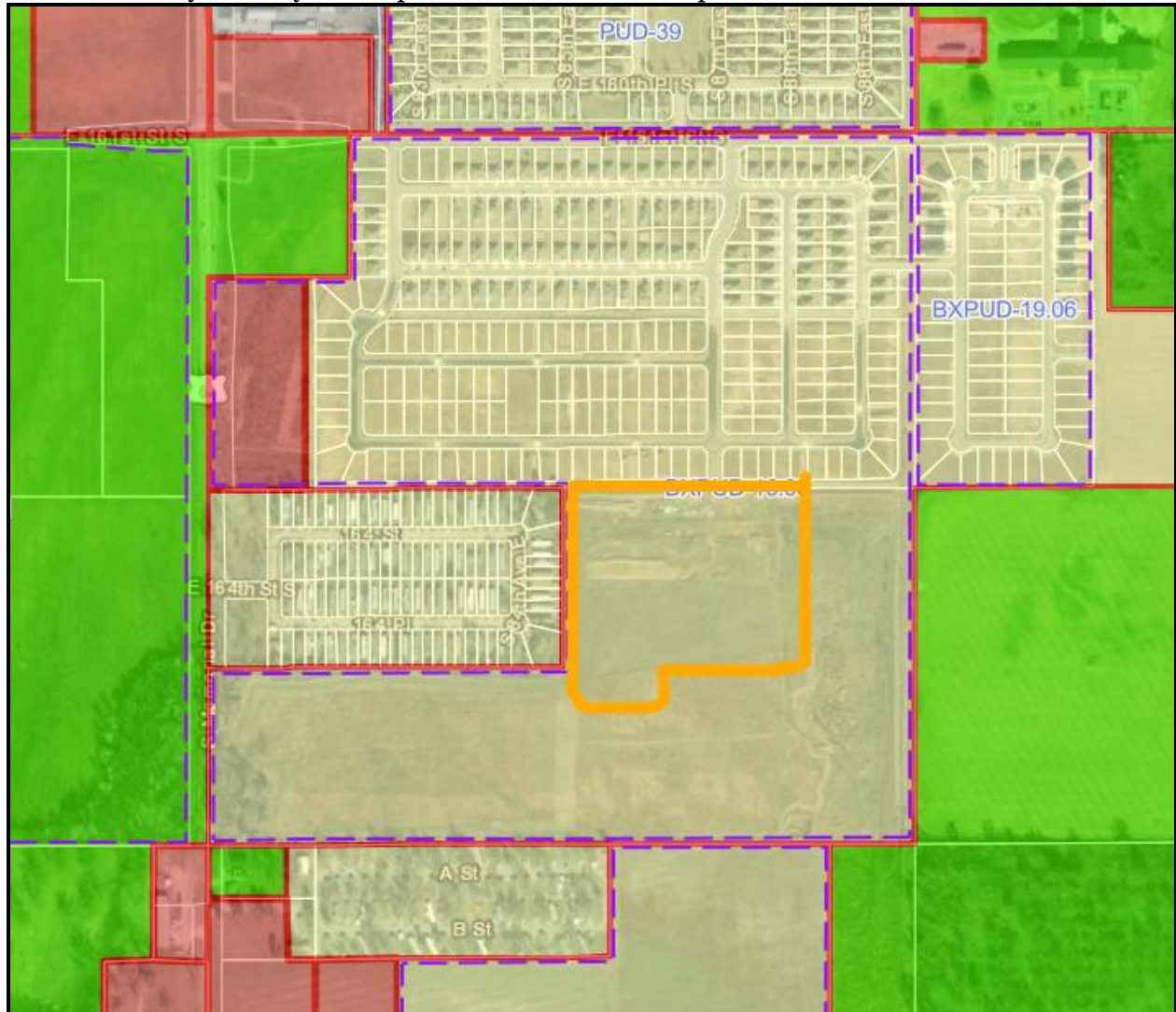
Acres: 16.409 +/-	No. Dwelling Units: 63	Min. Lot Width: 60 ft.	Min. Land Area DU: 8,400 sf	Min Dwelling Size: 1,175 sq. ft.
No. of Lots: 63	No. of Blocks: 5	Min. Lot Area: 6,600 sq. ft.	Max Bldg. Height: 35 ft.	Reserve Areas: 1

Existing Zoning: Residential Single-Family (RS-3); Vacant

Abutting Zoning:

North: (RS-3) Residential Single Family (BXPUD 16.05) Robinson Ranch III;
East: (AG) Agriculture, Vacant, (RS-3) Residential Single Family, Bixby Village, (BXPUD 19.06).
South: (AG) Agriculture, Vacant; (RMH) Residential Manufacture Homes, Southside Mobile Home Park; (RS-3) Residential Single Family Robinson Ranch South,
West: (RMH) Residential Manufacture Home, Pecan Park; (AG), Agriculture, Single Family homes; (RS-3) Residential Single Family (BXPUD 16.05) Robinson Ranch IV, (RS-3) Residential

Exhibit A: City of Bixby Development Area Location Map



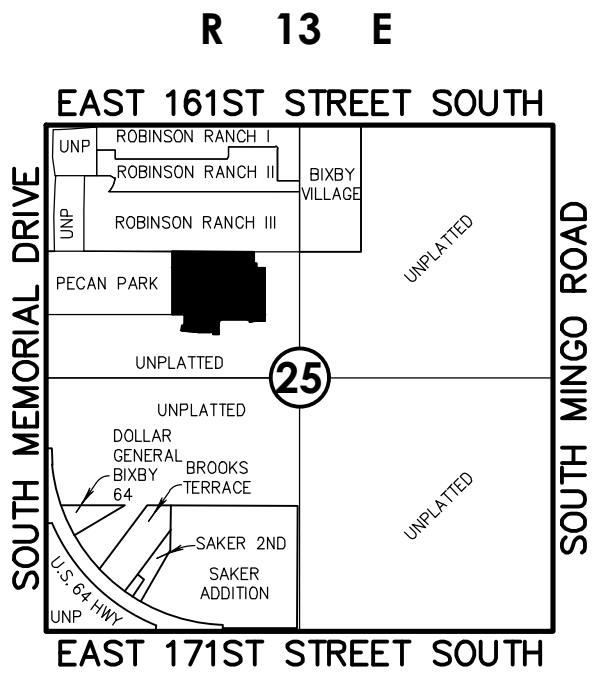
[illegible]

The applicant proposes to develop 63 lots within Robinson IV, the fourth phase of a proposed ten-phase series for the Robinson Ranch Development.

The City of Bixby will serve the Development with Water, Sanitary Sewer, and Storm Sewer, connecting to the existing Robinson Ranch infrastructure in phases I – III.

Public Comments: No comments have been received at the time of writing.

Exhibits: Exhibit A: City of Bixby Development Area Location Map
 Exhibit B: Preliminary Plat, Approved October 2018
 Exhibit C: Final Plat (Blocks 1-5)



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

SIXTY-THREE (63) LOTS
IN FIVE (5) BLOCKS
WITH ONE (1) RESERVE AREA

GROSS SUBDIVISION AREA: 16.409 ACRES

Conditional Final Plat

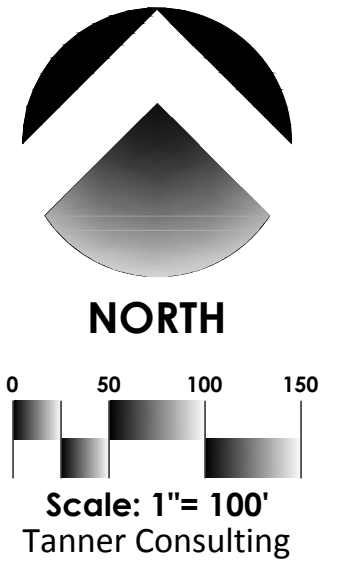
BXPUD-16.05

Robinson Ranch IV

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Tulsa L Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- GOVT GOVERNMENT
- ITB INITIAL TANGENT BEARING
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- PDE PRE-PRIVATE DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

Curve Table

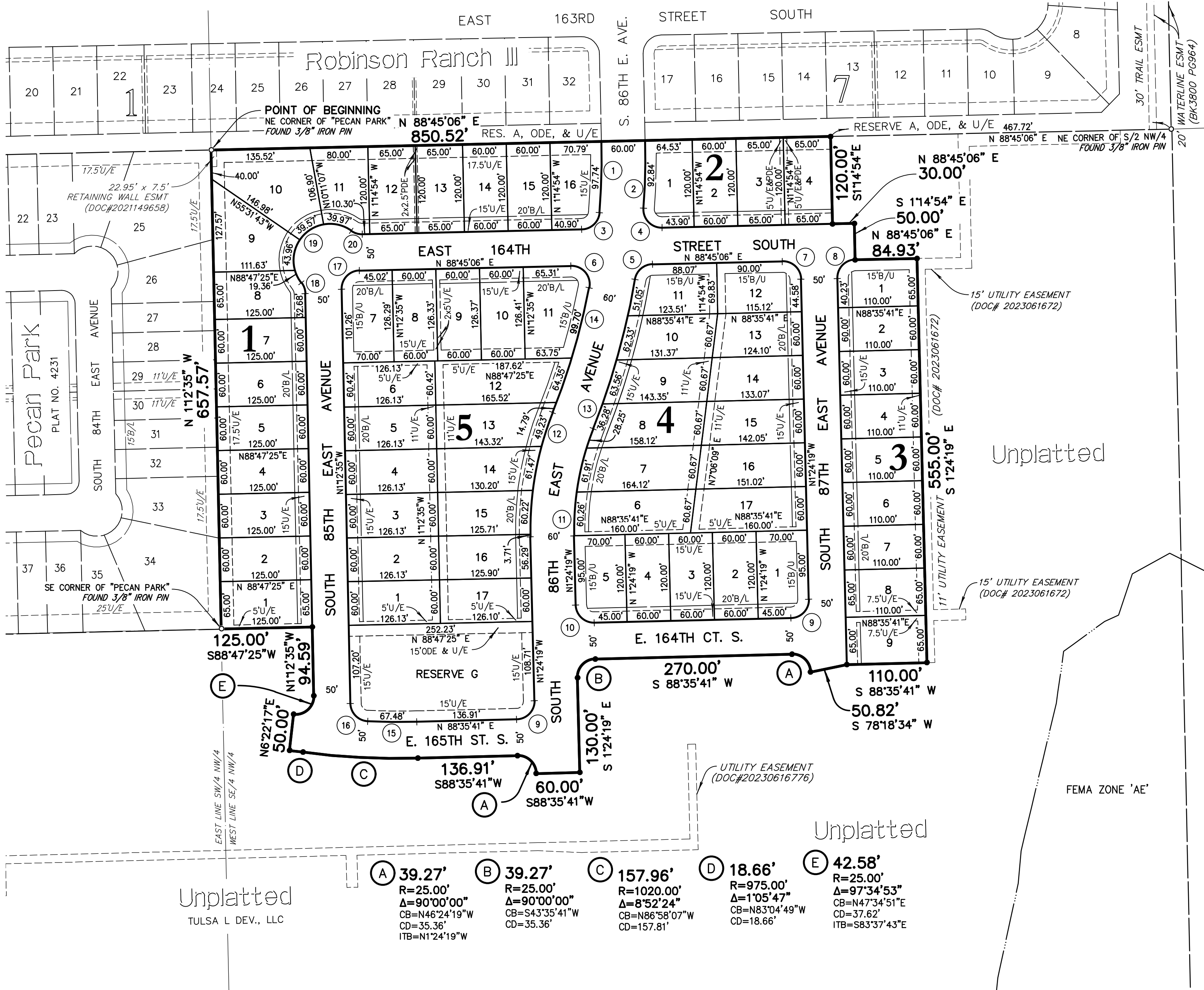
CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(BRG(CB))	CHORD(DS(CD))
1	97.74'	950.00'	5°53'41"	N1°41'57"E	97.70'
2	92.84'	1010.00'	5°15'59"	N1°23'06"E	92.80'
3	36.70'	25.00'	84°06'19"	N46°41'57"E	33.49'
4	41.57'	25.00'	95°15'59"	N43°36'54"W	36.94'
5	34.53'	25.00'	79°08'25"	N49°10'54"E	31.85'
6	44.58'	25.00'	102°10'12"	N40°09'48"W	38.90'
7	39.20'	25.00'	89°50'35"	N46°19'36"W	35.31'
8	39.34'	25.00'	90°09'25"	N43°40'24"E	35.40'
9	39.27'	25.00'	90°00'00"	N43°35'41"E	35.36'
10	39.27'	25.00'	90°00'00"	N46°24'19"W	35.36'
11	150.42'	372.90'	23°06'47"	N10°09'04"E	149.41'
12	174.63'	432.90'	23°06'47"	N10°09'04"E	173.45'
13	213.22'	1010.00'	12°05'47"	N15°39'35"E	212.83'
14	178.84'	950.00'	10°47'10"	N16°18'53"E	178.58'
15	67.48'	970.00'	3°59'09"	N89°24'45"W	67.47'
16	37.62'	25.00'	86°12'35"	N44°18'53"W	34.17'
17	39.25'	25.00'	89°57'42"	N43°46'15"E	35.34'
18	16.09'	25.00'	36°52'12"	N19°38'41"W	15.81'
19	142.86'	50.00'	163°42'05"	N43°46'15"E	98.99'
20	16.09'	25.00'	36°52'12"	N72°48'48"W	15.81'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) BRASS CAP STEM FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
(B) CHISELED "X" FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY SOUTH 86TH EAST AVENUE, A PUBLIC STREET.
- THE FOLLOWING TWO (2) EASEMENTS, ONE ENTITLED "UTILITY EASEMENT (WATERLINE EASEMENT)", DATED THE 25TH DAY OF NOVEMBER, 2021, AND FILED OF RECORD DECEMBER 22, 2021 AS DOCUMENT #2021149659 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, AND THE OTHER ENTITLED "UTILITY EASEMENT", DATED THE 27TH DAY OF APRIL, 2023, AND FILED OF RECORD AUGUST 1, 2023 IN THE RECORDS OF SAID COUNTY CLERK, ARE BOTH WHOLLY CONTAINED WITHIN THE BOUNDARY OF "ROBINSON RANCH IV" AND BOTH TERMINATE AUTOMATICALLY UPON THE FILING OF RECORD OF THIS PLAT "ROBINSON RANCH IV" IN THE RECORDS OF SAID COUNTY CLERK, AS PROVIDED IN SAID EASEMENTS. THUS, SAID EASEMENTS ARE NOT REPRESENTED HEREON.
- ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.
- FEMA FLOODPLAIN DATA, AS SHOWN HEREON, IS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 40143C0445L EFFECTIVE OCTOBER 16, 2012.

Lot Area & Address Table

AREA LABEL	AREA (SQ. FT.)	ADDRESS
BLOCK 1 LOT 1	8125	16436 S. 85TH E. AVE.
BLOCK 1 LOT 2	7500	16432 S. 85TH E. AVE.
BLOCK 1 LOT 3	7500	16428 S. 85TH E. AVE.
BLOCK 1 LOT 4	7500	16424 S. 85TH E. AVE.
BLOCK 1 LOT 5	7500	16420 S. 85TH E. AVE.
BLOCK 1 LOT 6	7500	16416 S. 85TH E. AVE.
BLOCK 1 LOT 7	7500	16412 S. 85TH E. AVE.
BLOCK 1 LOT 8	7930	16408 S. 85TH E. AVE.
BLOCK 1 LOT 9	9814	16404 S. 85TH E. AVE.
BLOCK 1 LOT 10	12714	8503 S. 164TH ST. S.
BLOCK 1 LOT 11	7971	8507 E. 164TH ST. S.
BLOCK 1 LOT 12	7800	8511 E. 164TH ST. S.
BLOCK 1 LOT 13	7800	8515 E. 164TH ST. S.
BLOCK 1 LOT 14	7200	8519 E. 164TH ST. S.
BLOCK 1 LOT 15	7200	8523 E. 164TH ST. S.
BLOCK 1 LOT 16	8069	8527 E. 164TH ST. S.
BLOCK 2 LOT 1	7861	8605 E. 164TH ST. S.
BLOCK 2 LOT 2	7200	8609 E. 164TH ST. S.
BLOCK 2 LOT 3	7800	8613 E. 164TH ST. S.
BLOCK 2 LOT 4	7800	8617 E. 164TH ST. S.
BLOCK 3 LOT 1	7032	16405 S. 87TH E. AVE.
BLOCK 3 LOT 2	6600	16409 S. 87TH E. AVE.
BLOCK 3 LOT 3	6600	16413 S. 87TH E. AVE.
BLOCK 3 LOT 4	6600	16417 S. 87TH E. AVE.
BLOCK 3 LOT 5	6600	16421 S. 87TH E. AVE.
BLOCK 3 LOT 6	6600	16425 S. 87TH E. AVE.
BLOCK 3 LOT 7	6600	16429 S. 87TH E. AVE.
BLOCK 3 LOT 8	7150	16433 S. 87TH E. AVE.
BLOCK 3 LOT 9	7150	16437 S. 87TH E. AVE.
BLOCK 4 LOT 1	8266	8619 E. 164TH CT. S.
BLOCK 4 LOT 2	7200	8615 E. 164TH CT. S.
BLOCK 4 LOT 3	7200	8611 E. 164TH CT. S.
BLOCK 4 LOT 4	7200	8607 E. 164TH CT. S.
BLOCK 4 LOT 5	8266	8603 E. 164TH CT. S.
BLOCK 4 LOT 6	9772	16423 S. 86TH E. AVE.
BLOCK 4 LOT 7	9720	16419 S. 86TH E. AVE.
BLOCK 4 LOT 8	9055	16415 S. 86TH E. AVE.
BLOCK 4 LOT 9	8221	16411 S. 86TH E. AVE.
BLOCK 4 LOT 10	7626	16407 S. 86TH E. AVE.
BLOCK 4 LOT 11	8017	16403 S. 86TH E. AVE.
BLOCK 4 LOT 12	7880	16406 S. 87TH E. AVE.
BLOCK 4 LOT 13	7177	16410 S. 87TH E. AVE.
BLOCK 4 LOT 14	7715	16414 S. 87TH E. AVE.
BLOCK 4 LOT 15	8254	16418 S. 87TH E. AVE.
BLOCK 4 LOT 16	8792	16422 S. 87TH E. AVE.
BLOCK 4 LOT 17	9331	16426 S. 87TH E. AVE.
BLOCK 5 LOT 1	7568	16437 S. 85TH E. AVE.
BLOCK 5 LOT 2	7568	16433 S. 85TH E. AVE.
BLOCK 5 LOT 3	7568	16429 S. 85TH E. AVE.
BLOCK 5 LOT 4	7568	16425 S. 85TH E. AVE.
BLOCK 5 LOT 5	7568	16421 S. 85TH E. AVE.
BLOCK 5 LOT 6	7621	16417 S. 85TH E. AVE.
BLOCK 5 LOT 7	8705	8508 E. 164TH ST. S.
BLOCK 5 LOT 8	7579	8512 E. 164TH ST. S.
BLOCK 5 LOT 9	7581	8516 E. 164TH ST. S.
BLOCK 5 LOT 10	7583	8520 E. 164TH ST. S.
BLOCK 5 LOT 11	10068	8524 E. 164TH ST. S.
BLOCK 5 LOT 12	10693	16410 S. 86TH E. AVE.
BLOCK 5 LOT 13	9225	16414 S. 86TH E. AVE.
BLOCK 5 LOT 14	8161	16418 S. 86TH E. AVE.
BLOCK 5 LOT 15	7635	16422 S. 86TH E. AVE.
BLOCK 5 LOT 16	7548	16426 S. 86TH E. AVE.
BLOCK 5 LOT 17	7560	16430 S. 86TH E. AVE.



FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Bixby City Council

on _____

MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

Robinson Ranch IV
SHEET 1 OF 3

DATE OF PREPARATION: May 7, 2024

Conditional Final Plat

BXPUD-16.05

Robinson Ranch IV

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "PECAN PARK", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4231); THENCE NORTH 88°45'06" EAST AND ALONG THE SOUTH LINE OF "ROBINSON RANCH IV", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7058), FOR A DISTANCE OF 850.52 FEET; THENCE SOUTH 1°14'54" EAST FOR A DISTANCE OF 120.00 FEET; THENCE NORTH 88°45'06" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 1°14'54" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'06" EAST FOR A DISTANCE OF 84.93 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 555.00 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH 78°18'34" WEST FOR A DISTANCE OF 50.82 FEET;

THENCE NORTHWESTERLY ALONG A 25.00-FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°24'19" WEST, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 46°24'19" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 270.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00-FOOT-RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF SOUTH 43°35'41" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°24'19" EAST FOR 130.00 FEET; THENCE SOUTH 88°35'41" WEST FOR 60.00 FEET;

THENCE NORTHWESTERLY ALONG A 25.00-FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°24'19" WEST, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 46°24'19" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 136.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 1020.00-FOOT-RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°52'24", A CHORD BEARING AND DISTANCE OF NORTH 86°58'07" WEST FOR 157.81 FEET, FOR AN ARC DISTANCE OF 157.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 975.00-FOOT-RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°05'47", A CHORD BEARING AND DISTANCE OF NORTH 83°04'49" WEST FOR 18.66 FEET, FOR AN ARC DISTANCE OF 18.66 FEET; THENCE NORTH 6°22'17" EAST FOR 50.00 FEET; THENCE NORTHEASTERLY ALONG A 25.00-FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°37'43" EAST, A CENTRAL ANGLE OF 97°34'53", A CHORD BEARING AND DISTANCE OF NORTH 47°34'51" EAST FOR 37.62 FEET, FOR AN ARC DISTANCE OF 42.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°12'35" WEST FOR 94.59 FEET; THENCE SOUTH 88°47'25" WEST FOR 125.00 FEET TO THE SOUTHEAST CORNER OF SAID "PECAN PARK"; THENCE NORTH 1°12'35" WEST, AND ALONG THE EAST LINE OF "PECAN PARK", FOR A DISTANCE OF 657.57 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 714,788 SQUARE FEET, OR 16.409 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- A) CHISELED "X" FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
B) BRASS CAP STEM FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°11'06" EAST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO SIXTY-THREE (63) LOTS IN FIVE (5) BLOCKS, ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "ROBINSON RANCH IV," A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREINAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY GRANT, DONATE, CONVEY, AND DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY

SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OR RESERVE AREA OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES, SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

3. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER, SANITARY SEWER, AND STORM SEWER FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF BIXBY, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE 17.5'-WIDE PERIMETER UTILITY EASEMENTS OF SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE LOT OR RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION

OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. RESERVE AREAS

1. RESERVE G, AS DEPICTED UPON THE ACCOMPANYING PLAT, IS ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND IS HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVE G IS RESERVED FOR PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, ENTRY FEATURES, SIGNAGE, LIGHTING, WALLS, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, FOR STORMWATER DRAINAGE, AND FOR UTILITIES.

3. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION, THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE TO OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS FROM UTILITY OR OVERLAND DRAINAGE EASEMENT AREAS WITHIN ANY RESERVE AREA.

4. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM THE NECESSARY MAINTENANCE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION, IN THE EVENT THE RESERVE AREA OWNER FAILS TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON SUCH RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE WATER BILLS FOR ALL OF THE RESIDENTIAL LOT OWNERS WITHIN THE SUBDIVISION, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

5. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF BIXBY, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

6. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

F. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF BIXBY, OKLAHOMA.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA; PROVIDED THAT, WHERE COINCIDENT WITH TRAIL EASEMENTS OR UTILITY EASEMENTS, NON-OBSTRUCTING TRAILS AND/OR NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA.

4. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION III. HEREIN, AT ITS EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE HOME OWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE HOME OWNERS ASSOCIATION. IN THE EVENT THE HOME OWNERS ASSOCIATION FAILS TO TIMELY PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST ALL OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

H. PRIVATE DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, OR ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "PRIVATE DRAINAGE EASEMENT" OR "PDE" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE SWALES AND OTHER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN A PRIVATE DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

4. DRAINAGE SWALES AND OTHER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION III. HEREIN, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. AT A MINIMUM, CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. ALL LANDSCAPING (EXCEPT THE PLANTING OF TURF) WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA.

6. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN A PRIVATE DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH EASEMENT AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO TIMELY PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST ALL OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE WATER BILLS FOR ALL RESIDENTIAL LOT OWNER WITHIN THE SUBDIVISION, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

7. THE COVENANTS SET FORTH IN THIS SUBSECTION H. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "ROBINSON RANCH IV" WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-16.05 ("PRAIRIE RANCH") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-16.05 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 19, 2016, AND APPROVED BY THE BIXBY CITY COUNCIL ON APRIL 10, 2017 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2212) APPROVED APRIL 24, 2017, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INJURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.05, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-16.05 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON APRIL 10, 2017.

B. DEVELOPMENT STANDARDS (BXPUD-16.05 DEVELOPMENT AREA B)

GROSS LAND AREA: 128.70 ACRES
PERMITTED USES:
USES PERMITTED AS A MATTER OF RIGHT IN THE RS ZONING DISTRICTS INCLUDING THOSE USES LISTED AS PERMISSIBLE ACCESSORY USES, AS WELL AS AREA WIDE USES BY RIGHT.
MAXIMUM NUMBER OF LOTS: 525: 379 AT 60 FEET, 87 AT 65 FEET, 59 AT 70 FEET
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT SIZE: 6,600 SQUARE FEET
MAXIMUM BUILDING HEIGHTS: 2 STORIES AND 35 FEET
OFF-STREET PARKING AND FRONT YARD COVERAGE:
MINIMUM OF 2 PARKING ENCLOSED OFF-STREET SPACES REQUIRED PER DWELLING UNIT
MINIMUM LIVABILITY SPACE: 2,000 SQUARE FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 20 FT
SIDE YARD ABUTTING STREET: 15 FT
SIDE YARD NOT ABUTTING STREET: 5 FT
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS DISTRICTS
MINIMUM DWELLING SIZE: 1,175 SQUARE FEET
MINIMUM MASONRY FIRST FLOOR:
ALL HOME EXTERIORS SHALL BE 100% MASONRY UP TO THE FIRST FLOOR PLATE LINE.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. PARKS & AMENITIES

THE OWNER IS COMMITTED TO CREATING NEIGHBORHOOD PARKS AND PLAYGROUNDS THAT FAMILIES AND NEIGHBORS CAN ENJOY TOGETHER. ROBINSON RANCH WILL CONTAIN AT LEAST 4 ACRES OF COMMON PARKLAND, WITH A COMMERCIAL GRADE PLAYGROUND STRUCTURE AND BASKETBALL COURT. OTHER AMENITIES THAT MAY BE INCLUDED ARE BENCHES AND COMMUNITY PAVILION. FURTHER, A 30-FOOT WIDE TRAIL EASEMENT IS BEING DEDICATED TO ALLOW FOR FUTURE TRAIL CONSTRUCTION.

2. SIGNS

COMMERCIAL SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE BIXBY ZONING CODE STANDARDS OF USE UNIT 21 AND THE CS DISTRICT FOR BUSINESS SIGNS.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNS SHALL BE PERMITTED ALONG MEMORIAL DRIVE AND 161ST STREET AND SHALL COMPLY WITH THE BIXBY ZONING CODE. AT LEAST TWO PROMINENT MASONRY ENTRY SIGNS SHALL BE CONSTRUCTED.

Conditional Final Plat

BXPUD-16.05

Robinson Ranch IV

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

3. LANDSCAPING AND SCREENING

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY DURING THE SITE PLAN AND PLATTING REVIEWS. THE PLANS WILL BE DESIGNED TO ENHANCE THE APPEARANCE OF BOTH THE DEVELOPMENT AND THE MEMORIAL DRIVE AND 161ST STREET CORRIDORS.

DEVELOPMENT AREA "A": THE COMMERCIAL PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH BIXBY ZONING CODE CHAPTER 12, LANDSCAPE REQUIREMENTS AND SHALL ALSO INCLUDE A 10' LANDSCAPE AREA, WHICH EXTENDS ALONG THE ENTIRETY OF BOTH ABUTTING STREET RIGHTS-OF-WAY (MEMORIAL DRIVE AND 161ST STREET), EXCEPT AT VEHICULAR ACCESS POINTS.

DEVELOPMENT AREA "B": THE RESIDENTIAL PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH BIXBY ZONING CODE CHAPTER 12, LANDSCAPE REQUIREMENTS, INCLUDING THE REQUIREMENT FOR A 15' LANDSCAPE BUFFER ALONG MEMORIAL DRIVE. AS INDICATED ON THE CONCEPT PUD PLAN, THE MAIN ENTRANCES INTO THE RESIDENTIAL AREA SHALL BE LANDSCAPED WITH TREES THAT MEET THE MINIMUM SIZE REQUIREMENTS OUTLINED IN CHAPTER 12. A LANDSCAPE BED SHALL ALSO BE PROVIDED IN FRONT OF ANY SUBDIVISION ENTRANCE SIGN. FURTHER, THE NEIGHBORHOOD PARKS DEPICTED IN THE CONCEPT PLAN SHALL BE INSTALLED AT THE TIME THAT ADJACENT LOTS ARE DEVELOPED AND PLATTED.

TREE PRESERVATION AND REMOVAL SHALL BE GOVERNED BY THE STANDARDS OF CHAPTER 12.

A 6-FOOT TALL WOOD-BOARD FENCE SHALL BE INSTALLED ALONG THE BOUNDARY OF ALL RESIDENTIAL LOTS WHICH ABOUT THE PLANNED COMMERCIAL PROPERTY. ALONG 161ST STREET SOUTH AND MEMORIAL DRIVE MASONRY COLUMNS WILL BE ADDED EVERY 100 FEET. THIS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE HOMES. SCREENING WITHIN THE COMMERCIAL PROPERTIES SHALL BE IN ACCORDANCE WITH CITY REGULATIONS.

4. CITY DEPARTMENT REQUIREMENTS

UNLESS SPECIFIED OTHERWISE WITHIN THE PUD DOCUMENT, THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING THOSE OF THE FIRE DEPARTMENT AND CITY ENGINEER.

5. STREETS

STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REGULATIONS. CONCRETE SIDEWALKS WILL BE IN PLACE ALONG 161ST STREET SOUTH AND MEMORIAL DRIVE IN ACCORDANCE WITH CITY REGULATIONS.

SECTION III. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS

NO LOT MAY BE DIVIDED OR SPLIT.

B. RESIDENTIAL LOTS

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY THE CITY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY

MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN COLOR, PREFERABLY WEATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE.

F. ADDITIONS TO EXISTING STRUCTURES

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A PRIVATE GARAGE TO ACCOMMODATE A MINIMUM OF ONE (1) AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT, SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING STRUCTURE.

H. TEMPORARY STRUCTURES

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES

NO FENCE SHALL BE CONSTRUCTED ON ANY SAID LOT IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY SAID LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE STREET SET-BACK LINE TOWARD THE STREET EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, REALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SECTION MAY RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL OPEN AREAS ON LOTS SHALL BE KEPT MOWED TO A HEIGHT OF NOT MORE THAN SIX (6) INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE LOT OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF THEIR LOT IN ACCORDANCE WITH THE PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS' WRITTEN NOTICE TO THE OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SECTION IV.C.

N. RECREATIONAL VEHICLES AND ACCESSORIES

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, OR OTHER VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

P. GARBAGE/DUMPING

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS STORED BEHIND THE RESIDENCE OR WITHIN ENCLOSED GARAGES AND MUST BE OUT OF STREET VIEW EXCEPT TWELVE (12) HOURS PRIOR TO AND 12 HOURS AFTER THE NORMAL CURBSIDE PICKUP TIME. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES. ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

SECTION IV. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION (THE "ASSOCIATION" OR "HOA") TO GOVERN THE SUBDIVISION TO BE KNOWN AS ROBINSON RANCH PROPERTY OWNERS ASSOCIATION. THE HOA HAS BEEN OR SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, LIKE THE PROPERTY DESCRIBED HEREIN, MAY BE ANNEXED BY THE OWNER OR ITS ASSIGNEE TO THE SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED THERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES, SUCH AS THE PROPERTY DESCRIBED HEREIN, AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO, AND, IN ACCORDANCE THERewith, OWNER DOES HEREBY NOTE AND ANNEX THE PROPERTY DESCRIBED HEREIN TO THE ORIGINAL/PREVIOUSLY ESTABLISHED SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT WITHIN THE SUBDIVISION, AND IS A RECORD OWNER OF THE FEE INTEREST THEREOF, SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

C. ASSESSMENTS

ANY OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY UNPAID SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DRAINAGE FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS, AND AS AMENDED.

E. LIMITATION ON LIABILITY

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON BEHALF OF THE HOA OR OTHERWISE. NEITHER THE OWNER, THE HOA, ITS DIRECTORS, OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT WITHIN THE SUBDIVISION, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2045, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS ASSIGNEE AND APPROVED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-16.05 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-16.05 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS WITHIN THE SUBDIVISION (SUBJECT TO OWNER OR OWNERS ASSIGNEE CONSENT). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY
STEPHEN LIEUX, MANAGER

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED STEPHEN LIEUX, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT HE WAS THE MANAGER OF TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE RESPECTIVELY ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

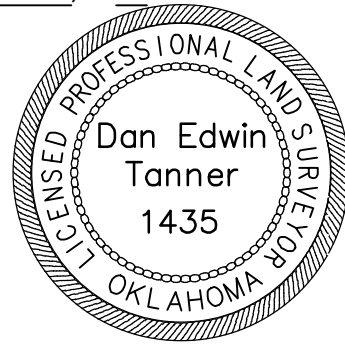
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "ROBINSON RANCH IV", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.



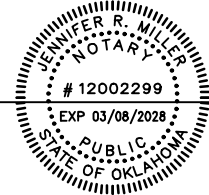
BY:
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES _____ NOTARY PUBLIC





City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Planning Commission
From: Gwen Plante, Assistant City Planner
Date: June 17, 2024
Name: Pecan Ridge Estates, Blocks 1-8
RE: Pecan Ridge Estates (BXPUD 21.14)
Blocks 1-8 Final Plat – BXPT 24.05
Location: 14700-Block of South Harvard Avenue
STR: Section 17, Township 17N, Range 13E
Applicant: Tanner Consulting LLC

Request:

Tanner Consulting requests a Final Plat approval for Pecan Ridge Estates Blocks 1-8 (formerly known as Posey Creek 151). BXPT 24.05 is part of Planned Unit Development (BXPUD 21.14). The staff has reviewed the application, and the Final Plat does meet the platting requirements for the City of Bixby. The Preliminary Plat (a.k.a. Posey Creek 151) was approved on January 24, 2022 (BXPT 21.20).

Site Stats:

Acres: 42.551 +/-	No. Reserve Areas: 6	Min. Lot Width: 65 ft.	Min. Land Area DU: 8,400 sq. ft.	Min Dwelling Size: 1,700 sq. ft.
No. of Lots: 100	No. of Blocks: 8	Min. Lot Area: 6,900 sq. ft.	Max Bldg. Height: 35 ft.	

Existing Zoning; Use:

Residential Single-Family (RS-3); Vacant

Abutting Zoning; Use:

North: (RS-3) Residential Single Family; (AG) Agriculture, Single Family homes
East: (CS) Commercial Shopping, Bixby West Elementary, (PUD12-D and BXPUD 19.01); (AG) Agriculture, Single Family homes
South: (AG) Agriculture, Single Family homes.
West: (AG), Agriculture, Single Family homes.

Exhibit A: City of Bixby Development Area Location Map

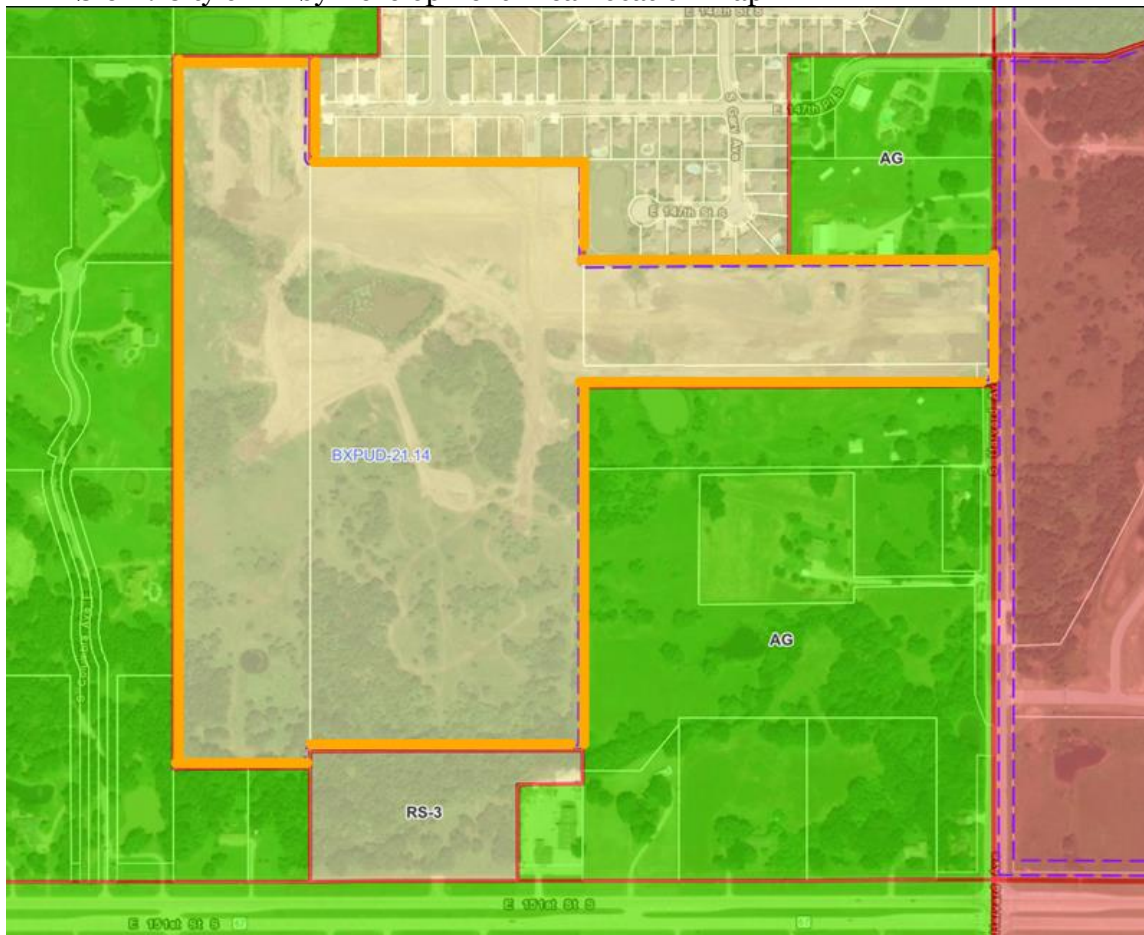
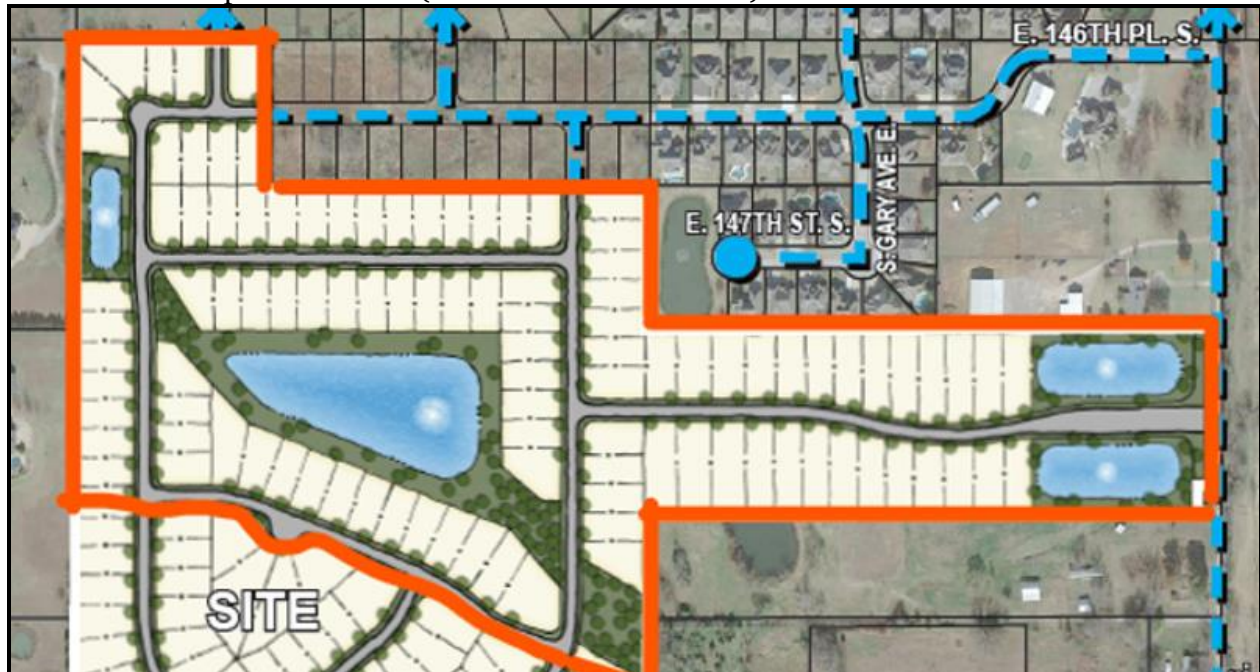


Exhibit B: Conceptual Site Plan (Outlined with Blocks 1-8)



Staff Review Comments:

The applicant proposes developing 100 lots with common area facilities such as a neighborhood park, playground, and recreational open space. Addresses need to be added to the plat.

Utilities/Site Area:

Water:

- Creek County Rural Water District No. 2 service area will connect to existing waterlines along 151st Street South and Presley Heights Blocks 6-10. Waterlines will further connect to waterlines within Presley Heights West.

Sanitary Sewer:

- Sanitary Sewer will be extended to serve this site. 8" gravity sanitary sewer lines are located within Presley Heights Blocks 6-10 and The Enclave at Harvard Ponds and will be extended as necessary.

Engineering Review Comments:

- Show and label wetland areas on the Plat.
- Reduce 40' utility easement along Block 6, lots 9 and 10 to 11 feet.
- Add "public" Storm Sewer to Section 1.C.3, of the Deed of Dedication.

Public Comments: No comments have been received at the time of writing.

Staff Comments: Staff has reviewed the Final Plat against the approved PUD and approved Preliminary Plat.

Exhibits:

Exhibit A:	City of Bixby Development Area Location Map
Exhibit B:	Conceptual Site Plan Block 1-8
Exhibit C:	Final Plat Blocks 1-8

Staff Report: *BXPT 24.05 | PECAN RIDGE ESTATES BLKS 1-8* | 06.17.2024 | Page 3 of 3

Conditional Final Plat

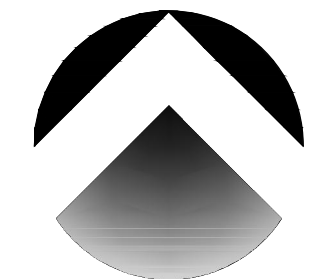
BXPUD-21.14

Pecan Ridge Estates
BLOCKS 1-8

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Posey Creek 151, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
ANGIE MARSHALL, MANAGER
10024 South Hudson Avenue
Tulsa, Oklahoma 74137
Phone: (918)698-6767

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L BUILDING LINE
B/U BUILDING LINE & UTILITY ESMT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
Δ DELTA ANGLE
DOC DOCUMENT
ESMT EASEMENT
ITB INITIAL TANGENT BEARING
LNA LIMITS OF NO ACCESS
ODE OVERLAND DRAINAGE ESMT
RES. RESERVE
R/W RIGHT-OF-WAY
S&DE STORM AND DRAINAGE ESMT
U/E UTILITY EASEMENT
1234 ADDRESS ASSIGNED
○ FOUND MONUMENT
● SET MONUMENT (SEE NOTE 2)

SUBDIVISION CONTAINS:

ONE-HUNDRED (100) LOTS
IN EIGHT (8) BLOCKS
WITH SIX (6) RESERVE AREAS
GROSS SUBDIVISION AREA: 42.551 ACRES

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby on _____

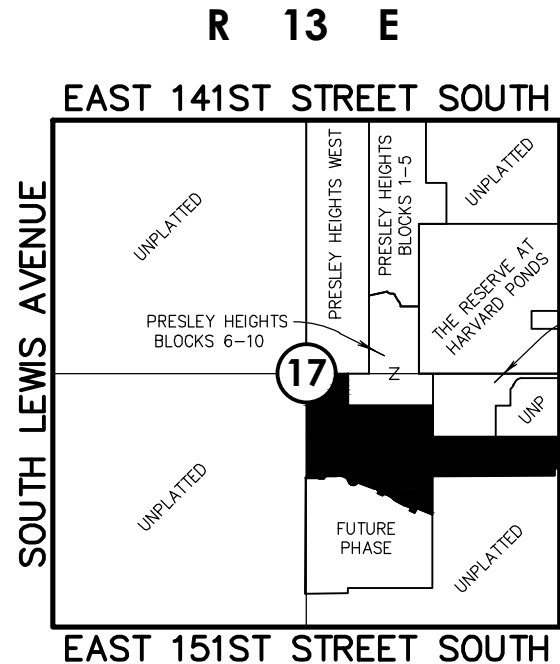
MAYOR—VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER—CITY CLERK

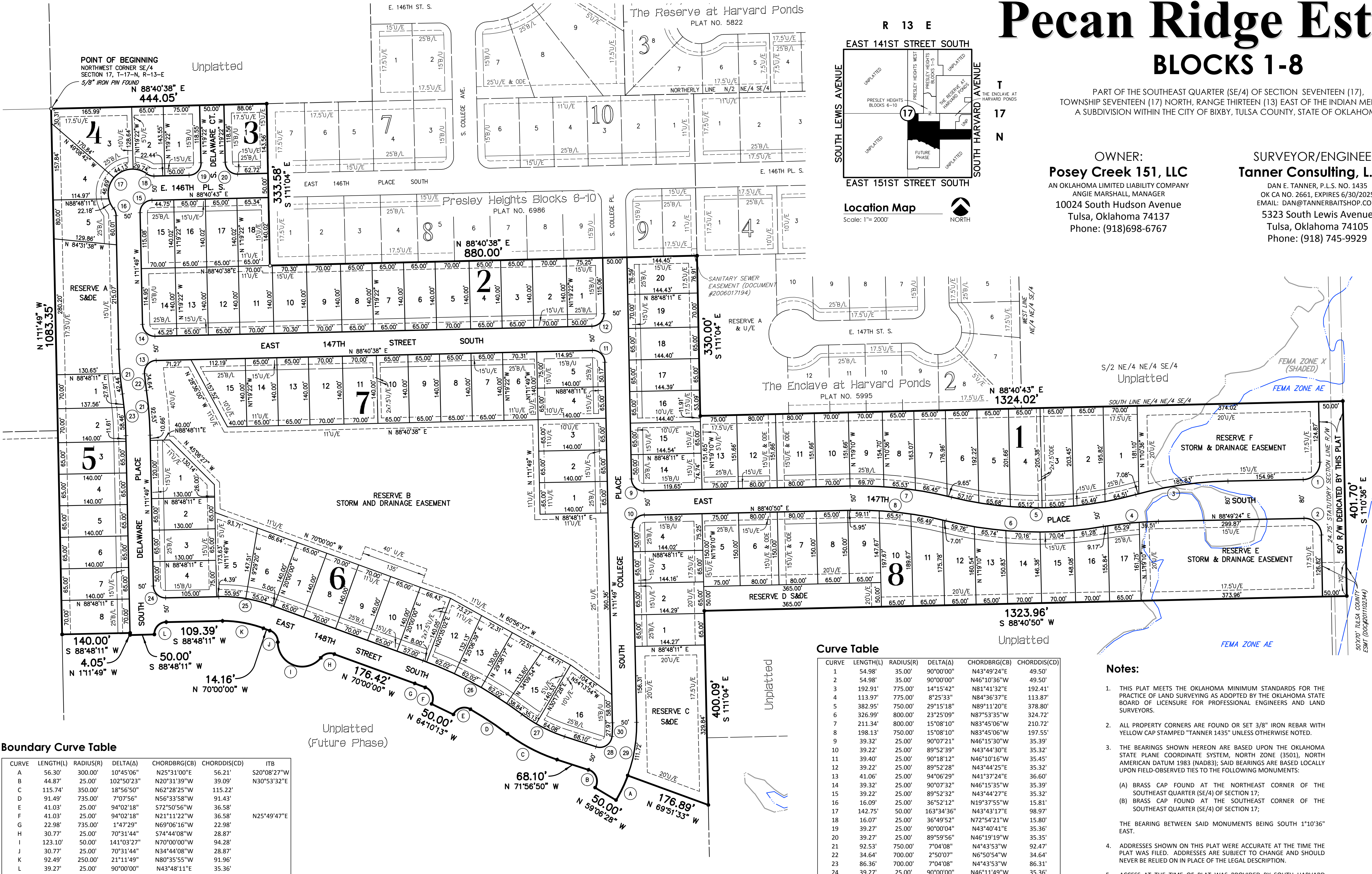
Pecan Ridge Estates Blocks 1-8

SHEET 1 OF 3



Location Map

Scale: 1"= 2000'



Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)	ITB
A	56.30'	300.00'	10°45'06"	N25°31'00"E	56.21'	S20°08'27"W
B	44.87'	25.00'	102°50'23"	N20°31'39"W	39.09'	N30°53'32"E
C	115.74'	350.00'	18°56'50"	N62°28'25"W	115.22'	
D	91.49'	735.00'	7°07'56"	N56°33'58"W	91.43'	
E	41.03'	25.00'	94°02'18"	S72°50'56"W	36.58'	
F	41.03'	25.00'	94°02'18"	N21°11'22"W	36.58'	N25°49'47"E
G	22.98'	735.00'	1°47'29"	N69°06'16"W	22.98'	
H	30.77'	25.00'	70°31'44"	S74°44'08"W	28.87'	
I	123.10'	50.00'	141°03'27"	N70°00'00"W	94.28'	
J	30.77'	25.00'	70°31'44"	N34°44'08"W	28.87'	
K	92.49'	250.00'	21°11'49"	N80°35'55"W	91.96'	
L	39.27'	25.00'	90°00'00"	N43°48'11"E	35.36'	

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	54.98'	35.00'	90°00'00"	N43°49'24"E	49.50'
2	54.98'	35.00'	90°00'00"	N46°10'36"W	49.50'
3	192.91'	775.00'	14°15'42"	N81°41'32"E	192.41'
4	113.97'	775.00'	8°25'33"	N84°36'37"E	113.87'
5	382.95'	750.00'	29°15'18"	N89°11'20"E	378.80'
6	326.99'	800.00'	23°25'09"	N87°53'35"W	324.72'
7	211.34'	800.00'	15°08'10"	N83°45'06"W	210.72'
8	198.13'	750.00'	15°08'10"	N83°45'06"W	197.55'
9	39.32'	25.00'	90°07'21"	N46°15'30"W	35.39'
10	39.22'	25.00'	89°52'39"	N43°44'30"E	35.32'
11	39.40'	25.00'	90°18'12"	N46°10'16"W	35.45'
12	39.22'	25.00'	89°52'28"	N43°44'25"E	35.32'
13	41.06'	25.00'	94°06'29"	N41°37'24"E	36.60'
14	39.32'	25.00'	90°07'32"	N46°15'35"W	35.39'
15	39.22'	25.00'	89°52'32"	N43°44'27"E	35.32'
16	16.09'	25.00'	36°52'12"	N19°37'55"W	15.81'
17	142.75'	50.00'	163°34'36"	N43°43'17"E	98.97'
18	16.07'	25.00'	36°49'52"	N72°54'21"W	15.80'
19	39.27'	25.00'	90°00'04"	N43°40'41"E	35.36'
20	39.27'	25.00'	89°59'56"	N46°19'19"W	35.35'
21	92.53'	750.00'	7°04'08"	N4°43'53"W	92.47'
22	34.64'	700.00'	2°50'07"	N6°50'54"W	34.64'
23	86.36'	700.00'	7°04'08"	N4°43'53"W	86.31'
24	39.27'	25.00'	90°00'00"	N46°11'49"W	35.36'
25	55.95'	300.00'	10°41'09"	N85°51'15"W	55.87'
26	232.91'	785.00'	17°00'00"	N61°30'00"W	232.06'
27	99.21'	300.00'	18°56'50"	N62°28'25"W	98.76'
28	44.87'	25.00'	102°50'23"	N56°37'59"E	39.09'
29	111.72'	300.00'	32°05'22"	N14°50'52"E	105.83'
30	27.97'	250.00'	6°24'37"	N2°00'29"E	27.96'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) BRASS CAP FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 17;
(B) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 17;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°10'36" EAST.

- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH HARVARD AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, AND BY EAST 146TH PLACE SOUTH AND SOUTH COLLEGE PLACE, BOTH BEING PUBLIC STREETS.

- ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

DATE OF PREPARATION: May 7, 2024

Conditional Final Plat

BXPUD-21.14

Pecan Ridge Estates
BLOCKS 1-8

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

POSEY CREEK 151, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER
REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING
DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF
SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE
THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF
OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID
TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE/4; THENCE NORTH
88°40'38" EAST AND ALONG THE NORTH LINE OF THE SE/4, FOR A DISTANCE OF
444.05 FEET TO THE NORTHWEST CORNER OF BLOCK SEVEN (7) OF "PRESLEY
HEIGHTS BLOCKS 6-10", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF
(PLAT NO. 6986); THENCE SOUTH 1°11'04" EAST AND ALONG THE WESTERLY
LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 333.58 FEET TO THE
SOUTHWEST CORNER THEREOF; THENCE NORTH 88°40'38" EAST AND ALONG
THE SOUTH LINE OF THE SUBDIVISION, FOR A DISTANCE OF 880.00 FEET TO THE
SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST
CORNER OF RESERVE A OF "THE ENCLAVE AT HARVARD PONDS", A SUBDIVISION
WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING
TO THE RECORDED PLAT THEREOF (PLAT NO. 5995); THENCE SOUTH 1°11'04"
EAST AND ALONG THE WEST LINE OF SAID RESERVE A, FOR A DISTANCE OF
330.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°40'43"
EAST AND ALONG AND THROUGH THE SOUTH LINE OF RESERVE A AND THE
SOUTH LINE OF BLOCK TWO (2) OF SAID SUBDIVISION, FOR A DISTANCE OF
1324.02 FEET TO A POINT ON THE EAST LINE OF SAID SE/4; THENCE SOUTH
1°10'36" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 401.70 FEET;
THENCE SOUTH 88°40'50" WEST FOR A DISTANCE OF 1323.96 FEET TO A POINT
ON THE EAST LINE OF THE WEST HALF (W/2) OF SAID SE/4; THENCE SOUTH
1°11'04" EAST AND ALONG SAID EAST LINE OF THE W/2 SE/4, FOR A DISTANCE
OF 400.09 FEET;

THENCE NORTH 69°51'33" WEST FOR A DISTANCE OF 176.89 FEET; THENCE
SOUTHWESTERLY ALONG A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE
RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 20°08'27" WEST, A
CENTRAL ANGLE OF 10°45'06", WITH A CHORD BEARING AND DISTANCE OF
SOUTH 25°31'00" WEST FOR 56.21 FEET, FOR AN ARC DISTANCE OF 56.30 FEET;
THENCE NORTH 59°06'28" WEST FOR A DISTANCE OF 50.00 FEET; THENCE
NORTHWESTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE
LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 30°53'32" EAST, A
CENTRAL ANGLE OF 102°50'23", WITH A CHORD BEARING AND DISTANCE OF
NORTH 20°31'39" WEST FOR 39.09 FEET, FOR AN ARC DISTANCE OF 44.87 FEET
TO A POINT OF TANGENCY; THENCE NORTH 71°56'50" WEST FOR A DISTANCE
OF 68.10 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A
350.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
18°56'50", WITH A CHORD BEARING AND DISTANCE OF NORTH 62°28'25" WEST
FOR 115.22 FEET, FOR AN ARC DISTANCE OF 115.74 FEET TO A POINT OF
REVERSE CURVATURE; THENCE ALONG A 735.00 FOOT RADIUS CURVE TO LEFT,
HAVING A CENTRAL ANGLE OF 7°07'56", WITH A CHORD BEARING AND
DISTANCE OF NORTH 56°33'58" WEST FOR 91.43 FEET, FOR AN ARC DISTANCE
OF 91.49 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A
25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
94°02'18", WITH A CHORD BEARING AND DISTANCE OF SOUTH 72°50'56" WEST
FOR 36.58 FEET, FOR AN ARC DISTANCE OF 41.03 FEET; THENCE NORTH
64°10'13" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY
ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN
INITIAL TANGENT BEARING OF NORTH 25°49'47" EAST, A CENTRAL ANGLE OF
94°02'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 21°11'22" WEST
FOR 36.58 FEET, FOR AN ARC DISTANCE OF 41.03 FEET TO A POINT OF
COMPOUND CURVATURE;

THENCE ALONG A 735.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A
CENTRAL ANGLE OF 1°47'29", WITH A CHORD BEARING AND DISTANCE OF
NORTH 69°06'16" WEST FOR 22.98 FEET, FOR AN ARC DISTANCE OF 22.98 FEET
TO A POINT OF TANGENCY; THENCE NORTH 70°00'00" WEST FOR A DISTANCE
OF 176.42 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT
RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°31'44", WITH A
CHORD BEARING AND DISTANCE OF SOUTH 74°44'08" WEST FOR 28.87 FEET,
FOR AN ARC DISTANCE OF 30.77 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A
CENTRAL ANGLE OF 141°03'27", WITH A CHORD BEARING AND DISTANCE OF
NORTH 70°00'00" WEST FOR 94.28 FEET, FOR AN ARC DISTANCE OF 123.10 FEET
TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS
CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD
BEARING AND DISTANCE OF SOUTH 43°48'11" WEST FOR 35.36 FEET, FOR AN
ARC DISTANCE OF 30.77 FEET TO A POINT OF TANGENCY; THENCE NORTH
70°00'00" WEST FOR A DISTANCE OF 14.16 FEET TO A POINT OF CURVATURE;
THENCE ALONG A 250.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A
CENTRAL ANGLE OF 21°11'49", WITH A CHORD BEARING AND DISTANCE OF
NORTH 80°35'55" WEST FOR 91.96 FEET, FOR AN ARC DISTANCE OF 92.49 FEET
TO A POINT OF TANGENCY; THENCE SOUTH 88°48'11" WEST FOR A DISTANCE OF
109.39 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS
CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", WITH A CHORD
BEARING AND DISTANCE OF SOUTH 43°48'11" WEST FOR 35.36 FEET, FOR AN
ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 88°48'11" WEST FOR A DISTANCE
OF 50.00 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 4.05 FEET;
THENCE SOUTH 88°48'11" WEST FOR A DISTANCE OF 140.00 FEET TO A POINT
ON THE WEST LINE OF THE SE/4; THENCE NORTH 1°11'49" WEST AND ALONG

SAID WEST LINE, FOR A DISTANCE OF 1083.35 FEET TO THE POINT OF
BEGINNING;

SAID TRACT CONTAINING 1,853,535 SQUARE FEET OR 42.551 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983
(NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO
THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST
QUARTER (SE/4) OF SECTION 17;
- (2) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST
QUARTER (SE/4) OF SECTION 17;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°10'36" EAST.

POSEY CREEK 151, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE
ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED,
CONVEYED, DEDICATED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS AND
STREETS AND HAS DESIGNATED THE SAME AS "PECAN RIDGE ESTATES BLOCKS 1-8", A
SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE
"SUBDIVISION").

SECTION I. - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO
THE PUBLIC FOR PUBLIC USE THE STREETS AS DEPICTED ON THE ACCOMPANYING
PLAT AND FURTHER DEDICATES TO THE PUBLIC FOR PUBLIC USE THE UTILITY
EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTL" OR "UTILITY
EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING,
OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC
UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES,
ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES,
TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES,
VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER
APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER,
AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID,
TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS;
PROVIDED, HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO
CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPLACE WATERLINES AND SEWER
LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH
CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, AND REPLACING OVER,
ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR
THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA
INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE
COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND
SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER
OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE STREETS AND UTILITY
EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE,
OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE
ABOVE SET FORTH USES AND PURPOSES OF A STREET OR EASEMENT SHALL BE
PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED, HOWEVER, NOTHING
HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING
AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

1. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND
CABLE. ALL SUPPLY LINES, INCLUDING ELECTRIC, COMMUNICATION, AND GAS
LINES, SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS
DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF
THE PUBLIC STREETS, AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE
PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY
VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE
SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR
TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND
CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT, UPON THE
INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE
SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE,
PERMANENT, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE
LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE
SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER
TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH
THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS
TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED
FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING,
MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE
UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED
BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF
THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL
PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY
WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS

FACILITIES. THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF
SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR
SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE
BY THE SUPPLIERS OF WATER, SEWER, ELECTRIC, COMMUNICATION, AND GAS
SERVICES, AND THE OWNERS OF EACH LOT WITHIN THE SUBDIVISION AGREE
TO BE BOUND HEREBY.
- C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE
PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS,
AND STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND
SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY
WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN,
OR STORM SEWER FACILITY. WITHIN THE UTILITY EASEMENT AREAS DEPICTED
ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE
CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A
PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR
ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SAID MAINS
OR FACILITIES, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OR
RESERVE AREA OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING
VALVE BOXES, FIRE HYDRANTS, AND MANHOLES, SHALL BE ADJUSTED TO THE
ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA
OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS OR
DESIGNATED CONTRACTORS, MAY MAKE SUCH ADJUSTMENT AT SUCH
OWNER'S EXPENSE.

2. CREEK COUNTY RURAL WATER DISTRICT NO. 2, OR ITS SUCCESSORS, SHALL BE
RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT
THE OWNER OF EACH LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR
RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE
LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.
3. THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR
ORDINARY MAINTENANCE OF PUBLIC SANITARY SEWER MAINS AND STORM
SEWER FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA SHALL
PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR
NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH
OWNER'S AGENTS OR CONTRACTORS.
4. CREEK COUNTY RURAL WATER DISTRICT NO. 2 AND THE CITY OF BIXBY, OR
THEIR RESPECTIVE SUCCESSORS, THROUGH THEIR RESPECTIVE PROPER AGENTS
AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR
EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR PROVIDED
FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING,
MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND
WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. ALL WATER LINES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY
CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND
CONDITIONS OF THE MAINTENANCE BOND OF WHICH CREEK COUNTY RURAL
WATER DISTRICT NO. 2 IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE,
THE OWNER/DEVELOPER SHALL ASSIST CREEK COUNTY RURAL WATER DISTRICT NO.
2 IN COORDINATION AND FACILITATION WITH THE APPROPRIATE
CONTRACTOR.
6. ALL SANITARY SEWER LINES AND STORM SEWER FACILITIES SHALL BE
MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF
AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE
MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF
ANY REPAIR ISSUES ARISE, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF
BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE
CONTRACTOR.

D. SURFACE DRAINAGE

1. EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN
UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS
AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS
AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE
CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD
IMPAIR THE DRAINAGE OF STORM OR SURFACE WATERS OVER AND ACROSS
SUCH OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS
SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, THE
HOMEOWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV. (THE
"ASSOCIATION"), AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE
FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND
PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF
UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS,

COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT
AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE
CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL
USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. STORM AND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER HEREBY ESTABLISHES AND DEDICATES TO THE PUBLIC
PERPETUAL AND NON-EXCLUSIVE STORM AND DRAINAGE EASEMENTS ON,
OVER AND ACROSS RESERVES A, B, C, D, E, AND F, AS DEPICTED ON THE
ACCOMPANYING PLAT, FOR THE PURPOSES OF PERMITTING THE FLOW,
CONVEYANCE, DETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM
THE VARIOUS LOTS WITHIN THE SUBDIVISION, AND FROM PROPERTIES
OUTSIDE OF THE SUBDIVISION.
2. THE STORMWATER DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN
STORM AND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE
WITH ADOPTED STANDARDS OF THE CITY OF BIXBY, AND PLANS AND
SPECIFICATIONS APPROVED BY THE CITY OF BIXBY ENGINEERING DEPARTMENT.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR
MAINTAINED IN STORM AND DRAINAGE EASEMENTS NOR SHALL THERE BE
ANY ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENTS UNLESS
APPROVED BY THE CITY OF BIXBY ENGINEERING DEPARTMENT.

4. THE STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES SHALL
BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO
THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE
THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE LOTS OR RESERVE AREAS
CONTAINING THE EASEMENTS ARE CONVEYED TO THE HOMEOWNERS'
ASSOCIATION, WHICH ASSOCIATION SHALL THEREUPON ASSUME
MAINTENANCE RESPONSIBILITIES. MAINTENANCE OF THE EASEMENT AREAS
SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED
STORMWATER DRAINAGE, DETENTION, AND RETENTION FUNCTIONS,
INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS
AND SILTATION, AND THE OWNER OF THE LOT OR RESERVE AREA CONTAINING
SUCH EASEMENT SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE
WITHIN THE EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING
MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF
FOUR (4) WEEKS, OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION
AND REPLACED IF DAMAGED.
 - THE EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS
SHALL BE PERFORMED TWICE YEARLY.

4. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE
STORM AND DRAINAGE EASEMENT INCLUDING, WITHOUT LIMITATION,
RESERVES A THROUGH F, INCLUSIVE, SHOULD FAIL TO PROPERLY MAINTAIN
THE DETENTION, RETENTION, OR OTHER DRAINAGE FACILITIES OR, IN THE
EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION
OF GRADE WITHIN THE EASEMENT AREA, THE CITY OF BIXBY, OKLAHOMA, OR
ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND
PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE,
DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY
OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND
THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE LOT OR RESERVE
AREA SUBJECT TO THE EASEMENT, WHICH SHALL BE THE HOMEOWNERS'
ASSOCIATION UPON CONVEYANCE OF THE EASEMENT AREA OR LOT OR
RESERVE AREA CONTAINING SAME TO THE ASSOCIATION. IN THE EVENT THE
OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT FAILS TO
PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE
AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA,
MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS
OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN
AGAINST THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE
EASEMENT, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH
BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH
METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY. A LIEN
ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY,
OKLAHOMA.

SECTION II. - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE
SUBDIVISION, RESERVE AREAS A, B, C, D, E, AND F ARE HEREBY ESTABLISHED FOR
VARIOUS PURPOSES INCLUDING STORMWATER DRAINAGE AND DETENTION, ENTRY
FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, UTILITIES, OPEN
SPACE, PRIVATE PARK, AND OTHER PRIVATE RECREATIONAL USES AND FACILITIES
AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND ARE RESERVED
FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION (AS DEFINED BELOW),
FORMED PURSUANT TO SECTION IV. HEREOF. IN ADDITION TO THE OWNERS OF
THE LOTS IN THE SUBDIVISION, SUCH RESERVE AREAS, THE PRIVATE FACILITIES AND
IMPROVEMENTS, ARE INTENDED TO BE AND ARE HEREBY DECLARED TO BE AND
ARE RESERVED FOR USE BY THE OWNERS OF THE LOTS WITHIN ADDITIONAL
SUBDIVISION(S) THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS MAY DEVELOP

FROM TIME TO TIME. ALL THE OWNERS OF THE LOTS WITHIN SUCH ADDITIONAL
SUBDIVISION(S) SHALL BE MEMBERS OF THE ASSOCIATION AND SHALL
CONTRIBUTE ON THE SAME PER LOT BASIS, AS THE OWNERS OF THE LOTS IN THE
SUBDIVISION, TO THE MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT
OF SUCH COMMON AREAS, THE PRIVATE FACILITIES AND IMPROVEMENTS.

B. RESERVES A, B, C, AND D

RESERVES A, B, C, AND D, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE
ESTABLISHED FOR THE PURPOSES OF PROVIDING STORMWATER DRAINAGE AND
DETENTION, UTILITIES, OPEN SPACE, PRIVATE PARK, AND OTHER PRIVATE
RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY,
OKLAHOMA, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE
ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV.
HEREOF, FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF
THE RESERVE AREAS, PRIVATE IMPROVEMENTS, AND OTHER COMMON AREAS OF
THE SUBDIVISION.

C. RESERVES E AND F

RESERVES E AND F, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE
ESTABLISHED FOR THE PURPOSES OF INCLUDING STORMWATER DRAINAGE AND
DETENTION, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING,
UTILITIES, OPEN SPACE, PRIVATE PARK, AND OTHER PRIVATE RECREATIONAL USES
AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND
ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION (AS DEFINED
BELOW), TO BE FORMED PURSUANT TO SECTION IV. HEREOF, FOR THE PURPOSES
OF THE ADMINISTRATION AND MAINTENANCE OF THE RESERVE AREAS, PRIVATE
IMPROVEMENTS, AND OTHER COMMON AREAS OF THE SUBDIVISION.

D. MAINTENANCE

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING
MAINTENANCE OF PRIVATE IMPROVEMENTS AND RECREATIONAL FACILITIES
LOCATED THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF,
WHICH SHALL BE THE ASSOCIATION (AS DEFINED BELOW) AS PROVIDED IN
SECTION IV. HEREOF, UPON CONVEYANCE OF SUCH RESERVE AREA BY THE
OWNER/DEVELOPER TO THE ASSOCIATION.
2. ALL COMMON SPACE WITHIN ALL RESERVE AREAS, INCLUDING ENTRY
FEATURES AND AREAS OF GRASS, AND THE GRASS-COVERED AREAS OF THE
ADJACENT SOUTH HARVARD AVENUE RIGHT-OF-WAY, SHALL BE MAINTAINED
AS TO SCHEDULE AND STANDARD OF CARE AS DETERMINED APPROPRIATE BY
THE ASSOCIATION (AS DEFINED BELOW). AT A MINIMUM, THE GRASS-COVERED
AREAS OF THE RESERVE AREAS AND ADJACENT RIGHT-OF-WAY SHALL BE
MOWED EVERY 7 - 10 DAYS DURING THE GROWING SEASON.
3. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO MAINTAIN SUCH RESERVE
AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY
ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND
THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE
THE ASSOCIATION (AS DEFINED BELOW), AS SET FORTH IN SECTION IV. HEREIN,
UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION, IN THE
EVENT THE RESERVE AREA OWNER FAILS TO TIMELY PAY THE COSTS OF SAID
MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF
A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY
MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER
THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE
GEOGRAPHIC JURISDICTION OF THE ASSOCIATION (AS DEFINED BELOW),
PROVIDED, HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT
LOT'S PRO RATA PORTION OF THE COSTS; OR THE CITY OF BIXBY PUBLIC
WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE
RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION
SHALL BE DETERMINED BY THE CITY OF BIXBY. A LIEN AS PROVIDED
IMMEDIATELY ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

E. INDEMNIFICATION OF OWNER AND CITY

EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE
ASSOCIATION (AS DEFINED BELOW) AGREES TO HOLD HARMLESS THE DEVELOPER
AND THE CITY OF BIXBY, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES,
FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION
WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS
CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT
NEITHER THE CITY OF BIXBY NOR THE DEVELOPER SHALL BE LIABLE TO THE LOT OR
RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION (AS
DEFINED BELOW) OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE
TO PERSON OR PROPERTY CAUSED BY ACTION, OMMISSION OR NEGLIGENCE OF ANY
LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE
ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Conditional Final Plat

BXPUD-21.14

Pecan Ridge Estates
BLOCKS 1-8

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SECTION III. - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-21.14 ("POSEY CREEK 151") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-21.14 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON JANUARY 18, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 24, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2384) APPROVED JANUARY 24, 2022, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE DEVELOPER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-21.14, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-21.14 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON JANUARY 24, 2022.

B. DEVELOPMENT STANDARDS

GROSS LAND AREA:	3,220,342 SF	73.929 AC
NET LAND AREA:	3,216,842 SF	73.849 AC
PERMITTED USES:	USE UNIT 6 DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.	
MAXIMUM NUMBER OF LOTS:	197	
MINIMUM LOT WIDTH†:	65 FT; MAXIMUM 20% OF LOTS MAY BE 60 FT	
MINIMUM LOT SIZE:	6,900 SF	
MINIMUM LAND AREA PER DWELLING UNIT:	8,400 SF *	
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT **	
OFF-STREET PARKING AND YARD COVERAGE:	MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.	
MINIMUM LIVABILITY SPACE:	4,000 SF ***	
MINIMUM YARD SETBACKS:	FRONT YARD: 25 FT REAR YARD: 20 FT SIDE YARD (INTERIOR): 5 FT SIDE YARD ABUTTING A STREET: 10 FT DWELLING; 20 FT GARAGE	
OTHER BULK AND AREA REQUIREMENTS:	AS REQUIRED WITHIN THE RS-3 DISTRICT	
MINIMUM DWELLING SIZE:	1,700	
FIRST FLOOR EXTERIOR MATERIALS:	10% MASONRY ****	

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

**** MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, AND STUCCO. MINIMUM MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

C. ACCESS AND CIRCULATION

AS DESIGNED, THE SUBDIVISION WILL HAVE ITS PRINCIPAL POINT OF ACCESS ON SOUTH HARVARD AVENUE NEAR THE CENTER OF ITS FRONTAGE. TWO (2) STREET CONNECTIONS ARE PROPOSED TO STUB STREETS IN PRESLEY HEIGHTS BLOCKS 6-10 AND AN ADDITIONAL CONNECTION IS PROPOSED TO THE PLANNED STUB STREET IN PRESLEY HEIGHTS WEST. RIGHT-OF-WAY WILL BE DEDICATED FOR THE SOUTH HARVARD AVENUE ARTERIAL STREET FRONTAGE. ALL OTHER STREETS WITHIN THE SUBDIVISION WILL BE LOCAL, MINOR RESIDENTIAL STREETS.

STREETS SERVING POSEY CREEK 151 ARE PROPOSED TO BE PUBLIC, BUT WILL HAVE THE OPTION OF PRIVATE, GATED STREETS, PER THIS PUD. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED STREETS WITH REDUCED WIDTH RIGHTS-OF-WAY. ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

WITHIN THE BOUNDARY OF THE PUD, SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT.

D. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE ARTERIAL STREET FRONTAGE AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. ENTRY SIGNAGE WILL BE INTEGRATED WITH THE LANDSCAPED ENTRIES AND CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. SIGNAGE SHALL OTHERWISE COMPLY WITH THE BIXBY ZONING CODE.

E. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

F. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV. - HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, A NOT-FOR-PROFIT CORPORATE ENTITY, AN ASSOCIATION (THE "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION") COMPRISED OF ALL OWNERS OF LOTS WITHIN "PECAN RIDGE ESTATES BLOCKS 1-8", AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY BE SUBSEQUENTLY MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION, WHICH ASSOCIATION IS ESTABLISHED AND FORMED (OR TO BE ESTABLISHED AND FORMED) FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, RESERVE AREAS, AND OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR THE PURPOSE OF ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THIS SUBDIVISION, AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION AND MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND FILED OF RECORD BY THE OWNER/DEVELOPER. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. - ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEES, TRANSFEREES, SUCCESSORS, AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED. IF ANY LOT OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT WITHIN THE SUBDIVISION TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION V. ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR LOTS TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PUD RESTRICTIONS RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-21.14 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-21.14 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS WITHIN SECTION II. RESERVE AREAS AND SECTION IV. HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN PECAN RIDGE ESTATES BLOCKS 1-8 OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION II. OR IV. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, IN THE EVENT OF A CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL GOVERN. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED HEREIN BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE, OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER/DEVELOPER, THE FAILURE OF THE OWNER/DEVELOPER OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY RESTRICTION, COVENANT, OR CONDITION AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS, COVENANTS, OR CONDITIONS.

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF BIXBY ZONING CODE AS THE SAME EXISTED ON JANUARY 24, 2022, OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

POSEY CREEK 151, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
[TITLE]

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF POSEY CREEK 151, LLC TO THE FOREGOING INSTRUMENT, AS ITS _____ AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF POSEY CREEK 151, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES

NOTARY PUBLIC



CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "PECAN RIDGE ESTATES BLOCKS 1-8", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.



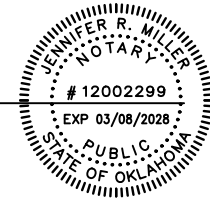
BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2024, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES

NOTARY PUBLIC





CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Planning Commission

From: Gwen Plante, Assistant City Planner

Date: June 17, 2024

RE: **RE-ZONE** | (BXZO-24.02) Agriculture (AG) to
Residential Single-family (RS-2)

PLANNED UNIT DEVELOPMENT
(BXPUD 24.02) *SPARTAN CROSSINGS*

Applicant | Tanner Consulting

REQUEST: Discussion and review of the following:

Zoning Changes:

- Rezone from (AG) Agriculture to (RS-2) Residential Single Family.
- Planned Unit Development (BXPUD 24.02) discussion and approval for *Spartan Crossings*

LOCATION: Located south of 161st Street South, approximately ¼ mile
East of South Sheridan Road.
6900-Block of East 161st Street South.

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2) Residential Single Family with Planned Unit
Development.

ACRES: +/- 112.481 acres

STR:

Section 26, Township 17N, Range 13E

Development Standards

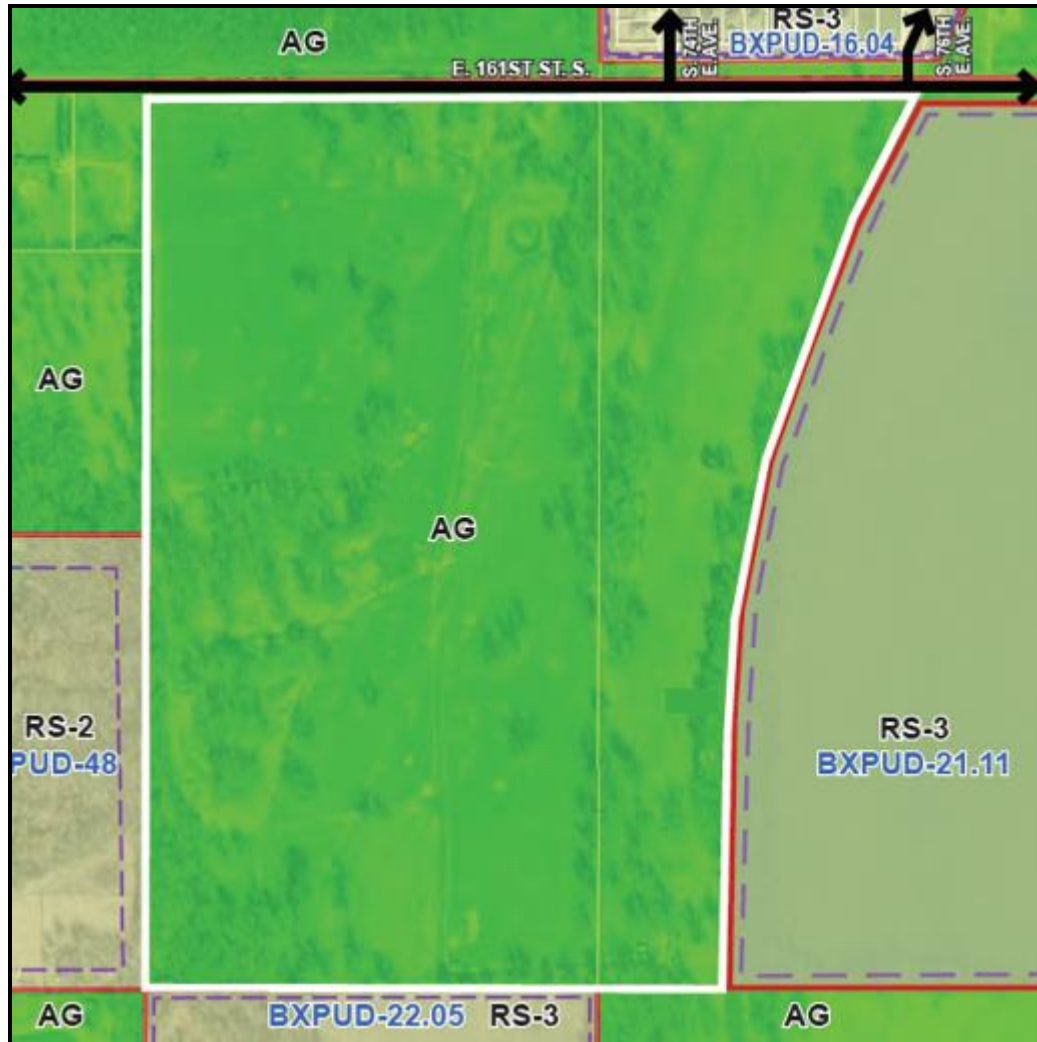
	Code for RS-2	PUD
<i>Maximum Number of Dwellings</i>	450	277
<i>Minimum Lot Width</i>	75 ft.	60 ft.
<i>Minimum Lot Size</i>	9,000 SF	6,900 SF
<i>Minimum Land Area per DU</i>	10,875 SF	10,875 SF
<i>Maximum Building Height</i>	3 stories or 48 ft.	2 stories and 35 ft.
<i>Minimum Yard Setbacks:</i>		
- <i>Front Yard</i>	30 ft.	20 ft.
- <i>Rear Yard</i>	25 ft.	15 ft.
- <i>Side Yard (Interior)</i>	10/5 ft.	5 ft.
- <i>Side Yard Abutting a Street</i>		15 ft.
- <i>Garage Facing Side Yard Street</i>		20 ft.
<i>Minimum Dwelling Size</i>	1,700 SF	
<i>Other Bulk and Area Requirements</i>	As required within RS-2 District	
<i>First Floor Exterior Materials</i>	75% Masonry****	

**** Masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Masonry shall be applied to a minimum of three (3) building sides. Minimum masonry percentages shall exclude windows, doors, and beneath covered patios and porches.

Figure 1: Conceptual Site Plan



Figure 2: Existing zoning for surrounding areas.

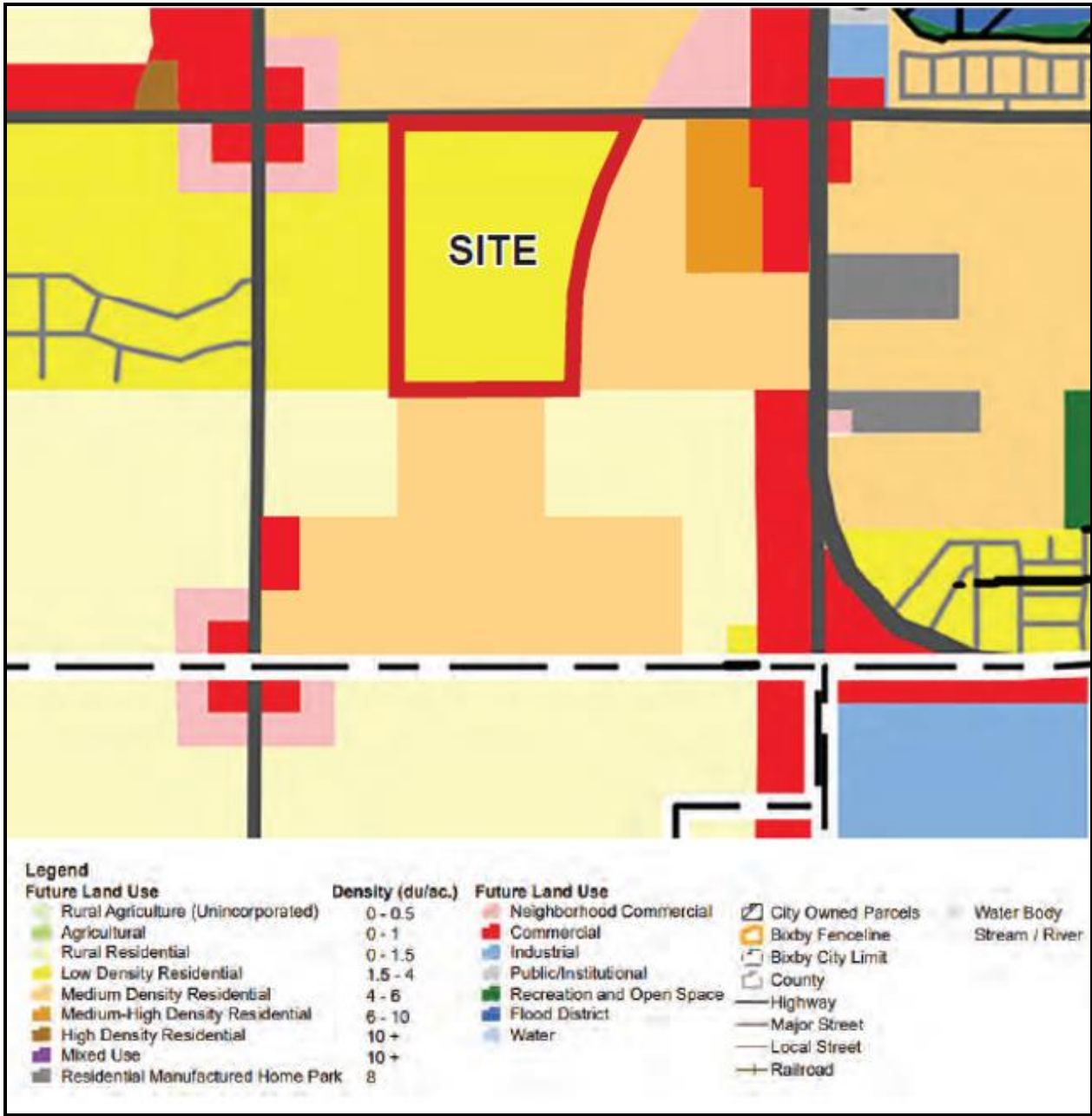


SURROUNDING ZONING AND LAND USE:

North: (AG) Agriculture, Residential Single-Family (RS-2)
PUD 16.04
West: (AG) Agriculture, Residential Single Family (RS-2) PUD 48
South: (AG) Agriculture, Residential Single Family (RS-3)
BXPUD 22.05
East: (AG) Agriculture, Residential Single Family (RS-3)
BXPUD 21.11

EXISTING COMPREHENSIVE PLAN:

Figure 3: Comprehensive Plan 2030 Future Land Use Designation



PUBLIC INPUT: No comments were given at the time of this report.

STAFF COMMENTS:

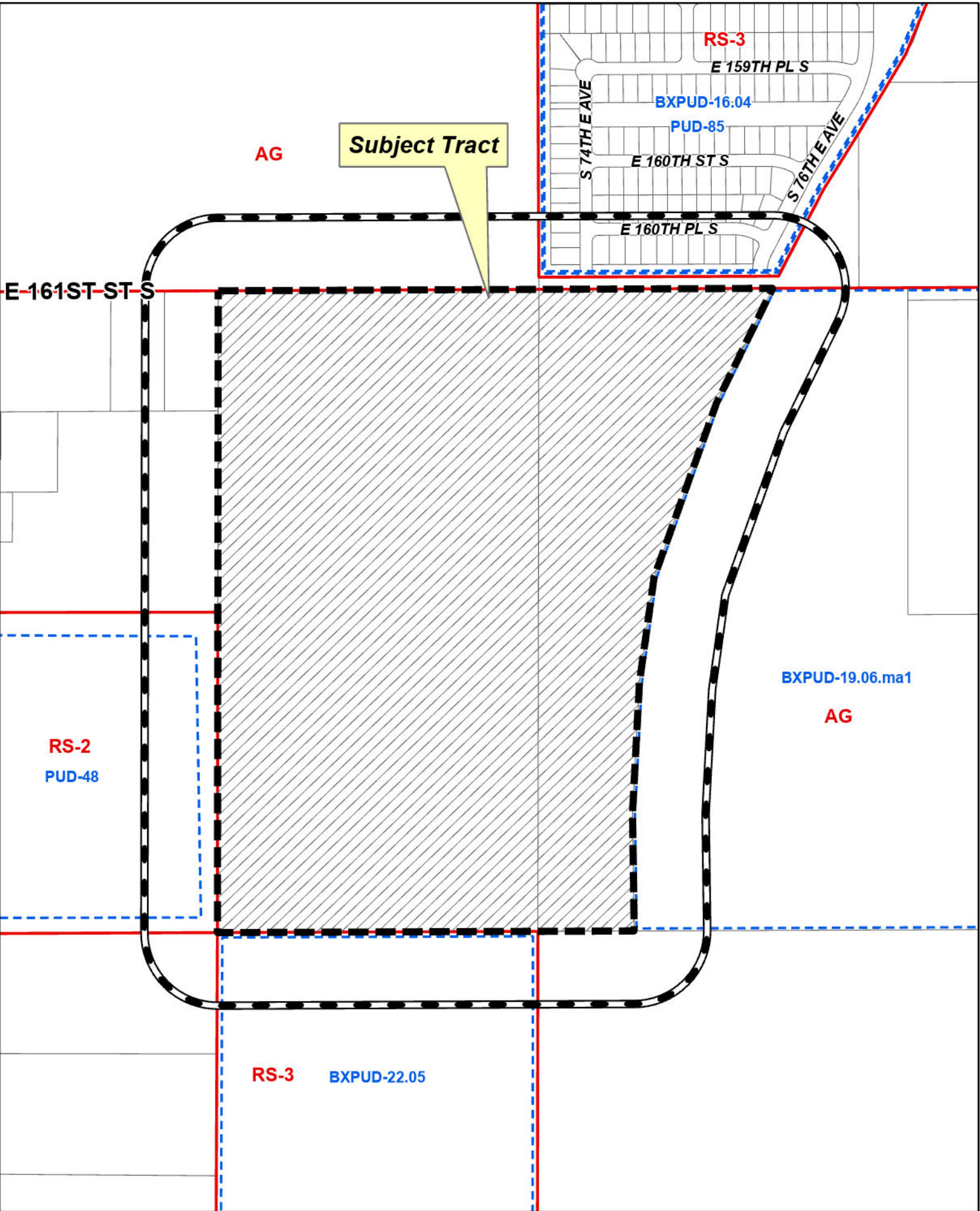
City Staff has reviewed the PUD information, and the comments are listed below as follows:

1. Staff recognizes that the proposed PUD standards do not align with the bulk and area requirements for RS-2 zoning. The PUD standards that are listed reflect RS-3 zoning. The requested re-zone of RS-2 aligns with the Comprehensive Plan.
2. Cementitious fiber is an approved alternative, and the masonry shall be applied to at least three (3) sides.
3. Staff recommends setting the rear yard setbacks to a minimum of 17.5 feet to incorporate the utility easement.

ATTACHMENTS:

Figure 1: Conceptual Site Plan
Figure 2: Existing Zoning
Figure 3: Comprehensive Plan 2030

Attachments: Planned Unit Development

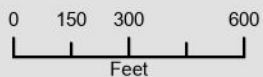


300' Radius



Subject
Tract

BXZO 24.02
BXPUD 24.02



26 17-13



Spartan Crossings

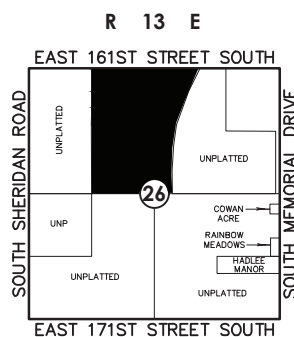
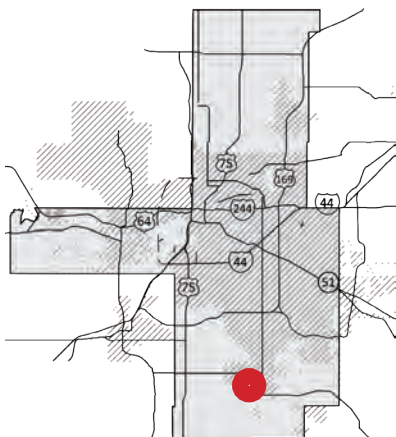
A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 112.481 ACRES
 LOCATED AT THE SOUTH OF EAST 161ST STREET SOUTH BETWEEN SOUTH SHERIDAN ROAD AND SOUTH MEMORIAL DRIVE
 CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



MAY 7, 2024

OWNER/DEVELOPER:
 SPARTAN CROSSINGS, LLC
 C/O BRIAN GREEN
 5420 S 99TH E. AVE.
 TULSA, OK 74145
 918-298-6700

APPLICANT/CONSULTANT:
 TANNER CONSULTING LLC
 C/O ERIK ENYART
 5323 S LEWIS AVE
 TULSA, OK 74105
 EENYART@TANNERBAITSHOP.COM



Location Map

Scale: 1"= 2000'



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I. PROPERTY DESCRIPTION

Spartan Crossings consists of 112.481 acres located $\frac{1}{4}$ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

PER WARRANTY DEED DATED THE 20TH DAY OF DECEMBER, 2023 AND FILED OF RECORD DECEMBER 22, 2023 AS DOCUMENT NUMBER 2023106049 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA:

THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NE/4; THENCE NORTH 88°33'21"EAST AND ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 960.62 FEET; THENCE SOUTH 24°56'19"WEST A DISTANCE OF 525.00 FEET; THENCE SOUTH 18°32'19" WEST A DISTANCE OF 760.00 FEET; THENCE SOUTH 06°47'18" WEST A DISTANCE OF 435.00 FEET; THENCE SOUTH 01°53'18"WEST A DISTANCE OF 537.00 FEET; THENCE SOUTH 01°57'28" EAST A DISTANCE OF 485.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NE/4 ; THENCE SOUTH 88°36'36"WEST AND ALONG THE SOUTH LINE OF THE NE/4 A DISTANCE OF 394.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°06'23"WEST AND ALONG THE WEST LINE OF THE NE/4 A DISTANCE OF 2636.38 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 4,899,672 SQUARE FEET OR 112.481 ACRES.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

Spartan Crossings is a single-family residential Planned Unit Development (PUD) of 112.481 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma. Situated at the foothills east of Sheridan Road, the land crosses between uplands to the west and the historically farmed lowlands to the east. Ultimately, Spartan Crossings is planned to preserve roughly half of the land area for stormwater drainage, detention, and neighborhood amenities. The developable land will be elevated as required for removal from the regulatory floodplain, and the design will conform to the regional master drainage plan. The vast open spaces are conceptually designed to facilitate existing drainage patterns flowing northeasterly, crossing 161st Street South, along a tributary of Bixby Creek, provide floodplain compensatory storage, and preserve potentially environmentally sensitive land features. The conceptually planned open space network is connected to existing and proposed open spaces in Conrad Farms (Conrad Village) to the north, “Ellis Ranch” to the east, and “The Preserve” to the south. To the northeast of the site, the Bixby Creek right-of-way is identified as a trail corridor on both the City of Bixby 2018 Comprehensive Plan’s “Trails” map Figure 4-2 and the “GO Plan,” the Tulsa Regional Bicycle and Pedestrian Master Plan. Crossing 161st Street South at the site’s northeast corner, Spartan Crossing’s linear open space network connects with existing open spaces and sidewalks along 76th East Avenue and Reserve A of Conrad Farms (Conrad Village) allowing for future regional trail connections. The intersection of 161st Street South and Memorial Drive is becoming a major crossroads in south Bixby, serving the area’s growing neighborhoods and providing access to the central campuses of Bixby Public Schools to the east and the Downtown River District to the northeast.

As outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application (BXZO _____) has been filed, which proposes to rezone the site from AG Agricultural District to RS-2 Residential Single-Family Medium Density District. Existing zoning is reflected on Exhibit F and proposed zoning is reflected on Exhibit G of this PUD.

The residential densities as proposed by this PUD are in accordance with the existing “Low Density Residential” Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map. Exhibit H is an excerpt of the existing Future Land Use map including the site. To better align the proposed land uses and intensities and densities, and in accordance with previous guidance from Planning Staff, a companion application (BXCP 24.01) was filed for Minor Amendment to the Comprehensive Plan to redesignate the map from “Low Density Residential” to Medium Density Residential”. On March 18, 2024, the Bixby Planning Commission unanimously recommended approval of BXCP 24.01 along with the initial RS-3 rezoning (BXZO 24.02) and Planned Unit Development (BXPUD 24.02) applications. The cases were Continued from the March 25, 2024 City Council meeting to April 08, 2024, because they were to follow on the agenda after a controversial Comprehensive Plan Amendment application for another development. However, on April 08, 2024, the Bixby City Council denied the Comprehensive Plan Amendment and took no action on BXZO 24.02 or BXPUD 24.02. Due to the exceptionally large areas to be preserved as open space, RS-2 zoning, which is in accordance with the existing “Low Density Residential” designation, is more than adequate to cover the densities proposed by this PUD and shown on the Exhibit B “Conceptual Site Plan.”

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, “Aerial Photography & Boundary Depiction.” The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit at least 450 dwelling units with the proposed RS-2 underlying zoning, this PUD will restrict the development to 277 dwelling units. The Exhibit B “Conceptual Site Plan” only reflects 241 lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (minimum dwelling size and masonry requirements, requirements for minimum open space preservation for neighborhood amenities, etc.) than could otherwise be permitted under the existing Zoning Code provisions.

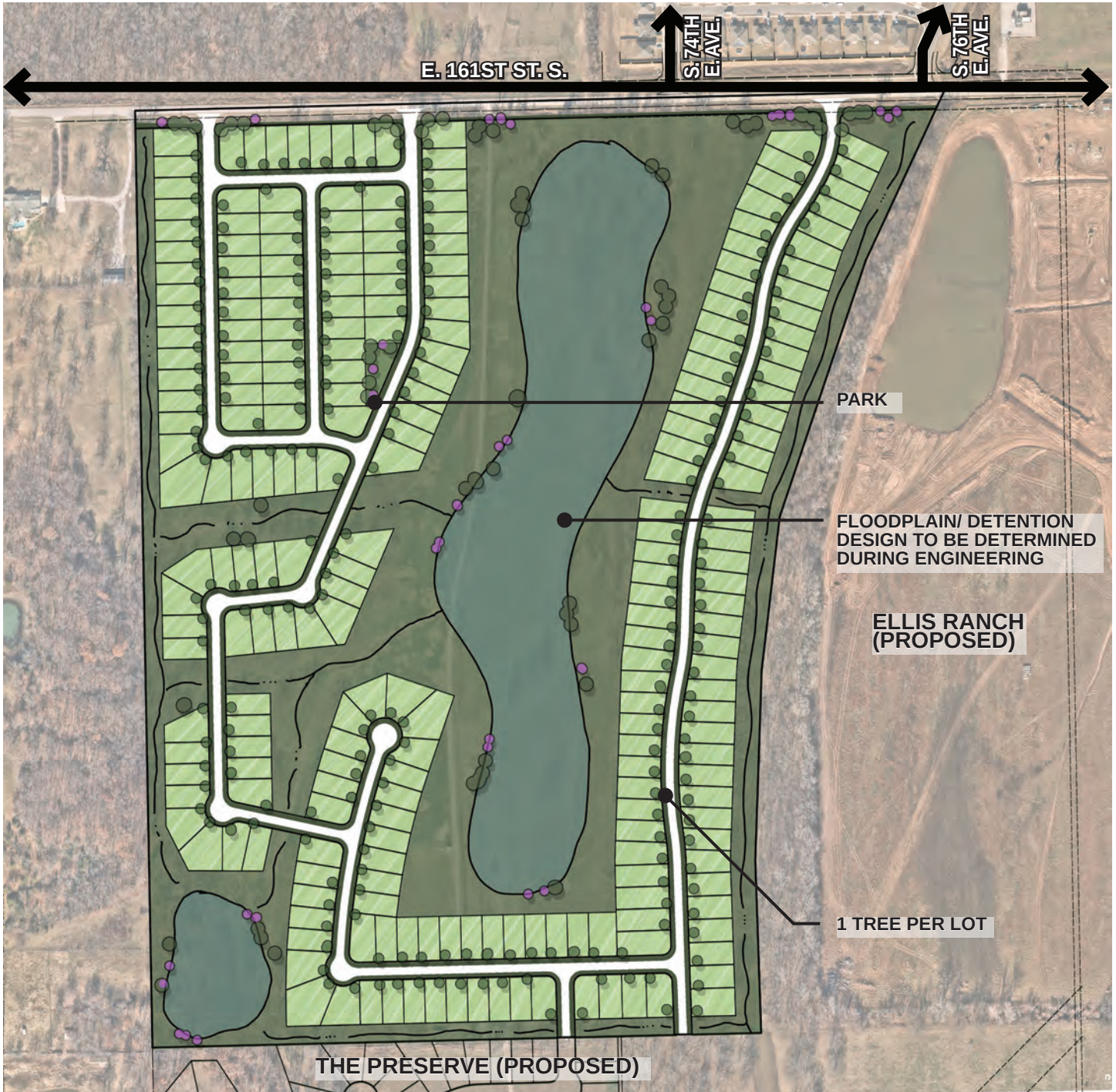
AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED



Spartan Crossings

EXHIBIT B

CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT DATED MAY 7, 2024



Siteplan is Conceptual in Nature and Subject to Change during Platting and Engineering Process

III. DEVELOPMENT STANDARDS

Gross Land Area:	4,899,672 SF	112.481 AC
Net Land Area:	4,899,672 SF	112.481 AC
Permitted Uses: Use Unit 6 single-family dwellings on individual lots and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Dwelling Units:	277	
Minimum Lot Width †:	60 FT	
Minimum Lot Size:	6,900 SF	
Minimum Land Area per Dwelling Unit:	10,875 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Minimum Livability Space:	3,000 SF ***	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	15 FT	
Garage Facing Side Yard Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-2 District	
Minimum Dwelling Size:	1,700 SF	
First Floor Exterior Materials:	75% masonry ****	
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code, subject to Section IV.F. of this PUD.

**** Masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Masonry shall be applied to a minimum of three (3) building sides. Minimum masonry percentages shall exclude windows, doors, and beneath covered patios and porches.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG and is vacant/agricultural. To facilitate this PUD, a companion rezoning application (_____) is proposed to rezone the site from AG to RS-2 Residential Single-Family Medium Density District. Most of the abutting land is zoned RS-3 and RS-2 within PUDs (“Conrad Farms,” “Ellis Ranch,” “The Preserve,” and “Pecan Meadows”), with the balance of the land zoned AG. “Conrad Farms” (“Conrad Village”) is developed, “Ellis Ranch” and “The Preserve” are in engineering design and permitting, and “Pecan Meadows” has not been developed and is vacant and agricultural. The AG-zoned areas are primarily agricultural and vacant to the north and southeast, and rural residential to the west. Existing zoning patterns are represented on Exhibit G of this PUD.

IV.B. ACCESS AND CIRCULATION: As designed, the development will have several points of access to East 161st Street South. A stub street is proposed to connect to “The Preserve” to the south, and another to an unplatted tract to the southeast, facilitating accessibility between the subject property, area streets, and adjoining future developments. Right-of-way will be dedicated for the 161st Street South Arterial Street frontage in accordance with the Subdivision Regulations. All other streets within the subdivision will be local, minor residential streets unless otherwise required during the platting or engineering design and permitting stages.

Streets serving Spartan Crossings are proposed to be public. However, the development will have the option of private, gated streets, per this PUD. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Bixby for minor public streets; provided, however, the City of Bixby may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and approved alternatives to typical sidewalk design. Any divided, boulevard streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Bixby during the platting stage. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

Except as otherwise provided in this PUD, sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of five (5) feet in width along 161st St. S. and four (4) feet in width elsewhere, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

Limits of No Access (LNA) will be imposed by the future plat along the 161st Street South frontage, except at approved street intersection(s).

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the arterial street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners’ Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within Reserve Areas containing neighborhood amenities. Residential signage shall otherwise comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A twelve-inch (12”) waterline is located on the north side of 161st Street South at “Conrad Farms” (“Conrad Village”). Waterlines will be extended to serve the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

A 21” sanitary sewerline is located along the south side of 161st Street South within the site’s northeast corner. Sanitary sewer service will be extended throughout the site and south to serve “The Preserve.”

Several large stormwater drainage and detention Reserve Areas are conceptually planned throughout the site, as reflected on Exhibit C of this PUD. These facilities will drain to the Bixby Creek tributary along the east side of the site. Drainage and stormsewer are in design and are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit C of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is relatively flat and primarily drains to the northeast to a tributary of Bixby Creek.

As represented on Exhibit E “FEMA Floodplain Map,” a substantial portion of the site is located within the Zone AE 100-year (1% Annual Chance) Regulatory Floodplain and most of the balance is within Shaded Zone X 500-year (0.2% Annual Chance) Floodplain. Development must be designed and permitted in accordance with both FEMA and the City of Bixby Floodplain Regulations, including the FEMA Letter Of Map Revision based on Fill (LOMR-F) process.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Osage Silty Clay, 0-1% slopes, Choska Very Fine Sandy Loam, 0-1% slopes, and Wynona Silty Clay, 0-1% slopes. Development constraints associated with these soil types, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Similar soils have been encountered in the immediate area. If required prior to construction, however, a new geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Bixby Planning Commission and approved by the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots and dwelling units contained within the plat.

When fully platted, not less than 20% of Spartan Crossings shall be preserved as open space for the enjoyment of the residents and shall include a neighborhood park. Livability space reductions per Bixby Zoning Code Section 11-7I-5.C. shall only be drawn from open space areas exceeding this required 20%.

IV.G. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.H. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

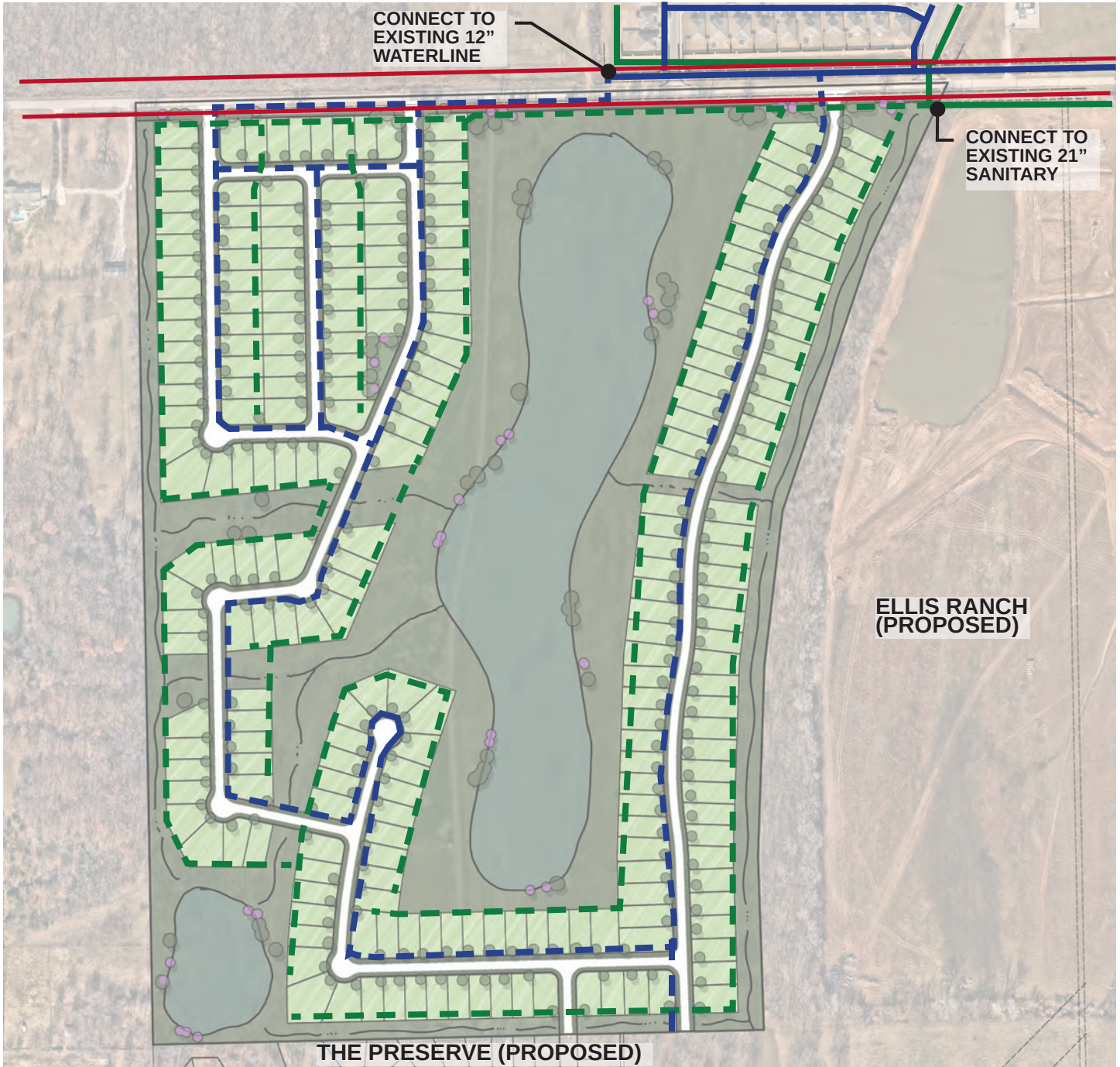
Spartan Crossings

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF MAY 7 2024

EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- - - - - PROPOSED WATER SERVICE SYSTEM
- - - - - PROPOSED SANITARY SEWER SYSTEM

——— EXISTING OVERHEAD ELECTRIC

10

BXPUD _____
MAY 2024

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

Spartan Crossings

EXHIBIT D

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED MAY 7, 2024
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY



LEGEND

Map unit symbol	Map unit name	Rating	Acres on Site
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded	A-4	24.4
14	Dennis silt loam, 3 to 5 percent slopes, eroded	A-6	0.3
16	Dennis-Radley complex, 0 to 12 percent slopes	A-6	2.2
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded	A-7-6	4.9
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	A-7-5	54.1
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	A-7-6	25.4

11

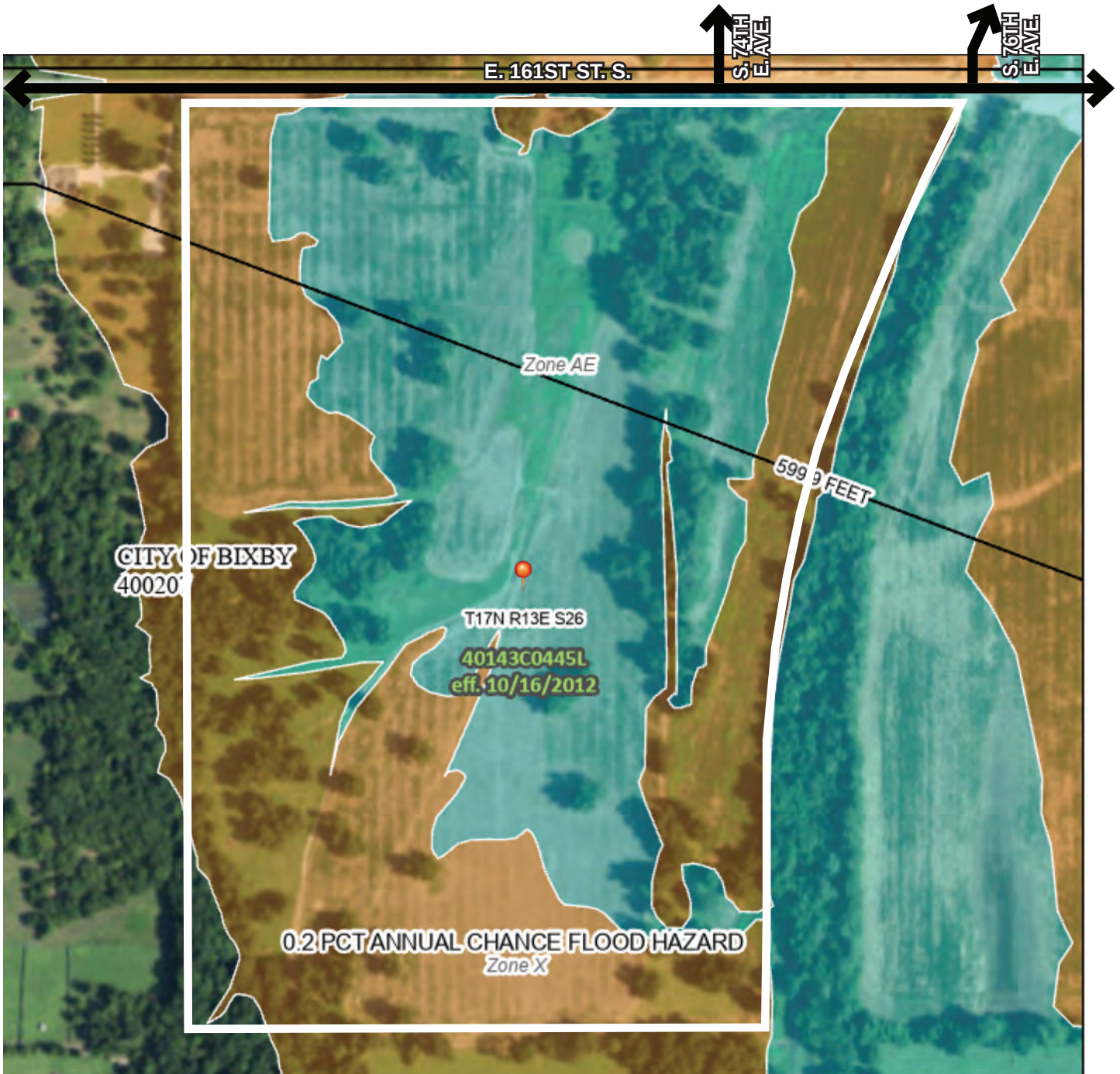


Spartan Crossings

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0445L,
EFFECTIVE 10/16/2012

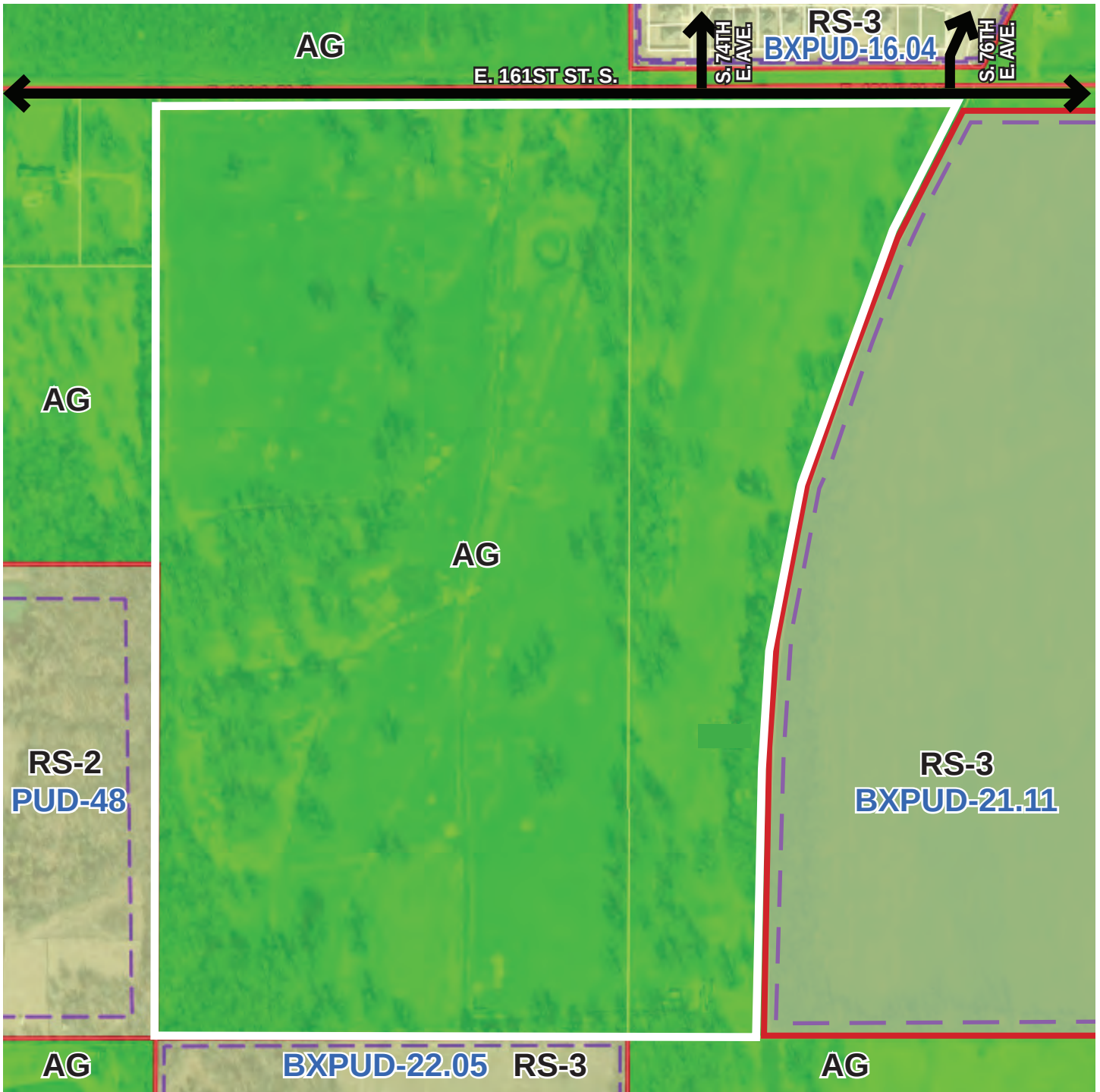


Spartan Crossings

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 22, 2024 AND MODIFIED

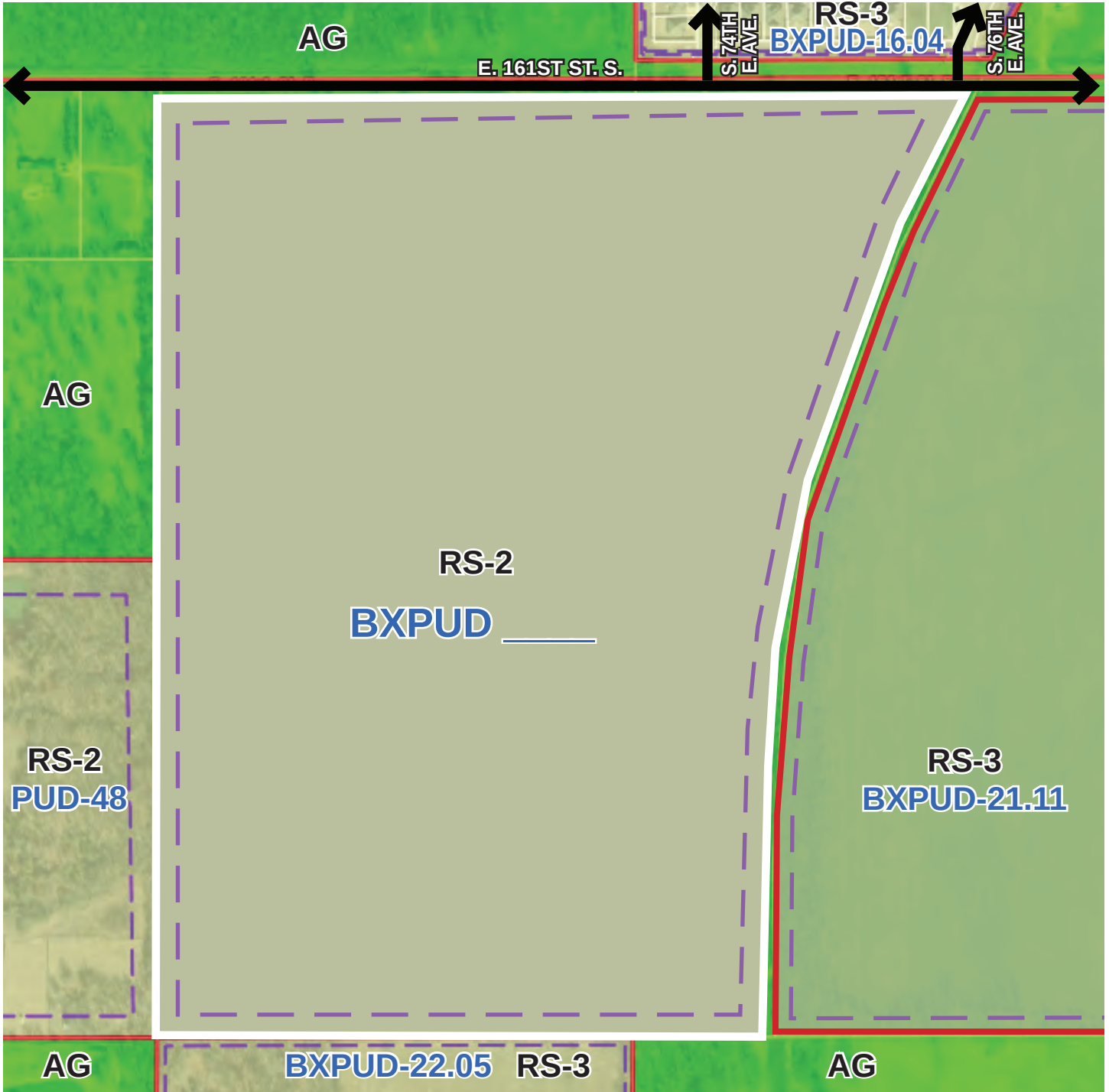


Spartan Crossings

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 23, 2024 AND MODIFIED

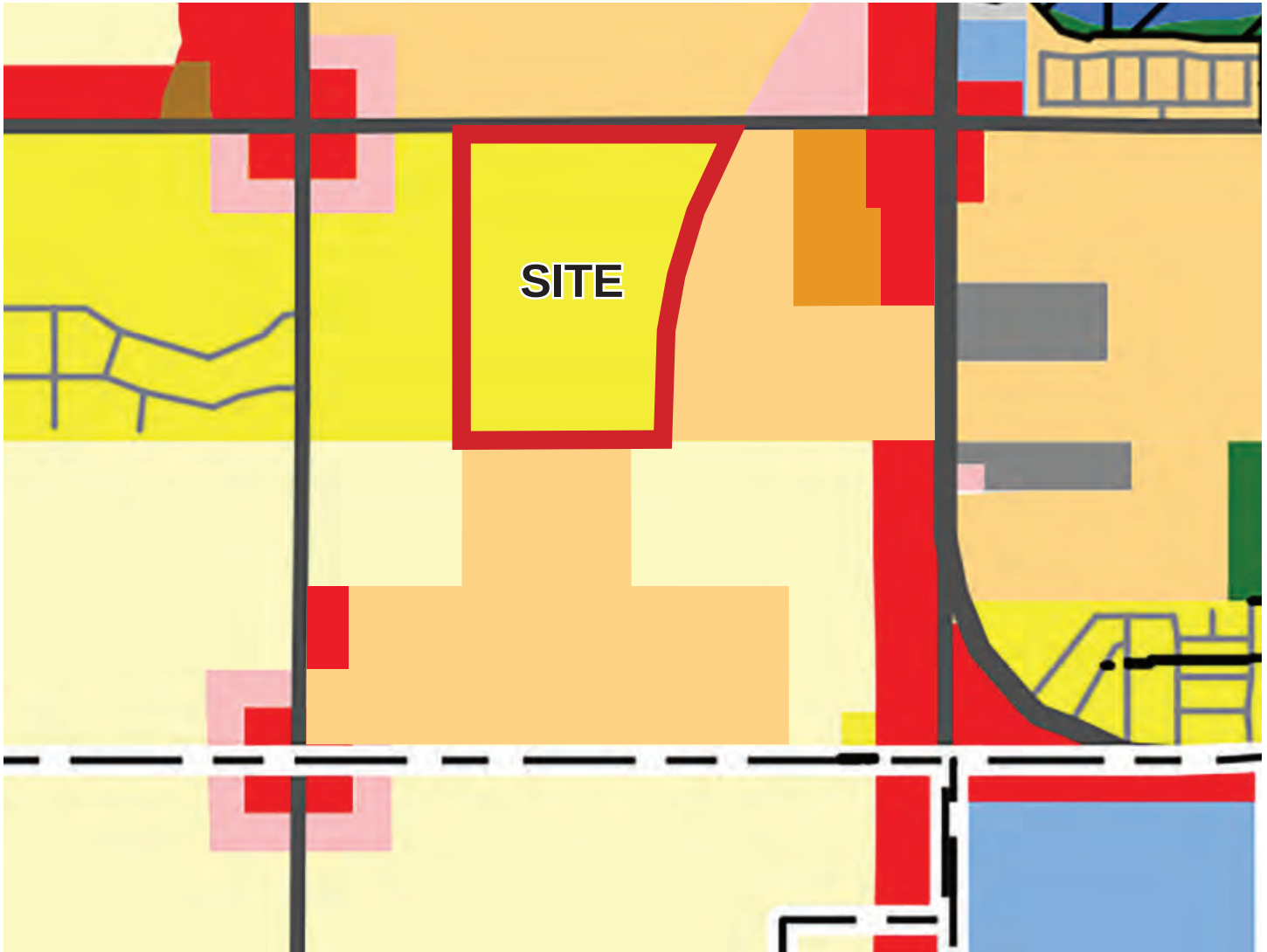


Spartan Crossings

EXHIBIT H

COMPREHENSIVE PLAN MAP

CITY OF BIXBY 2018 COMPREHENSIVE PLAN AND MODIFIED



Legend

Future Land Use

Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

Neighborhood Commercial
Commercial
Industrial
Public/Institutional
Recreation and Open Space
Flood District
Water

City Owned Parcels
Bixby Fenceline
Bixby City Limit
County
Highway
Major Street
Local Street
Railroad

Water Body
Stream / River



Spartan Crossings

EXHIBIT I

CONCEPTUAL PARK PLAN
CONCEPTUAL LAYOUT DATED MAY 7, 2024



Park plan is Conceptual in Nature and Subject to Change during Platting and Engineering Process



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Planning Commission

From: Gwen Plante, Assistant City Planner

Date: June 17, 2024

RE: PLANNED UNIT DEVELOPMENT
(BXPUD 19.04, Major Amendment No. 2)
126 MEMORIAL

Applicant: Wallace Design Collective, PC

REQUEST: The applicant requests a Major Amendment No. 2 for BXPUD 19.04, to allow parking in the East landscape setback, located on the Southeast Corner of the 126th Memorial development. The amendment request is to reduce the landscaping frontage along South Memorial Drive from 15 feet to 6 feet for roughly half of the frontage to accommodate the required amount of parking in Exhibit B.

LOCATION: Southeast Corner of 126th Street and South Memorial Drive.

EXISTING ZONING: (CS) Commercial Shopping

STR: Section 2, Township 17N, Range 13E

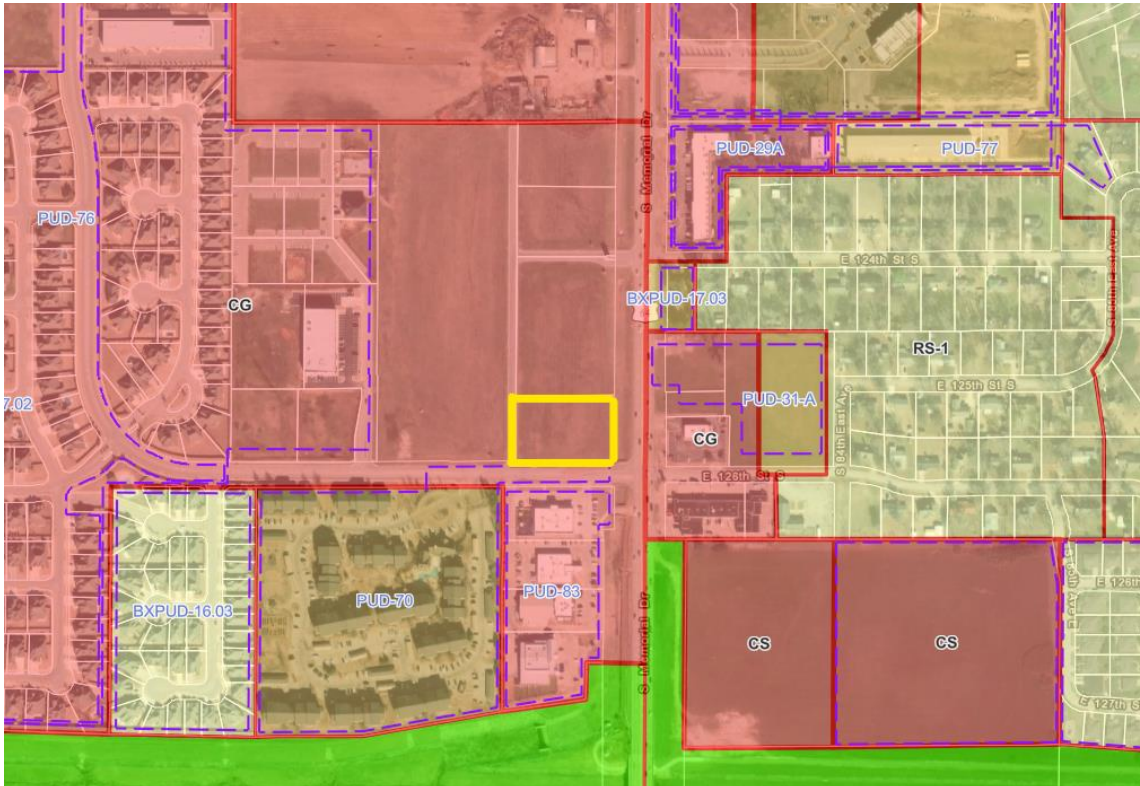
EXISTING USE: Commercial General (CG) Vacant

PROPOSED USE: Commercial Development – First National Bank

SURROUNDING ZONING AND LAND USE:

North: (CG) Commercial General, Vacant and Offices
West: (CG) Commercial General, Vacant, and Offices
South: (CG) Commercial General, Daycare and Offices, PUD 83;
(RM-3) Residential Multifamily, Apartment Complex,
PUD 70
East: (CG) Commercial General, Restaurant, and Shopping Center

Figure 1: Existing zoning for surrounding areas.



STAFF COMMENTS:

According to the Zoning Code, the minimum required parking spaces for “Use Unit 11: Offices and Studios” on 6,251 square feet would be 21. The applicant requests approval to realign the landscape buffer from 15 feet to 6 feet, allowing for an additional 10 spaces, bringing their total proposed parking to 51.

A Site Plan review is required, per the PUD to go before the City Council, prior to a building permit being issued.

Any modifications to the required landscaping buffer along South Memorial Drive should extend to the entirety of the 126 Memorial development.

On December 13, 2022, case number (BXLS 23.01), a Lot Split was approved administratively and filed with Tulsa County.

PUBLIC INPUT: No comments were received at the time of this report.

ATTACHMENTS:

Figure 1:	Existing Zoning for surrounding areas.
Exhibit A:	Proposed Planned Unit Development BXPUD 19.04 Major Amendment No. 2
Exhibit B:	Proposed realignment of landscape area
Exhibit C:	Lot Split Approval

PUD 19.04 MAJOR AMENDMENT NO. 2

AMENDED

04/04/2024

126 Memorial

Planned Unit Development _____
Zoning Case _____
April 04, 2024

Planned Unit Development BXPUD-19.04
Zoning Case BXZO-19.10
June 3, 2019

OWNER:

Memorial Real Estate Investments, LLC.
2219 E. Skelly Dr.
Tulsa, OK 74105

CONSULTANT:



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

DEVELOPMENT CONCEPT

126 Memorial is a proposed commercial development located along the west side of South Memorial Drive north of 126th Street South in Bixby, Oklahoma. Exhibit B shows the proposed project relative to the surrounding properties. The PUD is a Planned Unit Development of an existing AG and CG zoned parcel; see Exhibit E for existing zoning map. This PUD is being requested in conjunction with an application for zoning change to CG per BXZ0-19.10. The project will be developed along CG bulk and area requirements except as modified by this PUD. The existing site is vacant land that has had some fill placed on it to elevate the property relative to Memorial Drive. The PUD is an approximately 18.5 acre development and has one Development Area with one Reserve Area as shown on Exhibit D. The reserve will consist of a private street facility that will be used to access the rear acreage. The rear acreage will be allowed to be further divided as needed by individual users and such lots will not require street frontage on the private street nor any public street. Access to these future lots will be accommodated through mutual access easements across adjoining properties. The PUD will consist of one Development Area with the development restrictions discussed within this document. The legal description for the PUD is shown on Exhibit A.

Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

The PUD Amendment dated 9/25/2023 will specifically permit a mini storage warehouse facility, as defined under the Use Unit 16 in the Bixby Zoning Code, within the North Tract of the PUD property as shown and described on the attached Exhibit G – Survey.

The PUD Amendment dated _____ is being requested to allow parking in the east landscape setback for a 1.5-acre portion of the overall PUD, located at the southeast corner along E. 126th St. and S. Memorial Dr. This request is based on two particular items. The amendment is to reduce the landscaping frontage along S. Memorial Dr. from 15' to 6', for a portion roughly half of the frontage, in order to accommodate the required amount of parking (Exhibit H). The primary constraint leading to this request is the approximate 125' of ODOT right-of-way reducing the buildable space on this tract. Even with a minor reduction in landscaping frontage, the true setback from the roadway will exceed those of developments in the surrounding area. To accommodate this change, additional landscaping will be provided on the site to exceed the code-required percentage.

DEVELOPMENT STANDARDS

Gross Land Area	917,197 sf	21.06 ac
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Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the CG district, including all uses customarily accessory thereto.

Use Unit 16 – Mini Storage permitted in the North Tract of the PUD property as shown and described on Exhibit G – Survey.

Minimum Lot Width

Fronting on Memorial	100'
All other Lots	50'

Maximum Floor Area	687,897 sf
	FAR 0.75

Minimum Setbacks

Front Yard (Memorial)	50'
Front yard (Other)	40'*
Rear yards	10'
Side yard (Both sides)	10'

*Measured from the edge of Reserve Area 'A'.

Maximum Building Height:	5 stories or 70'
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RESERVE AREA 'A'

Reserve Area 'A' shall be established by the owner for the construction of private streets providing access to each lot owner and their invitees to and from South Memorial Drive. Landscaping, medians, and signage shall be allowed within Reserve Area 'A', provided all such improvements are approved by the City of Bixby prior to installation. Reserve Area 'A' shall be conveyed to the Property Owners' Association which shall be responsible for the maintenance of all improvements contained within that reserve.

PRIVATE STREETS

All streets within the PUD will be privately maintained by the Property Owners' Association. All streets shall be constructed according to the City of Bixby minor public street standards provided that a minimum reserve width of 30' will be sufficient. Streets shall be constructed with a minimum width of 26' face of curb to face of curb. The proposed dead-end access along the northern boundary may not be required to have a full radius cul-de-sac provided an alternative turnaround is provided and approved by the City of Bixby Fire Marshal.

DRAINAGE & UTILITIES

The majority of the site drains east toward the existing bar ditch along South Memorial Drive. This ditch discharges directly to Fry Ditch #2 which provides a full urbanized 100-year connection to the Arkansas River. Because of this connection detention will not be required for the site and Fee in Lieu of Detention

will be paid.

An existing 8" waterline runs north and south along the west side of South Memorial Drive and dead ends at the northern property line. This line will be extended south and tied to the existing 12" line along the south side of 126th Street South. A 6" waterline extension will be constructed along the private streets to provide fire protection and water service to the rear of the development. This line will be extended as necessary to accommodate future lot splits.

An existing 8" sanitary sewer line is located west of the southwest corner of the PUD. A line will be extended from this existing line and ran along the east side of Reserve A to serve the site as required by the City of Bixby.

Other utility services are currently provided to the site and will continue to be provided via underground services. The required 17.5' perimeter utility easement may be reduced by waiver during the platting process. See attached Exhibit D for the conceptual improvements plan.

ACCESS AND CIRCULATION

All streets within the development will be private and will largely conform with the attached conceptual site plan. The primary entry to the subdivision will be derived from South Memorial Drive as shown. A secondary access will be provided off of 126th Street South. The developer is also in discussion with the City of Bixby and ODOT regarding construction of a new traffic signal at 126th and Memorial. This will provide two points of access to the development as required by the City of Bixby Fire Marshal. Future curb cuts may be permitted for the Memorial fronting properties but are subject to ODOT approval. The location of all curb cuts and design of the intersection shall be approved by the Fire Marshal and City Engineer.

Sidewalks shall be constructed by the developer along Memorial Road and shall be constructed by the developer or individual lot owners along all internal streets in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Additional right-of-way width or a sidewalk easement will be required along the private streets to accommodate the sidewalk. The developer may elect to pay fee-in-lieu of sidewalk construction into a City of Bixby escrow account for sidewalk construction on future street improvement projects. The amount of such fee shall be determined by an engineer's cost estimated for construction of sidewalks to serve the development as outlined above. Cost estimated shall be approved by the Bixby City Engineer.

ARCHITECTURAL REQUIREMENTS

All buildings constructed on a lot with Memorial Drive frontage shall be constructed of 100% masonry to the first-floor top plat. Memorial Drive facing facades of all other structures shall be constructed of 100% masonry with all other facades those structures being no less than 30% masonry. Relief from the masonry requirements may be granted by the Bixby City Council in conjunction with site plan approval.

ENVIRONMENTAL ANALYSIS

The site is generally flat with minimal slop to the Memorial Drive drainage ditch. A small portion of property along the western property line has not been filled to the same elevation as the front and drains west. The Tulsa County Soils survey defines the onsite soils as Choska Very Fine Sandy Loam and Wynona Silty Clay Loam. These soils are typically well drained and provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to provide a preliminary soils recommendation during the plan development phase of the project.

The attached Exhibit E depicts an aerial of the existing site as well as topography.

REQUIREMENT TO PLAT

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

SCHEDULE OF DEVELOPMENT

Development Construction is expected to begin in late fall 2019.

Development Construction for the amended lot is expected to begin in the Spring of 2025.

EXHIBIT A

Legal Description

A TRACT OF LAND LOCATED IN THE EAST HALF (E/2) OF SECTION TWO (2),

TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWO (2); THENCE SOUTH 00°58'45" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,337.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°58'45" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,070.74 FEET; THENCE SOUTH 89°01'15" WEST A DISTANCE OF 859.43 FEET; THENCE NORTH 00°59'22" WEST A DISTANCE OF 1063.53 FEET; THENCE NORTH 88°32'26" EAST A DISTANCE OF 859.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 917,228 SQUARE FEET OR 21.06 ACRES.

EXHIBIT A.2

Amendment 2 – Legal Description

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PARKE 126, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;
THENCE NORTH 00°58'57" WEST ALONG THE WEST LINE THEREOF 207.00 FEET;
THENCE NORTH 89°01'15" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A
DISTANCE OF 315.00 FEET TO THE EAST LINE THEREOF;
THENCE SOUTH 00°58'57" EAST ALONG SAID EAST LINE A DISTANCE OF 207.00 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89°01'15" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 315.00 FEET
TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 65,205.0 SQ. FEET OR 1.50 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK
N), NORTH AMERICAN DATUM 1983 (NAD83).

Exhibit B
Surrounding Areas
for
126th Memorial

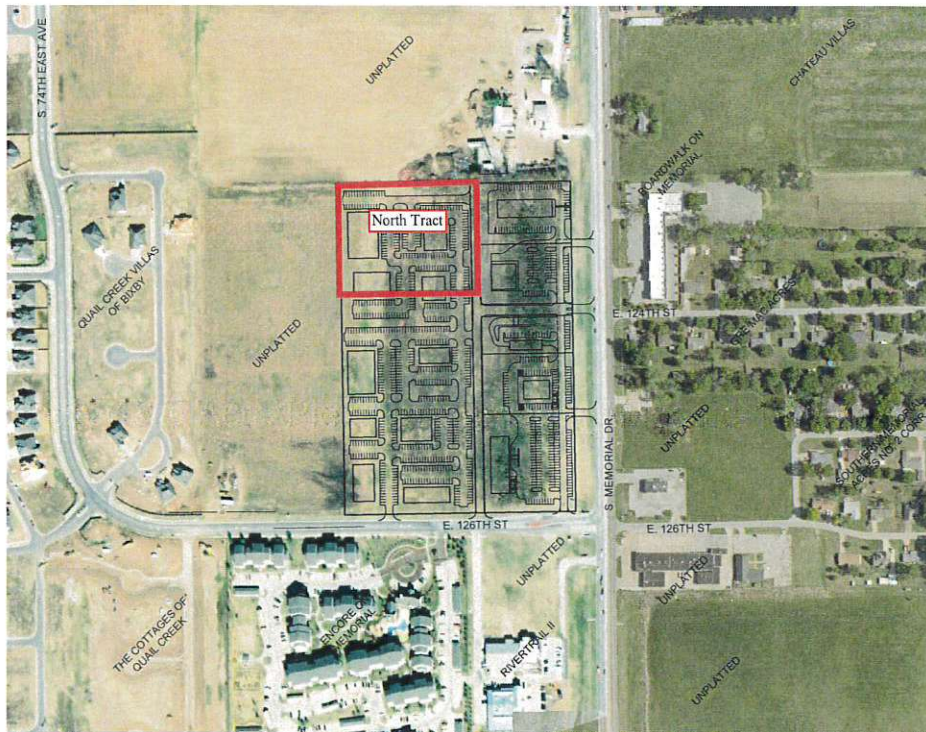


Exhibit C

Existing Zoning and Proposed Zoning
for

126th Memorial



LEGEND

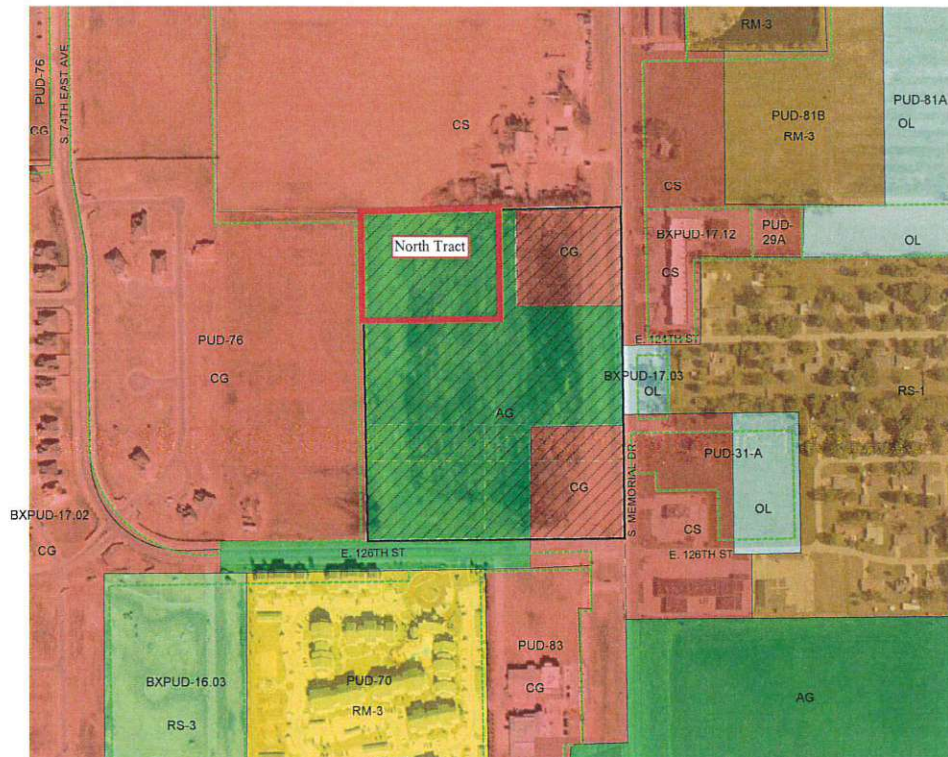
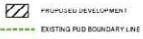


Exhibit D
Conceptual Site Plan
for
126th Memorial



Exhibit E
Existing Topo & Aerial
for
126th Memorial

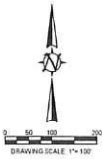
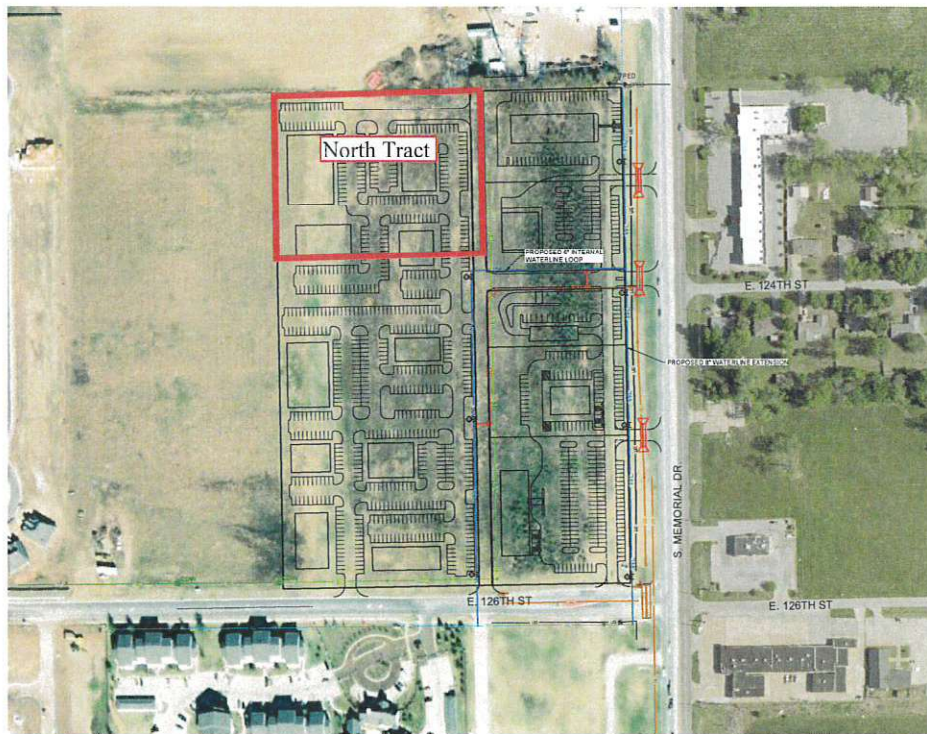
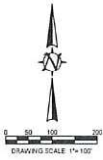


Exhibit F

Conceptual Improvements
for

126th Memorial



LEGEND

- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



Unplatted



AI	AREA INLET
BM	BE NCHMARK
CHM	CHILLED BRN
FM	FIRE MOUNTAIN
FL	FLOW LINE
IRE	IRON PIN FOUND
IPFC	IRON PIN FOUND WITH YELLOW
IPVC	IRON PIN SET WITH YELLOW
MALE	MUTUAL ACCESS EASEMENT
NS	NAIL SET
NSR	NON-SURFACE CONCRETE

LOT ONE (1), BLOCK THREE (3), "PARK 126", A SUBDIVISION IN THE CITY OF BIRBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (PLAT NO. 7101)

THE NORTH 1/4 SECT OF LOT ONE (3) BLOCK THREE (3) "WARRIE 136", A SUBDIVISION WITHIN THE CITY OF BRYAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7003)

City of Bixby, Tulsa County, Oklahoma

WILCOUGHBY RILEY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE OKLAHOMA CO.

THAT I DO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2012 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMETER LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ASLA AND NPS, AND INCLUDES ITEMS 1, 3, 5, 9, 13 AND 20 THEREAFTER. THE FIELDWORK WAS COMPLETED ON APRIL 15, 2023.

THAT THIS SURVEY IS TRUE AND ACCURATE, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF LICENSEURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 4TH DAY OF MAY, 2023.



Tanner Consulting Ltd.
SULZLICHSTRASSE 20, 7530 GLEICHEN, SWITZERLAND
CERTIFICATE OF AUTHORIZATION NO. 01-000007-0000000000

Benchmark 2
CHISELED SIGN SET ON THE
CONCRETE TRANSMISSION
APPROXIMATELY 5' WEST AND
SOUTHWEST PROPERTY COR-
NER.
ELEVATION: 608.96' NAVD83

Survey Notes

- [illegible]

- [illegible]

8. ELEVATIONS SHOWN HEREIN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NVD) 1988. 8.1
8.2 ACCESS TO SUBJECT PROPERTY IS PROVIDED BY A VALUE OF EACH LEGH STRETCH SOUTH AND SOUTHWESTERN CORNER. VALUE
8.3 OF THE SUBJECT PROPERTY IS 100.00 FEET. THE SUBJECT PROPERTY IS 100.00 FEET. THE SUBJECT PROPERTY IS 100.00 FEET.
9. THIS SURVEY MEETS THE REQUIREMENTS OF THE CALIFORNIA MEASUREMENTS ACT FOR THE PRACTICE OF LAND SURVEYING. AS
9.1 AUTHORIZED BY THE CALIFORNIA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
10. THIS MAP MEETS OR EXCEEDS THE MINIMUM MAPPING STANDARDS OF THE UNITED STATES NATIONAL MAP ACTUALLY
10.1 STANDARDS FOR TOPOGRAPHIC MAPPING.
11. SUBJECT PROPERTY IS LOCATED WITHIN A ZONED AND A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.1 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.2 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.3 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.4 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.5 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.6 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.7 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.8 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
11.9 RECOVERY ACT, HAVING BEEN DESIGNATED AS A ZONED ZONE. C. ACCORDING TO THE FEDERAL ECONOMIC
12. ALL MEASUREMENTS ARE IN FEET. UNLESS OTHERWISE SPECIFIED, DISTANCES ARE IN FEET. UNLESS OTHERWISE NOTED.

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 0°52'21" WEST

\\civil-server\projects\2240397 First National Bank & Trust\Dwg\PRODUCTION\Exhibits\Exhibit H -LS Exhibit.dwg



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-25

April 5, 2024

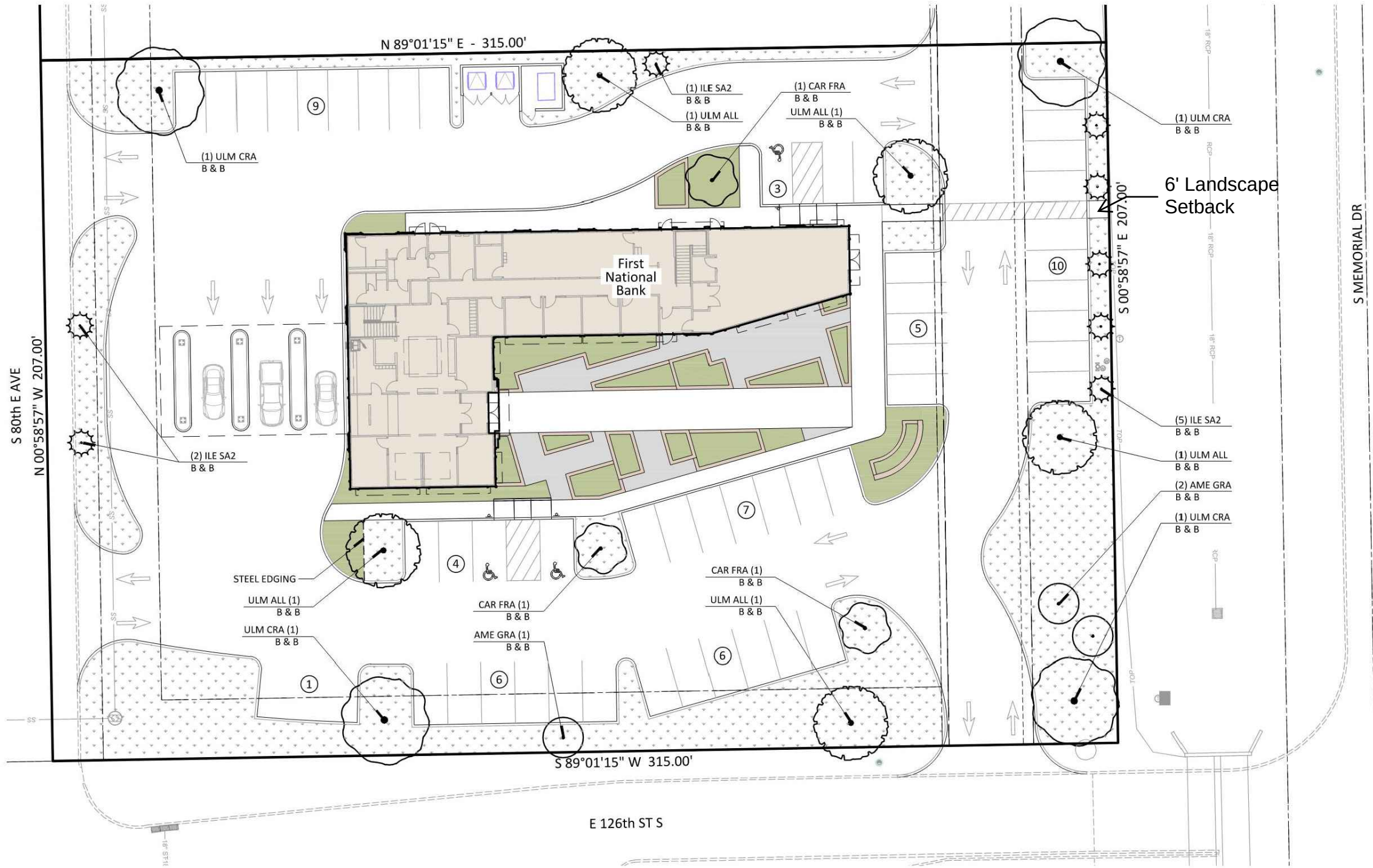


EXHIBIT 'H'
LANDSCAPE EXHIBIT
**First National
Bank & Trust**
PUD - 19.04 MA NO. 1

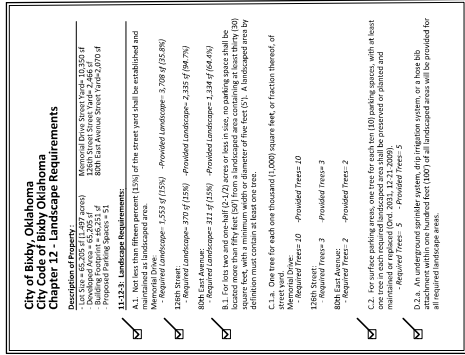
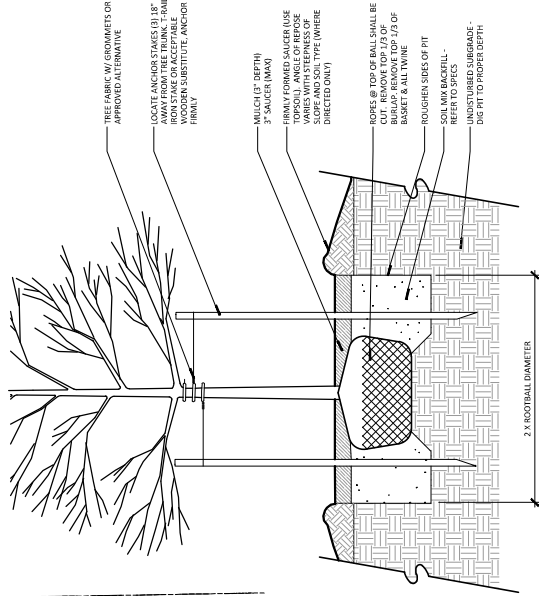


Diagram illustrating the correct method for removing the top 1/3 of the barrel and all wire, while leaving the rest of the barrel and the ball itself. The diagram shows a cross-section of the barrel and ball joint. The top 1/3 of the barrel is shown being removed, leaving the rest of the barrel and the ball intact. The remaining structure is labeled "ROUGHEN SIDES OF PIT" and "SOIL IN BACKILL". The dimension line indicates the 2 x ROOTAL DIAMETER.

Labels in the diagram:

- POPE @ TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BARREL. REMOVE TOP 1/3 OF BASKET & ALL WIRE.
- ROUGHEN SIDES OF PIT
- SOIL IN BACKILL - REFER TO SPECS
- UNDISTURBED LUBRICANT - USE PIT TO PROPER DEPTH
- 2 x ROOTAL DIAMETER

1 SECTION: DECIDUOUS TREE PLANTING
SCALE: 1" = 1'-0"



I, Derek McCall, Registered Landscape Architect # 386
 Certify that the Plan Shown Meets the City Code of Bixby
 Oklahoma, Chapter 12, Landscape Requirements.

$$(-)$$
Date 04/04/2024

REFER TO SHEET C6 FOR NOTES

1

PROJECT: 23220
DATE: 04/04/2024
SCALE: (H) 1"=20'-0"

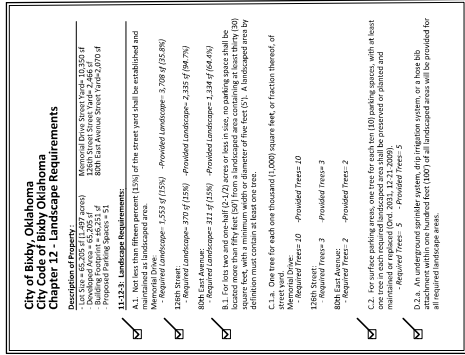
First National Bank & Trust
12340 South Memorial Drive East
Bixby, Oklahoma 74008

04/04/2024

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CLERK OF SUPERIOR COURT
Derek R. McCall
386
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Santa Monica, CA 90401
(310) 450-1234
www.socalcourts.org

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ARCHITECTURE | PLANNING
SCAPE ARCHITECTURE | PLANNING
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FAX: 714.745.5929
OFFICE OF AUTHORIZATION NO.
CA-029357 EXP. 6/30/2025
Derek Robert McCall
Derek Robert McCall
CA LAD3686 EXP. 6/30/2025

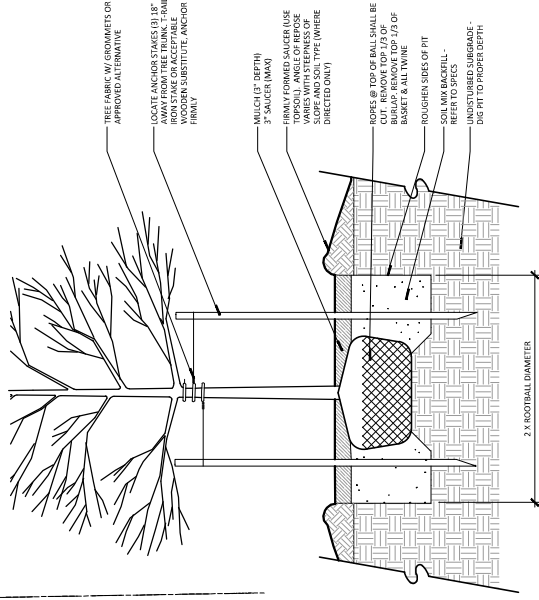
ESTONE	DATE
	PLOT DATE: 6/04/74



LEGEND	 PRIVATE LANDSCAPE
	 NUMBER OF PARKING SPACES

NOTES:

1. Plant and material quantities are provided to help bidding.
2. Contractor is responsible for verifying exact quantities correcting any errors.
3. The Owner, Agent, or Developer of the property shall replace any mandatory landscape which dies within a one-year period from the time of planting and thereafter.
4. All new plants and trees to receive irrigation as required by code.
5. All proposed trees are located at least 10ft from any fire hydrant, 20ft from overhead utility lines, and at least 5ft from any public underground utility lines.



1 SECTION: DECIDUOUS TREE PLANTING

SCALE: 1" = 1'-0"

I, Derek McCall, Registered Landscape Architect # 386
 Certify that the Plan Shown Meets the City Code of Bixby
 Oklahoma, Chapter 12, Landscape Requirements.

$$(-)$$
Date 04/04/2024

REFER TO SHEET C6 FOR NOTES

RE TO BE REPRODUCED IN COLOR

PROJECT: 23220
ISSUE DATE: 04/04/2024
PLAN SCALE: (H) 1"=20'-0"

First National Bank & Trust
12340 South Memorial Drive East
Bixby, Oklahoma 74008

04/04/2024

Tanner Consulting LLC
 CIVIL ENGINEERING / LAND SURVEYING
 LANDSCAPE ARCHITECTURE / PLANNING
 5123 SOUTH LINN AVENUE
 TULSA, OKLAHOMA 74105-6539
 OFFICE 191-745-9929

CERTIFICATE OF AUTHORIZATION NO.
 OK-CA-02937 EXP. 6/30/2025

LANDSCAPE ARCHITECT OF RECORD
 DEREK ROBERT MCCALL
 OK LA0636 EXP. 6/30/2025

[illegible]