



# City of Bixby Planning Commission Meeting Agenda

Chairman Jason Mohler  
Vice Chair Josh Nave  
Commissioner Tom Holland  
Commissioner Lance Whisman

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Monday, April 21, 2025

6:00 PM

Bixby Municipal Building  
111 N. Cabaniss Avenue,  
Bixby, OK 74008

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## Call to Order

Chairman

## Roll Call

Secretary

## Consent Agenda

- 1) Consider and approve the minutes of the March 24, 2025, Special Planning Commission Meeting.

## Public Hearing

- 1) Discussion, consideration, and possible vote to approve Rezone Case BXZO-24.06, a request to rezone approximately 40 acres from Agriculture (AG) to Residential Single-Family (RS-2.5), located near East 151st Street and South Sheridan Road, commonly known as Bixby Farms.
- 2) Discussion, consideration, and possible vote to approve Planned Unit Development BXPUD-24.07 for the proposed Bixby Farms development, located near East 151st Street and South Sheridan Road.
- 3) Discussion, consideration, and possible vote to approve Major Comprehensive Plan Amendment Case BXCP-25.01 for the proposed Verrado development, located near East 111th Street and South Mingo Road.
- 4) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.01, a request to rezone approximately 20 acres from Office Light (OL) and Agriculture (AG) to Residential Estates (RE), located near East 111th Street and South Mingo Road, commonly known as Verrado.

- 5) Discussion, consideration, and possible vote to approve a second Major Amendment (MA.02) to Planned Unit Development PUD-60 for the proposed Verrado development, located near East 111th Street and South Mingo Road.
- 6) Discussion, consideration, and possible vote to approve the Preliminary Plat for Verrado, Case No. BXPT-25.01, covering Blocks 1 and 2.

## **Old Business**

## **New Business**

## **Adjournment**

### **Notice of Posting**

This Notice and Agenda was posted on the bulletin board on this day of April 18, 2025, at or before 6:00 p.m., at City Hall, 111 N. Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill  
Planner

### **For Special Accommodations**

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent,

threatening, abusive, obscene, or that jeopardizes the safety of self or others.

# Planning Commission Meeting Minutes

Bixby Municipal Building  
111 N. Cabaniss Avenue, Bixby, OK 74008  
March 24, 2025 at 5:00 PM

## Call to Order

Chairman Jason Mohler called the Special Planning Commission meeting to order at 5:24 PM.

## Roll Call

Secretary Gladys Gill called the roll, and the following were present:

### Members Present

Jason Mohler, Chairman  
Josh Nave, Vice Chair  
Tom Holland, Commissioner

### Staff Present

Gladys Gill, Secretary/Planner

Chairman Mohler confirmed the presence of three members, establishing a quorum.

## Consent Agenda

### Consider and Approve the Planning Commission Meeting Minutes from January 21, 2025.

Chairman Mohler called for a motion to approve the minutes from the meeting on January 21, 2025.

Vice Chair Nave made the motion, which was seconded by Commissioner Holland. The vote results were as follows:

Motion carried: 3-0

Ayes: Nave, Holland, Mohler  
Nays: 0

## Public Hearing

### Discussion, consideration, and possible vote for approval of a Partial Preliminary & Final Replat for Crossing at Conrad Village, Block 1, Lots 1-5.

Chairman Jason Mohler introduced Items 1 on the agenda for discussion and consideration.

Gladys Gill provided the Commission with an overview of the Partial Preliminary & Final Replat for Crossing at Conrad Village, Block 1, Lots 1-5. Erik Enyart of Tanner Consulting, LLC, addressed the

Commission to offer additional background on the project.

Vice Chair Nave asked Mrs. Gill to clarify the purpose of the Special Meeting. Mrs. Gill explained that the Chairman of the Planning Commission exercised his authority to call a Special Meeting after the March 17, 2025, meeting was unable to proceed due to a lack of quorum. She noted that the meeting was necessary to ensure that the wellhead area is properly designated and to protect public health. Timely action was required to avoid delays in critical infrastructure improvements.

There were no public comments on Item 1.

Vice Chair Nave moved to approve the Partial Preliminary & Final Replat for Crossing at Conrad Village, Block 1, Lots 1-5. Chairman Mohler seconded the motion. The vote was recorded as follows:

Motion carried: 3-0

Ayes: Nave, Mohler and Holland  
Nays: 0

**Old Business**

No old business to discuss.

**New Business**

No additional new business to discuss.

**Adjournment**

An adjournment was called at 5:30 PM.

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Chairman or Vice Chair

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Secretary



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

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## STAFF REPORT

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**To:** Planning Commission

**From:** Gladys Gill, Planner

**Date:** April 21, 2025

**RE:** Bixby Farms

**RE-ZONE** | (BXZO-24.06) Residential Single-family (RS-2.5)

**PLANNED UNIT DEVELOPMENT** | (BXPUD-24.07)

**Applicant:** Nathan Cross

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**REQUEST:** The applicant is requesting a rezone (BXZO-24.06) from (AG) Agriculture to (RS-2.5) Residential Single-Family with an accompanying Planned Unit Development (BXPUD-24.07).

**LOCATION:** Approximately 1/4 mile north of the northeast corner of East 151st Street South and South Sheridan Road

**EXISTING ZONING:** (AG) Agriculture

**PROPOSED ZONING:** (RS-2.5) Residential Single-Family with supplemental PUD.

**PROJECT SUMMARY:** The applicant proposes a Planned Unit Development (PUD) for a single-family residential subdivision on approximately 40 acres. This project, named Bixby Farms, includes 147 lots with enhanced design standards and amenities. The development aligns with the “Medium Density Residential” designation in the City of Bixby’s 2018 Comprehensive Plan Future Land Use Map.

A companion rezoning application (BXZO-24.06) requests a change from Agriculture (AG) to Residential Single-Family (RS-2.5) zoning. The PUD seeks to create a unified residential community with increased design flexibility while ensuring compatibility with surrounding developments.

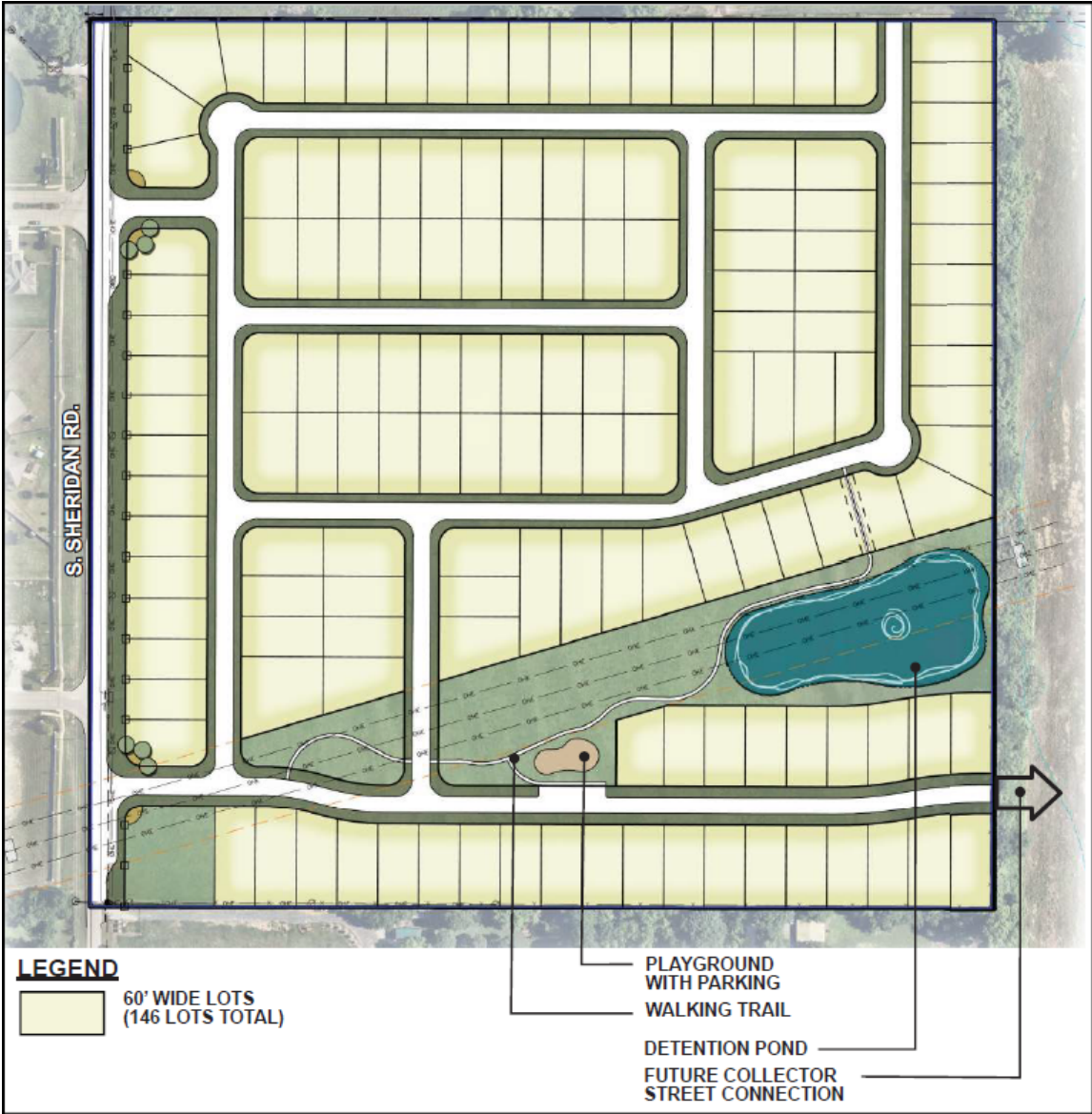
**KEY FEATURES OF THE PUD:**

- **Maximum number of dwelling units:** 147 units
- **Minimum dwelling size:** 1,800 sq. ft.
- **Building Materials:** Residential buildings require 75% masonry or stone on the first-floor exterior walls.
- **Landscaping & Screening:**
  - Enhanced landscaping with one tree per lot.
  - Landscaped entry with signage
  - 6’ masonry perimeter wall along Sheridan
- **Access & Circulation:**
  - Two access points on South Sheridan Road, with deceleration lanes for safety.
  - An east-west collector street will connect to future developments.
  - All internal streets to be dedicated as public.
  - Sidewalks:
    - Five feet wide along Sheridan Road.
    - Four feet wide within the subdivision.
    - ADA compliant.
- **Amenities:**
  - Playground and a minimum of 10% of the total area preserved as common open space
  - Walking trails
- **Drainage & Utilities:**
  - Water Service: Looping 12-inch waterlines for reliability and fire protection.
  - Sanitary Sewer: Extension of gravity sewer interceptor along the northern boundary, with plans to decommission a nearby lift station.
  - Stormwater Management: Detention facilities draining into a nearby Bixby Creek tributary. Any final designs will require City approval.

## DEVELOPMENT STANDARDS

|                                     | City Code (RS-2.5)   | PUD                 |
|-------------------------------------|----------------------|---------------------|
| Maximum Number of Dwelling Units    | 181                  | 145                 |
| Minimum Lot Width                   | 70 feet              | 60 feet             |
| Minimum Lot Size                    | 8,500 SF             | 6,900 sqft          |
| Minimum Arterial Street Frontage    | 150 feet             | 150 feet            |
| Minimum Land Area per Dwelling Unit | 9,600 SF             | 9,600 SF            |
| Maximum Building Height             | 3 Stories or 48 feet | 2 Stories & 35 feet |
| Minimum Building Setbacks           |                      |                     |
| Front Yard                          | 30 feet              | 25 feet             |
| Rear Yard                           | 25 feet              | 15 feet             |
| Interior Side Yard                  | 10 ft & 5 ft         | 5 ft & 5 ft         |
| Side Yard Abutting a Street         | 10 ft & 5 ft         | 15 feet             |
| Garage Facing Side Yard Street      | 10 ft & 5 ft         | 20 feet             |

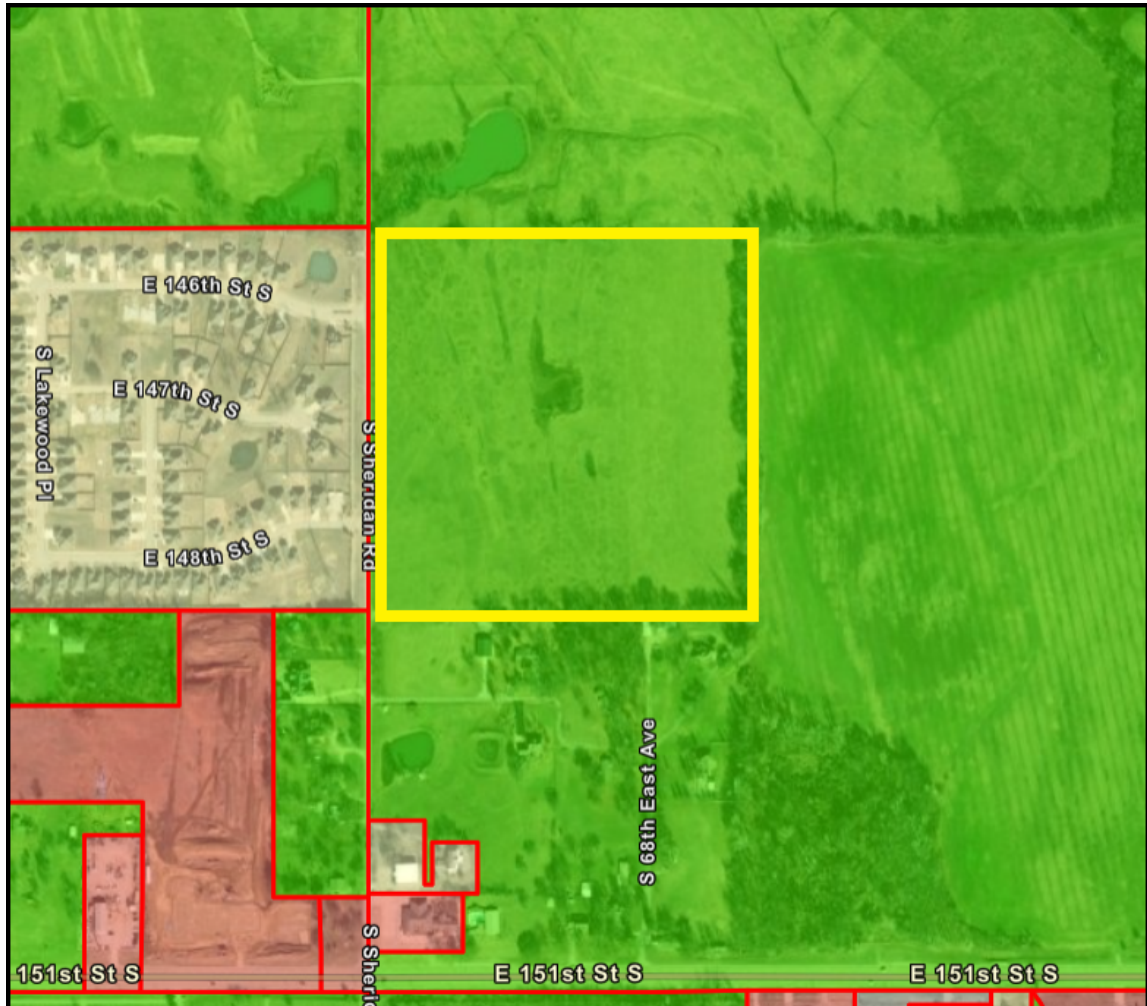
**Figure 1: Conceptual Site Plan**



## SURROUNDING ZONING AND LAND USE:

North: (AG) Agriculture: Vacant  
South: (AG) Agriculture: Single Family Dwellings  
East: (AG) Agriculture: Vacant  
West: (RS-3) Residential Single Family (PUD 72): Southridge At Lantern Hill

**Figure 2:** Existing zoning for surrounding areas.



**PUBLIC INPUT:**

Staff did not receive public comments since publication in the Tulsa World on March 26, 2025, or mailed notices to residents within a radius of 300 feet from the property.

**ENGINEERING COMMENTS:**

No comments were received at the time of writing this report.

**STAFF COMMENTS:**

Staff has reviewed the proposed PUD (BXPUD-24.07) and rezoning for Bixby Farms and determined that it complies with the relevant approval criteria outlined in the City of Bixby Zoning Code and aligns with the objectives of the Comprehensive Plan. Also, the proposed infrastructure extensions, particularly the sewer interceptor, will contribute to broader system improvements and long-term municipal service efficiency.

The comments below are contingent upon the approval of the accompanying rezoning application (BXZO 24.06) and subject to the following conditions:

- Compliance with all platting requirements prior to issuance of building permits.
- Final engineering plans for utility and drainage improvements shall be reviewed and approved by the City Engineer.
- Development shall be in substantial conformance with the submitted PUD booklet, including architectural design concepts, access points, and public amenities.
- All development activities conducted under this PUD shall comply with the recommendations outlined by the Bixby Fire Marshal, City Engineer, and City Attorney.

**FIGURES:**

Figure 1: Conceptual Site Plan  
Figure 2: Existing Zoning

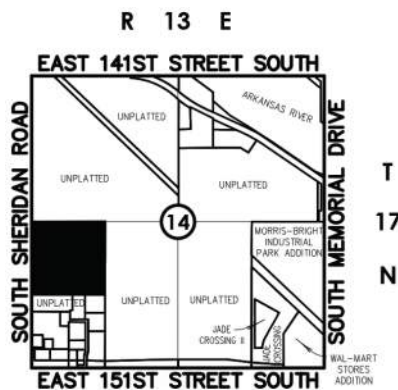
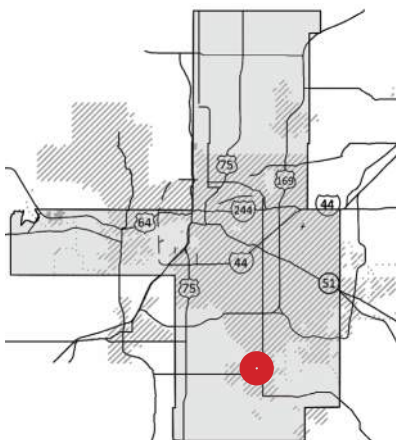
**ATTACHMENTS:**

Attachment 1: Planned Unit Development Booklet dated March 2025

BXPUD\_\_

# BIXBY FARMS

A PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 40 ACRES  
LOCATED 1/4 MILE NORTH OF THE NORTHEAST CORNER OF EAST 151ST STREET SOUTH AND SOUTH SHERIDAN ROAD  
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



Location Map

Scale: 1" = 2000'



**MARCH 2025**

**OWNER:**

BIXBY FARMS COMPANY  
C/O JORDAN HELMERICH  
LEGACY COMMERCIAL PROPERTY  
ADVISORS  
1717 S. BOULDER AVE., STE. 106  
TULSA, OK 74119

**APPLICANT:**

NATHAN CROSS  
2 W. 2ND ST. S., STE. 700  
TULSA, OK 74103  
(918) 591-5252  
NCROSS@DSDA.COM

BXPUD\_\_  
MARCH 2025

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

Bixby Farms



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## I. PROPERTY DESCRIPTION

**Bixby Farms** consists of approximately 40 acres located ¼ mile north of the northeast corner of East 151<sup>st</sup> Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

PER GENERAL WARRANTY DEED DATED THE 16TH DAY OF JULY, 1969 AND  
FILED OF RECORD JULY 16, 1969 IN BOOK 3896 ON PAGE 807 IN THE RECORDS  
OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA:

THE NW/4 OF THE SW/4 OF SECTION 14... ALL IN TOWNSHIP 17 NORTH, RANGE  
13 EAST, TULSA COUNTY, STATE OF OKLAHOMA

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

**Bixby Farms** is a single-family residential Planned Unit Development (PUD) of approximately 40 acres located ¼ mile north of the northeast corner of East 151<sup>st</sup> Street South and South Sheridan Road in the City of Bixby, Oklahoma. This development concept is consistent with the City of Bixby's Comprehensive Plan. Historically farmed, the land is located approximately one (1) mile from downtown Bixby, and only one-quarter of a mile north of State Highway 67, a fully improved, four-lane roadway extending to the east and toward U.S. Highway 75 to the west.

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 to RS-2.5 Residential Single-Family. Existing zoning is reflected on Exhibit F and proposed zoning is reflected on Exhibit G of this PUD.

The requested RS-2.5 zoning and the residential densities as proposed by this PUD are in accordance with the existing "Medium 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.

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. and 11-7B-4.A.1 Table 2 would permit at least 181 dwelling units with the proposed RS-2.5 underlying zoning, this PUD will restrict the development to 147 dwelling units. The **Exhibit B "Conceptual Site Plan"** only reflects 146 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, per lot landscaping, etc.) than could otherwise be permitted under the existing Zoning Code provisions.

# BIXBY FARMS

## EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION  
WITH ADJACENT DEVELOPMENTS LABELED

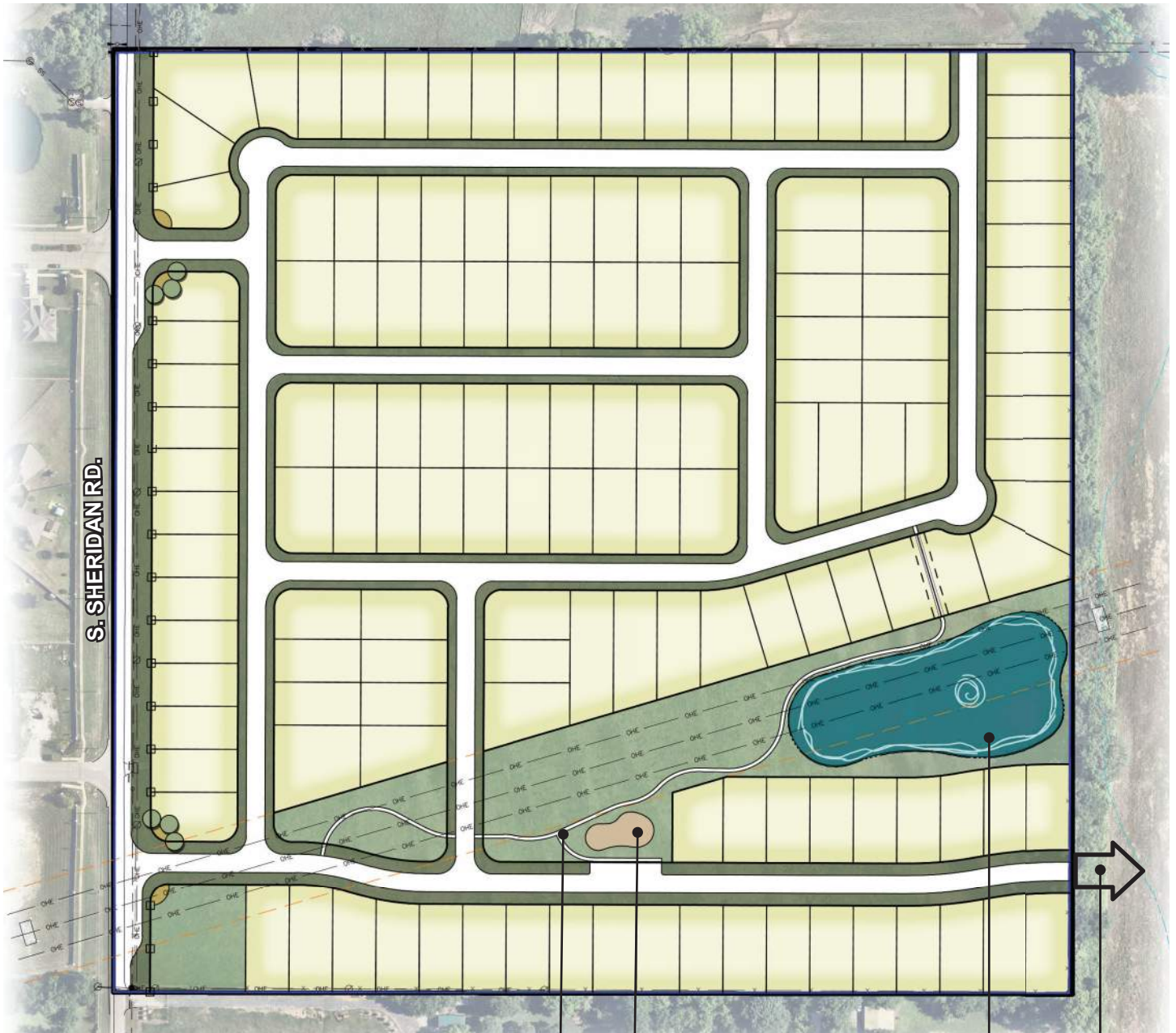


# BIXBY FARMS

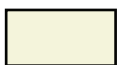
## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF FEBRUARY 28, 2025



#### LEGEND



60' WIDE LOTS  
(146 LOTS TOTAL)

PLAYGROUND  
WITH PARKING  
WALKING TRAIL

DETENTION POND  
FUTURE COLLECTOR  
STREET CONNECTION

### III. DEVELOPMENT STANDARDS

|                                                                                                                                                                                                                          |                                                                                                                                                                                                                    |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Gross Land Area:</b>                                                                                                                                                                                                  | 1,737,977 SF                                                                                                                                                                                                       | 39.898 AC               |
| <b>Net Land Area:</b>                                                                                                                                                                                                    | 1,737,977 SF                                                                                                                                                                                                       | 39.898 AC               |
| <b>Permitted Uses in This PUD:</b>                                                                                                                                                                                       | <b>Permitted Uses RS-2.5 District</b>                                                                                                                                                                              |                         |
| Use Unit 1 utilities and infrastructure; Use Unit 6 single-family detached dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space. | Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space. |                         |
| <b>Requirement:</b>                                                                                                                                                                                                      | <b>This PUD:</b>                                                                                                                                                                                                   | <b>RS-2.5 District:</b> |
| <b>Maximum Number of Lots:</b>                                                                                                                                                                                           | 147                                                                                                                                                                                                                | 181 *                   |
| <b>Minimum Lot Width †:</b>                                                                                                                                                                                              | 60 FT                                                                                                                                                                                                              | 70 FT                   |
| <b>Minimum Lot Size:</b>                                                                                                                                                                                                 | 6,900 SF                                                                                                                                                                                                           | 8,500 SF                |
| <b>Minimum Land Area per Dwelling Unit:</b>                                                                                                                                                                              | 9,600 SF **                                                                                                                                                                                                        | 9,600 SF                |
| <b>Maximum Building Height:</b>                                                                                                                                                                                          | 2 Stories and 35 FT                                                                                                                                                                                                | 3 Stories and 48 FT     |
| <b>Minimum Livability Space:</b>                                                                                                                                                                                         | 4,500 SF ***                                                                                                                                                                                                       | 4,500 SF                |
| <b>Minimum Yard Setbacks:</b>                                                                                                                                                                                            |                                                                                                                                                                                                                    |                         |
| Front Yard:                                                                                                                                                                                                              | 25 FT                                                                                                                                                                                                              | 30 FT                   |
| Rear Yard:                                                                                                                                                                                                               | 15 FT                                                                                                                                                                                                              | 25 FT                   |
| Side Yard (Interior):                                                                                                                                                                                                    | 5 FT & 5 FT                                                                                                                                                                                                        | 10 FT & 5 FT            |
| Side Yard Abutting a Street:                                                                                                                                                                                             | 15 FT                                                                                                                                                                                                              | 10 FT & 5 FT            |
| Garage Facing Side Yard Street:                                                                                                                                                                                          | 20 FT                                                                                                                                                                                                              | 10 FT & 5 FT            |
| <b>Minimum Dwelling Size:</b>                                                                                                                                                                                            | 1,800 SF (See Section IV.G.)                                                                                                                                                                                       | None                    |
| <b>First Floor Exterior Materials:</b>                                                                                                                                                                                   | 75% masonry (See Section IV.G.)                                                                                                                                                                                    | None                    |
| <b>Minimum Landscaping Tree Requirements:</b>                                                                                                                                                                            | One (1) tree within the front yard of each lot                                                                                                                                                                     | None                    |
| <b>Off-street Parking and Yard Coverage:</b>                                                                                                                                                                             | A minimum of two (2) off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.                                                       |                         |
| <b>Other Bulk and Area Requirements:</b>                                                                                                                                                                                 | As required within the RS-2.5 District                                                                                                                                                                             |                         |

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

\* Per Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2.

| Requirement:                               | This PUD:                                                                                                                                                                                                                                                                                                                                          | RS-2.5 District:                                                                                              |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Neighborhood Amenities:</b>             | <ul style="list-style-type: none"> <li>• 6' masonry frontage fence/wall</li> <li>• 10% minimum common open space preservation</li> <li>• neighborhood park with swing sets and/or similar play structures,</li> <li>• walking trail</li> <li>• other open space amenities for passive and active recreation</li> <li>landscaped entries</li> </ul> | None                                                                                                          |
| <b>Public Infrastructure Enhancements:</b> | <ul style="list-style-type: none"> <li>• Deceleration lanes (2)</li> <li>• Collector street to east</li> <li>• Sewer extension; relieves need for lift station</li> </ul>                                                                                                                                                                          | Collector street approximately mid-mile recommended, not required (Subdivision Regulations Section 12-3-2.K.) |

**\*\*** 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.

**\*\*\*** 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.

## 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 (BXZO\_\_\_\_\_) is proposed to rezone the site from AG to RS-2.5 Residential Single-Family High-Density District. Most of the abutting land is zoned AG and is agricultural and, to the south and southwest, rural residential. Single-family residential subdivisions “Southridge at Lantern Hill”, “The Trails at White Hawk”, and “The Ridge at South County” are all zoned RS-3 with PUDs. The City of Bixby’s newly relocated Fire Station One and public safety facility is to the southwest zoned CS with a PUD. 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 F** and proposed zoning patterns are represented on **Exhibit G** of this PUD.

**IV.B. ACCESS AND CIRCULATION:** As designed, the development will have two (2) points of access to South Sheridan Road. Stub streets are proposed to improve accessibility between the subject property, area streets, and adjoining future developments. Right-of-way will be dedicated for the South Sheridan Road Arterial Street frontage in accordance with the Subdivision Regulations. Deceleration lanes shall be constructed at both Sheridan Road entrances. An east-west Collector Street shall be required and is presently proposed along the south side of the site, allowing for connection to the development tract to the east. All other streets within the subdivision will be public local, minor residential streets unless otherwise required during the platting or engineering design and permitting stages. A potential layout of a future collector connection to the property to the east of the development is shown on **Exhibit N**.

By this PUD, required off-street parking attending neighborhood parks or other amenities shall be permitted within the rights-of-way as shown on **Exhibit B**, subject to a license agreement if and as may be required by the City of Bixby. Parking lot setbacks and landscaped strips are thus not applicable. Required landscaping trees as would otherwise be required by the Zoning Code for this area shall be relocated within the adjacent interconnected open space area.

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 South Sheridan Road 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 South Sheridan Road 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 west side of South Sheridan Road serving "Southridge at Lantern Hill". 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.

"Southridge at Lantern Hill" is served by a gravity sanitary sewer system which terminates at a lift station at its northeast corner. It is then sent via force main south along Sheridan Road to a point of gravity flow. An extension of the existing Bixby Creek interceptor is planned by the City of Bixby along the site's northern boundary. Sanitary sewer service will be extended throughout the site and is planned to extend to the west, allowing the lift station to be decommissioned.

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 east of the site. Drainage and storm sewer 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 moderately sloped and drains from west to east toward Bixby Creek.

As represented on **Exhibit E** "FEMA Floodplain Map," the eastern approximately 1/3 of the site is within Shaded Zone X 500-year (0.2% Annual Chance) Floodplain, with the balance being in Unshaded Zone X (outside of the 500-year Floodplain).

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Choska Very Fine Sandy Loam, 0-1% slopes (52.6% of site), Dennis Silt Loam, 3-5% slopes (40.2% of site), and small percentages of Eram-Coweta Complex, 5-15% slopes, Dennis-Radley Complex, 0-12% 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. 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.

The Sheridan Road frontage shall include a 6' masonry fence/wall. Masonry shall be limited to natural stone, manufactured stone, precast masonry blocks, precast concrete panels, or stucco/EIFS. Landscaped entries shall be constructed at each entrance on Sheridan Road.

When fully platted, not less than 10% of Bixby Farms shall be preserved as open space for the enjoyment of the residents and shall include a neighborhood park with off-street parking, swing sets and/or similar play structures, walking trail and other open space amenities for passive and active recreation.

**IV.G. STANDARDS PERTAINING TO DWELLINGS:** All single-family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within Development Standards Section III. Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured/cast stone, stucco, and EIFS as an approved alternative. The exterior surface of any foundation, including stem walls, shall also be of masonry. As planned, Bixby Farms will feature multiple home designs with varied architectural styles and features. Residential designs shall meet the above standards and substantially conform to the design aesthetics depicted in **Exhibit I**.

Each lot shall have installed and thereafter maintain at least one (1) landscaping tree.

The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly titled document.

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

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

**EXISTING PUMP  
STATION TO BE  
DECOMMISSIONED  
BY CITY**

CONCEPTUAL LAYOUT SHOWN AS OF FEBRUARY 28, 2025  
EXISTING UTILITIES PER CITY OF BIXBY ATLAS DATA



CONNECT TO \_\_\_\_\_  
PROPOSED SEWER  
(TO BE INSTALLED  
BY CITY)

----- EXISTING OVERHEAD ELECTRIC

# BIXBY FARMS

## EXHIBIT D

### EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED OCTOBER 31, 2024



| Map unit symbol             | Map unit name                                                       | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------------------------|--------|--------------|----------------|
| 7                           | Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded  | A-4    | 21.0         | 52.6%          |
| 13                          | Dennis silt loam, 3 to 5 percent slopes                             | A-6    | 16.0         | 40.2%          |
| 16                          | Dennis-Radley complex, 0 to 12 percent slopes                       | A-6    | 0.4          | 0.9%           |
| 20                          | Eram-Coweta complex, 5 to 15 percent slopes                         | A-7-6  | 2.3          | 5.9%           |
| 53                          | Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded | A-7-6  | 0.1          | 0.4%           |
| Totals for Area of Interest |                                                                     |        | 39.9         | 100.0%         |

# BIXBY FARMS

## EXHIBIT E

### FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0434L, EFFECTIVE 10/16/2012



# BIXBY FARMS

## EXHIBIT F

### EXISTING ZONING MAP

DATA FROM INCOG ZONING MAP ACCESSED OCTOBER 31, 2024 AND MODIFIED



# BIXBY FARMS

## EXHIBIT G

### PROPOSED ZONING MAP

DATA FROM INCOG ZONING MAP ACCESSED OCTOBER 31, 2024 AND MODIFIED



# BIXBY FARMS

## EXHIBIT H

### COMPREHENSIVE PLAN MAP

DATA FROM 2018 COMPREHENSIVE PLAN FUTURE LAND USE MAP



# BIXBY FARMS

## EXHIBIT I

### ARCHITECTURAL DESIGN ILLUSTRATIVE CONCEPTS

## Representative Architectural Styles

[capitalhomes.com/plans](https://capitalhomes.com/plans)



## PLAYGROUND PLAN CONCEPT



# BIXBY FARMS

## EXHIBIT K

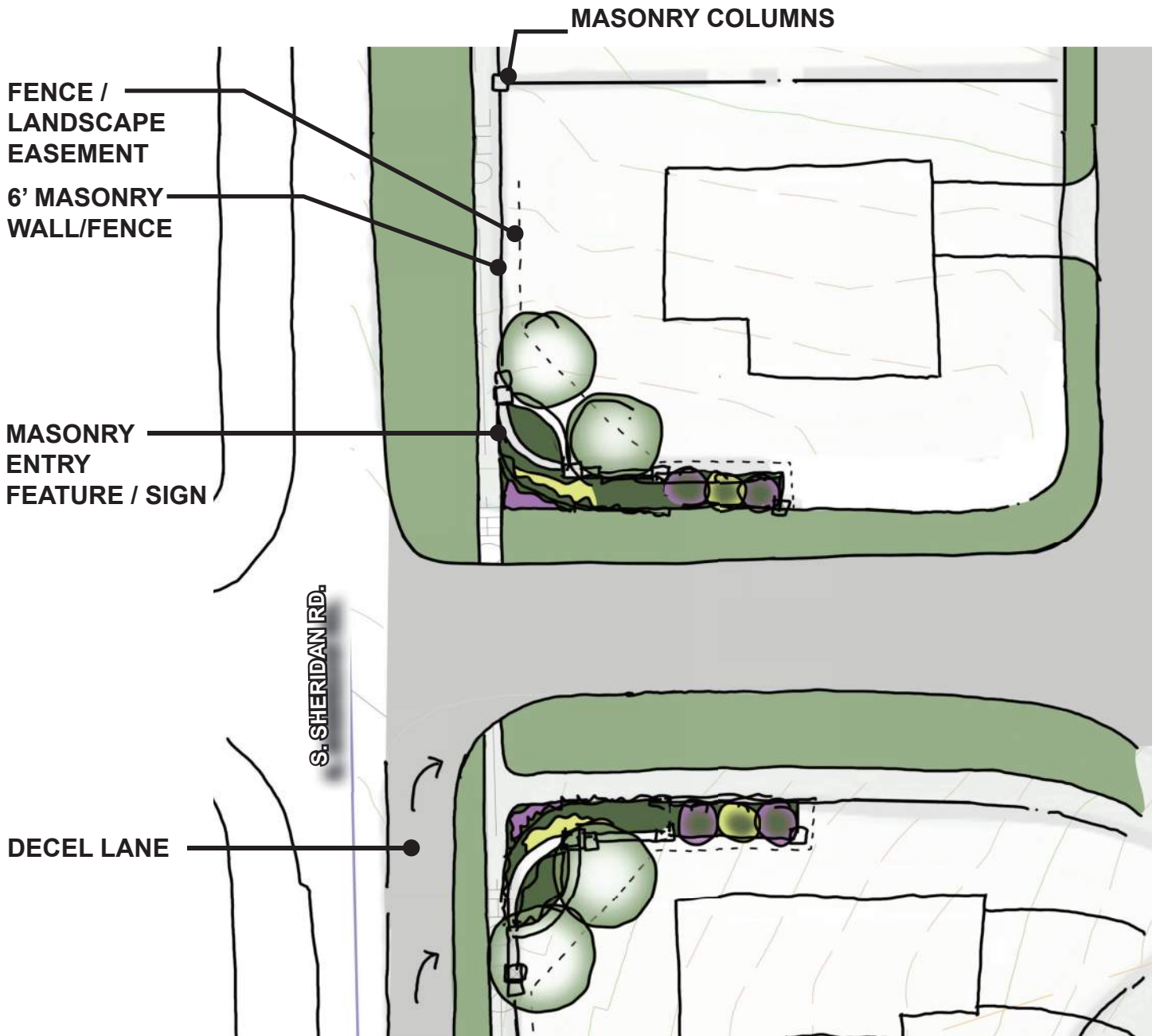
### PLAYGROUND REPRESENTATIVE IMAGE



# BIXBY FARMS

## EXHIBIT L

### ENTRY PLAN CONCEPT



# BIXBY FARMS

## EXHIBIT M

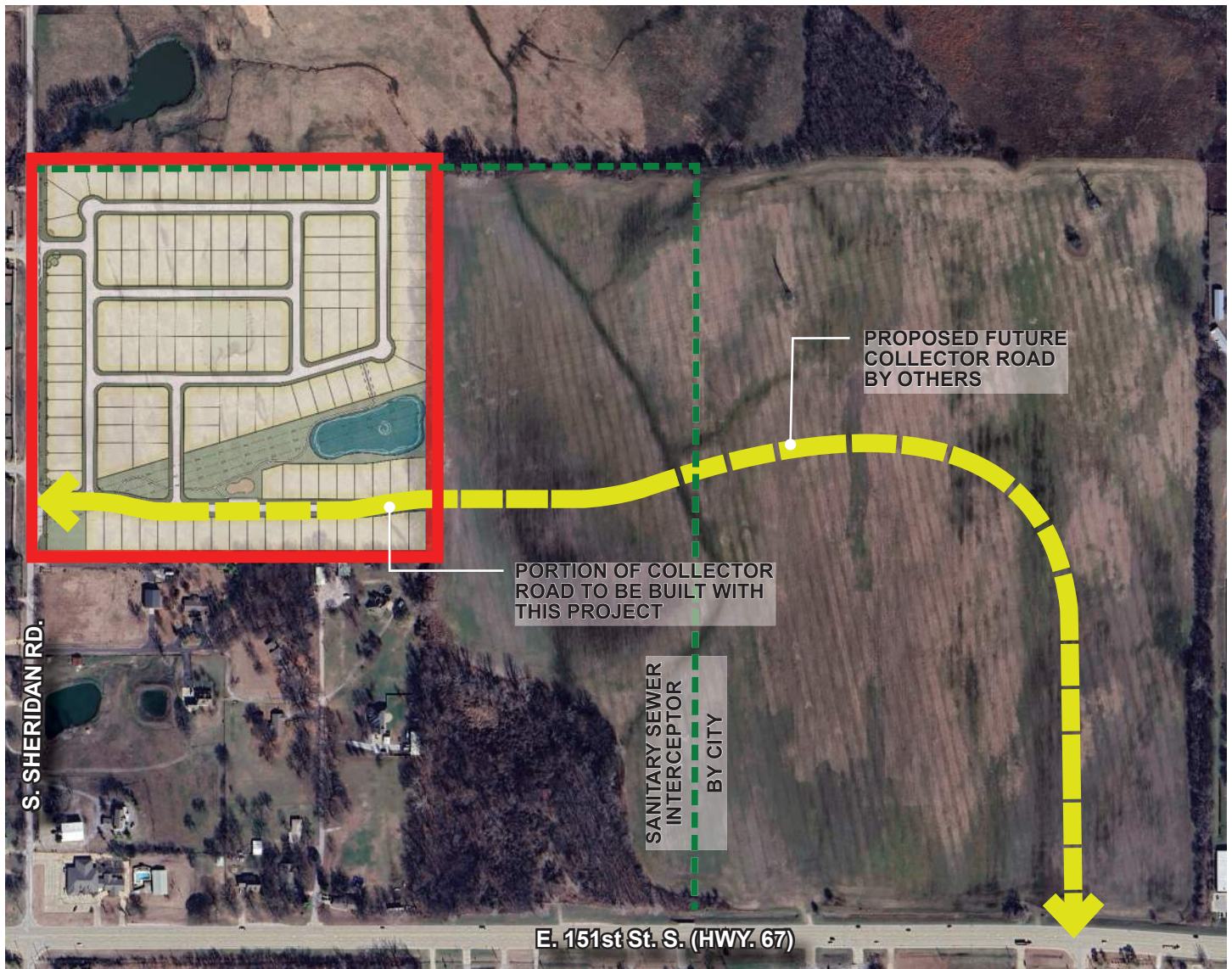
### ENTRY REPRESENTATIVE IMAGE



# BIXBY FARMS

## EXHIBIT N

### CONCEPTUAL COLLECTOR ROAD LAYOUT AND SANITARY SEWER INTERCEPTOR





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

---

## STAFF REPORT

---

**To:** Planning Commission

**From:** Gladys Gill, Planner

**Date:** April 21, 2025

**RE:** Verrado

**COMP PLAN AMENDMENT** | (BXCP-25.01)

**RE-ZONE** | (BXZO-25.01) to Residential Estates (RE)

**PLANNED UNIT DEVELOPMENT Major Amendment (MA.02)** | (PUD-60)

**PRELIMINARY PLAT** | (BXPT-25.01)

**Applicant:** Wallace Design

---

**REQUEST:** The applicant is requesting a rezoning (BXZO-25.01) from Office Light (OL) and Agriculture (AG) to Residential Estates (RE). This request includes a second major amendment to the Planned Unit Development (PUD-60). Additionally, a major amendment to the Comprehensive Plan (BXCP-25.01) is being proposed to align future land use designations with the new zoning. Approval of the Comprehensive Plan amendment, rezoning, and PUD is contingent upon each other. In addition, the applicant is seeking approval for the conceptual Preliminary Plat (BXPT-25.01).

**LOCATION:** 10422 and 10424 East 111th Street South, Bixby, OK 74008, near the corner of East 111<sup>th</sup> Street South and South Mingo Road.

**EXISTING ZONING:** Office Light (OL) and Agriculture (AG)

**PROPOSED ZONING:** Residential Estates (RE) with supplemental PUD.

## PROJECT SUMMARY:

The applicant has submitted a Major Amendment to PUD 60, originally established in 2008 and amended in 2014. The proposed amendment, known as Verrado, seeks to transition the currently underdeveloped land into a gated, single-family residential estate-style community, replacing previously approved office and mini-storage uses.

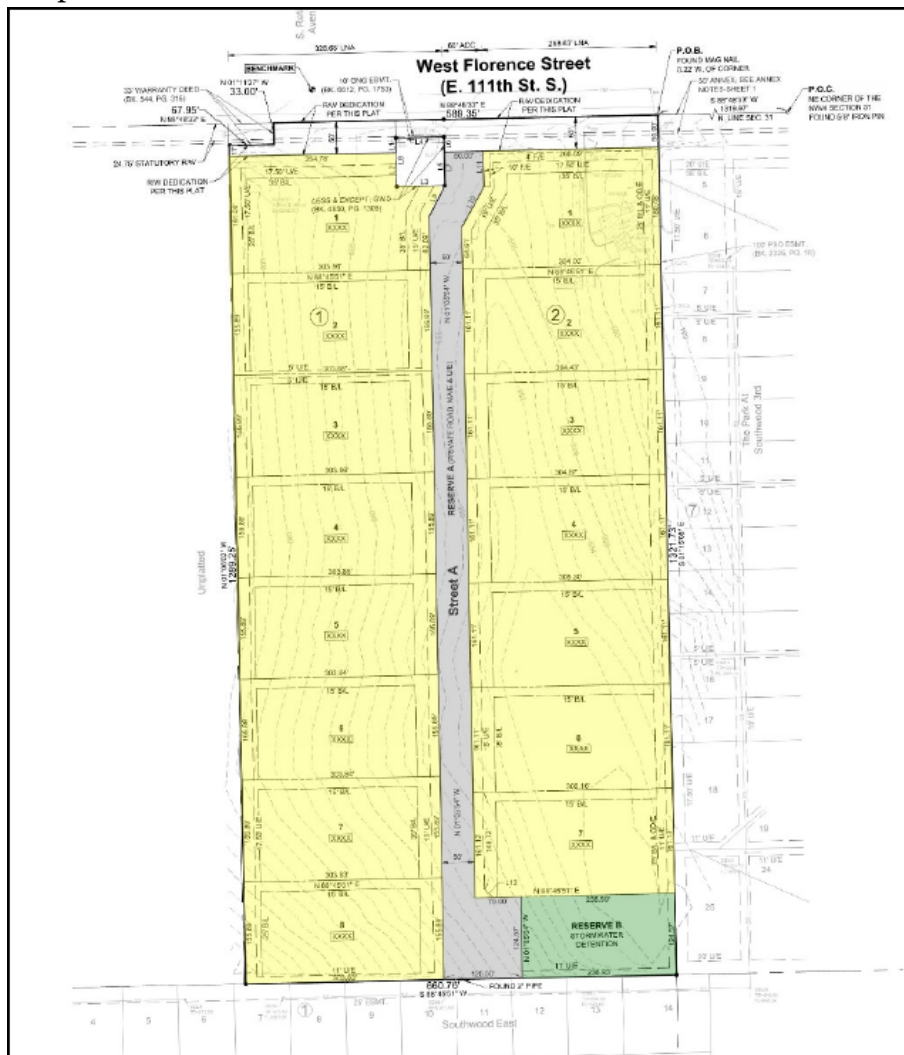
## KEY FEATURES OF THE PUD:

- **Number of dwelling units:** 15 units
- **Minimum dwelling size:** 2,200 sq. ft.
- **Building Materials:** 100% masonry or stone on the first-floor exterior walls.
- **Landscaping & Screening:**
  - 6' masonry wall along East 111th Street South frontage with landscaping.
  - Materials include split-face block, stucco, and stone in neutral colors.
  - The fence will be placed within a designated fence easement ("F/E") on the plat.
- **Access & Circulation:**
  - A single, gated entrance from East 111th Street South offers private streets and an approved dead-end turnaround.
  - According to the PUD, sidewalks will not be incorporated into the development, as the trail surrounding the pond within the reserve area will provide a designated space for pedestrians to walk and exercise.
- **Amenities:** Amenity features shall be provided to the benefit of the residents and may include any of the following:
  - Pavilion, Playground, Tables, and benches
  - Trail system
  - Fountain in detention pond
- **Drainage & Utilities:**
  - **Water Service:** Water will be extended from the north, tying into an existing line along the north side of East 111th Street South.
  - **Sanitary Sewer:** A proposed line will run along the main internal street, connecting to an existing sewer line along the southern boundary.
  - **Drainage:** The development will utilize overland drainage with bar ditches (appropriate for estate-sized lots) to direct stormwater toward the detention facility.
    - **Stormwater Detention:**  
A detention pond will be located in the southeastern corner of the development, within a designated reserve area.
    - **Design Capacity:**  
Sized to meet the City of Bixby's stormwater requirements, and intended to alleviate off-site drainage issues in the area to the south.
    - **No floodplain impact:**  
The site is not within a FEMA-designated floodplain, so no floodplain development permit is required.

## DEVELOPMENT STANDARDS

|                                     | City Code (RE)       | PUD                         |
|-------------------------------------|----------------------|-----------------------------|
| Maximum Number of Dwelling Units    | 37                   | 15                          |
| Minimum Lot Width                   | 150 feet             | 150 feet                    |
| Minimum Lot Area                    | 24,000 SF            | 43,560 SF or +/- 1 acre     |
| Minimum Land Area per Dwelling Unit | 28,375 SF            | 49,222 SF or +/- 1.13 acres |
| Maximum Building Height             | 3 Stories or 48 feet | 3 Stories or 30 feet        |
| Minimum Building Setbacks           |                      |                             |
| Front Yard                          | 35 feet              | 35 feet                     |
| Rear Yard                           | 25 feet              | 25 feet                     |
| Interior Side Yard                  | 15 feet              | 15 feet                     |
| Side Yard Abutting a Street         | 15 feet              | 15 feet                     |

**Figure 1:** Conceptual Site Plan

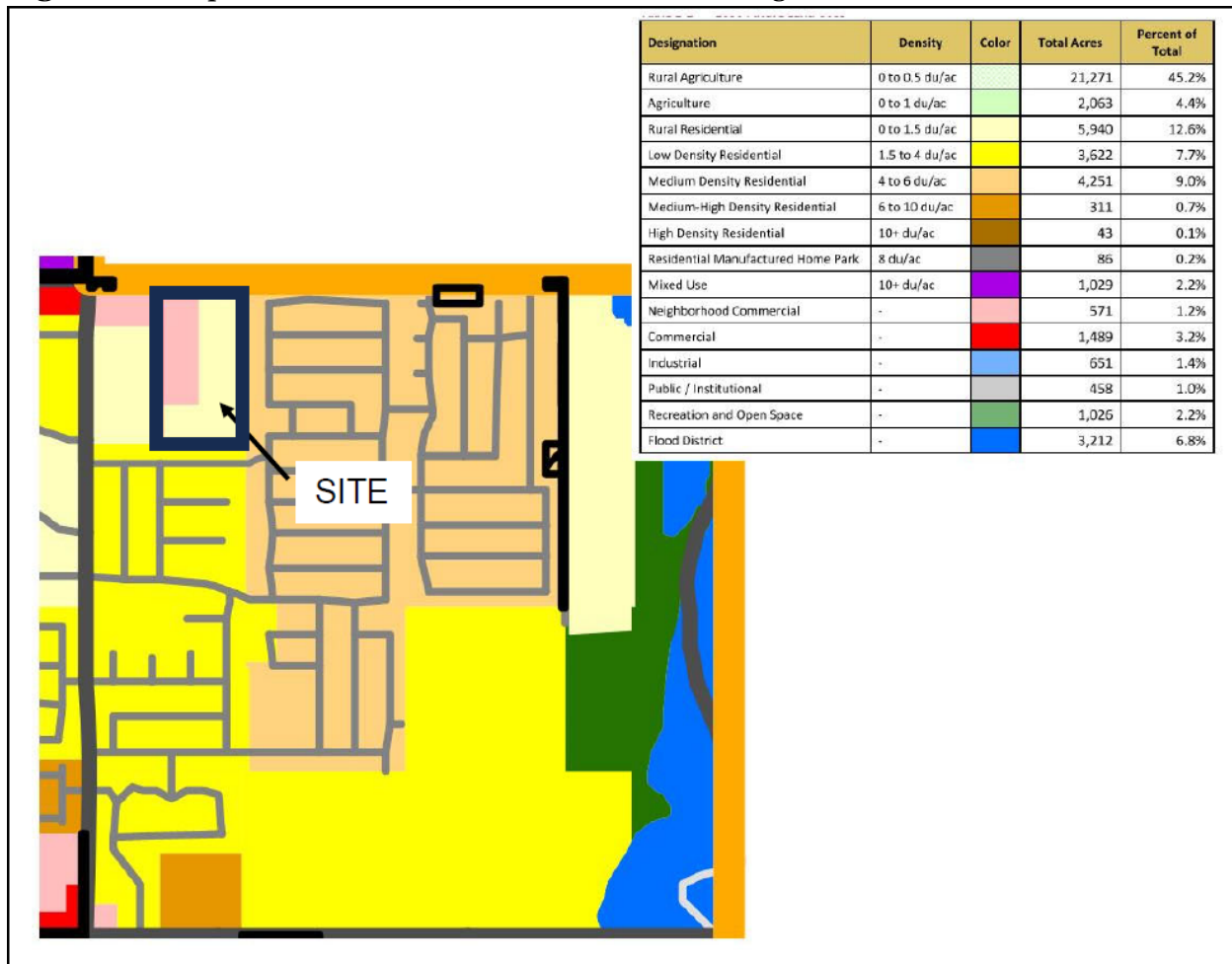


## COMPREHENSIVE PLAN:

The current Comprehensive Plan designates the area as Neighborhood Commercial and Rural Residential uses. The proposed development will trigger a comprehensive plan amendment as a portion of the property is identified for neighborhood commercial uses.

## EXISTING COMPREHENSIVE PLAN:

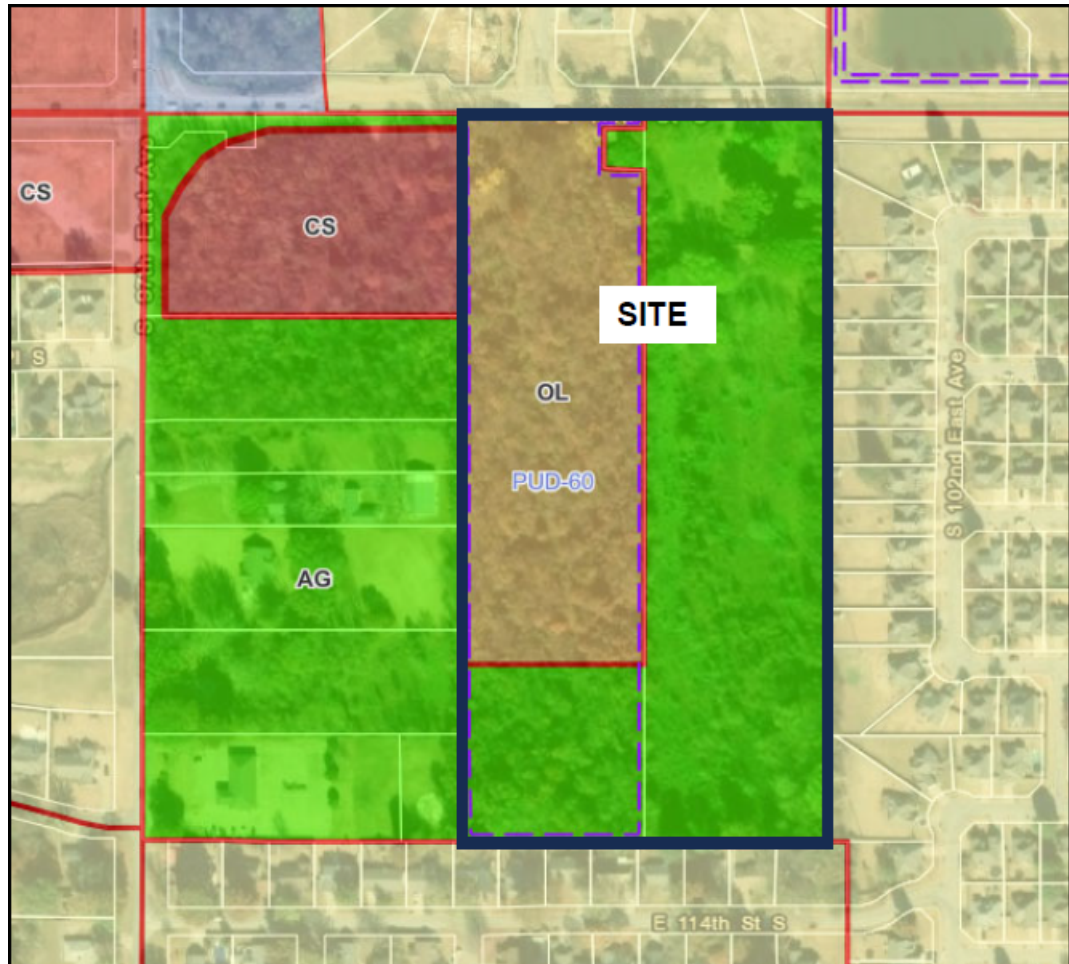
**Figure 2:** Comprehensive Plan 2030 Future Land Use Designation



### **SURROUNDING ZONING AND LAND USE:**

North: East 111<sup>th</sup> Street and Berwick South (Broken Arrow)  
South: (RS-2) Residential Single-Family: Southwood East  
East: (RS-3) Residential Single-Family: The Park at Southwood  
West: (AG) Agriculture: Single-Family Dwellings and (CS) Commercial Shopping

**Figure 3:** Existing zoning for surrounding areas.



## **PUBLIC INPUT:**

Staff did not receive public comments since publication in the Tulsa World on March 26, 2025, or mailed notices to residents within a radius of 300 feet from the property.

## **ENGINEERING COMMENTS:**

See Attachment 2: Engineering Memo for Preliminary Plat & Conceptual Improvement Plan.

## **STAFF COMMENTS:**

Staff has reviewed the proposed Planned Unit Development (BXPUD-25.01) for Verrado and finds that it meets the applicable approval criteria outlined in the City of Bixby Zoning Code while aligning with the goals and policies of the Comprehensive Plan. The amendment supports low-density residential growth by introducing estate-style lots at a gross density of 1.32 dwelling units per acre, consistent with the Residential Estate (RE) zoning district standards. A Comprehensive Plan Amendment is required to support the change in land use designation from Neighborhood Commercial to Residential.

In addition, staff has thoroughly reviewed the Preliminary Plat associated with the proposed development and found that it aligns with the intent of the PUD. The proposed layout, design, and land use all support what is outlined in the PUD (BXPUD-25.01).

Staff's comments are contingent upon the approval of the accompanying rezoning application (BXZO 25.01) and are subject to the following conditions:

- Compliance with all platting requirements prior to the issuance of building permits.
- Final engineering plans for utility and drainage improvements shall be reviewed and approved by the City Engineer.
- Development shall be in substantial conformance with the submitted PUD booklet, including architectural design concepts, access points, and private amenities.
- All development activities conducted under this PUD shall comply with the recommendations outlined by the Bixby Fire Marshal, City Engineer, and City Attorney.

## **FIGURES:**

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

## **ATTACHMENTS:**

- Attachment 1: Planned Unit Development Booklet dated March 13, 2025
- Attachment 2: Engineering Memo
- Attachment 3: Preliminary Plat
- Attachment 4: Deed of Dedication and Restrictive Covenants
- Attachment 5: Conceptual Utility Plan



# **Verrado**

**10422 and 10424 East 111th Street South**

**Bixby, OK 74008**

**BXZO 25.01, PUD 60 MA-02**

**March 3, 2025**

## **Design and Development Guidelines Planned Unit Development #60-MA2**

**Major Amendment**

### **Submitted to:**

The City of Bixby, Oklahoma



### **On Behalf of:**

Back9  
8917 S. Yale Ave., Suite 200  
Tulsa, Oklahoma 74137

### **Prepared by:**



wallace  
design  
collective

**wallace design collective, pc**  
structural · civil · landscape · survey  
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tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design

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## I. LEGAL DESCRIPTION

The entirety of this property consists of two (2) tracts of land totaling 19.82 gross acres located at 10422 and 10424 East 111th Street South. The property is more particularly described as:

THE EAST HALF OF THE EAST HALF (E/2 E/2) OF LOT ONE (1), SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. 435,557.4 SQ. FT. / 10.00 ACRES.

AND

THE WEST TEN (10) ACRES OF THE EAST TWENTY (20) ACRES OF GOVERNMENT LOT ONE (1), SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; LESS AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING 846.80 FEET EAST AND 26.90 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT ONE (1); THENCE SOUTH 75.00 FEET; THENCE EAST 75.00 FEET; THENCE NORTH 75.00 FEET; THENCE WEST 75.00 FEET TO THE POINT OF BEGINNING. 427,857.8 SQ. FEET 9.82 ACRES

## II. BACKGROUND AND SUMMARY

PUD 60 was originally approved in June 2008 and was subsequently amended in August 2014 under the same PUD number but with a new name of *Brisbane Office Park*. However, the PUD only covered the west tract of the current proposed PUD amendment. The east tract was left out of the Brisbane Office Park PUD and remains zoned AG. The conceptual site plan approved for Brisbane Office Park indicated office uses at the north end of the tract, mini-storage uses in the middle section, and detention at the south end. There are currently no structures present on the property. Verrado proposes to eliminate these uses and replace them with single-family estate-sized lots.

## III. DEVELOPMENT CONCEPT

Verrado is a 15-lot, single-family residential development featuring estate-sized lots, a gated entry, private streets, and various amenities. This development will be unique to the area, as few residential communities currently with estate-sized lots in Bixby north of the Arkansas River. The Conceptual Plan (Preliminary Plat) for Verrado is attached as Exhibit "J."

The property spans 19.82 acres and is located east and south of the intersection of East 111th Street South and South Mingo Road. It consists of two tracts—9.82 acres on the west and 10 acres on the east—which will be consolidated through the platting process. Verrado will include a designated reserve area with a detention pond in the

southeastern corner of the property. The Reserve Areas will encompass private streets, an entry feature, and neighborhood amenities. The pond will incorporate a fountain for water circulation, a perimeter walking trail, and benches for residents' enjoyment. The entrance to the development will be distinguished by an elegant stone wall, signage, and a gated entry. A Knox box will be installed at the gate, allowing emergency vehicle access. A homeowner's association will be established to oversee the maintenance, repair, and replacement of perimeter fencing, shared amenities, and other features within the reserve areas.

Since Verrado is a gated private community with large estate-sized lots, bar ditches are planned to be utilized to direct stormwater to the detention pond, where it will be released at a pre-development rate. Sidewalks will not be incorporated into the development, as the trail surrounding the pond within the reserve area will provide a designated space for pedestrians to walk and exercise.

#### IV. DEVELOPMENT STANDARDS

| Table 1 - Development Summary    |                                                                                                                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning</b>                    | RE (PUD)                                                                                                                                                                                           |
| <b>Total Development Area</b>    | 19.82 Acres/79,714.8 SF                                                                                                                                                                            |
| <b>Total Lots</b>                | 15 lots in 2 blocks                                                                                                                                                                                |
| <b>Average Size of Lots</b>      | 1.13 Acres                                                                                                                                                                                         |
| <b>Gross Density</b>             | 1.32 DU/Acre                                                                                                                                                                                       |
| <b>Permitted Uses</b>            | Those allowed by right in the Residential Estate (RE) zoning districts, including accessory uses, recreational amenities, and incidental accessory uses thereto.                                   |
| <b>Bulk and Area</b>             | As per the Bixby Zoning Code, as amended from time to time.                                                                                                                                        |
| <b>Maximum Building Height</b>   | 3 stories from finished grade to the top plate (30 feet)                                                                                                                                           |
| <b>Setbacks</b>                  | Per the Bixby Zoning Code, as amended from time to time.                                                                                                                                           |
| <b>Building Façade materials</b> | Brick, stone, wood accent                                                                                                                                                                          |
| <b>Signage</b>                   | Two (2) residential entry signs along East 111th Street South frontage at the entry to the development. Said signs shall not exceed 12 feet in height and 100 square feet of display surface area. |
| <b>Parking</b>                   | Private driveways shall accommodate a minimum of 2 cars, and garages shall have space for a minimum of 2 vehicles                                                                                  |

## **V. ACCESS AND TRAFFIC CIRCULATION**

The development will have one private access point off of East 111<sup>th</sup> Street South terminating in a cul-de-sac near the reserve area in the southeast corner.

## **VI. LANDSCAPE, SCREENING, AND OPEN SPACE**

Landscaping shall be provided as per the requirements of the City of Bixby's Zoning Code, as amended from time to time. The entrance shall be landscaped with a high-quality planting pallet providing seasonal color, variety, and ample evergreen plants to provide year-round interest.

Along East 111<sup>th</sup> Street South, a 6-foot masonry wall will be constructed with an exterior finish of split-face block, stucco, and stone in a neutral color. The entrance area and subdivision entry sign will feature a similar design. The fencing along the street frontage and entry areas will be placed in a fence easement denoted as an "F/E" on the plat. Amenity features shall be provided to the benefit of the residents and may include any of the following:

- Pavilion
- Playground
- Tables
- Benches
- Trail
- Fountain

## **VII. TOPOGRAPHY, UTILITIES, AND DRAINAGE**

The site is currently undeveloped and covered in dense vegetation. Public utilities are readily available next to the property. A proposed sanitary sewer line will run along the main street into the development, connecting to an existing sewer line along the southern boundary. Water service will be extended from the north, linking to an existing water line on the north side of East 111<sup>th</sup> Street South.

On-site stormwater detention will be provided in a designated reserve area located in the southeastern corner of the property, sized to meet the City of Bixby's requirements. The detention pond will also help alleviate off-site stormwater issues in the neighboring area to the south. Considering the estate-sized lots in the development, stormwater will be managed through an overland drainage system.

The property is not located within a FEMA-designated floodplain, so a floodplain development permit is not required. The site's soil composition primarily consists of Okay Loam, with erodibility being its most significant limiting factor. The terrain is relatively gentle, with slopes ranging from 1.5% to 2%.

Electric, cable, and gas services are readily accessible, with water and sanitary sewer services provided by the City of Bixby. Easements will be established through the plat to accommodate utility service for the development. **Exhibit H: Survey** outlines existing utilities, while **Exhibit I: Conceptual Utilities Plan** illustrates proposed utility connections. Final utility placements will be determined upon review and approval of the civil drawings by the City of Bixby's Engineering Division.

## **VIII. EXISTING ZONING AND LAND USE**

The property's existing zoning is Office Light (OL) and Agriculture (AG) under PUD #60-A1. According to the Bixby 2030 Comprehensive Plan, this area is designated for Neighborhood Commercial and Rural Residential uses. The proposed development will trigger a comprehensive plan amendment as a portion of the property is identified for neighborhood commercial uses.

## **IX. SITE PLAN REVIEW AND PLAT**

A final site plan will be submitted to the Community Development Department for review and approval. The property is not platted so a preliminary and final plat shall also be submitted for the development meeting the City of Bixby subdivision standards.

## **X. SCHEDULE OF DEVELOPMENT**

Following the completion and approval of the PUD, site, plat, and engineering plans, initial construction is expected to begin in the Summer of 2025.

## **XI. APPLICABLE STANDARDS**

In addition to the standards set forth by this PUD, the development on the site will follow all applicable standards of the ordinances of the City of Bixby as amended from time to time.

## **XII. EXHIBITS**

EXHIBIT A – LOCATION MAP

EXHIBIT B – AERIAL IMAGE

EXHIBIT C – EXISTING ZONING MAP

EXHIBIT D – PROPOSED ZONING MAP

EXHIBIT E – LAND USE PLAN

EXHIBIT F – TOPOGRAPHY

EXHIBIT G – SOILS

EXHIBIT H – SITE SURVEY

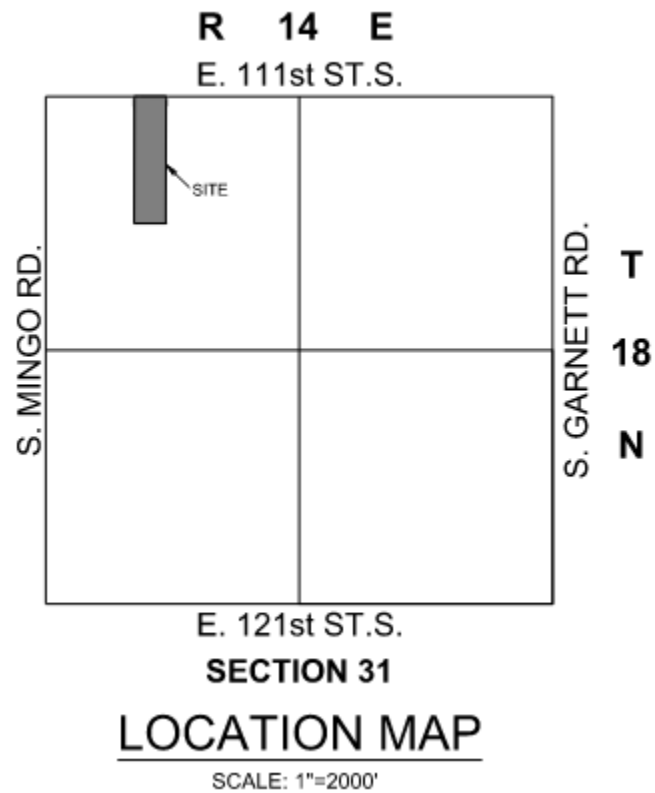
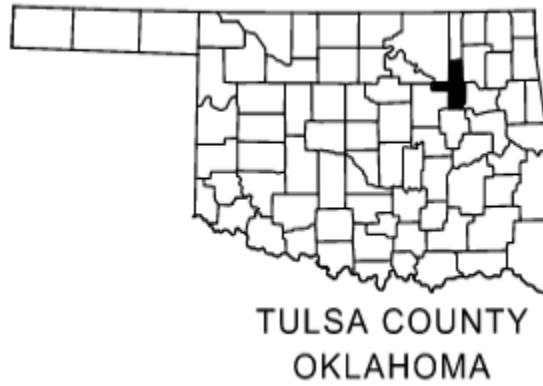
EXHIBIT I – CONCEPTUAL IMPROVEMENTS PLAN

EXHIBIT J – CONCEPTUAL SITE PLAN

EXHIBIT K – ENTRY FEATURE PERSPECTIVE

EXHIBIT J – REPRESENTATIVE EXAMPLES OF HOUSE TYPES

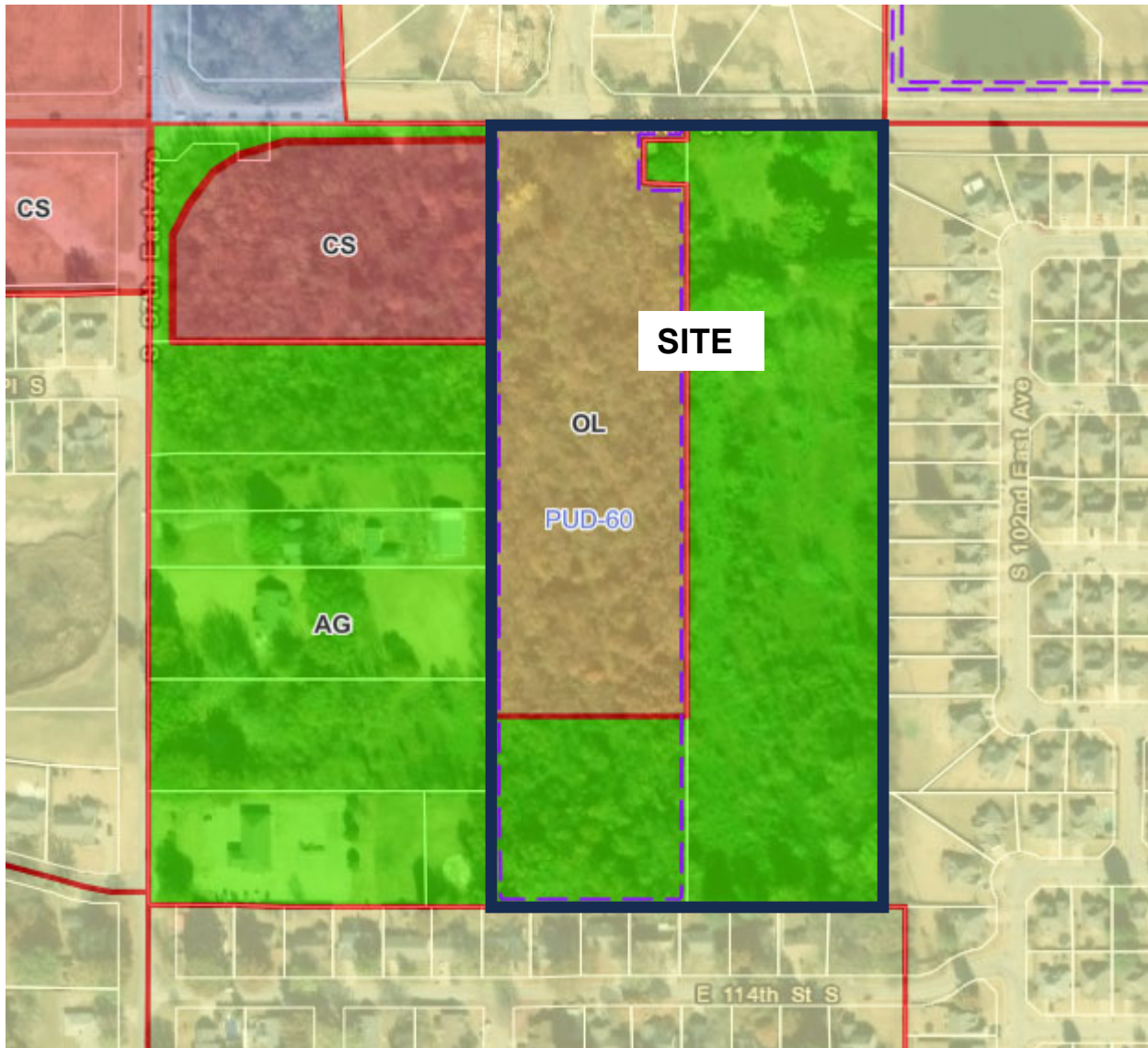
**EXHIBIT A – LOCATION MAP**



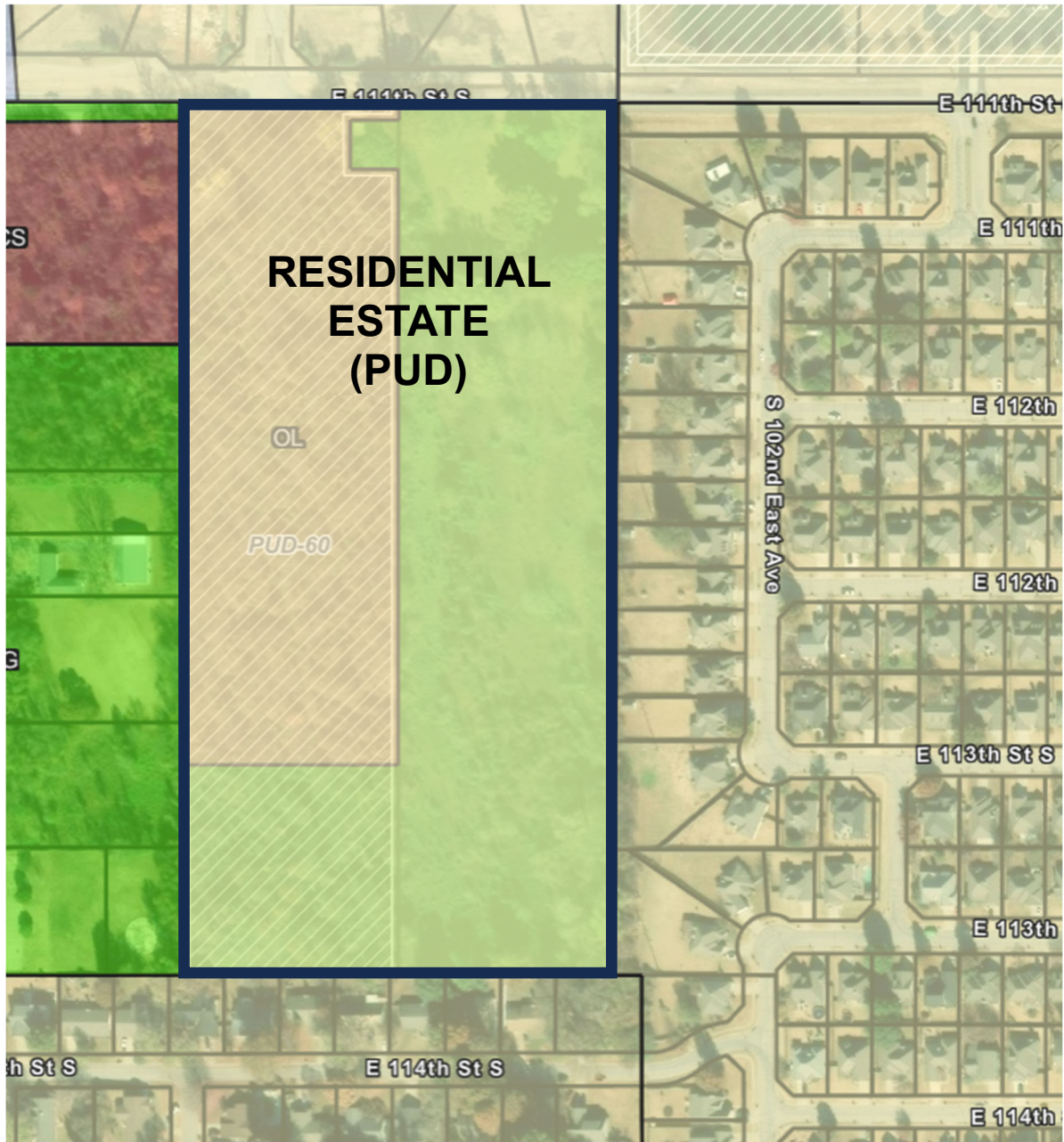
## EXHIBIT B – AERIAL IMAGE



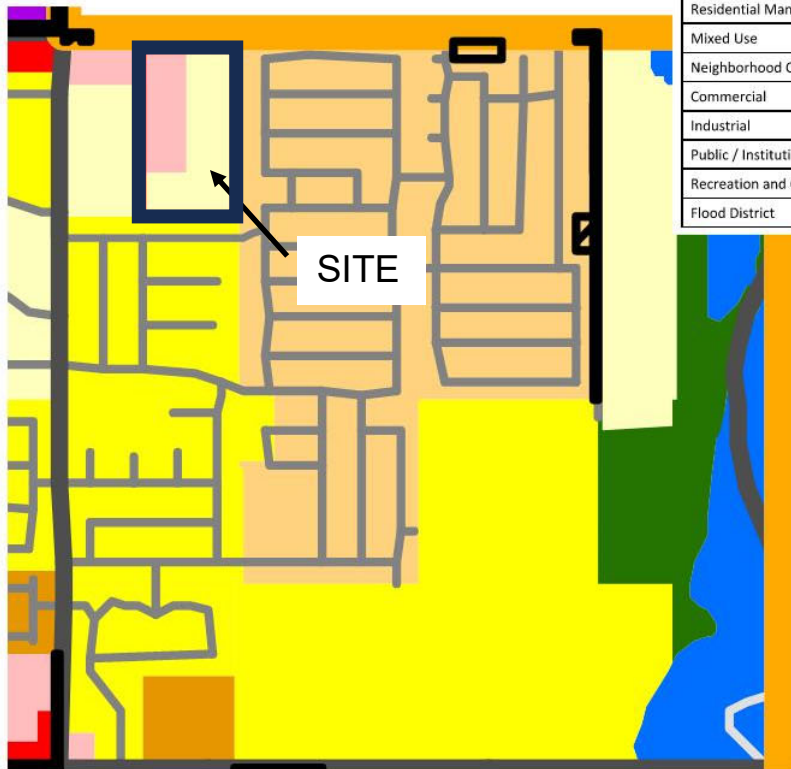
## EXHIBIT C – EXISTING ZONING MAP



## EXHIBIT D – PROPOSED ZONING



## EXHIBIT E – LAND USE PLAN



| Designation                        | Density        | Color | Total Acres | Percent of Total |
|------------------------------------|----------------|-------|-------------|------------------|
| Rural Agriculture                  | 0 to 0.5 du/ac |       | 21,271      | 45.2%            |
| Agriculture                        | 0 to 1 du/ac   |       | 2,063       | 4.4%             |
| Rural Residential                  | 0 to 1.5 du/ac |       | 5,940       | 12.6%            |
| Low Density Residential            | 1.5 to 4 du/ac |       | 3,622       | 7.7%             |
| Medium Density Residential         | 4 to 6 du/ac   |       | 4,251       | 9.0%             |
| Medium-High Density Residential    | 6 to 10 du/ac  |       | 311         | 0.7%             |
| High Density Residential           | 10+ du/ac      |       | 43          | 0.1%             |
| Residential Manufactured Home Park | 8 du/ac        |       | 86          | 0.2%             |
| Mixed Use                          | 10+ du/ac      |       | 1,029       | 2.2%             |
| Neighborhood Commercial            | -              |       | 571         | 1.2%             |
| Commercial                         | -              |       | 1,489       | 3.2%             |
| Industrial                         | -              |       | 651         | 1.4%             |
| Public / Institutional             | -              |       | 458         | 1.0%             |
| Recreation and Open Space          | -              |       | 1,026       | 2.2%             |
| Flood District                     | -              |       | 3,212       | 6.8%             |

EXHIBIT F – TOPOGRAPHY

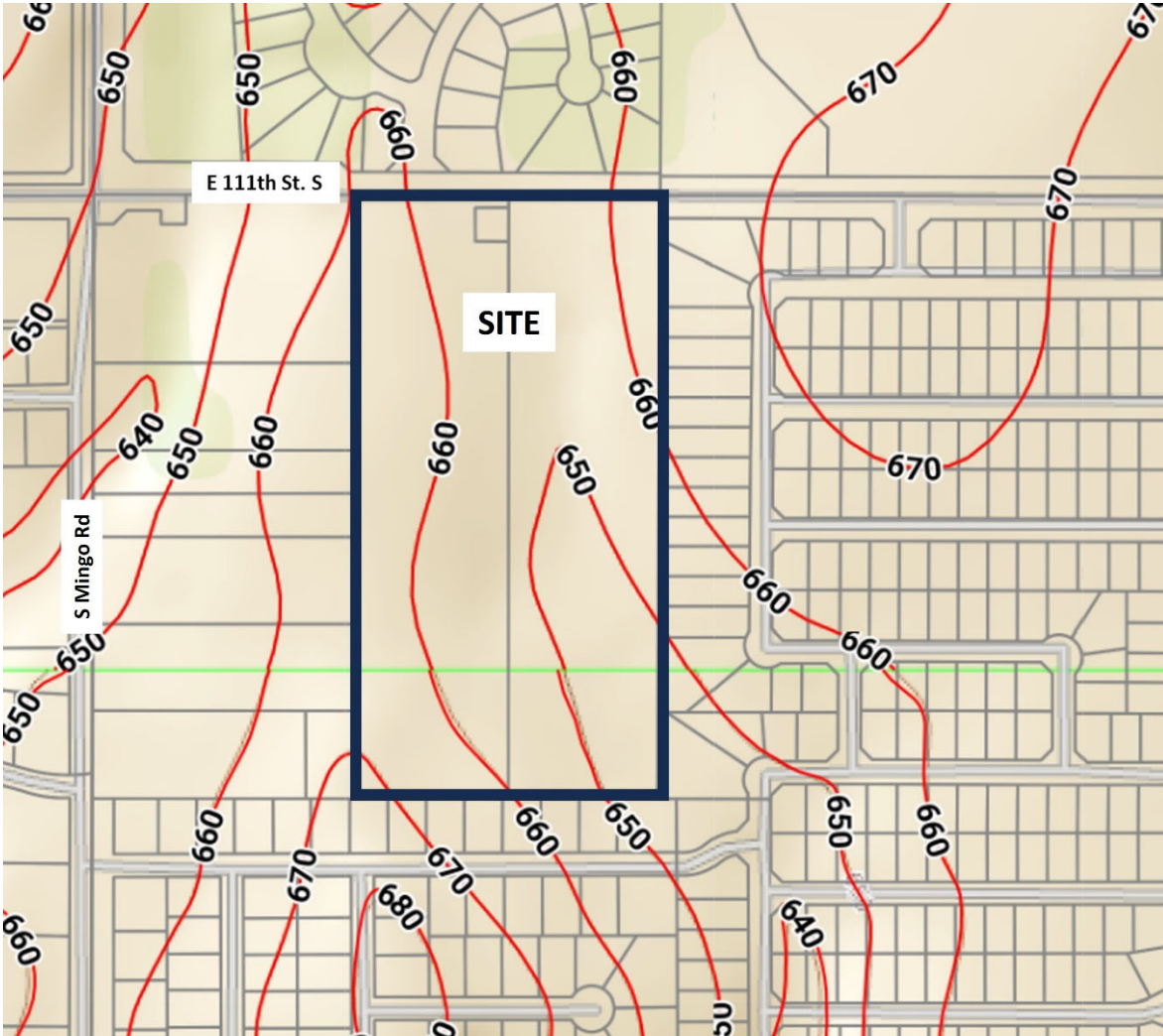


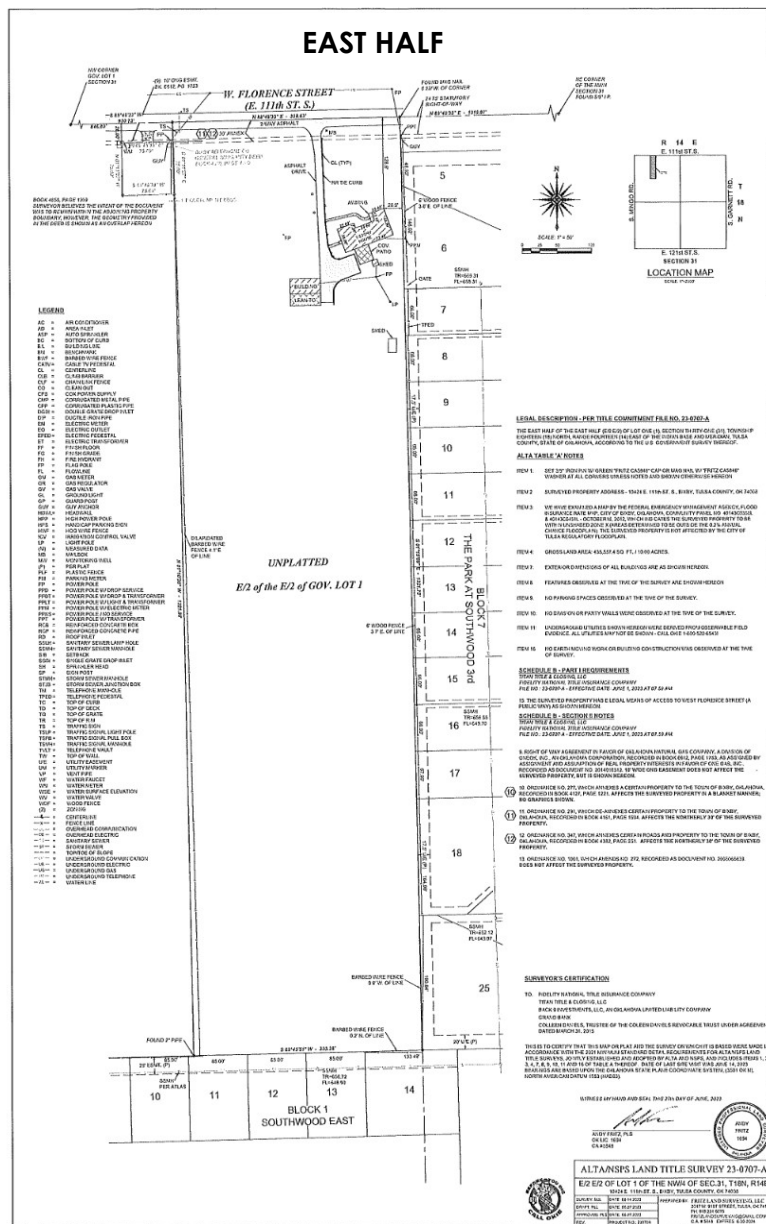
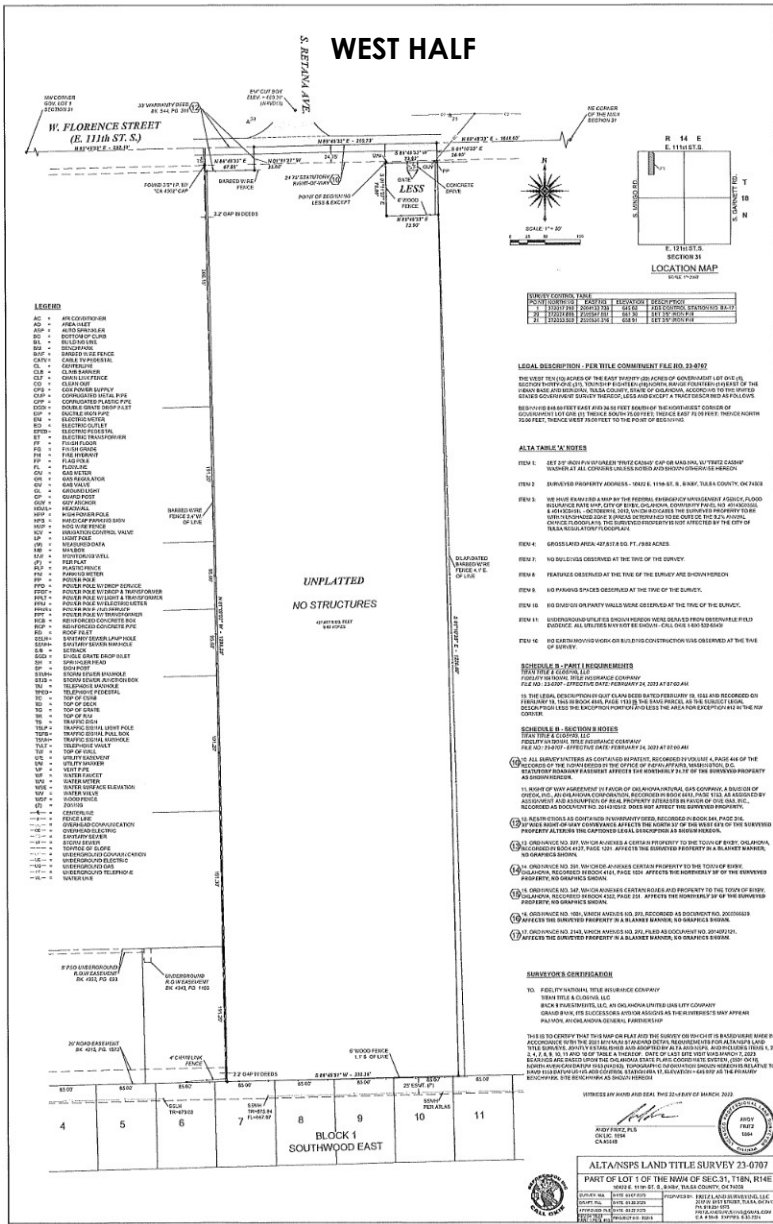
EXHIBIT G – SOILS



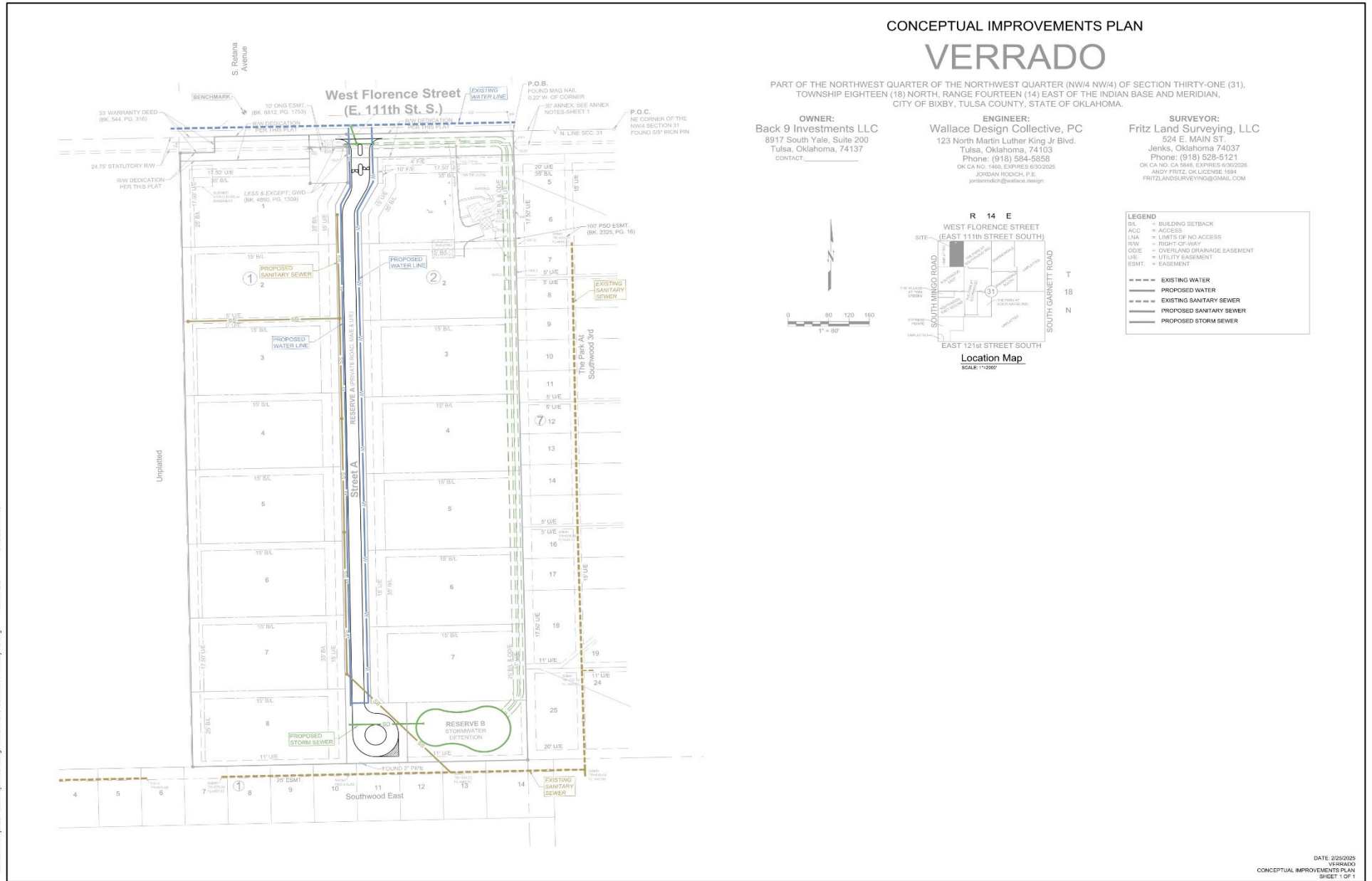
Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                                         | Acres in AOI | Percent of AOI |
|-----------------------------|-----------------------------------------------------------------------|--------------|----------------|
| 39                          | Okay loam, 0 to 1 percent slopes                                      | 10,4         | 8,2%           |
| 40                          | Okay loam, 1 to 3 percent slopes                                      | 24,6         | 19,4%          |
| 41                          | Okay loam, 3 to 5 percent slopes                                      | 47,1         | 37,1%          |
| 42                          | Okay loam, 3 to 5 percent slopes, eroded                              | 36,5         | 28,7%          |
| 51                          | Tulahassee fine sandy loam, 0 to 1 percent slopes, frequently flooded | 8,5          | 6,7%           |
| Totals for Area of Interest |                                                                       | 127,1        | 100,0%         |

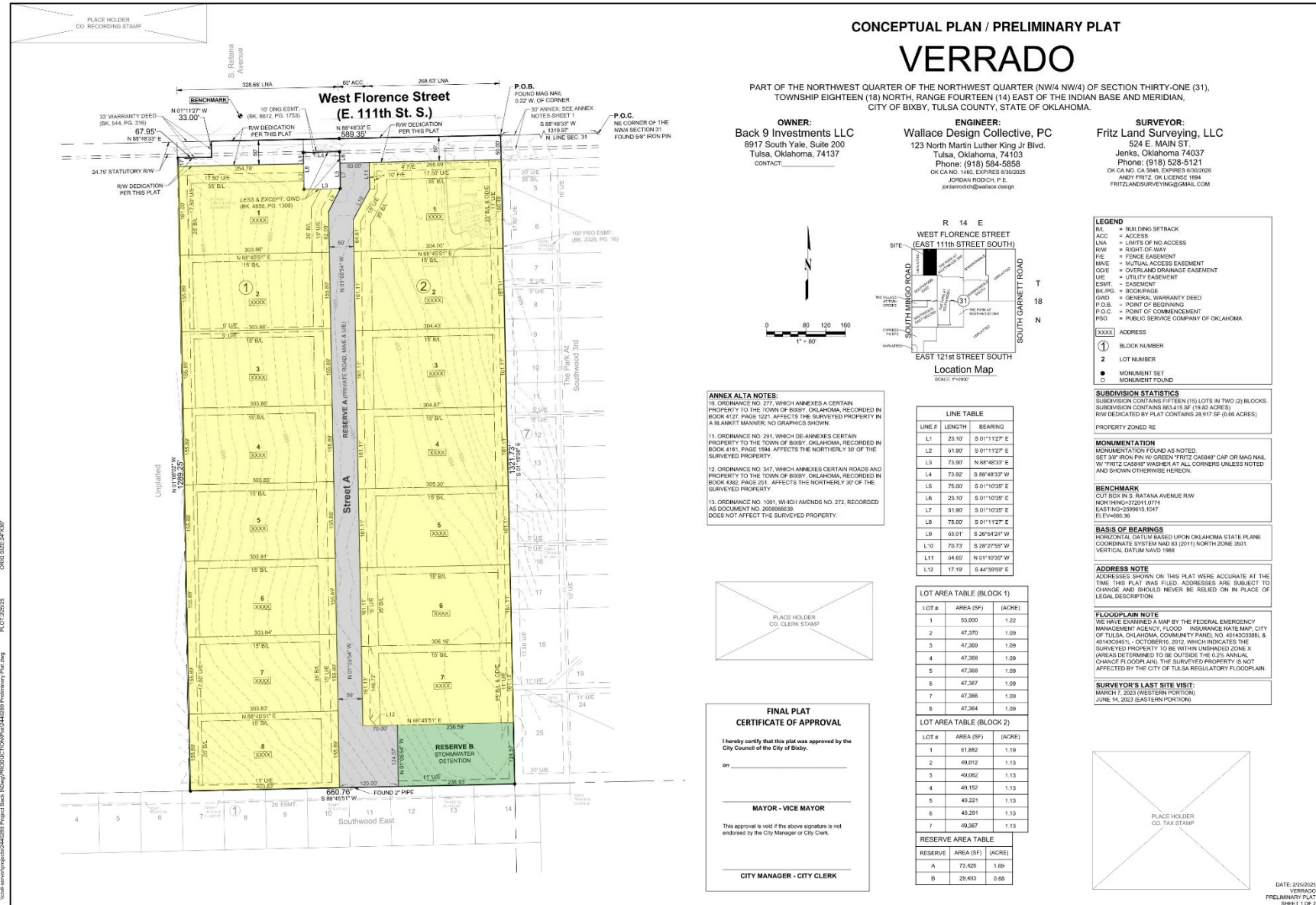
## EXHIBIT H - SITE SURVEY



## EXHIBIT I – CONCEPTUAL IMPROVEMENTS PLAN



## EXHIBIT J – CONCEPTUAL PLAN



## EXHIBIT K – ENTRY FEATURE



**EXHIBIT L – EXAMPLE HOME STYLES**





# Public Works – Engineering Memo

**To:** Gladys Gill, Assistant Planner

**From:** Bea Aamodt, Public Works Director/City Engineer

**CC:** Public Works  
City Manager  
File

**Date:** March 20, 2025

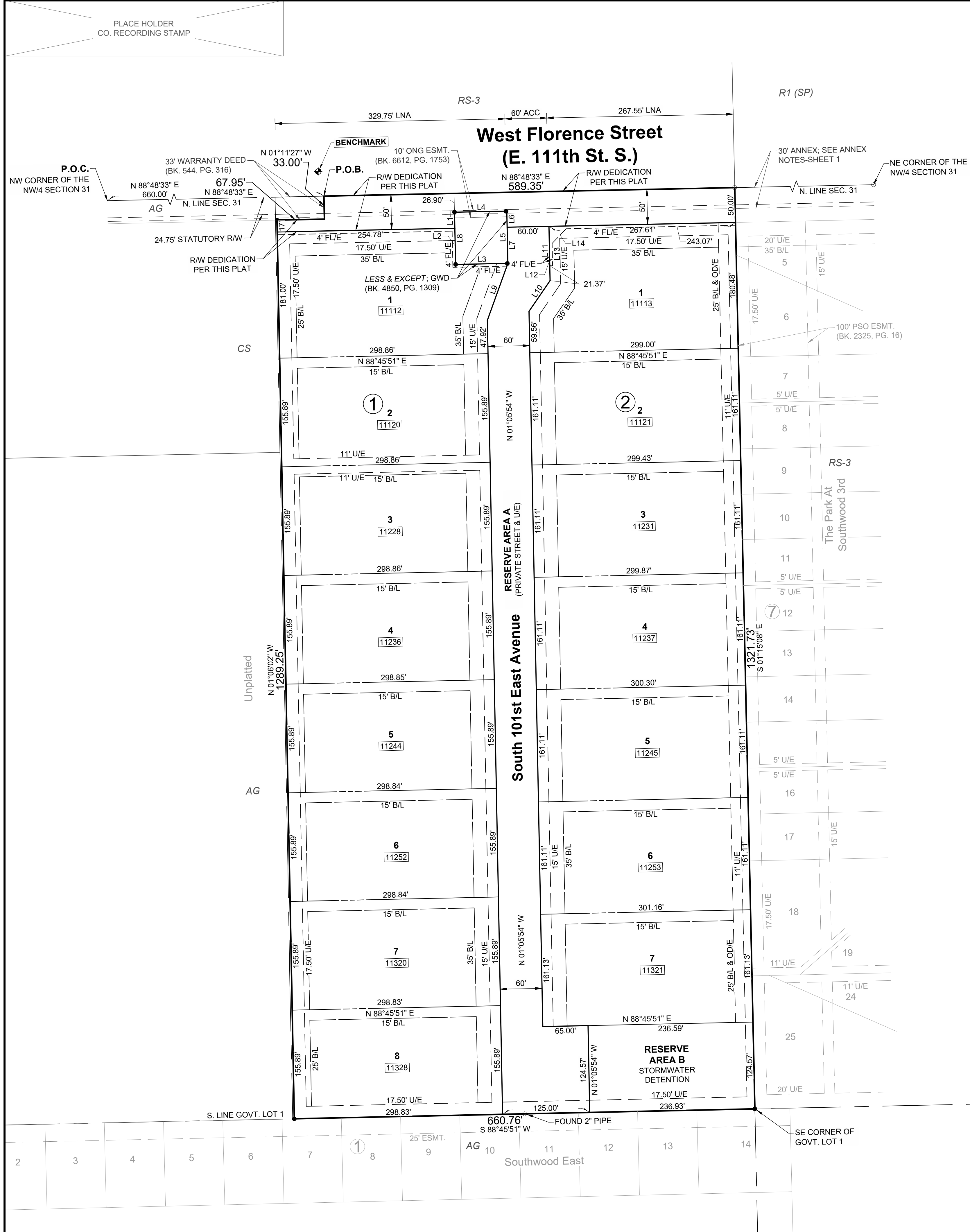
**Re:** Verrado: Preliminary Plat & Conceptual Improvement Plan

| Preliminary Plat Comments:                                                                                                                                                                                                                                                               | Ref: | Revision (Y or N) | Description: |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------|--------------|
| 1. Standard, 17.5' Utility Easements (U/E's) must be provided around the full perimeter of the site – including the south and east boundaries.                                                                                                                                           | Plat |                   |              |
| 2. Interior U/Es must be a standard, back-to-back 11'. 5' U/E's will not be approved.                                                                                                                                                                                                    |      |                   |              |
| <b>Conceptual Improvements Plan – Streets:</b>                                                                                                                                                                                                                                           |      |                   |              |
| 3. The project has a single ingress and egress which, based on length, will require approval by the Fire Marshall                                                                                                                                                                        | Plan |                   |              |
| 4. The cul-de-sac dimensions and layout must be approved by the Fire Marshall.                                                                                                                                                                                                           | Plan |                   |              |
| <b>Conceptual Improvements Plan – Drainage:</b>                                                                                                                                                                                                                                          |      |                   |              |
| 5. A significant inflow from 111 <sup>th</sup> is generated at the north end of the site. No dedicated drainage is indicated but will likely be required. The street will not be sufficient to convey all of the runoff to a single curb inlet at the south end of the site as depicted. | Plan |                   |              |
| 6. A significant amount of runoff is generated by the property to the east. Interception of conveyance of this flow other than through proposed lots will likely be required.                                                                                                            | Plan |                   |              |
| 7. The detention pond must connect to the Southwood storm sewer via pipe connection and the existing inlet in Southwood reconstructed based on the new site conditions.                                                                                                                  | Plan |                   |              |
| 8. The stormwater drainage report must address all on-site and off-site flows being conveyed to, through, and off of the site – including corresponding stormwater management measures.                                                                                                  | Plan |                   |              |

| <b>Conceptual Improvements Plan – Sewer:</b>                                                                                                                                                                                                                                                |      |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|--|
| 9. 10' of separation must be provided between the sewer and water lines.                                                                                                                                                                                                                    | Plan |  |  |
| 10. The sanitary sewer connection for the adjacent property must be located within a City-standard 11' back-to-back U/E between lots.                                                                                                                                                       | Plan |  |  |
| 11. The sanitary sewer may not proceed at an oblique angle across the roadway and Reserve Area B. The alignment should proceed at right angles from its connection in Southwood to the west side of the road right-of-way for a perpendicular connection to the line running down Street A. | Plan |  |  |
| 12. A future connection stub must be provided in the MH located at the south end of Street A for future connection within the 17.5' perimeter U/E by future development to the west.                                                                                                        | Plan |  |  |
| <b>Conceptual Improvements Plan – Water:</b>                                                                                                                                                                                                                                                |      |  |  |
| 13. 10' of separation must be provided between the sewer and water lines.                                                                                                                                                                                                                   | Plan |  |  |
| 14. Fire hydrants will be required as well as their radii of coverage for the entire development.                                                                                                                                                                                           | Plan |  |  |
| 15. Due to the length of length of the cul-de-sac, sprinklers may be required for units on the south end of the project. In that case, the waterlines will need to be designed to meet the corresponding fire protection requirements.                                                      | Plan |  |  |

### **Next Step(s):**

- Coordinate with the Fire Marshal on Roadway and Waterline Requirements
- Prepare a Drainage Report
- Prepare Construction Plans based on the comments provided above.



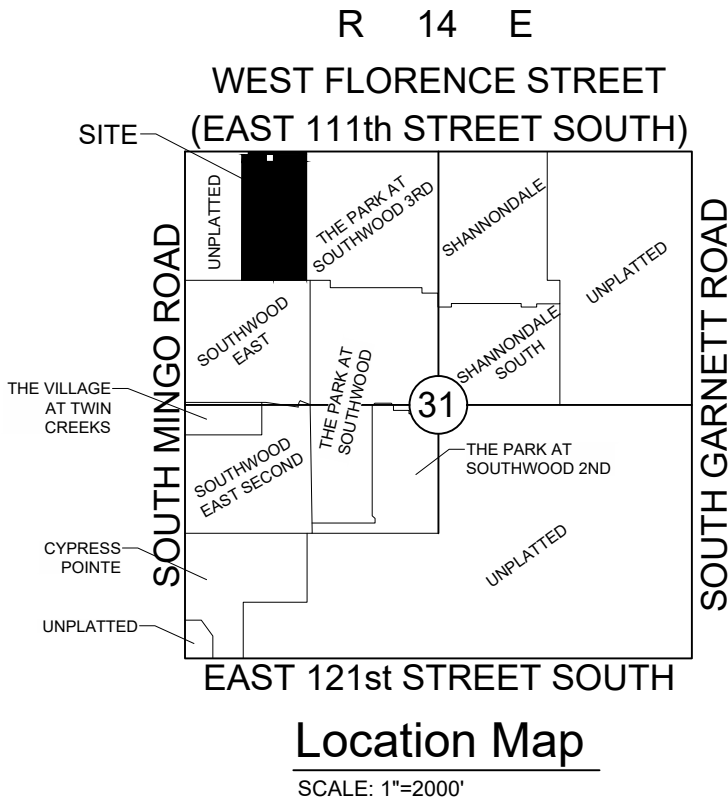
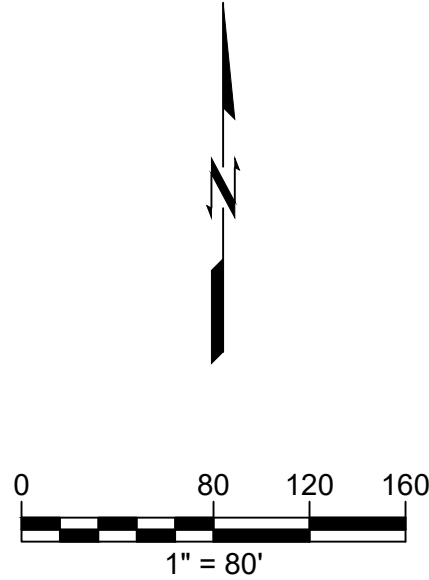
# PRELIMINARY PLAT VERRADO

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
Back 9 Investments, LLC  
8917 South Yale, Suite 200  
Tulsa, Oklahoma, 74137  
CONTACT:

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
JORDAN RODICH, P.E.  
jordanrodich@wallace.design

**SURVEYOR:**  
Fritz Land Surveying, LLC  
524 E. MAIN ST.  
Jenks, Oklahoma 74037  
Phone: (918) 528-5121  
OK CA NO. CA 5848, EXPIRES 6/30/2026  
ANDY FRITZ, OK LICENSE 1694  
FRITZLANDSURVEYING@GMAIL.COM



**ANNEX ALTA NOTES:**  
10. ORDINANCE NO. 277, WHICH ANNEXES A CERTAIN PROPERTY TO THE TOWN OF BIXBY, OKLAHOMA, RECORDED IN BOOK 4127, PAGE 1221. AFFECTS THE SURVEYED PROPERTY IN A BLANKET MANNER; NO GRAPHICS SHOWN.  
11. ORDINANCE NO. 291, WHICH DE-ANNEXES CERTAIN PROPERTY TO THE TOWN OF BIXBY, OKLAHOMA, RECORDED IN BOOK 4161, PAGE 1594. AFFECTS THE NORTHERLY 30' OF THE SURVEYED PROPERTY.  
12. ORDINANCE NO. 347, WHICH ANNEXES CERTAIN ROADS AND PROPERTY TO THE TOWN OF BIXBY, OKLAHOMA, RECORDED IN BOOK 4382, PAGE 251. AFFECTS THE NORTHERLY 30' OF THE SURVEYED PROPERTY.  
13. ORDINANCE NO. 1001, WHICH AMENDS NO. 272, RECORDED AS DOCUMENT NO. 2008066639. DOES NOT AFFECT THE SURVEYED PROPERTY.

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | BEARING       |
| L1         | 23.10' | S 01°11'27" E |
| L2         | 51.90' | S 01°11'27" E |
| L3         | 75.00' | N 88°48'33" E |
| L4         | 75.00' | N 88°48'33" E |
| L5         | 75.00' | S 01°11'27" E |
| L6         | 23.10' | S 01°11'27" E |
| L7         | 51.90' | S 01°11'27" E |
| L8         | 75.00' | N 01°11'27" W |
| L9         | 86.73' | N 19°50'24" E |
| L10        | 53.26' | S 34°32'28" W |
| L11        | 77.92' | N 01°11'27" W |
| L12        | 4.00'  | N 88°49'25" E |
| L13        | 32.00' | N 01°11'27" W |
| L14        | 29.06' | N 43°48'33" E |

| LOT AREA TABLE (BLOCK 1) |           |        |
|--------------------------|-----------|--------|
| LOT #                    | AREA (SF) | (ACRE) |
| 1                        | 53,028    | 1.22   |
| 2                        | 46,591    | 1.07   |
| 3                        | 46,590    | 1.07   |
| 4                        | 46,589    | 1.07   |
| 5                        | 46,588    | 1.07   |
| 6                        | 46,587    | 1.07   |
| 7                        | 46,586    | 1.07   |
| 8                        | 46,585    | 1.07   |

| LOT AREA TABLE (BLOCK 2) |           |        |
|--------------------------|-----------|--------|
| LOT #                    | AREA (SF) | (ACRE) |
| 1                        | 50,867    | 1.17   |
| 2                        | 48,207    | 1.11   |
| 3                        | 48,277    | 1.11   |
| 4                        | 48,346    | 1.11   |
| 5                        | 48,416    | 1.11   |
| 6                        | 48,485    | 1.11   |
| 7                        | 48,561    | 1.11   |

| RESERVE AREA TABLE |           |        |
|--------------------|-----------|--------|
| RESERVE            | AREA (SF) | (ACRE) |
| A                  | 84,645    | 1.94   |
| B                  | 29,493    | 0.68   |

| LEGEND  |                                      |
|---------|--------------------------------------|
| B/L     | = BUILDING SETBACK                   |
| ACC     | = ACCESS                             |
| LNA     | = LIMITS OF NO ACCESS                |
| R/W     | = RIGHT-OF-WAY                       |
| FL/E    | = FENCE & LANDSCAPE EASEMENT         |
| OD/E    | = OVERLAND DRAINAGE EASEMENT         |
| U/E     | = UTILITY EASEMENT                   |
| ESMT.   | = EASEMENT                           |
| BK./PG. | = BOOK/PAGE                          |
| GWD     | = GENERAL WARRANTY DEED              |
| P.O.B.  | = POINT OF BEGINNING                 |
| P.O.C.  | = POINT OF COMMENCEMENT              |
| PSO     | = PUBLIC SERVICE COMPANY OF OKLAHOMA |
| 11112   | ADDRESS                              |
| 1       | BLOCK NUMBER                         |
| 2       | LOT NUMBER                           |
| ●       | MONUMENT SET                         |
| ○       | MONUMENT FOUND                       |

| SUBDIVISION STATISTICS                                                              |  |
|-------------------------------------------------------------------------------------|--|
| SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN TWO (2) BLOCKS AND TWO (2) RESERVE AREAS. |  |
| SUBDIVISION CONTAINS 863,333.34 SF (19.82 ACRES)                                    |  |
| R/W DEDICATED BY PLAT CONTAINS 28,892 SF (0.66 ACRES)                               |  |
| PROPERTY ZONED RE                                                                   |  |

| MONUMENTATION                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|
| MONUMENTATION FOUND AS NOTED.                                                                                                              |  |
| SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON. |  |

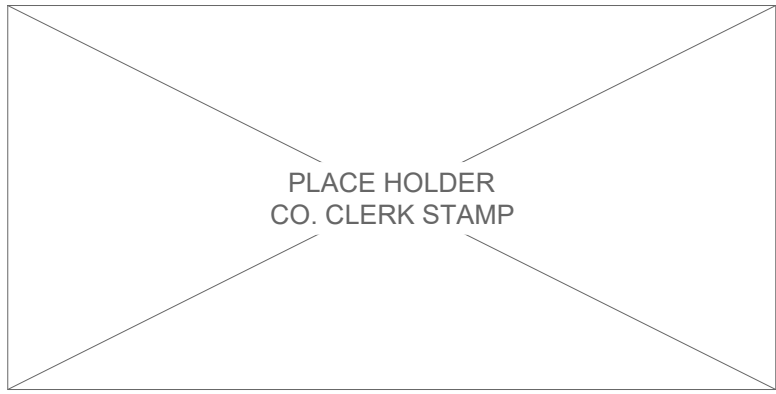
| BENCHMARK                          |  |
|------------------------------------|--|
| SET 3/8" IRON PIN WITH "FRITZ" CAP |  |
| NORTHING=372024.816                |  |
| EASTING=2599547.861                |  |
| ELEV=661.30                        |  |

| BASIS OF BEARINGS                                                                                 |  |
|---------------------------------------------------------------------------------------------------|--|
| HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501. |  |
| VERTICAL DATUM NAVD 1988                                                                          |  |

| ADDRESS NOTE                                                                                                                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION. |  |

| FLOODPLAIN NOTE                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0388L & 40143C0451L - OCTOBER16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN. |  |

| SURVEYOR'S LAST SITE VISIT: |  |
|-----------------------------|--|
| FEBRUARY 10, 2025           |  |



**FINAL PLAT  
CERTIFICATE OF APPROVAL**

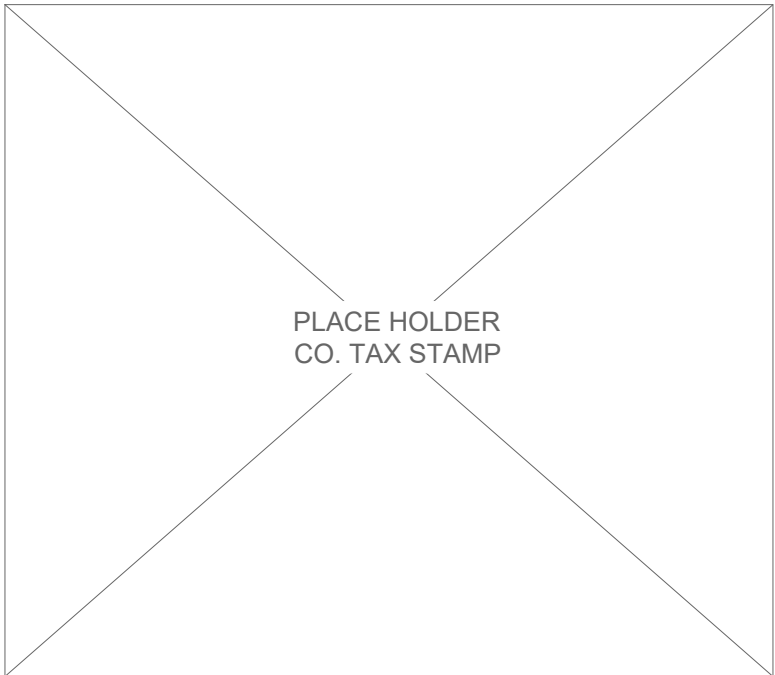
I hereby certify that this plat was approved by the City Council of the City of Bixby.

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**



ORIG SIZE: 24"X36"

PLOT: 49/25

\\Civil-Server\Projects\2440289 Project Back 9\DWg\PRODUCTION\Plat\2440289 DOD.dwg

PRELIMINARY PLAT  
VERRADO

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

FOR THE PURPOSE OF PROVIDING ADEQUATE RESTRICTIVE COVENANTS FOR THE MUTUAL BENEFIT OF OURSELVES AND SUCCESSORS IN TITLE TO THE TRACTS HEREINAFTER DESCRIBED, WE DO HEREBY IMPOSE THE FOLLOWING RESTRICTIVE COVENANTS AND RESERVATIONS, THAT SHALL BE INCUMBENT UPON ALL TRANSFEREES, GRANTEES, AND SUCCESSORS IN TITLE OR INTEREST IN AND TO ANY OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT ONE (1) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) 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:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 31;  
THENCE NORTH 88°48'33" EAST ALONG THE NORTH LINE THEREOF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°48'33" EAST 589.35 FEET TO THE NORTHEAST CORNER OF LOT 1;  
THENCE SOUTH 01°15'08" EAST ALONG THE EAST LINE THEREOF 1321.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 88°48'51" WEST ALONG THE SOUTH LINE THEREOF 660.76 FEET;  
THENCE NORTH 01°06'02" WEST 1289.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 111th STREET;  
THENCE NORTH 88°48'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 67.95 FEET;  
THENCE NORTH 01°11'27" WEST 33.00 FEET TO THE NORTH LINE OF THE NW/4 AND THE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 863,333.3 SQ. FEET OR 19.82 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LESS AND EXCEPT A TRACT OF LAND THAT IS PART OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) 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:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 31;  
THENCE NORTH 88°48'33" EAST ALONG THE NORTH LINE THEREOF 846.80 FEET;  
THENCE SOUTH 01°11'27" EAST 26.90 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°48'33" EAST AND PARALLEL WITH THE NORTH LINE 75.00 FEET;  
THENCE SOUTH 01°11'27" EAST 75.00 FEET;  
THENCE SOUTH 88°48'33" WEST 75.00 FEET  
THENCE NORTH 01°11'27" WEST 75.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5,625.0 SQ. FEET OR 0.13 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SECTION I: EASEMENTS, AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" 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, TELEPHONE, FIBER OPTIC, AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, 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 AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING, 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. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH FUTURE LOT OWNER AND SHALL BE ENFORCEABLE BY THE OWNER/DEVELOPER, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, BROADBAND, AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE NORTH, SOUTH, AND WEST SIDE PERIMETER BOUNDARIES OF THE SUBDIVISION, IF LOCATED WITHIN A GENERAL UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION WILL BE RUN FROM THE NEAREST 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 TO A PARTICULAR STRUCTURE, THE SUPPLIER(S) OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER(S) OF ELECTRIC, TELEPHONE, BROADBAND, AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING 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, TELEPHONE, BROADBAND, OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER(S) OF THE UTILITY SERVICE.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, BROADBAND, AND/OR CABLE TELEVISION FACILITIES. THE SUPPLIER(S) OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANT SET FORTH IN THE PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER(S) OF THE ELECTRIC, TELEPHONE, BROADBAND, OR CABLE TELEVISION SERVICE AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORMWATER SERVICE

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORMWATER CONVEYANCE SYSTEMS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORMWATER SYSTEMS.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS

SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

- THE OWNER OF THEIR LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THEIR LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER/DEVELOPER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT-WAYS 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 GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OR SUCH STRUCTURE AS MAY BE LOCATED UP ON THE LOTS, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE EACH LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, BROADBAND, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAN, 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. FENCE AND LANDSCAPE EASEMENT

THE OWNER DOES HEREBY ESTABLISH AND GRANT A FENCE AND LANDSCAPE EASEMENT OVER AND UPON AREAS DEPICTED AS "F/E" AND SHOWN ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF "VERRADO". THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SPRINKLER SYSTEM AND LANDSCAPING FOR THE PURPOSED OF MAINTAINING AND REPAIR THEREOF, TOGETHER WITH THE RIGHTS OF ACCESS OVER, ACROSS AND ALONG SUCH EASEMENTS AND OVER, ACROSS AND ALONG LOTS IN "VERRADO", WHICH CONTAIN SUCH EASEMENTS. THE CITY OF BIXBY SHALL NOT HAVE ANY RESPONSIBLY FOR MAINTAINING THE FENCE, LANDSCAPING, OR IRRIGATION COMPONENTS WITHIN SAID EASEMENT.

G. OVERLAND DRAINAGE EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BY ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.
- OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO 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 LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II: RESERVE AREA A - PRIVATE STREET & U/E

A. RESERVE AREA A, AS DESIGNATED ON THE ACCOMPANY PLAT, IS HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE OF THE RESIDENTIAL LOTS WITHIN "VERRADO", THEIR GUESTS AND INVITEES, TO CONSTRUCT PRIVATE STREETS TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS TO AND FROM PUBLIC STREETS, FOR PROVIDING DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND IS RESERVED FOR THE SUBSEQUENT CONVEYANCE TO A HOMEOWNERS ASSOCIATION.

THE OWNER HEREIN GRANTS THE CITY OF BIXBY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE THAT PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREET WITHIN RESERVE AREA "A" AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE OWNER, ON BEHALF OF ITSELF AND ITS SUCCESSOR HOMEOWNERS ASSOCIATION, HEREBY COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA—SUCH COVENANTS TO RUN WITH THE LAND, BENEFIT THE CITY OF BIXBY, AND BE ENFORCEABLE BY THE CITY—THAT IT SHALL:

- CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESERVE AREA A, AND MEETING THE FOLLOWING STANDARDS:
  - SURFACING WIDTH SHALL BE NOT LESS THAN 26 FEET.
  - BASE AND PAVING MATERIAL SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF BIXBY, OKLAHOMA FOR MINOR RESIDENTIAL PUBLIC STREETS.
  - THE MAXIMUM VERTICAL GRADE OF THE PRIVATE STREET SHALL BE 12%.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER THE PRIVATE STREET DEPICTED IN WITHIN RESERVE AREA "A" WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREET.

- SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA OF THE PRIVATE STREET AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA THAT THE PRIVATE STREET HAS BEEN CONSTRUCTED PER THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREET, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREET WAS CONSTRUCTED PER THE STANDARDS ABOVE SET FORTH, AND SAID CERTIFICATION SHALL BE FIELD THE CITY OF BIXBY BEFORE THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM THE PRIVATE STREET.

THE OWNER ACKNOWLEDGES THAT THE CITY OF BIXBY, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN THE PRIVATE STREET WITHIN THE SUBDIVISION.

B. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST FLORENCE STREET (EAST 111TH STREET SOUTH) WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

SECTION III: RESERVE AREA B- LANDSCAPING, COMMON OPEN SPACE, STORMWATER DETENTION

- RESERVE AREA B, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE RESIDENTIAL LOTS WITHIN "VERRADO", THEIR GUESTS AND INVITEES, TO PROVIDE LANDSCAPED COMMON OPEN SPACE. THE OWNER WILL DEDICATE TO THE HOMEOWNER'S ASSOCIATION RESERVE AREA B FOR THEIR PERPETUAL ENJOYMENT AND MAINTENANCE. RESERVE AREA "B" SHALL ALSO SERVE AS STORMWATER DETENTION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVE AREA B SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- 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 THEIR LOT OR ANY DRAINAGE EASEMENT DESIGNATED ON THE PLAT "VERRADO". THE FOREGOING COVENANTS SET FORTH IN PARAGRAPH C SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, OWNER/DEVELOPER, OR SUBSEQUENT HOMEOWNERS ASSOCIATION.
- THE OWNER/DEVELOPER SHALL MAINTAIN THE DETENTION AREA AND FACILITIES TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. IN THE EVENT THE OWNER/DEVELOPER FAILS TO PROPERLY MAINTAIN THE OFF-SITE DETENTION AREA OR THE STRUCTURES WITHIN OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE OFF-SITE DETENTION AREA, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE OUT-OF-POCKET COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER. IN THE EVENT THE OWNER/DEVELOPER FAILS TO PAY SUCH COST 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, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE EACH LOT IN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION IV: LOT USE AND RESTRICTIONS

A. LOT USE

"VERRADO" SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND SHALL NOT BE USED FOR ANY BUSINESS, COMMERCIAL OR MANUFACTURING PURPOSE; PROVIDED HOWEVER THE OWNER/DEVELOPER MAY PERMIT A MODEL UNIT OR SALES OFFICE TO BE IMPLEMENTED AND MAINTAINED BY THE OWNER/DEVELOPER FOR A FIXED TIME PERIOD, AT THE OWNER/DEVELOPERS SOLE DISCRETION.

B. FENCING

FENCING WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER/DEVELOPER AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED IN GOOD CONDITION.

SECTION V: PLANNED UNIT DEVELOPMENT (PUD - ORDINANCE 20 ) RESTRICTIONS

A. DEVELOPMENT STANDARDS

THE "VERRADO" DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF PLANNED UNIT DEVELOPMENT (PUD) \_\_\_\_\_ AS ADOPTED BY THE BIXBY CITY COUNCIL UNDER ORDINANCE 2025-\_\_\_\_, APPROVED \_\_\_\_\_ 2025, OR ANY AMENDMENTS THEREOF.

SECTION VI: HOMEOWNERS ASSOCIATION

A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREET AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION VII: ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT AND DURATION

IN THE EVENT THAT ANY PROVISION, CLAUSE, SENTENCE, SECTION OR OTHER PART OF THE FORGOING RESTRICTIONS AND COVENANTS IS HELD TO BE INVALID, ILLEGAL, INAPPLICABLE, UNCONSTITUTIONAL, CONTRARY TO PUBLIC POLICY, VOID OR UNENFORCEABLE IN LAW TO ANY PERSON OR CIRCUMSTANCE, THE BALANCE OF THE RESTRICTIONS AND COVENANTS SHALL NEVERTHELESS REMAIN IN FULL FORCE AND EFFECT.

PRELIMINARY PLAT

VERRADO

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

IN WITNESS WHEREOF, BACK 9 INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BACK 9 INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_  
( \_\_\_\_\_ MEMBER/MANAGER/OWNER)

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF \_\_\_\_\_)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAMES AS THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND USES AND PURPOSE SET FOURTH THEREIN.GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

[SEAL]

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS VERRADO, A SUBDIVISION IN THE CITY OF BIXBY, OKLAHOMA TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



\_\_\_\_\_  
ANDY FRITZ PLS  
OK LIC. 1694  
CA #5848

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAMES AS THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND USES AND PURPOSE SET FOURTH THEREIN.GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028  
MY COMMISSION NUMBER: 00020202

[SEAL]



CONCEPTUAL IMPROVEMENTS PLAN

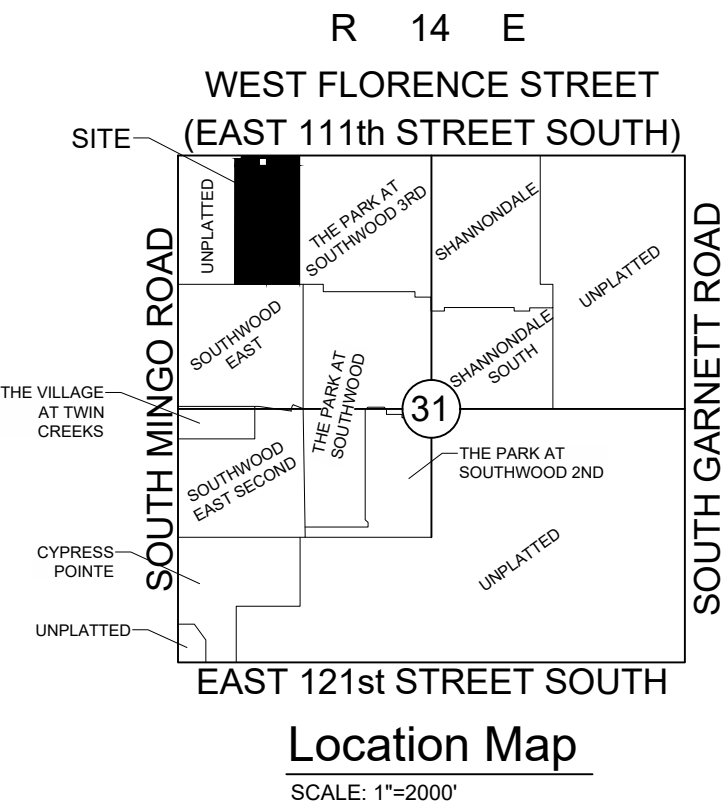
VERRADO

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THIRTY-ONE (31),  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
Back 9 Investments LLC  
8917 South Yale, Suite 200  
Tulsa, Oklahoma, 74137  
CONTACT:

**ENGINEER:**  
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OK CA NO. 1460, EXPIRES 6/30/2025  
JORDAN RODICH, P.E.  
jordanrodich@wallace.design

**SURVEYOR:**  
Fritz Land Surveying, LLC  
524 E. MAIN ST.  
Jenks, Oklahoma 74037  
Phone: (918) 528-5121  
OK CA NO. CA 5848, EXPIRES 6/30/2026  
ANDY FRITZ, OK LICENSE 1694  
FRITZLANDSURVEYING@GMAIL.COM



| LEGEND |                              |
|--------|------------------------------|
| B/L    | = BUILDING SETBACK           |
| ACC    | = ACCESS                     |
| LNA    | = LIMITS OF NO ACCESS        |
| R/W    | = RIGHT-OF-WAY               |
| OD/E   | = OVERLAND DRAINAGE EASEMENT |
| U/E    | = UTILITY EASEMENT           |
| ESMT.  | = EASEMENT                   |
| ---    | EXISTING WATER               |
| ---    | PROPOSED WATER               |
| ---    | EXISTING SANITARY SEWER      |
| ---    | PROPOSED SANITARY SEWER      |
| ---    | PROPOSED STORM SEWER/POND    |

