



City of Bixby Planning Commission Meeting Agenda

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

Monday, June 16, 2025

6:00 PM

Bixby Municipal Building
111 N Cabaniss Avenue
Bixby, OK 74008

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes of the April 21, 2025, Planning Commission Meeting.

Public Hearing

- 1) Discuss and/or take action on the appointment of a Planning Commission member to serve on City of Bixby Tax Increment Financing District No. 1 Review Committee to consider amendments to Ordinance No. 2297 creating City of Bixby Tax Increment Financing District No. 1.
- 2) Discussion, consideration, and possible vote to approve the resubmittal of Preliminary Plat BXPT-22.03, submitted for Bixby Business Park, a proposed commercial development within the Sitrin Center Addition located near South Kimberly-Clark Place and East 146th Street South.
- 3) Discussion, consideration, and possible vote to approve the resubmittal of Preliminary Plat BXPT-21.17, submitted for a project currently known as 141st & Lewis Phase I, a proposed residential development located near East 141st Street South and South Lewis Avenue.

- 4) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.02, submitted for Legends Reserve, a proposed residential development near East 111th Street South and South Mingo Road.
- 5) Discussion, consideration, and possible vote to approve a Final Plat BXPT-22.17 FP, submitted for The Reserve at Cedar Ridge, a proposed private residential development located approximately half a mile east of South Mingo Road, near the 10500 block of East 121st Street South.
- 6) Discussion and possible action to approve Rezone Case BXZO-25.04, a request to rezone approximately 40 acres from Agriculture (AG) to Residential Single-Family (RS-2), for a future residential development currently referred to as Binney or Bixby Plains, generally located southeast of South 90th Avenue East and East 163rd Street South.
- 7) Discussion and possible action to approve Rezone Case BXZO-25.02, a request to rezone approximately 102 acres from Agriculture (AG) to Residential Single-Family (RS-2.5), for a proposed residential development referred to as Bixby Farms located near the 14600 block of South Sheridan Road.
- 8) Discussion, consideration, and possible vote to approve Planned Unit Development BXPUD-25.01, for a proposed residential development referred to as Bixby Farms, encompassing approximately 141 acres, located near the 14600 block of South Sheridan Road.
- 9) Discussion and possible action to approve Rezone Case BXZO-25.04, a request to rezone approximately 34 acres from Agriculture (AG) to Residential Single-Family (RS-2) and Commercial General (CG), for a proposed residential development referred to as Greyhawk, located near 12915 South Mingo Road.
- 10) Discussion, consideration, and possible vote to approve the first Major Amendment (MA.01) to Planned Unit Development BXPUD-24.01, for a proposed residential development referred to as Greyhawk, encompassing approximately 139.2 acres, located at the northeast corner of East 131st Street South and South Mingo Road.

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of June 13, 2025, on or before 6:00 p.m., at the Bixby Municipal Building, 111 N Cabaniss Avenue, Bixby, Oklahoma, 74008.

Respectfully Submitted

Gladys Gill
Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 11 N Cabaniss Avenue, Bixby, Oklahoma, 74008, 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 under 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 the purposes of this section, “disturb, interfere with, 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
April 21, 2025 at 6:00 PM

Call to Order

Chairman Jason Mohler called the Planning Commission meeting for April 21, 2025, to order at 6:07 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.

Commissioner Lance Whisman arrived at 6:18 p.m.

Consent Agenda

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

Chairman Mohler called for a motion to approve the minutes from the meeting on March 24, 2025.

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

Ayes: Nave, Mohler, Holland

Nays: 0

Abstained: Whisman

Motion carried: 3-0-1

Public Hearing

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.

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.

Chairman Jason Mohler introduced Items 1 and 2 on the agenda for discussion and consideration.

Gladys Gill gave the Commission an overview of the rezone and proposed PUD. Vice Chair Nave asked for clarification as to the history of this proposed project and why it was brought back before the Planning Commission. Applicant Nathan Cross gave further clarification to the Commission. Mr. Cross mentioned that the new PUD increased the minimum dwelling size to 1,800 square feet and added a masonry wall along South Sheridan Road.

Chairman Mohler opened the floor for public comments.

- Gary Halstead, a Bixby resident, distributed a handout to the Commission, which will be included in the official minutes. Mr. Halstead expressed concern regarding the proposed zoning, specifically highlighting a perceived discrepancy in the classification of the RS-2.5 zoning district as medium density.
- Adam Roberts, also a Bixby resident, requested that the Commission consider RS-2 zoning for the subject property instead of RS-2.5.
- Michael Childers, a Bixby resident, raised concerns related to increased traffic and the capacity of existing infrastructure to support the proposed development.
- David Furtado, another Bixby resident, expressed concerns regarding potential drainage issues and the adequacy of surrounding infrastructure.

Chairman Mohler closed the floor for public comments and invited the applicant to respond to the questions and concerns raised by the public. Mr. Cross provided additional information regarding the proposed development.

Commissioner Holland asked staff whether the proposed east-west road located within the floodplain would be addressed. Mrs. Gill responded that any infrastructure improvements would be required to comply with FEMA standards and all applicable City regulations. Vice Chair Nave inquired whether RS-2.5 zoning had been previously discussed. Mrs. Gill clarified that RS-2.5 was not presented to the City Council prior to the applicant submitting the current rezoning request. A general discussion followed among the Commissioners regarding the proposal.

Chairman Mohler called for a motion on Item 1 – Rezone Request. Vice Chair Nave made a motion to approve item 1, seconded by Chairman Mohler. A vote was taken with the following results:

Ayes: Nave, Mohler, Whisman, Holland

Nays: None

Motion carried: 4-0

Chairman Mohler asked if Staff or the applicant had anything else to add. Vice Chair Nave asked the

applicant to clarify the entries and wall along South Sheridan Road. For the record, Mr. Cross agreed that the wall along South Sheridan Road would be 100% masonry.

Chairman Mohler called for a motion on Item 2 – PUD. Vice Chair Nave made a motion to approve item 2 with staff comments, seconded by Chairman Mohler. A vote was taken with the following results:

Ayes: Nave, Mohler, Whisman

Nays: Holland

Motion carried: 3-1

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.

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.

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.

Discussion, consideration, and possible vote to approve the Preliminary Plat for Verrado, Case No. BXPT-25.01, covering Blocks 1 and 2.

Chairman Jason Mohler introduced Items 3 and 6 on the agenda for discussion and consideration.

Gladys Gill provided the Commission with an overview of the Comprehensive Plan Amendment, Rezoning, Planned Unit Development (PUD), and Preliminary Plat associated with the proposed Verrado development. Mrs. Gill also clarified the Planning Commission's role concerning the Comprehensive Plan amendment, explaining that when the Bixby 2030 Comprehensive Plan was adopted in 2018, it incorporated the PUD that had previously been approved in 2014.

Karl Fritschen, representing the applicant from Wallace Design Collective, requested that the originally proposed 6-inch screening wall be revised to an 8-inch, 100% masonry wall.

Chairman Mohler opened the floor for public comments.

- Kurt Preston, a Bixby resident, expressed concerns regarding drainage and the adequacy of utility infrastructure in the vicinity of his property.
- Marcia Snow, a Bixby resident, voiced concerns about the condition of the fence along the east side of her property adjacent to the proposed Verrado development, as well as ongoing drainage issues in the area.
- Carl Snow, also a Bixby resident, raised concerns about potential light pollution that may result from the proposed subdivision.

- Janet Dyer, a Bixby resident, echoed concerns regarding existing drainage problems in the neighborhood.

Chairman Mohler closed the floor for public comments and invited the applicant to respond to the questions and concerns raised by the public. Mr. Fritschen addressed the public comments and provided responses to the concerns raised during the hearing. Chairman Mohler asked staff to relay the public comments to the Council. The Commission had a discussion among themselves pertaining to the Comp Plan. Vice Chair Nave asked for clarification from the applicant on the fencing along the west side of the development. The applicant stated that it would be a wooden fence.

Chairman Mohler called for a motion on Item 3 – Comp Plan Amendment. Commissioner Holland made a motion to approve item 3, seconded by Commissioner Whisman. A vote was taken with the following results:

Ayes: Holland, Whisman, Nave, Mohler

Nays: 0

Motion carried: 4-0

Chairman Mohler called for a motion on Item 4 – Rezone. Vice Chair Nave made a motion to approve item 4, seconded by Chairman Mohler. A vote was taken with the following results:

Ayes: Nave, Mohler, Whisman, Holland

Nays: 0

Motion carried: 4-0

Chairman Mohler called for a motion on Item 5 – PUD Major Amendment #2. Commissioner Holland made a motion to approve item 5, seconded by Commissioner Whisman. A vote was taken with the following results:

Ayes: Holland, Whisman, Nave, Mohler

Nays: 0

Motion carried: 4-0

Chairman Mohler called for a motion on Item 6 – Preliminary Plat. Vice Chair Nave asked Staff if the Preliminary Plat aligned with the PUD. Staff confirmed it did with the recommendation that the applicant clarify that the city is not responsible for the construction and maintenance of private roads.

Vice Chair Nave made a motion to approve item 6 with staff comments, seconded by Commissioner Whisman. A vote was taken with the following results:

Ayes: Nave, Whisman, Holland, Mohler

Nays: 0

Motion carried: 4-0

Old Business

No old business items to discuss.

New Business

No new business items to discuss.

Adjournment

Adjournment was called at 7:54 pm.

Chairman or Vice Chair

Secretary

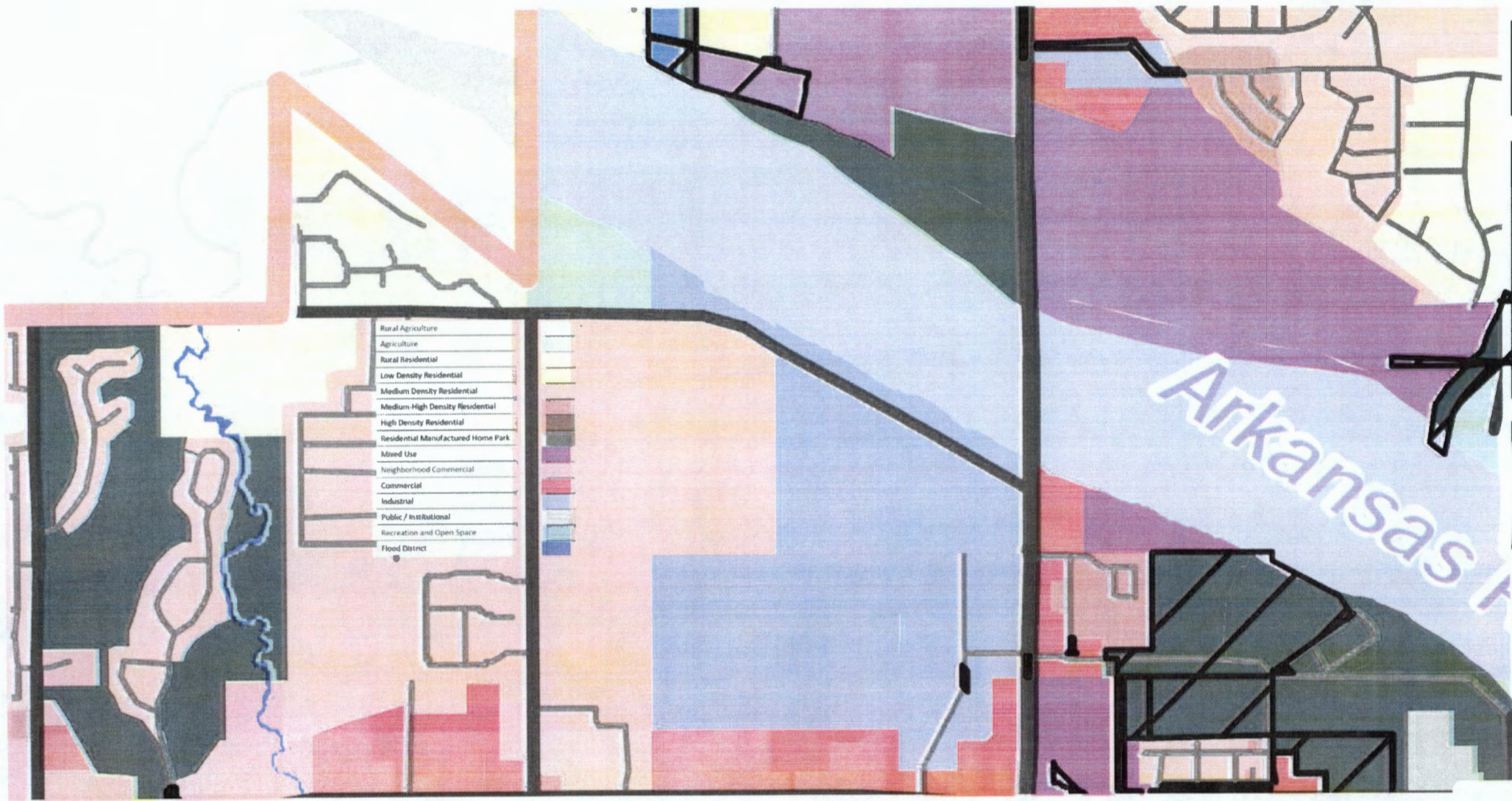


Table 2-1 2030 Future Land Uses

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%

[< 11-5-4: - ZONING MAP AMENDMENTS:](#)

CHAPTER 6. - DISTRICTS ESTABLISHED

11-6-1: - ZONING AND SUPPLEMENTAL DISTRICTS ESTABLISHED:

The zoning districts and supplemental zoning districts set forth below are hereby established. The district symbol is in the column to the left.

AG	Agricultural district
RE	Residential estate district
RS-1	Residential single-family low density district
RS-2	Residential single-family medium density district
RS-2.5	Residential single-family high density district
RS-3	Residential single-family high density district

BIXBY PLANNING COMMISSION
SIGN IN SHEET
DATE: April 21, 2025

NAME	ADDRESS	EMAIL	ITEM
✓ 1. Gary Halstead	5757 E 143 rd Place	gatsstead@gmail.com	1 + 2
✓ 2. Adam Roberts	6621 E. 149 th St.	adam19@cox.net	1 + 2
✓ 3. Michael Childers	14363 S. Lakewood Ave	mechilders11@gmail.com	1 + 2
4. _____	_____	_____	_____
5. _____	_____	_____	_____
✓ 6. KURT A. PRESTON	09535 E. 114 th St. S.		1 + 2 , 3 + 4? 5 + 6?
✓ 7. Marcia Snow	11227 S. Mingo		Verrado Dev.
✓ 8. Carl Snow	11227 S. Mingo		Verrado Dev.
✓ 9. Janet Dyer	11305 S Mingo		Verrado Dev
✓ 10. David Furtado	14561 S LAKEWOOD		Bixby Farms
X 11. Carl Snow	11227 S Mingo		3 + 4
12. _____	_____	_____	_____
13. _____	_____	_____	_____



CITY OF BIXBY
111 N Cabaniss Ave
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: Bixby Business Park

CASE(S): **PRELIMINARY PLAT** | BXPT-22.03

LOCATION: 14600-block West side of South Kimberly-Clark Place,
between East 141st Street South and East 151st Street
South

EXISTING ZONING: Industrial Light (IL)

PROPOSED ZONING: N/A

STR: Section 16, Township 17N, Range 13E

APPLICANT: Abdul Alhlou with Bixby Business Park, LLC

REQUEST:

The applicant, Bixby Business Park, LLC, is requesting approval of the Preliminary Plat for “Bixby Business Park,” formerly referred to as “Abby’s Business Park.” The subject property is part of Lot 3, Block 1 of the Sitrin Center Addition, located within an established industrial corridor. The proposed subdivision is zoned IL (Industrial Light) with supplemental zoning under PUD-12.

This submittal is a resubmission of a Preliminary Plat that was originally approved in 2022 but has since expired. No significant changes have been identified from the original configuration.

Site Stats:

Acres: 20.043 +/-	Min. Lot Width: 175 ft.	Avg. Lot Size: 1 Acre	Max Bldg Floor Area: 1,180,890 sq. ft.
Number of Lots: 17	Number of Blocks: 5	Reserve Areas: 2	

Abutting Zoning; Use:

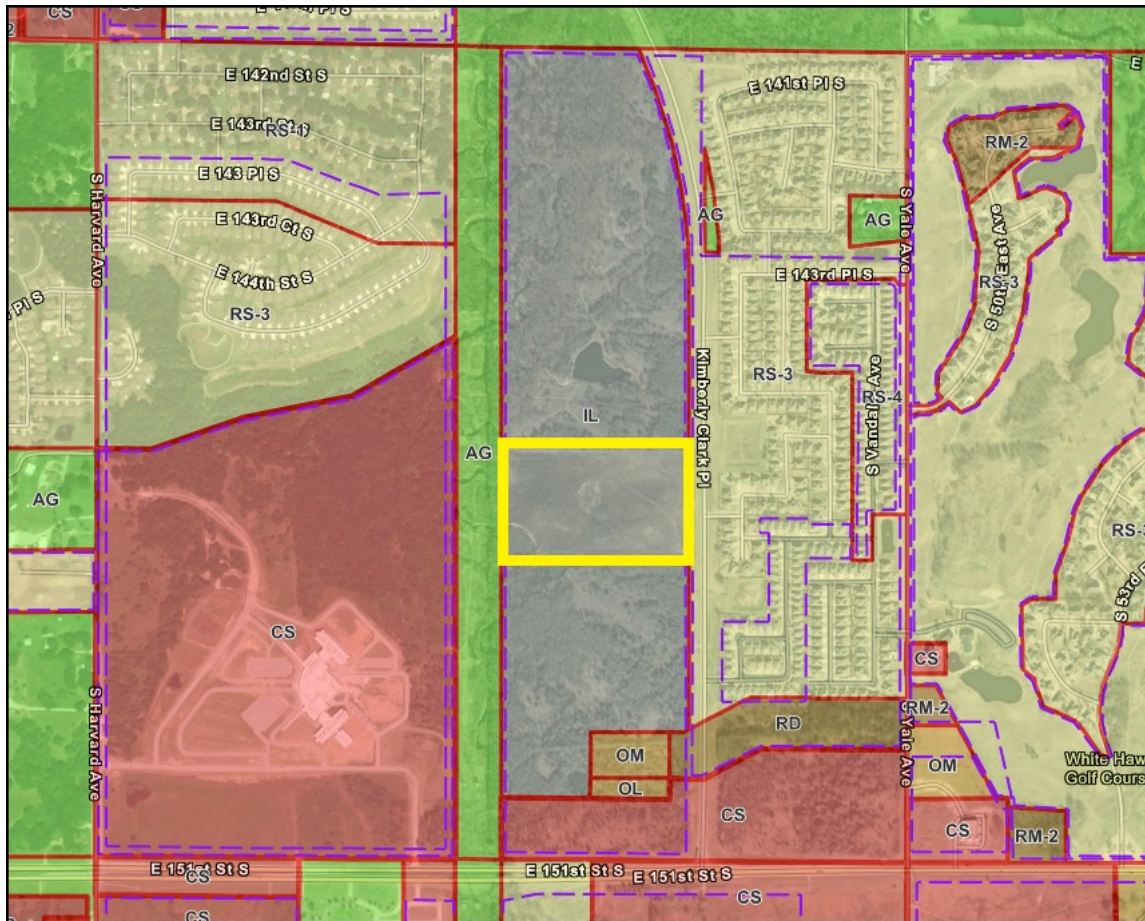
North: (IL) Industrial Light, Undeveloped

East: (RS-3) Residential Single-Family Dwellings, Falcon Ridge Estates II

South: (IL) Industrial Light, Undeveloped

West: (AG) Agriculture, Undeveloped

Figure 1: City of Bixby Zoning Map



Engineering Review Comments:

No public comments had been received at the time of this writing. However, the City Engineer has been in direct communication with the project engineer, Sisemore & Associates, LLC.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing.

Staff Comments:

The proposed Preliminary Plat for Bixby Business Park is consistent with the zoning requirements for IL (Industrial Light) and the provisions established under PUD-12. The layout includes appropriate utility easements, stormwater detention areas, and building setback lines, all of which align with the City’s Subdivision Regulations and Engineering Design Standards. Reserve Area "A" is designated for stormwater detention and will be maintained by the property owner. At the same time, Reserve Area "B" is available for open space or utility-related functions, which is why we ask that Reserve Area “B” be issued an address. Limits of no access are clearly identified along specific frontages to control vehicular movement, and all access points are taken from public streets.

Prior to Final Plat consideration, the applicant will be required to submit utility provider sign-offs, secure engineering approval of construction documents, and provide a lighting plan. Additionally, the Deed of Dedication currently includes references to the City of Broken Arrow, which must be corrected to reflect the proper jurisdiction as the City of Bixby.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat with Deed of Dedication

Preliminary Plat

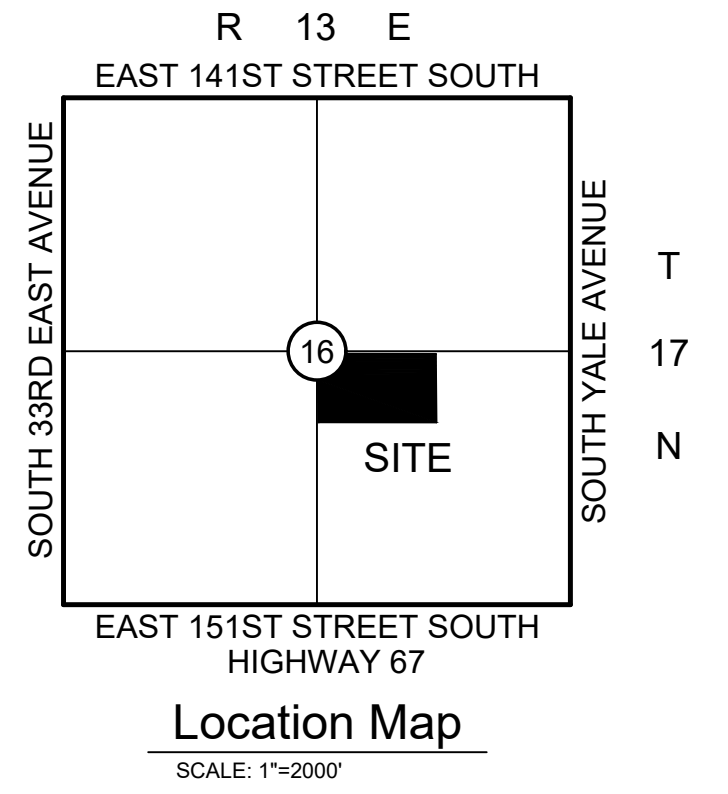
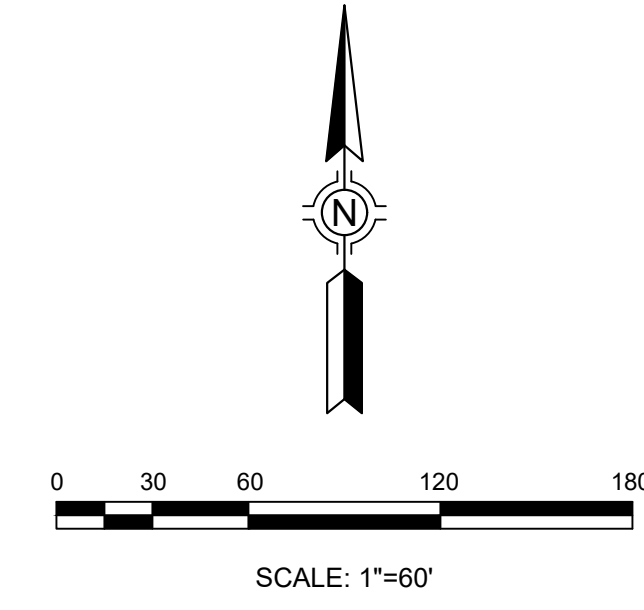
Bixby Business Park

A SUBDIVISION OF PART OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 12

Owner/Developer:
Bixby Business Park, LLC
 An Oklahoma Limited Liability Company
 1235 N. Birch Ave.
 Broken Arrow, OK 74012
 Phone: (918) 230-0074
 Contact: Mr. Abdul Salam Ahlou, General Partner

Engineer/Surveyor:
Sisemore & Associates, Inc.
 Certificate of Authorization No. 2421 Exp. June 30, 2025
 6660 S. Sheridan, Suite 210
 Tulsa, Oklahoma 74133
 Phone: (918) 665-3600
 E-mail: dpalinskee@sw-assoc.com



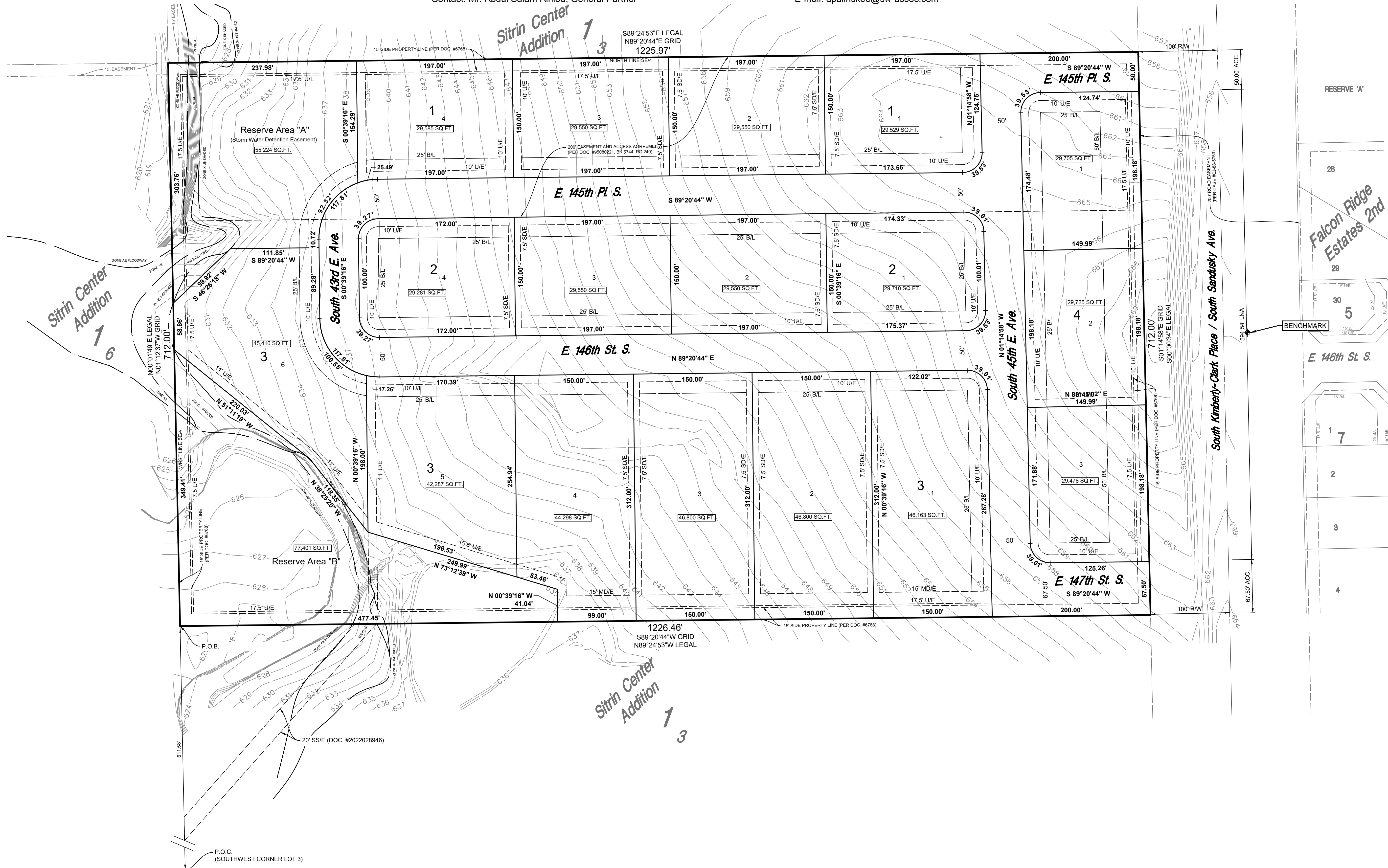
Subdivision Statistics:
 SUBDIVISION CONTAINS SEVENTEEN (17) LOTS IN FIVE (5) BLOCKS AND TWO (2) RESERVE AREAS
 RESERVE AREA "A" CONTAINS 1.27 ACRES (55,224 SF)
 RESERVE AREA "B" CONTAINS 1.78 ACRES (77,401 SF)
 SUBDIVISION CONTAINS 20.04 TOTAL ACRES (873,065 SF)

- Legend:**
- U/E = UTILITY EASEMENT
 - B/L = BUILDING SETBACK LINE
 - M/D/E = MUTUAL DRAINAGE EASEMENT
 - O/D/E = OVERLAND DRAINAGE EASEMENT
 - S/D/E = STORM SEWER EASEMENT
 - S/S/E = SANITARY SEWER EASEMENT
 - L/E = LANDSCAPE EASEMENT
 - R/W = RIGHT-OF-WAY
 - ACC = ACCESS
 - LNA = LIMITS OF NO ACCESS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - FND = FOUND
 - IP = IRON PIN
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - L = LENGTH
 - R = RADIIUS
 - BK. = BOOK
 - PG. = PAGE
 - SEC. = SECTION

Monumentation:
 3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:
 BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501

Benchmark:
 CHISELED "BOX" IN CONCRETE LOCATED EAST SIDE OF S. KIMBERLY-CLARK PLACE AND NORTH OF E. 146TH STREET S. NAVD 1988 DATUM ELEVATION=661.71



Preliminary Plat

Bixby Business Park

A SUBDIVISION OF PART OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 12

Deed of Dedication Bixby Business Park

KNOW ALL BY THESE PRESENTS:

DUNHILL PROPERTIES RENTAL, LLC, AN OKLAHOMA CORPORATION, HERINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN PART OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION, AN ADDITION TO THE CITY BIXBY IN THE COUNTY OF TULSA, STATE OF OKLAHOMA ACCORDED TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°01'49" EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 611.59 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 00°01'49" EAST ALONG SAID WESTERLY LINE FOR 712.00 FEET; THENCE SOUTH 89°24'53" EAST FOR 1225.97 FEET TO THE WESTERLY RIGHT-OF-WAY OF YALE PLACE; THENCE SOUTH 00°00'34" EAST ALONG SAID RIGHT OF WAY FOR 712.00 FEET; THENCE NORTH 89°24'53" WEST FOR 1226.46 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND;

TRACT OF LAND CONTAINING; 873024.19 SQ. FEET 20.04 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 17 LOTS, 5 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "BIXBY BUSINESS PARK", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "BIXBY BUSINESS PARK" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED 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 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, MANHOLES 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

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

4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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 UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

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

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

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

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

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH KIMBERLY-CLARK PLACE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, 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.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BIXBY, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BIXBY ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BIXBY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BIXBY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

J. RESERVE AREA "A", STORMWATER DETENTION EASEMENT

1. STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA, DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

2. RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "A", BIXBY BUSINESS PARK. THE MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF EROSION, APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATIONS, AND THE PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORMWATER DETENTION EASEMENT AREAS. MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE AT THE COST OF THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

3. RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE KEPT FREE OF LITTER; AND,

4. RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING (FOUR) 4 WEEKS.

5. IN THE EVENT THE BIXBY BUSINESS PARK PROPERTY OWNERS' ASSOCIATION FAILS TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF RESERVE "A", BIXBY BUSINESS PARK.

6. IN THE EVENT THE OWNER OF RESERVE AREA "A", BIXBY BUSINESS PARK, OBLIGATED TO MAINTAIN THE STORMWATER DETENTION EASEMENT, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE OF THE STORMWATER DETENTION EASEMENT AS ABOVE SET FORTH, 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 BIXBY BUSINESS PARK PROPERTY OWNERS' ASSOCIATION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT HEIGHT WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE PROPERTY WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BIXBY, OKLAHOMA. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HERINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

DUNHILL PROPERTIES RENTAL, LLC, AN OKLAHOMA CORPORATION

BY: _____

ABDUL SALAM ALHLOU
GENERAL PARTNER

STATE OF OKLAHOMA)

COUNTY OF TULSA) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY ABDUL SALAM ALHLOU, AS GENERAL PARTNER, DUNHILL PROPERTIES RENTAL, LLC, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "BIXBY BUSINESS PARK", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788

STATE OF OKLAHOMA)

COUNTY OF TULSA) ss.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: 141st and Lewis Phase I

CASE(S): **PRELIMINARY PLAT** | BXPT-21.17

LOCATION: SE/corner of East 141st Street South and South Lewis Avenue

EXISTING ZONING: (RS-3) Residential Single-Family with PUD-21.07

PROPOSED ZONING: N/A

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

APPLICANT: AAB Engineering, LLC

REQUEST:

The applicant, AAB Engineering, LLC, is requesting approval of a Preliminary Plat for a proposed residential subdivision to be known as 141st and Lewis Phase I. The subject property is part of a larger development encompassing approximately 161.38 acres located at the northeast corner of East 141st Street South and South Lewis Avenue. This plat will only consist of approximately 44.89 acres. The land is zoned (RS-3) Residential Single-Family with supplemental zoning under BXPUD-21.07.

This submittal is a resubmission of a Preliminary Plat that was originally approved in 2021 but has since expired. The applicant has also chosen to plat this development in phases. No significant changes have been identified from the original configuration.

Site Stats:

Acres: 44.89 +/-	Min. Lot Width: 60 ft.	Avg. Lot Size: 7,200 sq. ft.	Min. Dwelling Size: 1,600 sq. ft.
Number of Lots: 149	Number of Blocks: 12	Reserve Areas: 4	

Abutting Zoning; Use:

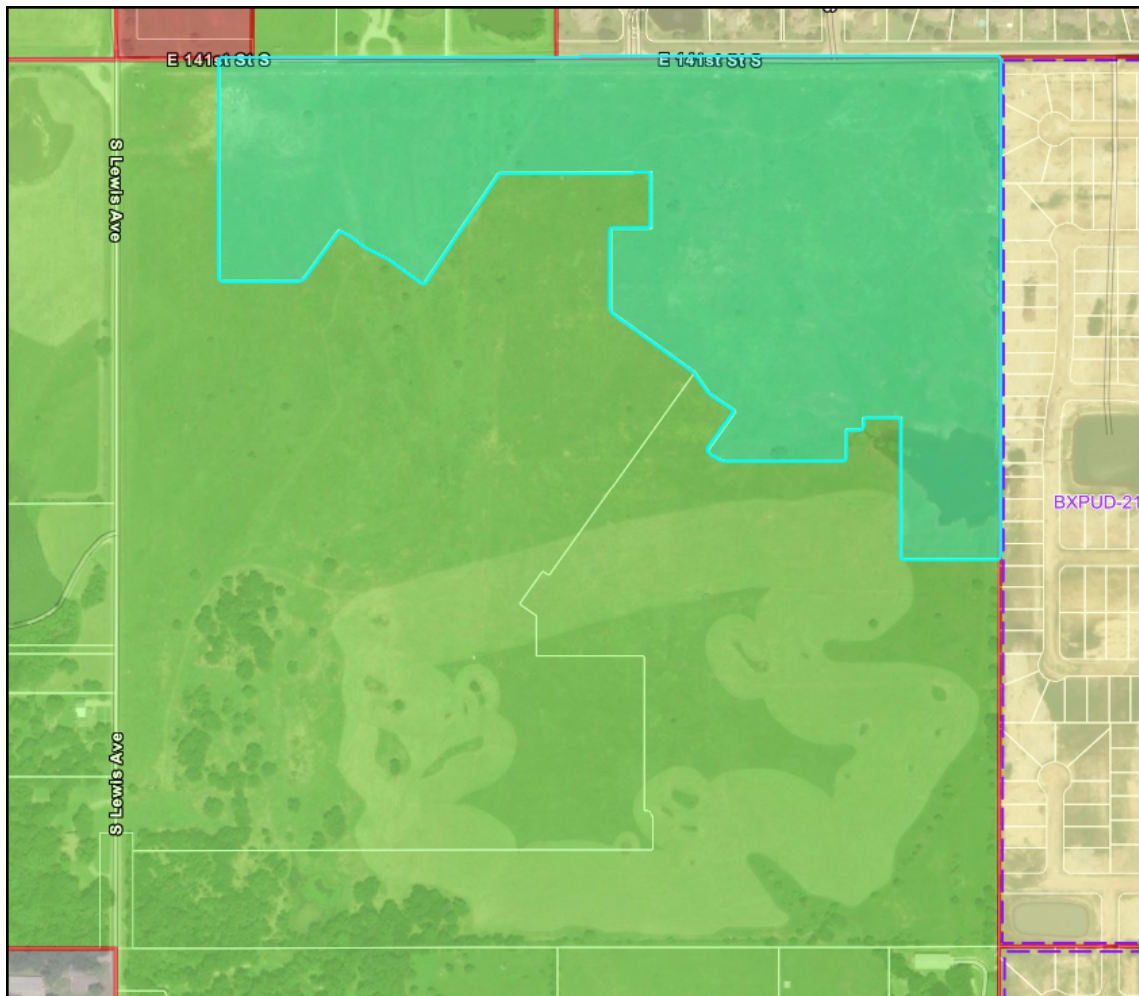
North: (AG) Agriculture, Single-Family Dwellings; (CS) Commercial Shopping, Undeveloped; (RS-1) Residential Single-Family Dwellings: Pecan Creek and Country Meadows

East: (RS-3) Residential Single-Family Dwellings: Presley Heights West Block 1-3

South: (AG) Agriculture, Undeveloped

West: (AG) Agriculture, Undeveloped

Figure 1: City of Bixby Zoning Map



Utilities:

All lots are to be served by public water and sanitary sewer, with water service provided by Creek County Rural Water District #2 and sanitary sewer service managed by Bixby Public Works. The plat also includes overland drainage easements and a natural gas pipeline easement.

Engineering Review Comments:

No comments had been received at the time of this writing. However, the City Engineer has been in direct communication and coordination with the project’s engineer, AAB Engineering, to address technical issues. These include adjustments to utility easement alignments and ensuring compliance with drainage and roadway standards.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing.

Staff Comments:

The proposed Preliminary Plat for 141st and Lewis Phase I complies with the RS-3 zoning district and the development standards established in PUD BXPUD-21.04. The layout includes adequate utility easements, a designated stormwater detention area, and appropriate building setback lines, all in accordance with the City’s Subdivision Regulations and Engineering Design Standards. Reserve Areas “A,” “B,” and “C” are intended for open space, such as parks or utility-related uses; therefore, staff recommends assigning addresses to these Reserve Areas.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat with Deed of Dedication

PRELIMINARY PLAT

141st And Lewis

OWNER/DEVELOPER

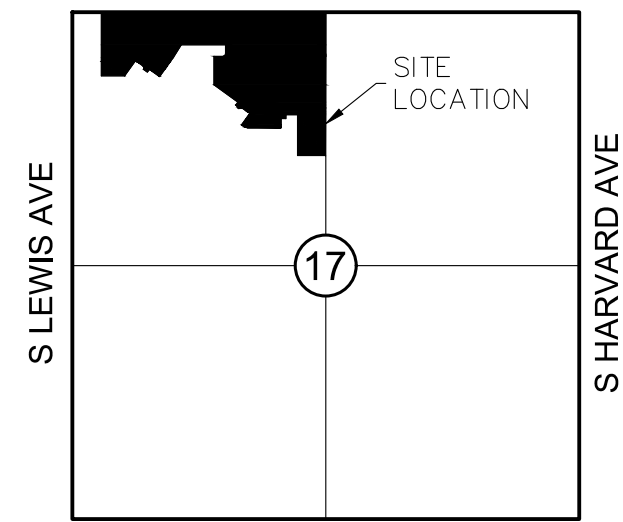
PREMIUM LAND, LLC.
PO BOX 6718
EDMOND, OK 73083
PHONE: 405-397-3855

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

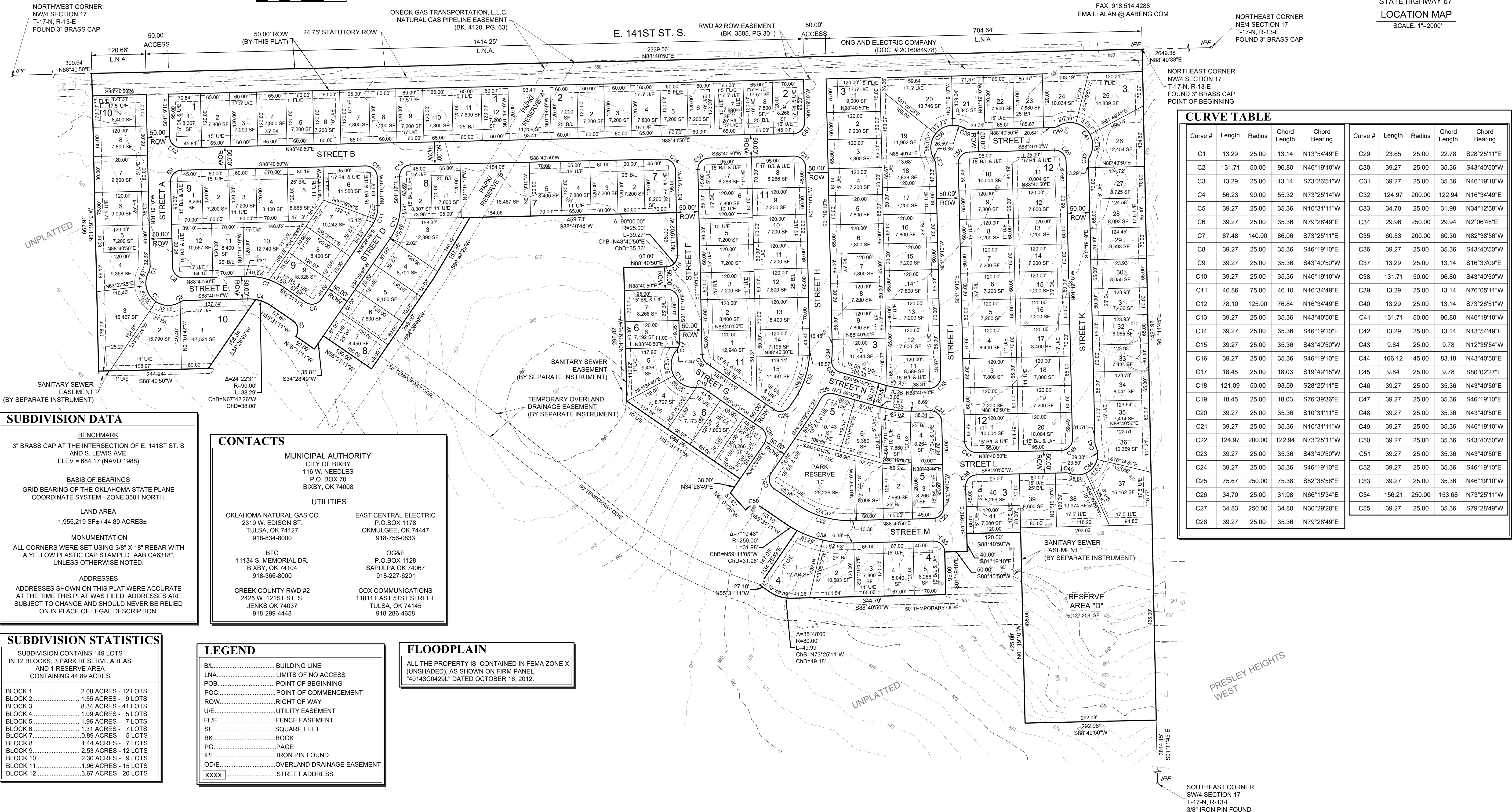
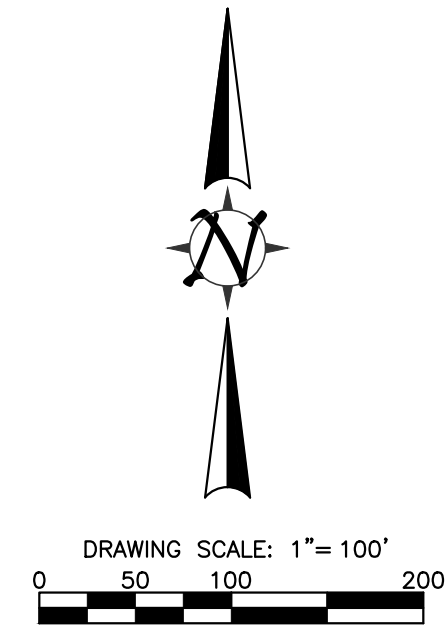
ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

R-13-E
E 141ST ST



STATE HIGHWAY 67
LOCATION MAP
SCALE: 1"=2000'



Curve #	Length	Radius	Chord Length	Chord Bearing
C1	13.29	25.00	13.14	N13°54'49"E
C2	131.71	50.00	96.80	N46°19'10"W
C3	13.29	25.00	13.14	S73°26'51"W
C4	56.23	90.00	55.32	N73°25'14"W
C5	39.27	25.00	35.36	N10°31'11"W
C6	39.27	25.00	35.36	N79°28'49"E
C7	87.48	140.00	86.06	S73°25'11"E
C8	39.27	25.00	35.36	S46°19'10"E
C9	39.27	25.00	35.36	S43°40'50"W
C10	39.27	25.00	35.36	N46°19'10"W
C11	46.86	75.00	46.10	N16°34'49"E
C12	78.10	125.00	76.84	N16°34'49"E
C13	39.27	25.00	35.36	N43°40'50"E
C14	39.27	25.00	35.36	S46°19'10"E
C15	39.27	25.00	35.36	S43°40'50"W
C16	39.27	25.00	35.36	S46°19'10"E
C17	18.45	25.00	18.03	S19°49'15"W
C18	121.09	50.00	93.59	S28°25'11"E
C19	18.45	25.00	18.03	S76°39'36"E
C20	39.27	25.00	35.36	S10°31'11"E
C21	39.27	25.00	35.36	N10°31'11"W
C22	124.97	200.00	122.94	N73°25'11"W
C23	39.27	25.00	35.36	S43°40'50"W
C24	39.27	25.00	35.36	S46°19'10"E
C25	75.67	250.00	75.38	S82°38'56"E
C26	34.70	25.00	31.98	N66°15'34"E
C27	34.83	250.00	34.80	N30°29'20"E
C28	39.27	25.00	35.36	N79°28'49"W
C29	23.65	25.00	22.78	S28°25'11"E
C30	39.27	25.00	35.36	S43°40'50"W
C31	39.27	25.00	35.36	N46°19'10"W
C32	124.97	200.00	122.94	N16°34'49"E
C33	34.70	25.00	31.98	N34°12'58"W
C34	29.96	250.00	29.94	N2°06'48"E
C35	60.53	200.00	60.30	N82°38'56"W
C36	39.27	25.00	35.36	S43°40'50"W
C37	13.29	25.00	13.14	S16°33'09"E
C38	131.71	50.00	96.80	S43°40'50"W
C39	13.29	25.00	13.14	N76°05'11"W
C40	13.29	25.00	13.14	S73°26'51"W
C41	131.71	50.00	96.80	N46°19'10"W
C42	13.29	25.00	13.14	N13°54'49"E
C43	9.84	25.00	9.78	N12°35'54"W
C44	106.12	45.00	83.18	N43°40'50"E
C45	9.84	25.00	9.78	S80°02'27"E
C46	39.27	25.00	35.36	N43°40'50"E
C47	39.27	25.00	35.36	S46°19'10"E
C48	39.27	25.00	35.36	N43°40'50"E
C49	39.27	25.00	35.36	N46°19'10"W
C50	39.27	25.00	35.36	S43°40'50"W
C51	39.27	25.00	35.36	N43°40'50"E
C52	39.27	25.00	35.36	S46°19'10"E
C53	39.27	25.00	35.36	N46°19'10"W
C54	156.21	250.00	153.68	N73°25'11"W
C55	39.27	25.00	35.36	S79°28'49"W

SUBDIVISION DATA

BENCHMARK
3" BRASS CAP AT THE INTERSECTION OF E. 141ST ST. S AND S. LEWIS AVE.
ELEV = 684.17 (NAVD 1988)

BASIS OF BEARINGS
GRID BEARING OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH.

LAND AREA
1,955,219 SF ± / 44.89 ACRES ±

MONUMENTATION
ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CA6318", UNLESS OTHERWISE NOTED.

ADDRESSES
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.

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BIXBY
116 W. NEEDLES
P.O. BOX 70
BIXBY, OK 74008

UTILITIES

OKLAHOMA NATURAL GAS CO
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

EAST CENTRAL ELECTRIC
P.O. BOX 1178
OKMULGEE, OK 74447
918-756-0833

BTC
11134 S. MEMORIAL DR.
BIXBY, OK 74104
918-366-8000

OG&E
P.O. BOX 1128
SAPULPA OK 74067
918-227-6201

CREEK COUNTY RWD #2
2425 W. 121ST ST. S.
JENKS OK 74037
918-299-4448

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 149 LOTS IN 12 BLOCKS, 3 PARK RESERVE AREAS AND 1 RESERVE AREA CONTAINING 44.89 ACRES

BLOCK 1.....2.08 ACRES - 12 LOTS
BLOCK 2.....1.55 ACRES - 9 LOTS
BLOCK 3.....8.34 ACRES - 41 LOTS
BLOCK 4.....1.09 ACRES - 5 LOTS
BLOCK 5.....1.96 ACRES - 7 LOTS
BLOCK 6.....1.31 ACRES - 7 LOTS
BLOCK 7.....0.89 ACRES - 5 LOTS
BLOCK 8.....1.44 ACRES - 7 LOTS
BLOCK 9.....2.53 ACRES - 12 LOTS
BLOCK 10.....2.30 ACRES - 9 LOTS
BLOCK 11.....1.96 ACRES - 15 LOTS
BLOCK 12.....3.67 ACRES - 20 LOTS

LEGEND

BL.....BUILDING LINE
LNA.....LIMITS OF NO ACCESS
POB.....POINT OF BEGINNING
POC.....POINT OF COMMENCEMENT
ROW.....RIGHT OF WAY
UE.....UTILITY EASEMENT
FLE.....FENCE EASEMENT
SF.....SQUARE FEET
BK.....BOOK
PG.....PAGE
IPF.....IRON PIN FOUND
OD/E.....OVERLAND DRAINAGE EASEMENT
XXXX.....STREET ADDRESS

FLOODPLAIN

ALL THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED), AS SHOWN ON FIRM PANEL "40143C0429L" DATED OCTOBER 16, 2012.

PRELIMINARY PLAT

141st And Lewis

OWNER/DEVELOPER

PREMIUM LAND, LLC.
PO BOX 6718
EDMOND OK 73083
PHONE: 405-397-3855

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
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DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL PERSON BY THESE PRESENTS:

THAT PREMIUM LAND, LLC, HEREINAFTER REFERRED TO AS "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17); THENCE SOUTH 01°11'145" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,493.98 FEET; THENCE SOUTH 88°40'50" WEST A DISTANCE OF 292.08 FEET; THENCE NORTH 01°19'10" WEST A DISTANCE OF 425.00 FEET; THENCE SOUTH 88°40'50" WEST A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°19'10" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°40'50" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°19'10" EAST A DISTANCE PF 95.00 FEET; THENCE SOUTH 88°40'50" WEST A DISTANCE OF 344.79 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF N73°25'11" WEST, A CHORD DISTANCE OF 49.18 FEET AND AN ARC LENGTH OF 49.99 FEET; THENCE NORTH 55°31'11" WEST A DISTANCE OF 27.10 FEET; THENCE NORTH 34°28'49" EAST A DISTANCE OF 147.05 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF N59°11'05" WEST, A CHORD DISTANCE OF 31.96 FEET AND AN ARC LENGTH OF 31.98 FEET; THENCE NORTH 55°31'11" WEST A DISTANCE OF 63.10 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 79°28'49" WEST, A CHORD DISTANCE OF 35.36 FEET AND AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 42°01'26" WEST A DISTANCE OF 51.42 FEET; THENCE NORTH 34°28'49" EAST A DISTANCE OF 38.00 FEET; THENCE NORTH 55°31'11" WEST A DISTANCE OF 305.76 FEET; THENCE NORTH 01°19'10" WEST A DISTANCE OF 296.82 FEET; THENCE NORTH 88°40'50" EAST A DISTANCE OF 95.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 43°40'50" EAST, A CHORD DISTANCE OF 35.36 FEET AND AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 01°19'02" WEST A DISTANCE OF 95.00 FEET; THENCE SOUTH 88°40'48" WEST A DISTANCE OF 459.73 FEET; THENCE SOUTH 30°47'29" WEST A DISTANCE OF 157.36 FEET; THENCE SOUTH 34°28'49" WEST A DISTANCE OF 245.00 FEET; THENCE NORTH 55°31'11" WEST A DISTANCE OF 130.00 FEET; THENCE SOUTH 34°28'49" WEST A DISTANCE OF 35.81 FEET; THENCE NORTH 55°31'11" WEST A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 10°31'11" WEST, A CHORD DISTANCE OF 35.36 FEET AND AN ARC LENGTH OF 39.27; THENCE NORTH 55°31'11" WEST A DISTANCE OF 57.86 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF NORTH 67°42'26" WEST, A CHORD DISTANCE OF 38.00 FEET AND AN ARC LENGTH OF 38.29 FEET; THENCE SOUTH 34°28'49" WEST A DISTANCE OF 186.34 FEET; THENCE SOUTH 88°40'50" WEST A DISTANCE OF 244.24 FEET; THENCE NORTH 01°19'10" WEST A DISTANCE OF 662.91 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88°40'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,339.56 FEET TO THE POINT OF BEGINNING. CONTAINING 1,955,219 SQUARE FEET OR 44.89 ACRES MORE OR LESS.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE HUNDRED FORTY-NINE LOTS, THREE PARK RESERVES, AND ONE RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "141ST AND LEWIS", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE 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 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 OVER, ACROSS AND ALONG ANY 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 HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES, WHICH DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG EAST 141ST STREET AND SOUTH LEWIS AVENUE. ALL OTHER SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

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

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

4. THE OWNER OF THE 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 WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FOR IN THIS PARAGRAPH 1B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

2. WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF BIXBY OR CREEK COUNTY RURAL WATER DISTRICT NO. 2 WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND STORM SEWERS AND CREEK COUNTY RURAL WATER DISTRICT NO. 2 SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF BIXBY, OKLAHOMA, AND CREEK COUNTY RURAL WATER DISTRICT NO. 2 OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.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

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF THE GAS SERVICE.

2. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR THE DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY THE ACTS OF THE OWNER, OR HIS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.D SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

4. ONEOK GAS TRANSPORTATION, L.L.C. OPERATES AND MAINTAINS ONE (1) PIPELINE WITHIN THE 141ST AND LEWIS SUBDIVISION IN A FIFTY FOOT (50') WIDE PERMANENT RIGHT OF WAY AND EASEMENT, BEING TWENTY-FIVE (25') ON EACH SIDE OF THE CENTERLINE, AS SHOWN ON THE FACE OF THE PLAT AND REFERENCED BY THE RIGHT OF WAY AGREEMENT RECORDED IN THE COUNTY CLERK'S OFFICE OF TULSA COUNTY, OKLAHOMA IN BOOK 4120, PAGE 63. GRANITOR/OWNER AGREES NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY LAKES, PONDS, BUILDINGS, OR OTHER STRUCTURES OF PERMANENT NATURE UPON OR OVER THE RIGHT OF WAY.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY PERMITTED LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREA DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. FENCE EASEMENT

THE OWNER DOES HEREBY ESTABLISH AND GRANT FENCE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "F/E" OR "FENCE EASEMENT" AND SHOWN ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF 141ST AND LEWIS HOMEOWNERS ASSOCIATION. THE FENCE 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, AND FOR THE PURPOSES OF MAINTAINING AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS AND ALONG SUCH EASEMENTS AND OVER, ACROSS AND ALONG LOTS IN EAST 141ST ST. SOUTH AND SOUTH LEWIS AVENUE, WHICH CONTAIN SUCH EASEMENTS.

H. RESERVE D

1. THE USE OF RESERVE AREA D DEDICATED ON THE PLAT FOR THE SUBDIVISION WITH THE PRIMARY USE OF STORMWATER DETENTION FACILITIES AND WITH ADDITIONAL USE AS OPEN SPACE, FENCING, LANDSCAPING AND DETENTION AS WELL AS UTILITY EASEMENTS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF RESERVE AREA D WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. FENCING SHALL MEET THE CITY OF BIXBY ZONING ORDINANCE REQUIREMENTS AND SHALL NOT INTERFERE WITH THE DESIGNED PURPOSE OF THE DETENTION FACILITIES.

I. PARK RESERVES "A", "B", AND "C"

THE USE OF PARK RESERVES "A", "B", AND "C", DEDICATED ON THE PLAT FOR THE SUBDIVISION SHALL BE LIMITED TO USE AS PARK, OPEN SPACE, FENCING, AND LANDSCAPING AS WELL AS UTILITY EASEMENTS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF PARK RESERVES "A", "B", AND "C" WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL CONVEYANCE TO THE HOMEOWNERS ASSOCIATION.

J. LIMIT OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 141ST STREET WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.

SECTION II. HOMEOWNERS ASSOCIATION

I. FORMATION OF HOMEOWNERS ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN 141ST AND LEWIS HOMEOWNERS ASSOCIATION TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION, RESERVE "D" AND THE FENCE EASEMENT FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF 141ST AND LEWIS. THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

J. MANDATORY MEMBERSHIP

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN 141ST AND LEWIS SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

K. ASSESSMENT

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN 141ST AND LEWIS SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORMWATER DETENTION FACILITIES, FENCE EASEMENT AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I, SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, HOMEOWNERS ASSOCIATION SHALL INURE ONLY TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNERS OF THE RESIDENTIAL LOTS AND/OR THE ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE AND/OR THE CITY OF BIXBY, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER/ DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II OR SECTION III, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY RESIDENTIAL LOT WITHIN 141ST AND LEWIS AND/OR THE ASSOCIATION TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION TO ENFORCE THE PROVISIONS OF SECTION II OR SECTION III, THE PREVAILING PARTY MAY RECOVER REASONABLE COSTS AND ATTORNEY FEES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGEMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, PREMIUM LAND, LLC HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 2025.

PREMIUM LAND, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 2025, BY MARK PERKINS, MANAGER OF PREMIUM LAND, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

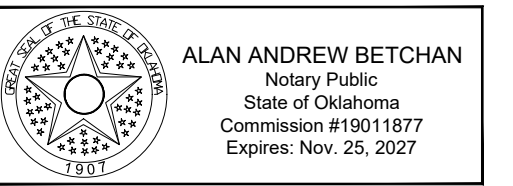
I, JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "141ST AND LEWIS" A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 25, 2027
COMMISSION NUMBER: 19011877



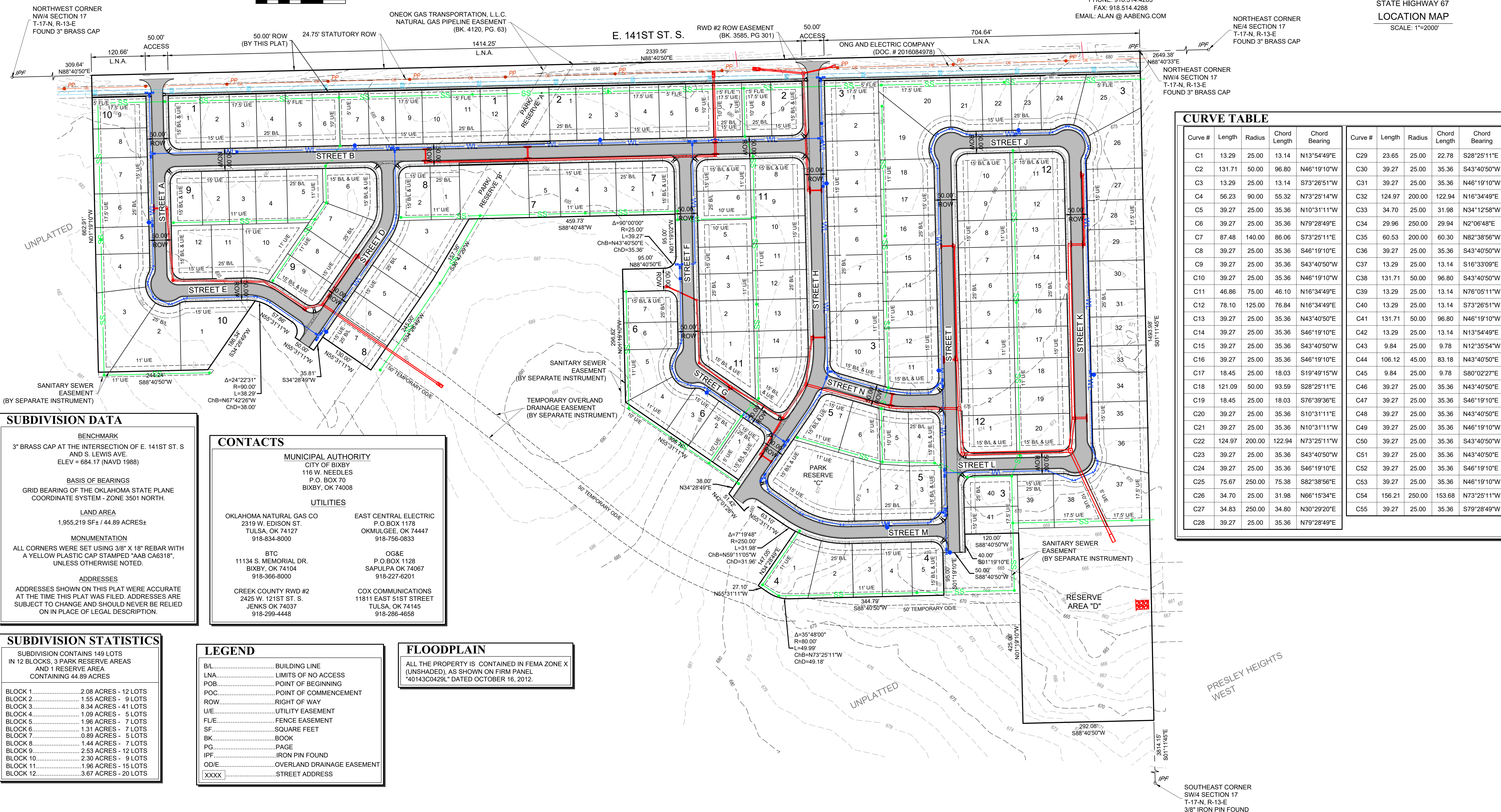
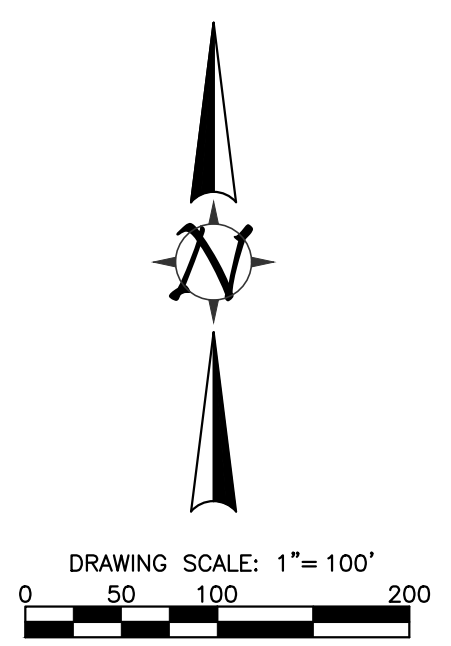
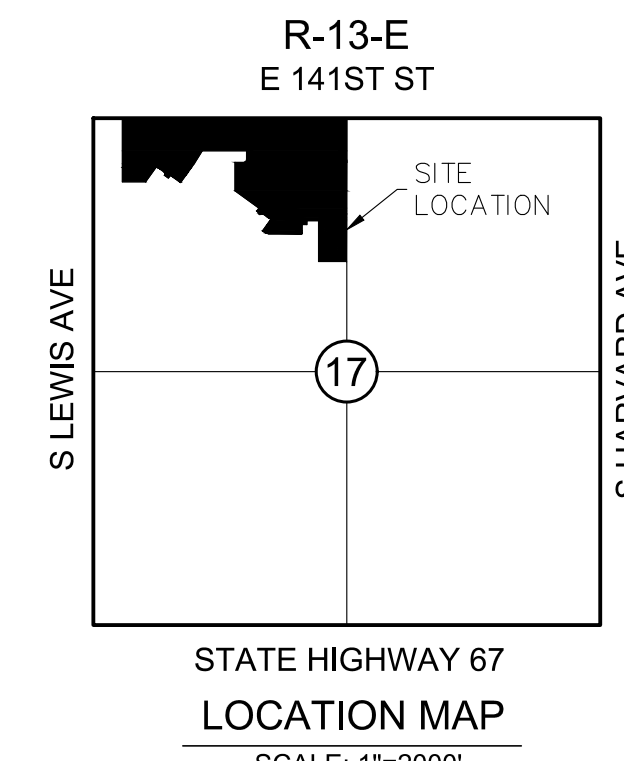
CONCEPTUAL UTILITY

141st And Lewis

OWNER/DEVELOPER
 PREMIUM LAND, LLC.
 P.O. BOX 6718
 EDMOND, OK 73083
 PHONE: 405-397-3855

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

ENGINEER/SURVEYOR
 AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN @ AABENG.COM



CURVE TABLE									
Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing
C1	13.29	25.00	13.14	N13°54'49"E	C29	23.65	25.00	22.78	S28°25'11"E
C2	131.71	50.00	96.80	N46°19'10"W	C30	39.27	25.00	35.36	S43°40'50"W
C3	13.29	25.00	13.14	S73°26'51"W	C31	39.27	25.00	35.36	N46°19'10"W
C4	56.23	90.00	55.32	N73°25'14"W	C32	124.97	200.00	122.94	N16°34'49"E
C5	39.27	25.00	35.36	N10°31'11"W	C33	34.70	25.00	31.98	N34°12'58"W
C6	39.27	25.00	35.36	N79°28'49"E	C34	29.96	250.00	29.94	N2°06'48"E
C7	87.48	140.00	86.06	S73°25'11"E	C35	60.53	200.00	60.30	N82°38'56"W
C8	39.27	25.00	35.36	S46°19'10"E	C36	39.27	25.00	35.36	S43°40'50"W
C9	39.27	25.00	35.36	S43°40'50"W	C37	13.29	25.00	13.14	S16°33'09"E
C10	39.27	25.00	35.36	N46°19'10"W	C38	131.71	50.00	96.80	S43°40'50"W
C11	46.86	75.00	46.10	N16°34'49"E	C39	13.29	25.00	13.14	N76°05'11"W
C12	78.10	125.00	76.84	N16°34'49"E	C40	13.29	25.00	13.14	S73°26'51"W
C13	39.27	25.00	35.36	N43°40'50"E	C41	131.71	50.00	96.80	N46°19'10"W
C14	39.27	25.00	35.36	S46°19'10"E	C42	13.29	25.00	13.14	N13°54'49"E
C15	39.27	25.00	35.36	S43°40'50"W	C43	9.84	25.00	9.78	N12°35'54"W
C16	39.27	25.00	35.36	S46°19'10"E	C44	106.12	45.00	83.18	N43°40'50"E
C17	18.45	25.00	18.03	S19°49'15"W	C45	9.84	25.00	9.78	S80°02'27"E
C18	121.09	50.00	93.59	S28°25'11"E	C46	39.27	25.00	35.36	N43°40'50"E
C19	18.45	25.00	18.03	S76°39'36"E	C47	39.27	25.00	35.36	S46°19'10"E
C20	39.27	25.00	35.36	S10°31'11"E	C48	39.27	25.00	35.36	N43°40'50"E
C21	39.27	25.00	35.36	N10°31'11"W	C49	39.27	25.00	35.36	N46°19'10"W
C22	124.97	200.00	122.94	N73°25'11"W	C50	39.27	25.00	35.36	S43°40'50"W
C23	39.27	25.00	35.36	S43°40'50"W	C51	39.27	25.00	35.36	N43°40'50"E
C24	39.27	25.00	35.36	S46°19'10"E	C52	39.27	25.00	35.36	S46°19'10"E
C25	75.67	250.00	75.38	S82°38'56"E	C53	39.27	25.00	35.36	N43°40'50"E
C26	34.70	25.00	31.98	N66°15'34"E	C54	156.21	250.00	153.68	N73°25'11"W
C27	34.83	250.00	34.80	N30°29'20"E	C55	39.27	25.00	35.36	S79°28'49"W
C28	39.27	25.00	35.36	N79°28'49"W					

SUBDIVISION DATA

BENCHMARK
 3" BRASS CAP AT THE INTERSECTION OF E. 141ST ST. S AND S. LEWIS AVE.
 ELEV = 684.17 (NAVD 1988)

BASIS OF BEARINGS
 GRID BEARING OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH.

LAND AREA
 1,955,219 SF ± / 44.89 ACRES ±

MONUMENTATION
 ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CA6318", UNLESS OTHERWISE NOTED.

ADDRESSES
 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.

CONTACTS

MUNICIPAL AUTHORITY
 CITY OF BIXBY
 116 W. NEEDLES
 P.O. BOX 70
 BIXBY, OK 74008

UTILITIES

OKLAHOMA NATURAL GAS CO 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	EAST CENTRAL ELECTRIC P.O. BOX 1178 OKMULGEE, OK 74447 918-756-0833
BTC 11134 S. MEMORIAL DR. BIXBY, OK 74104 918-366-8000	OG&E P.O. BOX 1128 SAPULPA OK 74067 918-227-6201
CREEK COUNTY RWD #2 2425 W. 121ST ST. S. JENKS OK 74037 918-299-4448	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 149 LOTS IN 12 BLOCKS, 3 PARK RESERVE AREAS AND 1 RESERVE AREA CONTAINING 44.89 ACRES

BLOCK 1	2.08 ACRES - 12 LOTS
BLOCK 2	1.55 ACRES - 9 LOTS
BLOCK 3	8.34 ACRES - 41 LOTS
BLOCK 4	1.09 ACRES - 5 LOTS
BLOCK 5	1.96 ACRES - 7 LOTS
BLOCK 6	1.31 ACRES - 7 LOTS
BLOCK 7	0.89 ACRES - 5 LOTS
BLOCK 8	1.44 ACRES - 7 LOTS
BLOCK 9	2.53 ACRES - 12 LOTS
BLOCK 10	2.30 ACRES - 9 LOTS
BLOCK 11	1.96 ACRES - 15 LOTS
BLOCK 12	3.67 ACRES - 20 LOTS

LEGEND

BL..... BUILDING LINE
 LNA..... LIMITS OF NO ACCESS
 POB..... POINT OF BEGINNING
 POC..... POINT OF COMMENCEMENT
 ROW..... RIGHT OF WAY
 U/E..... UTILITY EASEMENT
 F/E..... FENCE EASEMENT
 SF..... SQUARE FEET
 BK..... BOOK
 PG..... PAGE
 IPF..... IRON PIN FOUND
 OD/E..... OVERLAND DRAINAGE EASEMENT
 XXXX..... STREET ADDRESS

FLOODPLAIN

ALL THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED), AS SHOWN ON FIRM PANEL "40143C0429L" DATED OCTOBER 16, 2012.



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: Legends Reserve

CASE(S): **PRELIMINARY PLAT** | BXPT-25.02

LOCATION: Northwest corner of E. 111th Street S. and S. Mingo Road

EXISTING ZONING: (RS-3) Residential Single-Family and (CS) Commercial Shopping with BXPUD-24.09

PROPOSED ZONING: N/A

STR: Section 25, Township 18N, Range 13E

APPLICANT: DH & RB Properties, LLC

REQUEST:

The applicant requests approval of the Preliminary Plat for Legends Reserve, a private and gated single-family residential subdivision consisting of 27 lots across three blocks, along with four reserve areas. The development encompasses approximately 8.57 acres within the southeast quarter of Section 25, Township 18 North, Range 13 East, Tulsa County, Oklahoma.

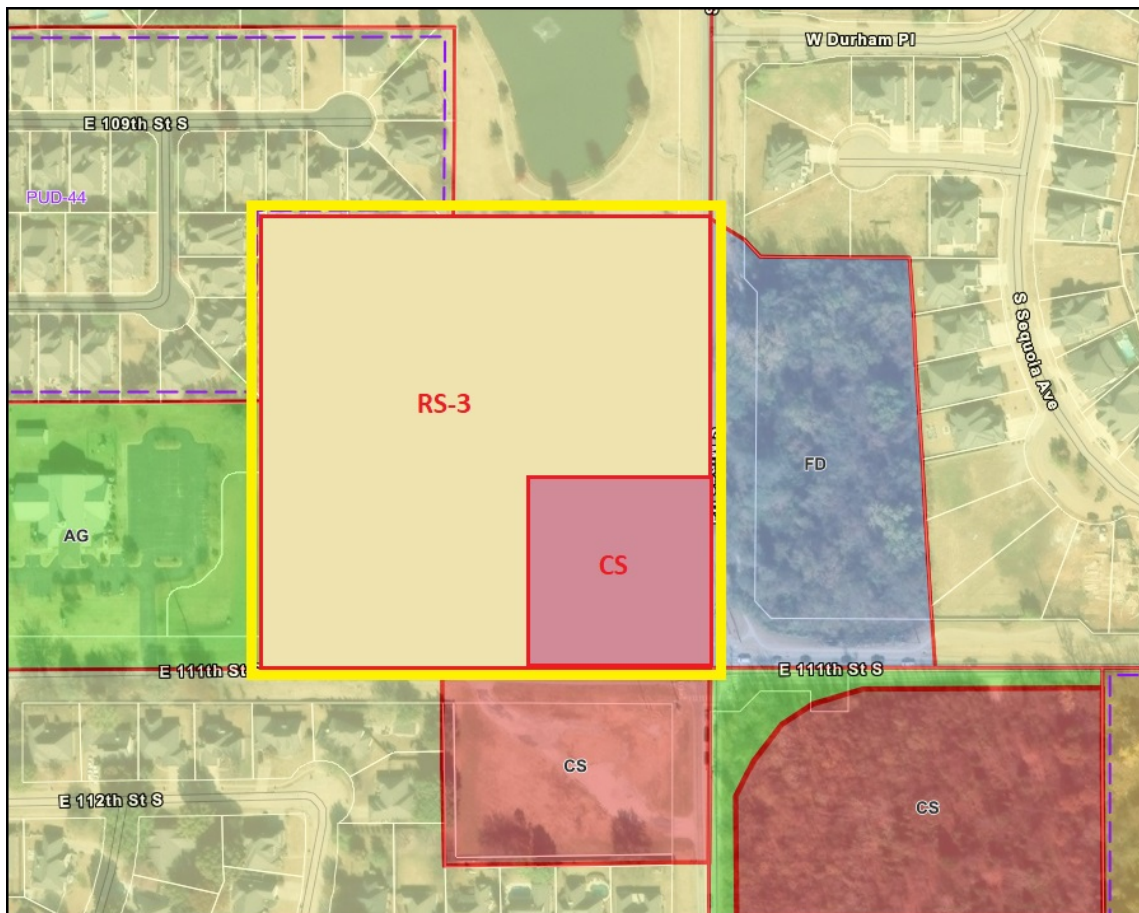
Site Stats:

Acres: 8.57 +/-	Min. Lot Width: 60 ft.	Avg. Lot Size: 7,500 sq. ft.	Min. Dwelling Size: 2,200 sq. ft.
Number of Lots: 2	Number of Blocks: 3	Reserve Areas: 4	

Abutting Zoning; Use:

- North: (RS-3) Residential Single-Family: The Legends
- East: South Mingo Road and Berwick South Flood District (Broken Arrow)
- South: East 111th Street South, (CS) Commercial Shopping and (RS-2) Residential Single Family: Country Crossing
- West: (AG) Agriculture: Trinity Presbyterian Church and (RS-4) Residential Single Family (PUD-44): Village At The Legends

Figure 1: City of Bixby Zoning Map



Utilities:

Legends Reserve will be served by public water and sanitary sewer from the City of Bixby, with 8-inch lines looping through the site and connecting to existing mains. All installations must meet City and ODEQ standards. Stormwater will be managed by a wet detention pond within Reserve B, to be maintained by the HOA. Other utilities, including gas, electric, and communications, will be installed underground within utility easements. A 17.5-foot perimeter utility easement is provided, and no permanent structures are permitted within the easement. A lighting plan must be submitted prior to Final Plat approval.

Engineering Review Comments:

The City Engineer has been in direct communication and coordination with the project’s engineer, Engineered by Design, to address technical issues. They have provided detailed comments on the preliminary plat and conceptual utility layout.

See the attached Engineering Memo for more details.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing.

Staff Comments:

The proposed Preliminary Plat for Legends Reserve complies with the RS-3 zoning district and the development standards established in PUD BXPUD-24.09. The layout includes adequate utility easements, a designated stormwater detention area, and appropriate building setback lines, all in accordance with the City’s Subdivision Regulations and Engineering Design Standards. Staff recommends assigning addresses to Reserve Areas “C” and “D” for utility purposes.

Figures: Figure 1: City of Bixby Zoning Map

- Attachments:** **1.** Preliminary Plat with Deed of Dedication
 2. Conceptual Improvements Plan
 3. Engineering Memo dated 06/12/2025

Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-SEVEN (27) LOTS IN THREE (3) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 373,218.69 SF / 8.57 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Benchmark

ADS STATION 509 - 5/8" REBAR WITH ALUMINUM CAP
N: 429293.418, E: 2594905.585, ELEV.: 627.84' NAVD88

Addresses

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

Legend

B/L - BUILDING SETBACK LINE
IPF - IRON PIN FOUND
IPS - IRON PIN SET
L.N.A. - LIMITS OF NO ACCESS
OD/E - OVERLAND DRAINAGE EASEMENT
U/E - UTILITY EASEMENT

Owner / Developer

DH & RB PROPERTIES
219 NORTH ARMSTRONG
BIXBY, OKLAHOMA 74008
PHONE: (918) 955-1555
DAN HOLCOMB

Surveyor

FRITZ LAND SURVEYING, LLC
524 E. MAIN ST
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

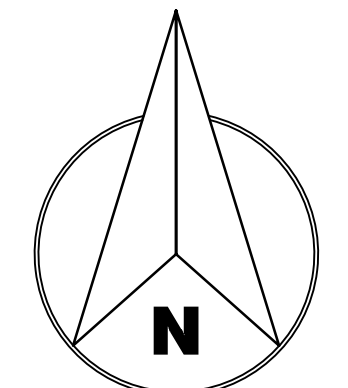
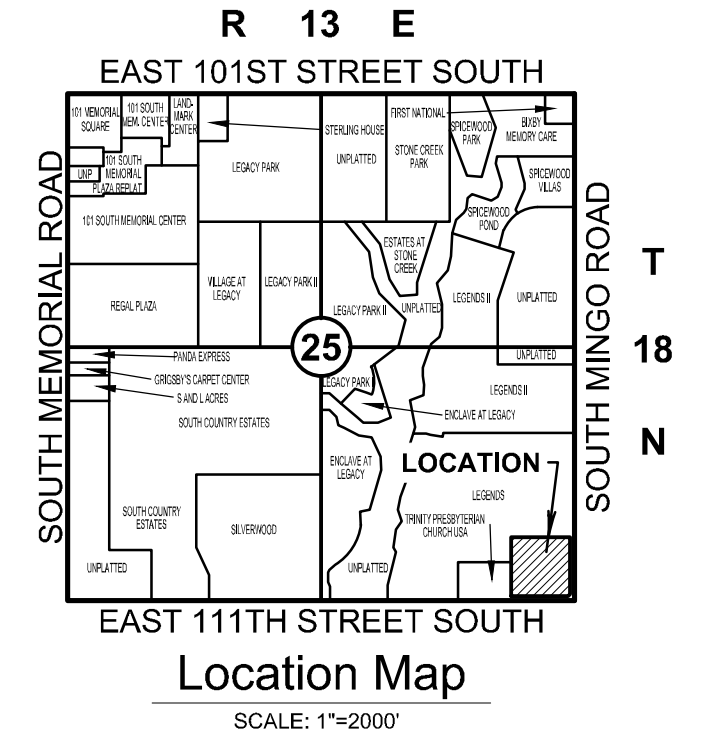
Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LN
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026

BXPUD-24.09

Legends Reserve

A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.



Scale: 1" = 50
0 25 50 100

PRELIMINARY PLAT

Lot Area & Address Table

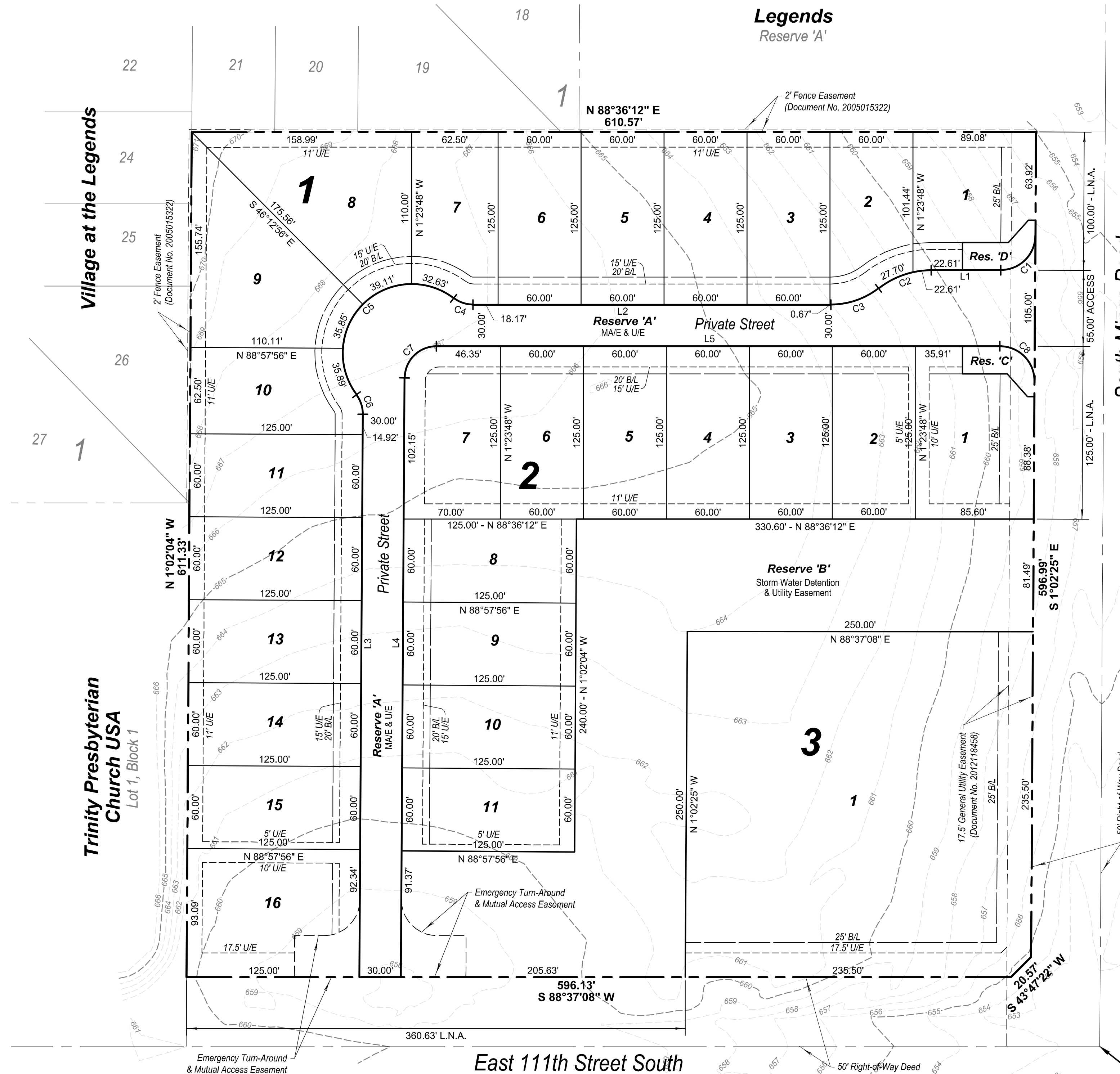
BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1	XXXXXX	7,633.16
	2		6,901.49
	3		7,500.00
	4		7,500.00
	5		7,500.00
	6		7,500.00
	7		7,435.35
	8		11,741.54
	9		11,383.24
	10		7,386.63
	11		7,500.00
	12		7,500.00
	13		7,500.00
	14		7,500.00
	15		7,500.00
	16		10,036.49
2	1		9,499.44
	2		7,500.00
	3		7,500.00
	4		7,500.00
	5		7,500.00
	6		7,500.00
	7		8,588.75
	8		7,500.00
	9		7,500.00
	10		7,500.00
	11		7,500.00
RES	A		36,041.61
	B		56,942.58
	C		1,111.92
	D		1,118.06

Line Table

LINE	BEARING	DISTANCE
L1	N 88°36'12" E	50.31'
L2	N 88°36'12" E	258.84'
L3	N 01°02'04" W	407.25'
L4	S 01°02'04" E	433.51'
L5	S 88°36'12" W	407.54'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.11'	25.00'	89°38'37.00"	N 43°46'53" E	35.25'
C2	41.11'	62.00'	37°59'18.17"	S 69°36'33" W	40.36'
C3	37.13'	56.00'	37°59'18.17"	N 69°36'33" E	36.45'
C4	15.01'	23.00'	37°23'24.02"	S 72°42'06" E	14.74'
C5	143.48'	50.00'	184°25'04.05"	S 43°47'04" W	99.08'
C6	15.01'	23.00'	37°23'24.02"	N 19°43'46" W	14.74'
C7	35.98'	23.00'	89°38'16.00"	S 43°47'04" W	32.42'
C8	39.43'	25.00'	90°21'23.00"	N 46°13'07" W	35.47'



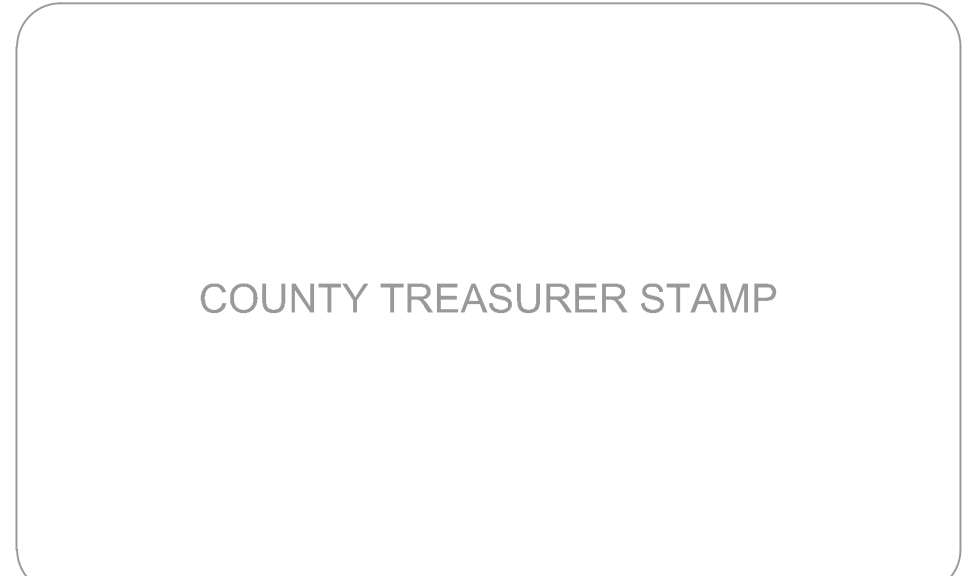
STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2025.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY _____



POINT OF COMMENC
FOUND 3/8" I.P.
w/ YELLOW CAP
SE/C SE/4
SEC. 25

LEGENDS RESERVE

PLANNED UNIT DEVELOPMENT: BXPUD-24.09 ("PUD")

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

DH & RB PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER TOGETHER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 25; THENCE SOUTH 88°37'08" WEST ALONG THE SOUTH LINE THEREOF 64.50 FEET; THENCE NORTH 01°02'16" WEST AND PARALLEL WITH THE EAST LINE THEREOF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 11th STREET AND THE POINT OF BEGINNING; THENCE SOUTH 88°37'08" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF E. 11th ST. S.A DISTANCE OF 596.13 FEET TO THE SOUTHEAST CORNER OF RESERVE 'A', TRINITY PRESBYTERIAN CHURCH USA, PLAT NO. 5793; THENCE NORTH 01°02'04" WEST ALONG THE EAST LINE THEREOF 611.33 FEET TO THE SOUTHWEST CORNER OF LOT 21, BLOCK 1, VILLAGE AT THE LEGENDS, PLAT NO. 6083; THENCE NORTH 88°36'12" EAST ALONG THE SOUTH LINE THEREOF AND ALONG THE SOUTH LINE OF RESERVE "A", LEGENDS, PLAT NO. 6082 A DISTANCE OF 610.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MINGO ROAD; THENCE SOUTH 01°02'16" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE 596.99 FEET; THENCE SOUTH 43°47'22" WEST ALONG THE RIGHT-OF-WAY LINE 20.57 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 373,226.7 SQ. FEET OR 8.57 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83)

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

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "LEGENDS RESERVE", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER "LEGENDS RESERVE" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. GENERAL 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 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 OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE 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 PROPERLY PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- 1. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY 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.
- 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE 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 OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 4. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR RESPECTIVE LOTS AND EACH SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- 1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR RESPECTIVE LOTS AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
- 2. 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, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- 3. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.
- 4. 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.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND LOT OWNERS AGREE TO BE BOUND HEREBY.

D. GAS SERVICE

- 1. THE SUPPLIER OF GAS SERVICE 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 GAS FACILITIES.
- 2. 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 OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, 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.

- 3. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OF NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- 4. ONG'S EASEMENT(S) RECORDED IN BOOK _____ PAGE _____ REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENT(S) PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

E. OVERLAND DRAINAGE EASEMENT

- 1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE 'B' (HEREINAFTER REFERRED TO AS THE "OVERLAND DRAINAGE EASEMENT AREAS") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.
- 2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- 3. DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - a. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
 - b. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
- 4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.
- 5. IN THE EVENT THE ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, 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 EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.
- 6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

F. STORM WATER DETENTION

- 1. THE OWNER/DEVELOPER DOES HEREBY GRANT TO THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, A PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER AND ACROSS RESERVE 'B' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS, RESERVE AREAS AND PRIVATE STREETS WITHIN THE SUBDIVISION, AND FROM AREAS OF HIGHER ELEVATION OUTSIDE THE SUBDIVISION.
- 2. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- 3. STORM WATER DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND STORM WATER DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - a. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
 - b. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
- 4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORM WATER DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.
- 5. IN THE EVENT THE ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, 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 EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.
- 6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

G. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

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

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT. THE L.N.A. MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, 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. THE L.N.A. ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

I. PAVING AND LANDSCAPING WITHIN EASEMENTS

LOT OWNERS AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING, WHEN PERMITTED BY THE CITY OF BIXBY, OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT. PROVIDED, HOWEVER, THE CITY OF BIXBY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

J. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF LEGENDS RESERVE.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE

THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE LEGENDS RESERVE HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE LEGENDS RESERVE DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE 'B'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

L. RESERVE 'C' AND 'D'

THE USE OF RESERVE 'C' AND 'D' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES, AND SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

M. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, LEGENDS RESERVE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS BXPUD-24.09) AS PROVIDED WITHIN THE PROVISIONS OF THE BIXBY ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS (PUDS), AND

WHEREAS, BXPUD-24.09 WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON _____, 2024 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, ON _____, 2025 THE IMPLEMENTING ORDINANCE NO. _____ BEING ADOPTED AND PUBLISHED ON _____, 2025, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

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

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

DEVELOPMENT AREA A - COMMERCIAL

NET LOT AREA: 62,396 SF (1.43 AC)

PERMITTED USES:

- USE UNIT 1: AREAWIDE USES
- USE UNIT 4: PUBLIC PROTECTION AND UTILITY FACILITIES
- USE UNIT 5: COMMUNITY SERVICES AND SIMILAR USES
- USE UNIT 10: OFF STREET PARKING AREAS
- USE UNIT 11: OFFICES AND STUDIOS
- USE UNIT 12. ENTERTAINMENT ESTABLISHMENTS AND EATING ESTABLISHMENTS OTHER THAN DRIVE-INS
- USE UNIT 13: CONVENIENCE GOODS AND SERVICES
- USE UNIT 14: SHOPPING GOODS AND SERVICES
- USE UNIT 19: HOTEL, MOTEL, AND RECREATION FACILITIES
- USE UNIT 4.4.60: OFF-STREET PARKING; PERSONAL VEHICLE STORAGE

EXCLUDED USES:

- MEDICAL MARIJUANA DISPENSARIES WITHIN USE UNIT 13
- ALL USES CLASSIFIED AS SEXUALLY ORIENTED BUSINESS (AS DEFINED BY ZONING CODE SECTION 11-7D-6)

MAXIMUM FLOOR AREA RATIO:	0.75
MAXIMUM FLOOR AREA:	46,797 SF
MAXIMUM BUILDING HEIGHT:	2 STORIES OR 40 FEET
MINIMUM ARTERIAL STREET FRONTAGE (PUD):	150 FEET
MINIMUM BUILDING SETBACKS:	
FROM ARTERIAL STREET RIGHT-OF-WAY (PUD):	25 FEET
FROM ABUTTING RESIDENTIAL DISTRICT (PUD):	10 FEET

DEVELOPMENT AREA B - RESIDENTIAL

NET LOT AREA: 310,913 SF (7.14 AC)

PERMITTED USES:

- USE UNIT 1: AREAWIDE USES
- USE UNIT 5: COMMON AREA FACILITIES (I.E. COMMUNITY PARK, PLAYGROUND, ETC.)
- USE UNIT 6: SINGLE-FAMILY DWELLINGS

MAXIMUM NUMBER OF DWELLING UNITS:	27
MINIMUM LOT WIDTH:	60
MINIMUM LOT AREA:	7,500 SF
MINIMUM LAND AREA PER DWELLING UNIT:	8,400 SF
MAXIMUM BUILDING HEIGHT:	2 STORIES OR 35 FEET

**PRELIMINARY
PLAT**

MINIMUM BUILDING SETBACKS:

FROM ARTERIAL STREET RIGHT-OF-WAY: 25 FEET

FRONT YARD FROM PRIVATE STREET RESERVE AREA: 20 FEET

REAR YARD: 20 FEET

INTERIOR SIDE YARD: 5 FEET

SIDE YARD ABUTTING A PRIVATE STREET RESERVE AREA: 5 FEET

MINIMUM DWELLING SIZE: 2,200 SF

GENERAL PROVISIONS

LANDSCAPING & SCREENING:
ALONG THE WESTERN AND NORTHERN BOUNDARIES OF DEVELOPMENT AREA A, WHERE ABUTTING RESIDENTIAL LOTS, AN 8-FOOT, MASONRY SCREENING FENCE WILL BE PLACED ON THE ZONING LINE BETWEEN COMMERCIAL AND RESIDENTIAL IN COMPLIANCE WITH THE BIXBY ZONING CODE.

RESIDENTIAL BUILDING MATERIALS:
THE EXTERIOR WALLS OF THE FIRST FLOOR (UP TO THE TOP OF THE FIRST-FLOOR PLATE LINE) OF A DWELLING SHALL BE 100% MASONRY OR STONE, PROVIDED THAT THE AREA OF ALL WINDOWS, DOORS, OTHER OPENINGS, AND COVERED PORCHES LOCATED ON SAID EXTERIOR WALLS SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS. ALLOWED EXTERIOR MATERIALS INCLUDE BRICK, ROCK, STUCCO, AND STONE.

SITE PLAN REVIEW AND COMPLIANCE WITH APPROVED PLANS:

THE APPROVED FINAL PLAT OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE BIXBY ZONING CODE. THE DEVELOPMENT AND USE OF LEGENDS RESERVE SHALL BE IN COMPLIANCE WITH THE APPROVED BUILDING PLANS AND SIGN PLANS, AS MAY BE LATER APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSOR.

DEFINITIONS:

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN THIS SECTION II, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE BIXBY ZONING CODE AS THE SAME EXISTED ON _____, 2025.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN LEGENDS RESERVE (HEREINAFTER REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION THE STORM WATER DETENTION FACILITIES AND RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF LEGENDS RESERVE.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE EXPENSES RELATED TO THE IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LEGENDS RESERVE, BLOCKS 7-9 AND THE BYLAWS OF THE ASSOCIATION, AND IN LATER DEVELOPED LOTS IN THE PUD, THESE IMPROVEMENT AND MAINTENANCE EXPENSES SHALL BE SHARED IN THE FUTURE ON A PRORATA BASIS WITH OTHER LATER DEVELOPED LOTS IN THE PUD AS THEY ARE PLATTED AND CONVEYED.

D. LIMITATION ON ASSESSMENTS

NOTWITHSTANDING THE FOREGOING, THE EXPENSES BORNE BY EACH LOT SHALL BE NO GREATER THAN OTHER PLATTED SUBDIVISIONS IN THE TULSA SMSA (STANDARD METROPOLITAN STATISTICAL AREA) WITH SIMILAR COMMON AREAS AND AMENITIES ("NORMAL DUES"), UNTIL THE MAJORITY OF LOTS IN THE PUD ARE SOLD. ANY ADDITIONAL EXPENSES INCURRED BEYOND THE TOTAL OF THE NORMAL DUES FROM SOLD LOTS WILL BE BORNE BY THE DEVELOPER. DURING SUCH TIME AS THE DEVELOPER IS STILL CONTRIBUTING TO THE MAINTENANCE EXPENSES, THEY SHALL HAVE THE RIGHT TO PROVIDE FOR THE ONGOING MAINTENANCE.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION, IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. HOMEOWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION, AND SHALL AUTOMATICALLY RENEW OR EXTEND THEREAFTER, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING THE PRIVATE COVENANTS CONTAINED WITHIN SECTION II, SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO EXPUD-18-10 MA3 BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS WITH THE TULSA COUNTY CLERK. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION III. PRIVATE COVENANTS AND SECTION IV. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE OWNER OF AT LEAST ONE (1) LOT, OR ALTERNATIVELY THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A MAJORITY VOTE OF THE MEMBERS

OF THE HOMEOWNER' ASSOCIATION AS EVIDENCED BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER DURING ITS OWNERSHIP OF AT LEAST ONE (1) LOT AND ANY AMENDMENT OR TERMINATION EVIDENCED BY AN INSTRUMENT PROPERLY EXECUTED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING ITS OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE, IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, DH & RB PROPERTIES, LLC., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

DH & RB PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
DAN HOLCOMB, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED DAN HOLCOMB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS OPERATING MANAGER OF DH & RB PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO 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 "LEGENDS RESERVE", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

JENNIFER FRITZ

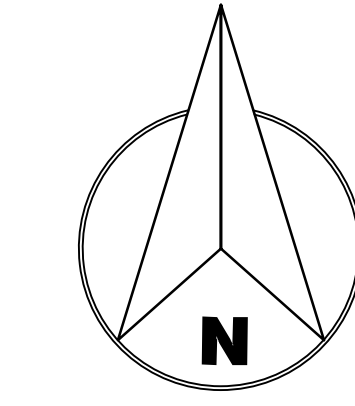
MY COMMISSION EXPIRES: 6/23/2026

MY COMMISSION NUMBER: 14005589

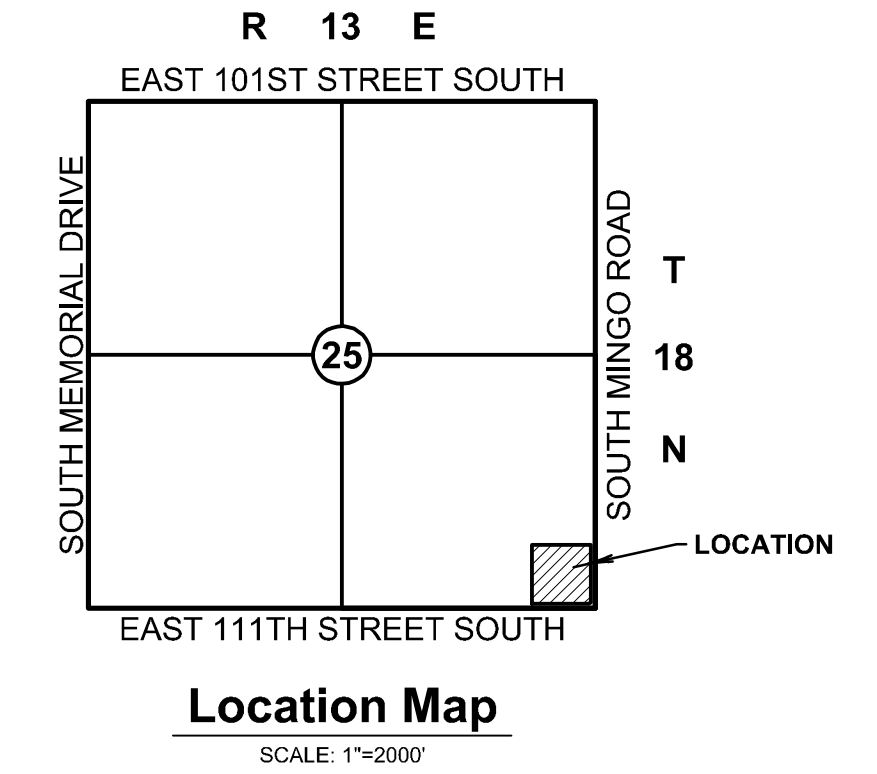


**PRELIMINARY
PLAT**

Legends Reserve



Scale: 1" = 60'
0 30 60 120



CONCEPTUAL IMPROVEMENTS PLAN

Surveyor

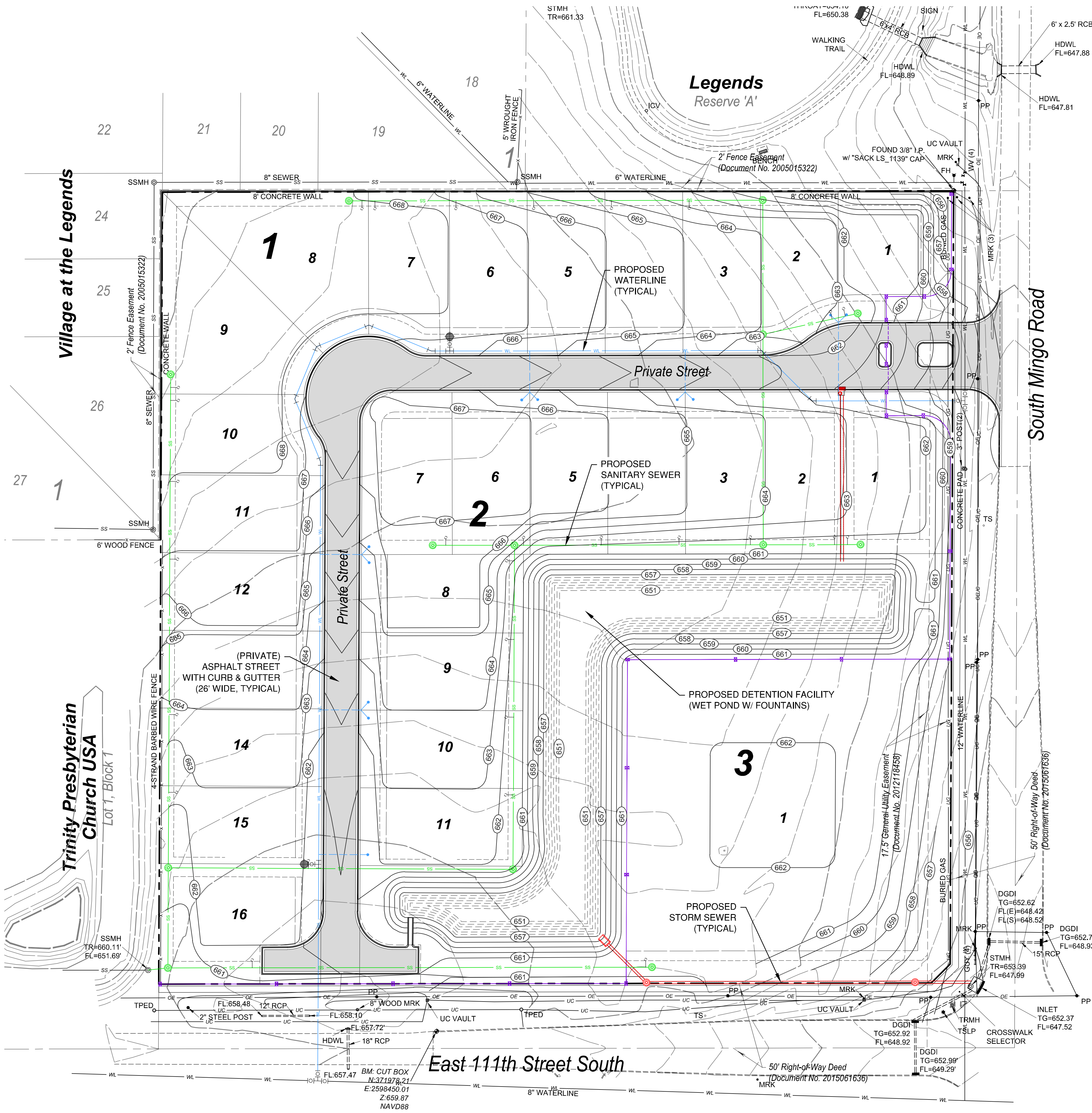
FRTZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.com
C.A. # 7655 EXPIRES 6-30-2026

Owner / Developer

DH & RB PROPERTIES
219 N ARMSTRONG
BXY, OKLAHOMA 74008
PHONE: (918) 955-1555
DAN HOLCOMB



Public Works – Engineering Memo

To: Aaron Hale, Engineered by Design
Ryan McCarty, Select Design

From: Bea Aamodt, Public Works Director/City Engineer

CC: Public Works
City Manager
Planning
File

Date: June 12, 2025

Re: Legends Reserve – Preliminary Plat

Preliminary Plat:		Revision (Y or N)	Description:
1. 17.5' Perimeter easement not provided on the north and west sides.			
2. A U/E was supposed to be included between Lots 2 and 3, Block 1 to accommodate the sanitary sewer. However, with the proposed layout changes, this easement will not be required.			
3. Easements might need to be reconfigured based on proposed alignment changes. Please refer to PFPI Review Comments.			
4. Any future screening walls that may be required related to 24-hour use on the commercial lot (Lot 1, Block 3) should be entirely contained on that lot.			
Conceptual Utility Plan Comments:		Revision: (Y or N)	Description:
5. The storm sewer along 111 th must be located on one side or the other of the property line instead of directly on the line.			
6. The sanitary sewer along the north side of the development should be relocated to the south side of the North Street to eliminate the run of pipe between Lots 2 and 3, Block 1.			
7. With this sewer line relocation, the line behind Lots 1-7, Block 2 can be eliminated.			
8. The new sewer alignment may require 2 manholes at the eyebrow to allow for more direct service taps from Lots 8 and 9, Block 1.			
9. The sanitary sewer behind Lots 8-9, Block 2 may be moved to the east side of the West Street to maintain front sewers.			
10. With this sewer relocation, the line behind Lots 9-16, Block 1 may be eliminated.			

11. The connection from the West Street sewer to the pipe run along 111 th must be made on the east side of the hammerhead turnaround, eliminating the pipe run between Lot 15 and 16, Block 1.			
12. The line should skirt the hammerhead with manholes located at 90 degree or greater angles.			
13. The water connection to Mingo Road must be made on the north side of the North Street to eliminate the oblique crossing from south to north, just west of the entrance.			

Next Step(s):

- Revise Plat and Plans.





CITY OF BIXBY
111 N Cabaniss Ave
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: The Reserve at Cedar Ridge

CASE(S): **FINAL PLAT** | BXPT-22.17 FP

LOCATION: Approximately half a mile east of South Mingo Road near the 10500 block of East 121st Street South

EXISTING ZONING: Residential Single-Family (RS-1)

PROPOSED ZONING: N/A

STR: Section 6, Township 17N, Range 14E

APPLICANT: Tanner Consulting, LLC

REQUEST:

Tanner Consulting is requesting approval of the Final Plat of The Reserve at Cedar Ridge, a residential development zoned RS-1 with supplemental zoning BXPUD-22.07.

Site Stats:

Acres: 32.312 +/-	Min. Lot Width: 120 ft.	DU/acre: 1.08	Min. Dwelling Sq. Ft: 4000
Number of Lots: 30	Number of Blocks: 4	Reserve Areas: 5	Max. Bldg. Height: 35 ft.

Abutting Zoning; Use:

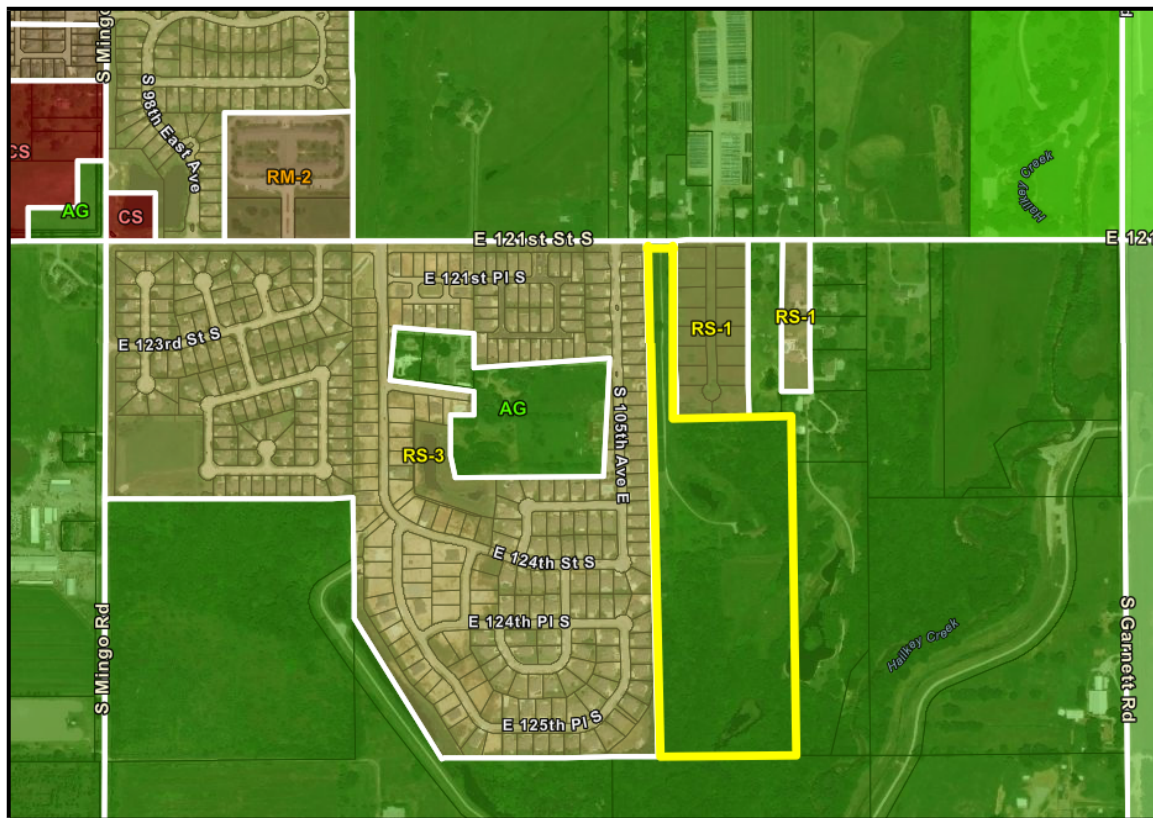
North: (AG) Agriculture, Single-Family Dwellings; (RS-1) Residential Single-Family, Lon-Jan Addition

East: (AG) Agriculture, Single-Family Dwellings

South: (AG) Agriculture, Vacant

West: (RS-3) Residential Single-Family Dwellings, Chisholm Ranch

Figure 1: City of Bixby Zoning Map



Engineering Review Comments: Tanner Consulting has been coordinating with the City Engineer throughout the review process. However, the following items still require resolution prior to final plat approval:

- Increase the utility easement along the western boundary to 17.5 feet to match the standard perimeter easements.
- Align the 11-foot utility easements on both sides of the subdivision boundary to allow for a continuous, straight waterline connection.
- Identify and label all required backflow preventers on the face of the final plat.
- Submit a lighting plan for review and approval.

See the attached Engineering Memo dated June 3, 2025.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing.

Staff Comments

Staff has reviewed the conditional final plat and confirms that it is consistent with the previously approved Planned Unit Development (BXPUD-22.07) for The Reserve at Cedar Ridge. The PUD was recommended for approval by the Planning Commission on October 17, 2022, and was officially approved by City Council on October 24, 2022. Ordinance No. 2422, which established the PUD, was adopted with an emergency clause, making it effective immediately upon passage. In addition, a minor amendment to the PUD was approved by the Planning Commission on September 16, 2024, to reduce the front yard and exterior side yard setbacks from 35 feet to 30 feet.

Figures: Figure 1: City of Bixby Zoning Map

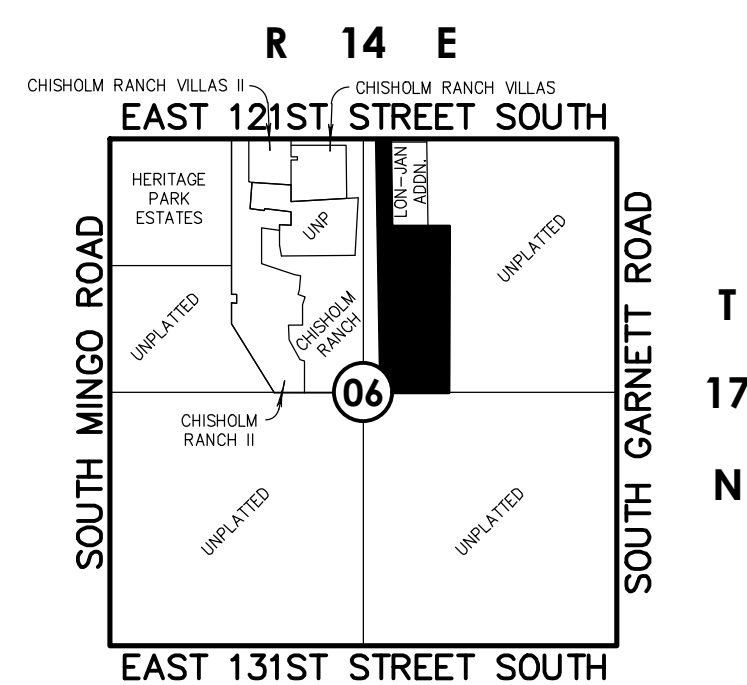
Attachments: Conditional Final Plat with Deed of Dedication
Engineering Memo dated June 3, 2025

Conditional Final Plat

BXPUD-22.07

The Reserve at Cedar Ridge

PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



Location Map
Scale: 1"=2000'

SUBDIVISION CONTAINS:
THIRTY (30) LOTS
IN FOUR (4) BLOCKS
WITH FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 32.312 ACRES

LEGEND

AC	ACRES
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F&L/S	FENCE EASEMENT & LANDSCAPE EASEMENT
IFF	IRON PIN FOUND
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
POC	POINT OF COMMENCEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1/234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Sooner Development Group - CR Reserve, LLC

CONTACT: GANT HINKLE
6122 South Memorial Drive
Tulsa, Oklahoma 74133
Phone: (918) 845-1682

FINAL PLAT

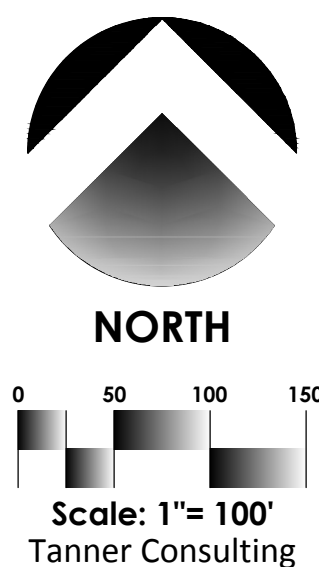
CERTIFICATE OF APPROVAL

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.

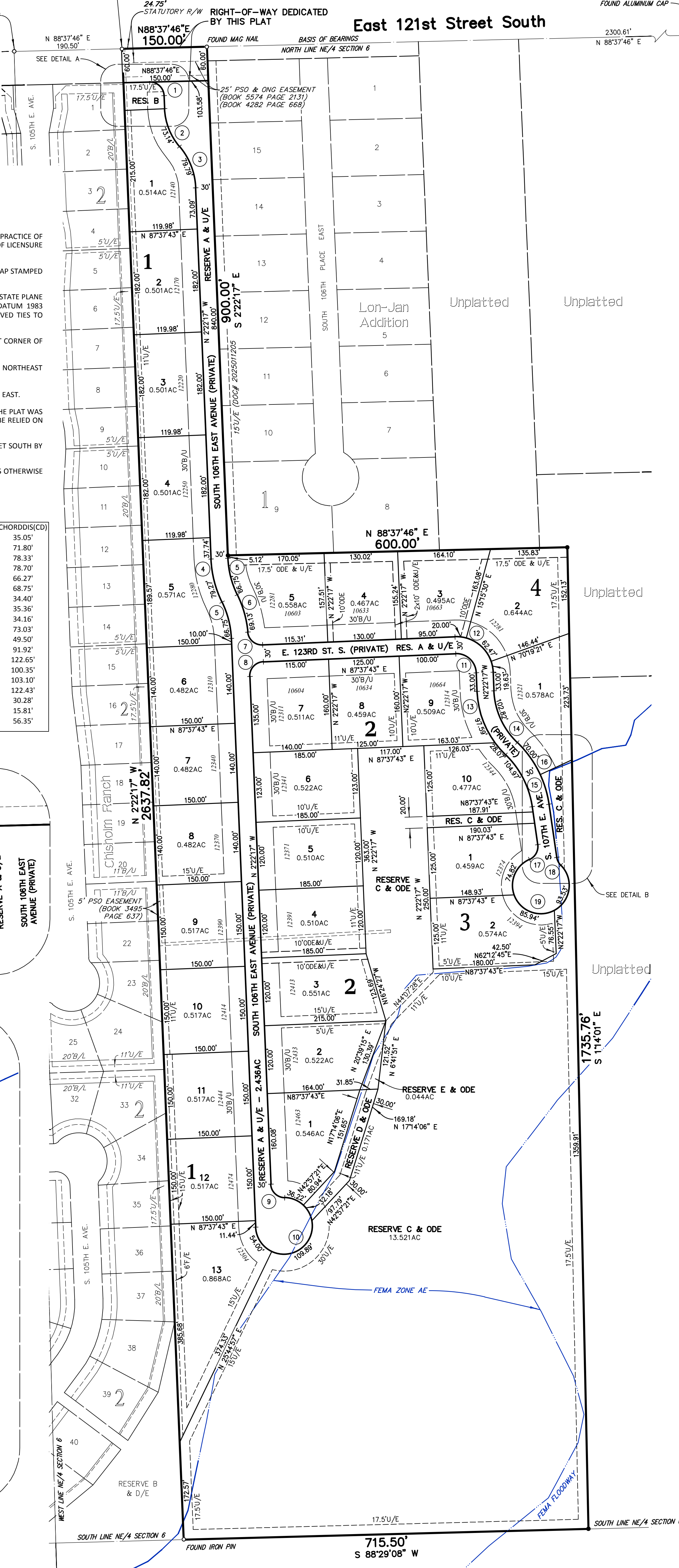
CITY MANAGER-CITY CLERK



POINT OF BEGINNING
NORTHEAST CORNER OF "CHISHOLM RANCH"
SECTION 6, T-17-N, R-14-E
FOUND MAG NAIL

NORTHWEST CORNER NE/4
SECTION 6, T-17-N, R-14-E
5/8" IFF WITH YELLOW CAP

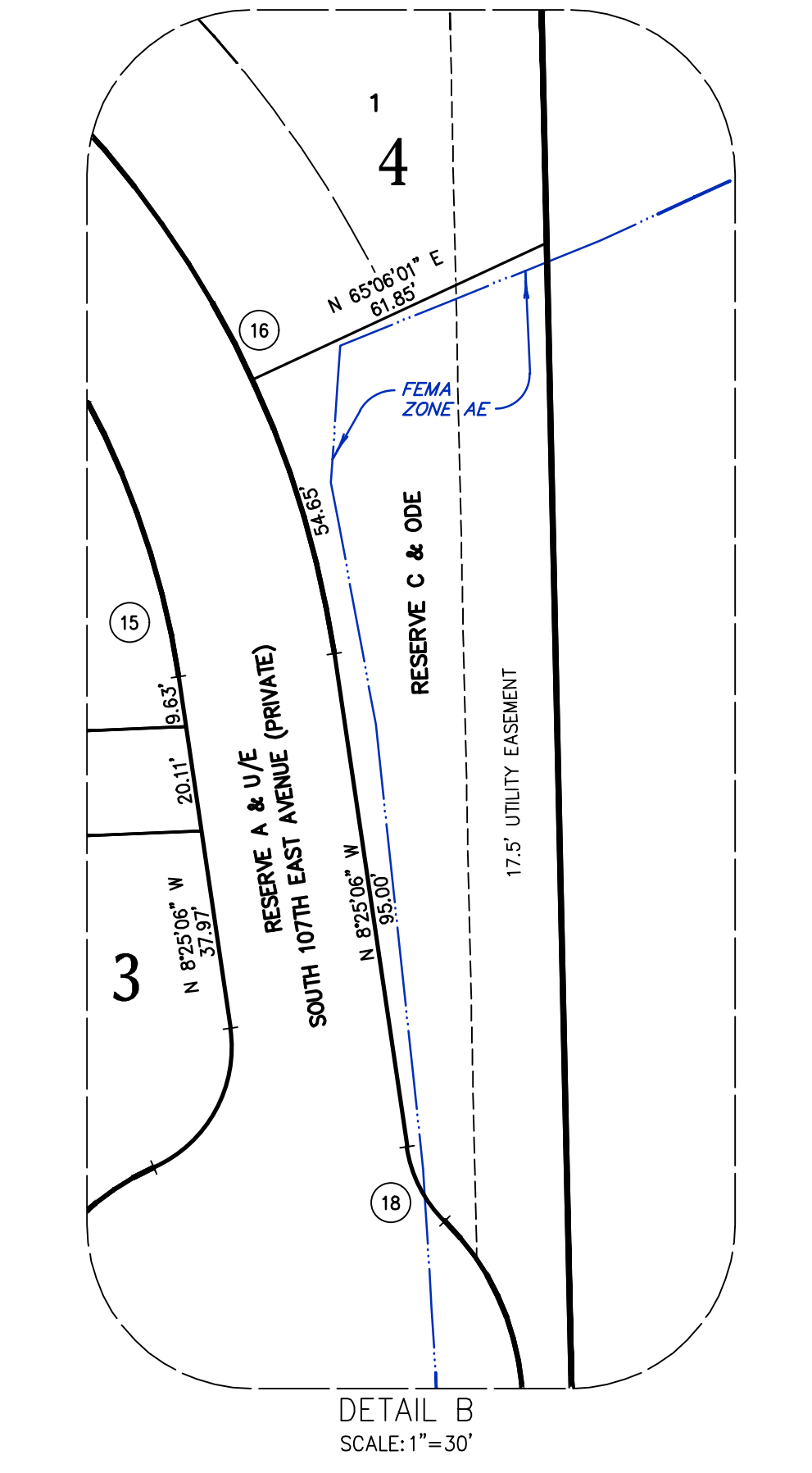
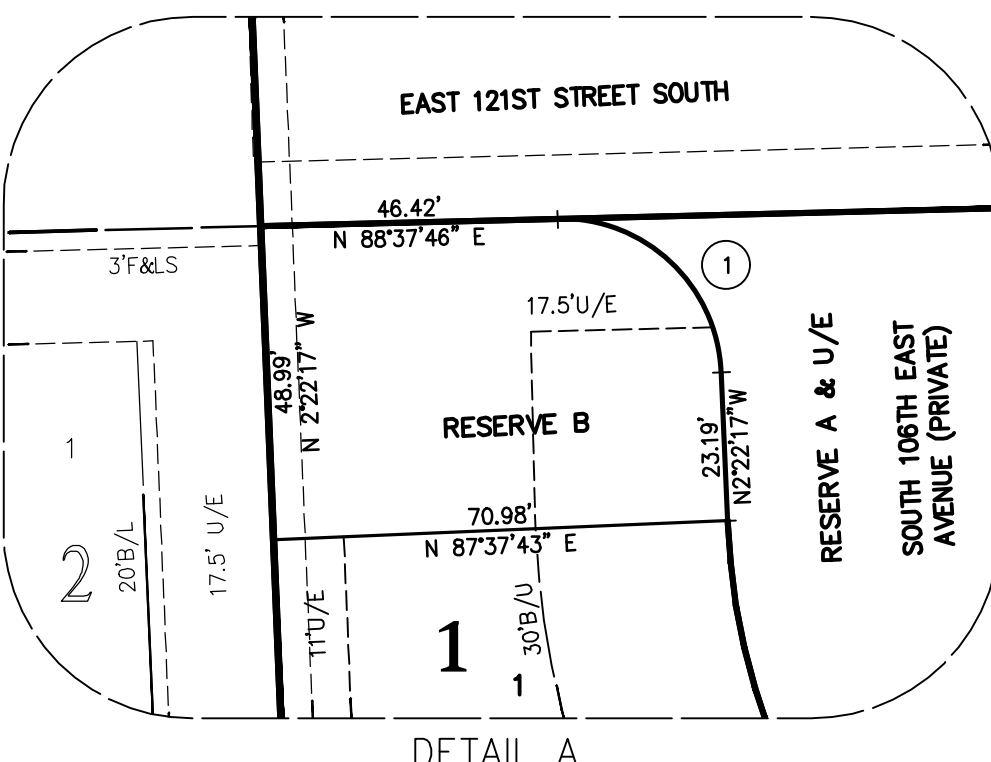
NORTHEAST CORNER OF NE/4
SECTION 6, T-17-N, R-14-E
FOUND ALUMINUM CAP



- Notes:**
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 6;
 - (B) FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 6;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°37'46" EAST.
 - ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
 - ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED IN THE CITY OF BIXBY.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD BRG(CB)	CHORD DIS(CD)
1	38.83'	25.00'	88°59'58"	N46°52'15"W	35.05'
2	73.14'	110.00'	38°05'53"	N21°25'13"W	71.80'
3	79.79'	120.00'	38°05'53"	N21°25'14"W	78.33'
4	79.27'	190.00'	23°54'17"	N14°19'25"W	78.70'
5	66.75'	160.00'	23°54'17"	N14°19'25"W	66.27'
6	69.13'	190.00'	20°50'46"	N15°51'10"W	68.75'
7	37.94'	25.00'	86°56'39"	N48°54'02"W	34.40'
8	39.27'	25.00'	90°00'00"	N42°37'43"E	35.36'
9	37.60'	25.00'	86°10'39"	N45°27'36"W	34.16'
10	232.29'	50.00'	266°10'39"	N44°32'24"E	73.03'
11	54.98'	35.00'	90°00'00"	N47°22'17"W	49.50'
12	102.10'	65.00'	90°00'00"	N47°22'17"W	91.92'
13	125.66'	165.00'	43°38'14"	N24°11'24"W	122.65'
14	102.82'	135.00'	43°38'14"	N24°11'24"W	100.35'
15	104.97'	160.00'	37°35'25"	N27°12'48"W	103.10'
16	124.65'	190.00'	37°35'25"	N27°12'48"W	122.43'
17	32.52'	25.00'	74°32'02"	N28°50'56"E	30.28'
18	16.09'	25.00'	36°52'12"	N26°51'11"W	15.81'
19	254.29'	50.00'	291°24'14"	N79°35'10"W	56.35'



Conditional Final Plat

BXPUD-22.07

The Reserve at Cedar Ridge

PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

SOONER DEVELOPMENT GROUP – CR RESERVE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "CHISHOLM RANCH", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6325); THENCE NORTH 88°37'46" EAST AND ALONG THE NORTH LINE OF SAID W/2 NE/4, FOR A DISTANCE OF 150.00 FEET TO A POINT AT THE NORTHWEST CORNER OF "LOH-JAN ADDITION", AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 2708);

THENCE SOUTH 2°22'17" EAST AND ALONG THE WEST LINE OF SAID "LOH-JAN ADDITION", FOR A DISTANCE OF 900.00 FEET; THENCE NORTH 88°37'46" EAST AND ALONG THE SOUTH LINE OF SAID ADDITION, AND ITS EXTENSION, FOR A DISTANCE OF 600.00 FEET; THENCE SOUTH 1°14'01" EAST FOR A DISTANCE OF 1,735.76 FEET TO A POINT ON THE SOUTH LINE OF SAID W/2 NE/4; THENCE SOUTH 88°29'08" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 715.50 FEET THE SOUTHEAST CORNER OF SAID "CHISHOLM RANCH"; THENCE NORTH 2°22'17" WEST AND ALONG THE EAST LINE OF "CHISHOLM RANCH", FOR A DISTANCE OF 2,637.82 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,407,525 SQUARE FEET, OR 32.312 ACRES.

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

- (A) 5/8" IRON PIN WITH YELLOW CAP FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 6;
 - (B) ALUMINUM CAP FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 6;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°37'46" EAST.

DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "THE RESERVE AT CEDAR RIDGE", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND GENERAL UTILITY EASEMENTS

THE DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES FOR PUBLIC USE THE STREET "EAST 121ST STREET SOUTH" AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES 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 REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATERLINES, AND PUBLIC AND PRIVATE STORM SEWERS, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREET EAST 121ST STREET SOUTH, PROVIDED HOWEVER, DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND REMOVING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, OR CUSTOMARY SCREENING FENCES OR WALLS.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHT-OF-WAY OF EAST 121ST STREET SOUTH AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE

EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHT-OF-WAY OF THE PUBLIC STREET EAST 121ST STREET SOUTH AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

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

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

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

5. THE EASEMENT CONTAINED WITHIN RIGHT OF WAY AGREEMENT GRANTED IN FAVOR OF OKLAHOMA NATURAL GAS, FILED OF RECORD IN BOOK 4282 ON PAGE 668, COUNTY OF TULSA RECORDS, CONTAINS CERTAIN RESTRICTIONS AS SPECIFICALLY SET FORTH WITHIN SAID RIGHT OF WAY AGREEMENT.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND HEREBY.

C. PUBLIC WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

2. NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE UTILITY EASEMENT AREAS, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, PRIVATE STORM SEWER SYSTEM OR PUBLIC STORM SEWER SYSTEM IS PROHIBITED.

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

4. EXCEPT FOR THOSE PUBLIC STORM SEWER FACILITIES WITHIN THE PUBLIC STREET EAST 121ST STREET SOUTH AND WITHIN THE PERIMETER UTILITY EASEMENTS, OR AS OTHERWISE NOT IDENTIFIED AS "PRIVATE" ON THE CIVIL ENGINEERING CONSTRUCTION PLANS APPROVED BY AND ON FILE WITH THE CITY OF BIXBY, OKLAHOMA, ALL STORM SEWER FACILITIES WITHIN THE SUBDIVISION SHALL BE PRIVATE AND MAINTAINED BY THE LOT OR RESERVE AREA OWNER OR THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW).

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

6. ALL WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

7. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGED PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCURRED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, PUBLIC OR PRIVATE STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR OTHER SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. FENCE EASEMENTS

THE DEVELOPER DOES HEREBY ESTABLISH FOR THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, AND RESERVES FOR FUTURE GRANT TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), FENCE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FENCE EASEMENT" OR "F/E" AND SHOWN ON THE ACCOMPANYING PLAT. THE FENCE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING RETAINING WALLS, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG ALL AREAS WHICH CONTAIN SUCH EASEMENTS. WITHIN THE FENCE EASEMENTS, THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL RETAINING WALLS., WITHIN FENCE EASEMENTS, ANY SCREENING FENCES OR WALLS ADJACENT TO OR INTEGRATED WITH A RETAINING WALL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

G. OVERLAND DRAINAGE EASEMENT

1. THE DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN THE 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 ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, HVAC, POOL, OR OTHER BUILDING-RELATED EQUIPMENT, OR OTHER OBSTRUCTION (EXCEPTING THE PLANTING OF TURF) SHALL BE PLACED OR MAINTAINED WITHIN THE OVERLAND DRAINAGE EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA, PROVIDED, HOWEVER, WHERE COINCIDENT WITH A UTILITY EASEMENT, CUSTOMARY ABOVE-GROUND UTILITY APPURTENANCES SHALL BE DEEMED NON-OBSTRUCTING AND SHALL BE PERMITTED.

4. DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN THE OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE

THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES, REMOVAL OF OBSTRUCTIONS AND SILTATION, AND CUSTOMARY GROUNDS MAINTENANCE, IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA, AS SUBJECT TO THE EASEMENT, SHOULD FAIL TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE EASEMENT LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE UNAPPROVED ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER, AS SUBJECT TO THE EASEMENT. IN THE EVENT THE LOT OR RESERVE AREA OWNER, AS SUBJECT TO THE EASEMENT, SHOULD FAIL 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 RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA, AS SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION G. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA, AS SUBJECT TO THE EASEMENT, AGREES TO BE BOUND BY THESE COVENANTS.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVE AREAS A, B, AND C ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING BUT NOT LIMITED TO PRIVATE STREETS; PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, DETENTION, AND RETENTION; AQUATIC RESOURCE PROTECTION; UTILITIES; OPEN SPACE; PRIVATE PARK; ENTRY AND SECURITY FEATURES; SIGNAGE; LANDSCAPING; IRRIGATION; LIGHTING; AND PRIVATE RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), FORMED PURSUANT TO SECTION IV HEREOF. RESERVES D AND E ARE FOR OVERLAND DRAINAGE AND OTHER USES AS DETERMINED BY THE DEVELOPER AND AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS IN THE SUBDIVISION AND THE PUBLIC STREETS BORDERING THE SUBDIVISION, AND SHALL BE LIMITED TO USE FOR PRIVATE STREETS, FOR PROVIDING PRIVATE STORM SEWER FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES, AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, ENTRY FEATURES, SIGNAGE, PERIMETER FENCES AND WALLS, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV HEREOF, FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

2. THE DEVELOPER HEREBY GRANTS TO 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 WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.

3. THE DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTH OF RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF BIXBY DESIGN STANDARDS FOR A MINOR LOCAL RESIDENTIAL PUBLIC STREET.

- SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA, OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE CITY OF BIXBY, OKLAHOMA, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

4. THE DEVELOPER ACKNOWLEDGES, FOR ITSELF AND ITS SUCCESSORS IN TITLE, THAT

THE CITY OF BIXBY, OKLAHOMA, SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF CONVEYANCE OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

5. RESERVE A, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY DEDICATED BY THE DEVELOPER AS A UTILITY EASEMENT.

C. RESERVE B

RESERVE B, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING ENTRY FEATURES, SIGNAGE, PERIMETER FENCES AND WALLS, LANDSCAPING, IRRIGATION, AND LIGHTING, AND UTILITIES, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV HEREOF.

D. RESERVE C

1. RESERVE C IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, DETENTION, AND RETENTION; UTILITIES; PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, SIDEWALKS, TRAILS, AND PRIVATE PARKS; SIGNAGE; FENCES AND WALLS; LANDSCAPING; IRRIGATION; LIGHTING; AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

2. RESERVE C POTENTIALLY CONTAINS AREAS OF JURISDICTIONAL WATERS OF THE UNITED STATES OF AMERICA OR OTHER AQUATIC RESOURCES. ALL SUCH AREAS WITHIN RESERVE C SHALL BE PROTECTED AS PERPETUAL AQUATIC ECOSYSTEM PRESERVES AS SET FORTH BY THE U.S. ARMY CORPS OF ENGINEERS. ACTIVITY WITHIN SUCH AREAS OF RESERVE C INCLUDING BUT NOT LIMITED TO DRAINING, MOWING, CLEARING, ETC., SHALL BE PERFORMED ONLY WITH THE APPROVAL OF THE U.S. ARMY CORPS OF ENGINEERS AND THE CITY OF BIXBY, OKLAHOMA. UTILITY COMPANIES AND CONTRACTORS ARE ADVISED TO SECURE ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK WITHIN RESERVE C. IT SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION (AS DEFINED BELOW) TO PROPERLY POST AND MONITOR ALL ACTIVITIES WITHIN RESERVE C TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

3. RESERVE C, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY DEDICATED BY THE DEVELOPER AS AN OVERLAND DRAINAGE EASEMENT.

E. RESERVES D AND E

1. RESERVES D AND E ARE HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE PURPOSE OF PROVIDING FOR PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, THE EXCLUSION OF REGULATORY FLOODPLAIN AREAS FROM LOTS, AND FOR OTHER USES AS DETERMINED BY THE DEVELOPER OR SUBSEQUENT OWNER THEREOF AND AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

2. RESERVE D POTENTIALLY CONTAINS AREAS OF JURISDICTIONAL WATERS OF THE UNITED STATES OF AMERICA OR OTHER AQUATIC RESOURCES. ALL SUCH AREAS WITHIN RESERVE D SHALL BE PROTECTED AS PERPETUAL AQUATIC ECOSYSTEM PRESERVES AS SET FORTH BY THE U.S. ARMY CORPS OF ENGINEERS. ACTIVITY WITHIN SUCH AREAS OF RESERVE D, INCLUDING BUT NOT LIMITED TO DRAINING, MOWING, CLEARING, ETC., SHALL BE PERFORMED ONLY WITH THE APPROVAL OF THE U.S. ARMY CORPS OF ENGINEERS AND THE CITY OF BIXBY, OKLAHOMA. UTILITY COMPANIES AND CONTRACTORS ARE ADVISED TO SECURE ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK WITHIN RESERVE D. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF RESERVE D TO PROPERLY POST AND MONITOR ALL ACTIVITIES WITHIN RESERVE D TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

3. RESERVE E SHALL NOT BE TRANSFERRED, SOLD, GRANTED, CONVEYED, DONATED, ASSIGNED OR OTHERWISE OWNED SEPARATE OR APART FROM ONE (1) OR MORE OF THE FOLLOWING: LOT TWO (2) OF BLOCK TWO (2); RESERVE D; OR RESERVE C, UNLESS IT IS PROVIDED DIRECT FRONTAGE ON A PUBLIC OR PRIVATE STREET OR ACCESS THERETO BY MEANS OF A VALID, UNINTERRUPTED EASEMENT.

4. RESERVES D AND E, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED BY THE DEVELOPER AS OVERLAND DRAINAGE EASEMENTS.

5. ANY FENCING ENCLOSING RESERVES D AND E SHALL BE SUBJECT TO THE PROVISIONS OF THE OVERLAND DRAINAGE EASEMENT AS PROVIDED HEREIN.

DATE OF PREPARATION: May 6, 2025

The Reserve at Cedar Ridge

SHEET 2 OF 3

Conditional Final Plat

BXPUD-22.07

The Reserve at Cedar Ridge

PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

SECTION II. RESERVE AREAS (CONTINUED)

F. MAINTENANCE

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF. WITH THE POSSIBLE EXCLUSION OF RESERVES D AND E, SAID OWNER SHALL BE THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW) AS PROVIDED IN SECTION VI HEREOF, UPON CONVEYANCE OF SUCH RESERVE AREA BY THE DEVELOPER TO THE HOMEOWNERS' ASSOCIATION. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

2. ALL COMMON SPACE WITHIN ALL RESERVE AREAS, INCLUDING ENTRY FEATURES AND AREAS OF GRASS, AND THE GRASS-COVERED AREAS OF THE ADJACENT PUBLIC STREET RIGHT-OF-WAY OF EAST 121ST STREET SOUTH, SHALL BE MAINTAINED AS TO SCHEDULE AND STANDARD OF CARE AS DETERMINED APPROPRIATE BY THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW). AT A MINIMUM, THE GRASS-COVERED AREAS OF THE RESERVE AREAS AND ADJACENT RIGHT-OF-WAY SHALL BE MOWED EVERY 7 - 10 DAYS DURING THE GROWING SEASON.

3. IN THE EVENT ANY RESERVE AREA OWNER SHOULD FAIL TO MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), AS SET FORTH IN SECTION VI HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE HOMEOWNERS' ASSOCIATION, WITH THE POSSIBLE EXCEPTION OF RESERVES D AND E. IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO TIMELY PAY THE COSTS OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN THE RESERVE AREA OWNER. ALTERNATIVELY, FOR ANY RESERVE AREA OWNED BY THE HOMEOWNERS' ASSOCIATION, THE CITY MAY FILE SAID LIEN AGAINST EACH OF THE LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), PROVIDED, HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY. A LIEN AS PROVIDED IMMEDIATELY ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

G. INDEMNIFICATION OF OWNER AND CITY

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

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-22.07 ("THE RESERVE AT CEDAR RIDGE") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-22.07 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON OCTOBER 17, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 24, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2422) APPROVED OCTOBER 24, 2022 WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE ON OCTOBER 24, 2022, AND

WHEREAS, MINOR AMENDMENT NO. 1 TO BXPUD-22.07, (B.X.P.U.D. 22.07 MA.01) "THE RESERVE AT CEDAR RIDGE", WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 16, 2024, AND

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

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

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-22.07, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-22.07 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON SEPTEMBER 6, 2022 (DATE OF PUD APPLICATION).

B. DEVELOPMENT STANDARDS

PERMITTED USES:	USES PERMITTED BY RIGHT IN THE RS-1 ZONING DISTRICT.
MINIMUM LOT SIZE:	20,000 SQ. FT.
MINIMUM LOT WIDTH:	120 FEET
MINIMUM BUILDING SETBACKS:	
FRONT:	30 FEET
REAR YARD:	20 FEET
INTERIOR SIDE YARDS:	10 FT./10 FT.
EXTERIOR SIDE YARD (ABUTTING A PRIVATE STREET):	30 FEET
EXTERIOR YARD ABUTTING AN ARTERIAL STREET:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET/2-AND ONE-HALF STORIES
ACCESSORY BUILDINGS:	35 FEET
MINIMUM LIVABILITY SPACE PER LOT:	10,000 SF *
* LIVABILITY SPACE PER LOT MAY TAKE INTO ACCOUNT, AND UTILIZE, COMMON OPEN SPACE TO SATISFY THE REQUIREMENT, IF NECESSARY.	
OTHER BULK AND AREA REQUIREMENTS:	AS ESTABLISHED IN THE RS-1 ZONING DISTRICT
FLOOR AREA OF DWELLING:	ALL DWELLINGS SHALL HAVE A MINIMUM FLOOR AREA OF 4,000 SQUARE FEET, MEASURED "OVER MASONRY". ADDITIONALLY, THE FIRST STORY OF ALL TWO-STORY DWELLINGS SHALL HAVE A MINIMUM (FIRST FLOOR) OF 3,000 SQUARE FEET MEASURED "OVER MASONRY".

C. LANDSCAPING AND OPEN SPACE

THE RESERVE AREAS SHOWN ON [BXPUD-22.07 "EXHIBIT 'A' THE RESERVE AT CEDAR RIDGE CONCEPTUAL SITE PLAN"] WILL BE USED FOR LANDSCAPING, ENTRY FEATURES AND SIGNAGE, STORMWATER DRAINAGE AND DETENTION AND OPEN SPACE. ADDITIONALLY, MUCH OF RESERVE (C) IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AND IS TO REMAIN IN ITS UNDISTURBED AND NATIVE STATE, PROTECTING THE EXISTING, NATURAL HABITAT. STORMWATER DETENTION WILL BE PROVIDED IN THE NORTHERN PORTION OF RESERVE (C) THAT IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN. ALL LANDSCAPING AND OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH CITY OF BIXBY ZONING CODE.

TO FURTHER ENHANCE THE QUALITY OF LIFE FOR THE RESIDENTS AT THE RESERVE AT CEDAR RIDGE, WITHIN RESERVE (C), A PARK AND TRAILHEAD SHALL BE ESTABLISHED TO PROVIDE ADDITIONAL PASSIVE RECREATION OPPORTUNITIES AND PROVIDE ACCESS TO A SERIES OF NATURE TRAILS FOR WALKING, JOGGING, AND MOUNTAIN BIKING.

D. LOT COMBINATIONS

LOT COMBINATIONS MAY BE PERMITTED, WITH THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE, TO ALLOW DWELLING UNITS TO INCLUDE MULTIPLE LOTS IN ORDER TO ALLOW A BUILDING TO BE BUILT OVER LOT LINES BUT DOES NOT ALLOW FOR THE BUILDING TO ENCROACH INTO A PLATTED UTILITY EASEMENT.

E. SITE PLAN REVIEW

FOR THE PURPOSE OF SITE PLAN REVIEW, THE FINAL SUBDIVISION PLAT OF THE RESERVE AT CEDAR RIDGE SHALL SERVE AS THE REQUIRED SITE PLAN.

F. PLATTING REQUIREMENT

NO BUILDING PERMIT WILL BE ISSUED UNTIL THE PLANNED UNIT DEVELOPMENT SITE HAS BEEN INCLUDED WITHIN A SUBDIVISION PLAT SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION AND THE CITY OF BIXBY CITY COUNCIL, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT WILL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PLANNED UNIT DEVELOPMENT AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

SECTION IV - HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

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

B. MEMBERSHIP

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

C. COVENANT FOR ASSESSMENTS

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

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION

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

SECTION V - ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY

A. ENFORCEMENT AND DURATION

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

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR LOTS TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-22.07 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-22.07 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS WITHIN SECTION IV HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION IV MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, IN THE EVENT OF A CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS, THE INSTRUMENT EXECUTED BY THE DEVELOPER SHALL GOVERN. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

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

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF BIXBY ZONING CODE AS THE SAME EXISTED ON SEPTEMBER 6, 2022 (DATE OF PUD APPLICATION), OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2025.

SOONER DEVELOPMENT GROUP - CR RESERVE, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
THOMAS CONNELL CURRAN, MANAGER

STATE OF OKLAHOMA)

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED THOMAS CONNELL CURRAN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF SOONER DEVELOPMENT GROUP - CR RESERVE, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SOONER DEVELOPMENT GROUP - CR RESERVE, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

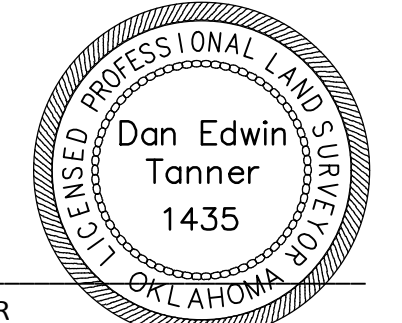
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.



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

STATE OF OKLAHOMA)

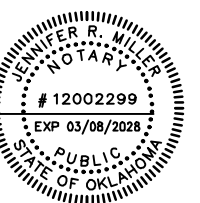
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



CITY OF BIXBY

P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Development Services – Engineering Memo

To: Justin Morgan, Tanner Consulting
Megan Pasco, Tanner Consulting

From: Bea Aamodt, Public Works Director/City Engineer

CC: Public Works
Development Services
City Manager
File

Date: June 3, 2025

Re: **The Reserve at Cedar Ridge – Final Plat**

This review is based upon the following:

- Civil Plans dated January 13, 2025
- Comment Response Letter from Tanner dated December 13, 2024.

In general, the January 13th Plans addressed the Comments listed in the Response letter. However, below are the exceptions and consist of the original comments, the response, and follow-up comments.

1. Bullet Point 4. Lighting Plan will be required with the submittal of the Final Plat.

Responses	Noted.
Comment	<i>I was unable to find a copy of the Lighting Plan in our Records. Please submit a copy before final approval of the Plat.</i>

2. Bullet Point 5. All unique plan items (i.e. backflow prevention lots) shall be included on the face of the final plat

Responses	Noted.
Comment	<i>No backflow preventers are listed on the Plat. Only in the vicinity of MH 10 (CD21) does it appear that pad elevations are lower than the downstream manholes.</i>

3. Comment #2. The City is actively seeking grant opportunities to extend a 10-foot side path along the south side of 121st, east of Mingo. Due to the short distance along the frontage of 121st, please consider expanding sidewalk to 10-feet to align with City trail goals.

Responses	Further discussion needed. No change with this submittal.
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Comment	<i>Only standard sidewalks are shown at the development entrance. The City has secured a Grant to build a side path on 121st. The sidewalks should be expanded to 10-ft</i>
----------------	---

4. Comment #5. Is there a net cut within the floodplain?

Responses	Yes. Floodplain storage on site will be increased after proposed grading.
Comment	<i>Provide documentation to substantiate this assertion</i>

5. Comment #15. Flatten Storm Line C2 (Junction 1 to 2) to allow waterline to lay on top of the storm system.

Responses	This is not possible. Line C2 from Junction 1 to Junction 2 is 97% full and cannot be laid at a flatter slope. A larger pipe diameter would be required from Junction 2 to Outlet C. A larger diameter pipe would also conflict with water in this location. During the design process, storm line F1 from Outlet F to Inlet Fb was upsized to 36" from 30" not for storm water capacity, but to limit the number of times storm is laid over waterline.
Comment	<i>This pipe can definitely be laid at a flatter slope. The HGL is not determined by the slope of the bottom of the pipe. The profile shows the pipe is already flowing under surcharge conditions. Flattening the pipe will not affect the HGL and hence will not affect the pipe capacity or performance.</i>

6. Comment #19 and 20. Is Sewer Line A of sufficient depth to serve off-site properties to the north? Move MH 10 further south to the next Lon-Jan lot line. An extension from MH 10 to the east will be the likely sewer extension to serve the eastern portion of the site. Ensure sufficient depth to serve properties to the east.

Responses	Yes. Manhole 9 has been moved onto Lon-Jan property. When Lon-Jan develops, tees can be set on the existing line for the west side of the property. I expect an additional line will be extended from manhole 9 east along the south property line and then turn north along the east property line. I have confirmed there is adequate depth for this design.
Comment	<i>No documentation has been provided to substantiate this assertion. An exhibit showing the layout and elevations described would be in order.</i>

7. Comment #27. Adjust lot widths (e.g. reduce Lot 6, Block 1 by approximately 10-feet) to align the 15-foot wide utility easement on Lot 8, Block 1 with the two 11-foot utility easements in Chisholm Ranch (i.e. Lots 20 and 21, Block 2). This will allow a straight run of waterline between 105th and 106th. Utilize a fusible waterline pipe with valves at each end.

Responses	Done.
Comment	<i>The easements are not aligned and a single 15' easement has been provided for the waterline connection to Chisholm Ranch.</i>

Of these Comments, only Bullet Points 4 and 5 and Comment # 27 would impact the final plat. In addition, note that a 17.5' perimeter U/E has only been provided on the north, east, and south boundaries. Only Utility easements with widths of 11' and 15' are provided on the west boundary.

Therefore, for the Final Plat, the following are recommended:

- a. Increasing the U/E on the western boundary to 17.5' U/E
- b. Matching and aligning the 11' U/E lines from Lots 20 and 21, Block 2 with a comparable, straight 22' U/E corridor Chisholm Ranch in Lots 8 and 9, Block 1, Reserve at Cedar Ridge for future maintenance.
- c. Listing backflow preventers on the face of the Plat as appropriate.
- d. Submitting a Lighting Plan

All comments can be addressed in a final, updated submittal.





STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: Binney – Bixby Plains

CASE(S): **RE-ZONE** | (BXZO-25.04) to Residential Single-family (RS-2)

LOCATION: Southeast of South 90th Avenue and East 163rd Street South

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Residential Single-Family (RS-2)

STR: Section 25, Township 17N, Range 13E

APPLICANT: Tanner Consulting, LLC

REQUEST: The applicant, Tanner Consulting, on behalf of the property owner, is requesting approval to rezone approximately 40 acres from Agriculture (AG) to Residential Single-Family (RS-2) to allow for the development of a single-family residential subdivision.

BACKGROUND: The subject property is currently zoned AG. The applicant seeks to rezone the land to RS-2, which allows for low- to medium-density residential development with single-family detached homes on lots of at least 10,000 square feet.

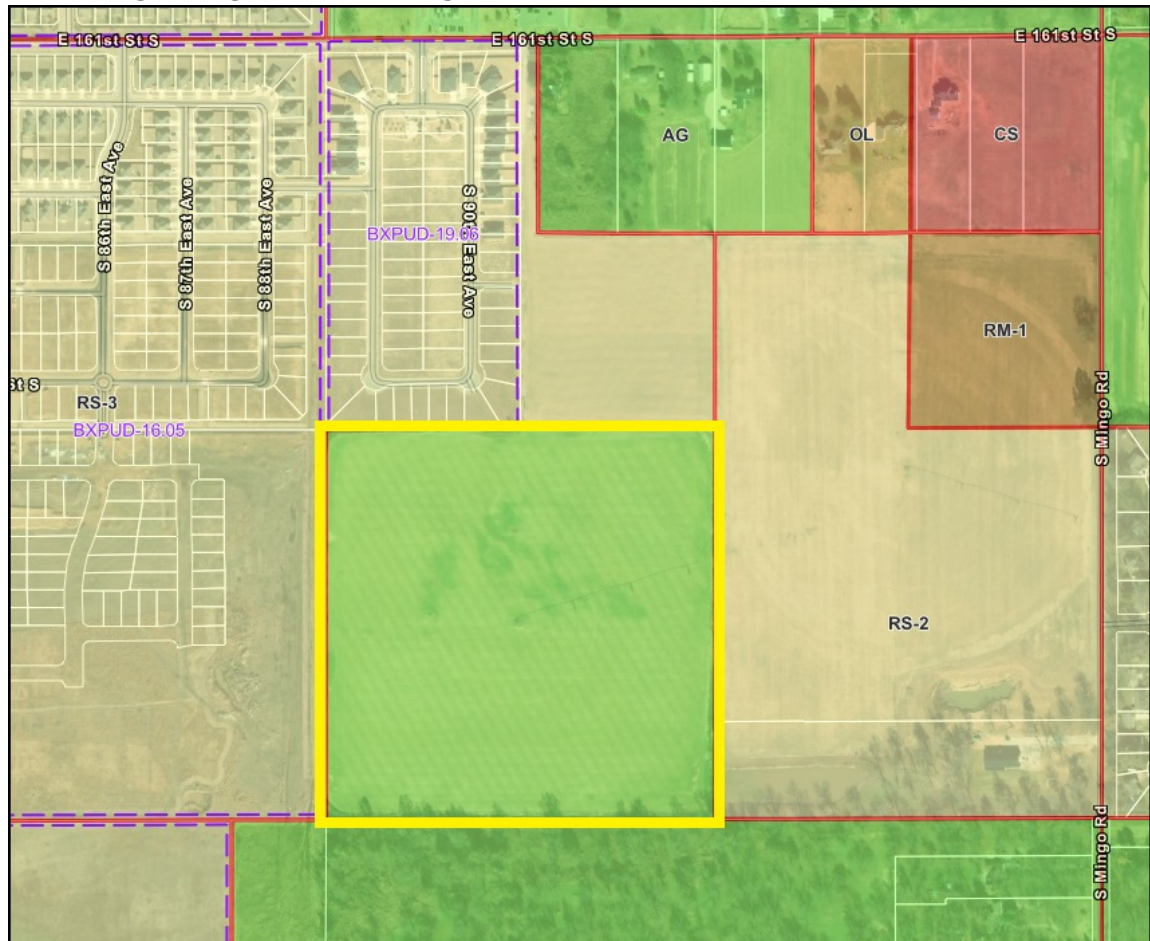
The proposed RS-2 zoning is consistent with the surrounding residential growth patterns and supports the goals of the City of Bixby's Comprehensive Plan.

Access to the site will be reviewed during the platting process, and all public infrastructure improvements, including streets, utilities, and drainage, will be addressed in accordance with City standards.

SURROUNDING ZONING AND LAND USE:

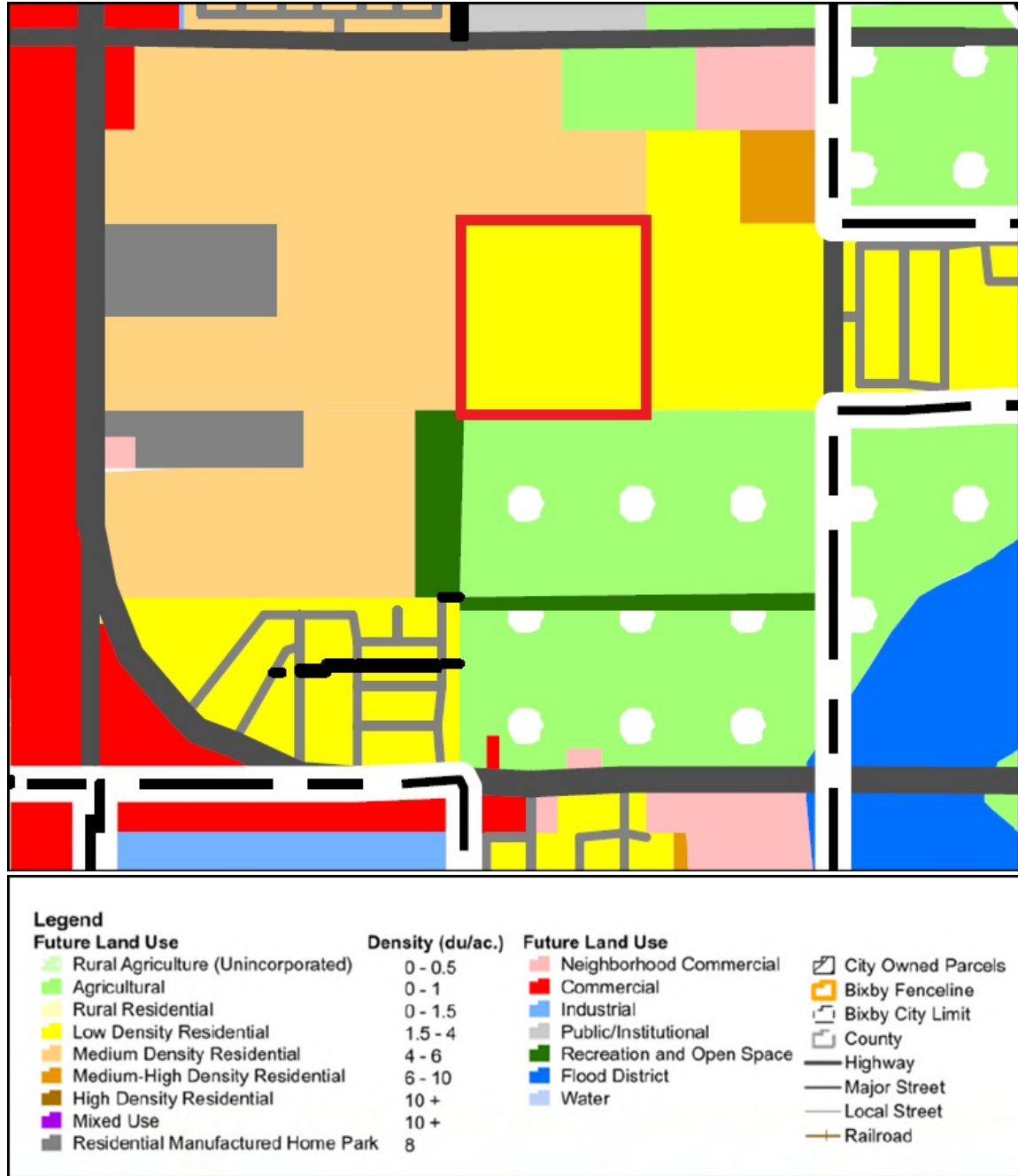
- North: (RS-3) Residential Single-Family with BXPUD-19.06: Bixby Village
- South: (AG) Agriculture
- East: (RS-2) Residential Single-Family
- West: (RS-3) Residential Single-Family with BXPUD-16.05: Robinson Ranch IV

Figure 1: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:

The current Comprehensive Plan designates the subject area as *Low Density Residential*. This designation supports the proposed rezoning to RS-2 and does **not** require a Comprehensive Plan amendment to accommodate single-family residential development.

The proposed RS-2 zoning is consistent with this land use category and supports the City’s goals for orderly residential growth.

Figure 3: Snip from our 2030 Future Land Use Designation

Low Density Residential		The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character. <i>Density: 1.5 to 4 du/ac</i> <i>Zoning: RE, RS-1, RS-2</i>
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PUBLIC INPUT:

Following the public notice and publication on May 25, 2025, no public comments have been submitted as of the time this report was prepared.

ENGINEERING COMMENTS:

No comments were received at the time this report was prepared.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation

ATTACHMENTS:

- Attachment 1: Rezoning Application



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

BXZO-25.04

**Bixby Planning Department
 Rezoning
 Application**

Project Name: Binney - Bixby Plains
 Project Case #: _____
 TAC Hearing Date: _____ Location: 113 West Dawes Avenue
 PC Hearing Date: _____ Location: 116 West Needles Avenue
 CC Hearing Date: _____ Location: 116 West Needles Avenue

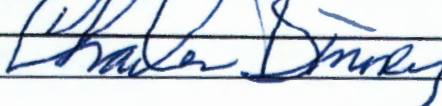
Owner Information:

Name: Binney Family Trust Phone: c/o Calara Group 918-691-8884
 Email: c/o The Calara Group tj.gugliemo@calara.com
 Address: PO Box 100
 City/State: Leonard, OK Zip: 74043

Applicant Information:

Name: Tanner Consulting, LLC Phone: 918-639-0648
 Email: mpasco@tannerbaitshop.com
 Address: 5323 S. Lewis Ave.
 City/State: Tulsa, OK Zip: 74105

If Applicant is other than Owner:

Indicate interest: Engineer
 Owner Consent Signature:  Date: 5/5/2025

Property Information:

Address: SE of S. 90th Ave. and E. 163rd St. S. Zip: 74008
 Subdivision: _____ Lot: _____ Block: _____
 SEC: 25 TWN: 17 RGE: 13

Legal Description: (If unplatted, attach a survey with legal description or copy of deed)

SW/4 of the NE/4 of Section 25, T-17-N, R-13-E

Application Checklist

01. Zoning Information:

Existing Zoning: Ag Existing Use: Agriculture
Requested Zoning: RS2 Proposed Use: Single-Family Residential
Proposed Use Unit(s) #: _____

02. Yes Is subject tract located in the 100-year floodplain?

03. Yes If so, does this request encroach into the 100-year floodplain?

04. _____ If so, please attach Elevation Certificate. LOMR-F will be completed as part of design

05. Fees:

\$: 250.00* Rezoning Low Intensity
\$: 350.00* Rezoning Medium Intensity
\$: 400.00* Rezoning High Intensity
\$: _____ Additional Fee* (\$120.00 per sign)
\$: _____ Total Fees*
(*or as specified in current approved fee schedule)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: Megan Pasmo Date: 5-7-2025

Applicant – Do Not Write Below This Line

.....
BXZO- _____
Application Date Received: _____ Received by: _____
Total Fees \$: _____ Date: _____ Receipt #: _____
PC Action: _____ CC Action: _____
Date/Vote: _____ Date/Vote: _____
Staff Rec. _____ Ord. #: _____
Case Ref. #: _____

Exhibit "A"
25121 Binney Property
RS-2 Zoning Description

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) OF SECTION 25,
TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDEAN, TULSA COUNTY,
STATE OF OKLAHOMA.



When Recorded Return to:
John Charles Binney
P.O. Box 100
Leonard, Oklahoma 74043-100

QUIT CLAIM DEED

Know all men by these Presents:

That JOHN CHARLES BINNEY, individually, party of the first part, in consideration of the sum of ten dollars, in hand paid, the receipt of which is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey unto JOHN CHARLES BINNEY as trustee of the BINNEY FAMILY TRUST, a revocable living trust dated SEPTEMBER 26, 2007, (hereinafter referred to as "Assignee"), the following described real property and premises, situate in TULSA County, State of Oklahoma, to wit:

The Southwest quarter of the Northeast quarter (SW4 NE4) And Southeast quarter of the Northwest Quarter of the Northeast quarter (SE4 NW4 NE4) and the west sixty (60) Feet of the west half of the Northeast quarter of the Northwest quarter of the northeast quarter (W2 NE4 NW4 NE4) all in section 25, township 17 north, range 13 east of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded plat thereof, along With any mineral rights;

Only part of property is in the rezoning request.

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature;

Signed and delivered this 26 day of September, 2007.

[Handwritten Signature]
JOHN CHARLES BINNEY

STATE OF OKLAHOMA)

) ss:

COUNTY OF TULSA)

Personally came before me this 26 day of September, 2007, the above named JOHN CHARLES BINNEY, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Commission Expires: 10/11
Commission No. 0391328

Margaret Blair
Notary Public

Exempt from Oklahoma State Tax by virtue of 68 O.S. 3202 (4)





STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: Bixby Farms North

CASE(S): **RE-ZONE | BXZO-25.02 - Residential Single-family (RS-2.5)**
PLANNED UNIT DEVELOPMENT | BXPUD-25.01

LOCATION: 14600 block of South Sheridan Road

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Residential Single-Family (RS-2.5)

STR: Section 14, Township 17N, Range 13E

APPLICANT: Nathan Cross

REQUEST: The applicant requests approval of a Planned Unit Development (PUD) BXPUD-25.01 and companion rezoning applications (BXZO-24.06 South and BXZO-25.02 North) to rezone approximately 141 acres from Agriculture (AG) to Residential Single-Family (RS-2.5). The subject property is located at the southeast corner of East 141st Street South and South Sheridan Road.

BACKGROUND: The applicant is requesting to rezone the property to Residential Single-Family (RS-2.5), which permits medium-density development with single-family detached homes. The proposed RS-2.5 zoning aligns with surrounding residential growth patterns and is consistent with the goals outlined in the City of Bixby’s Comprehensive Plan.

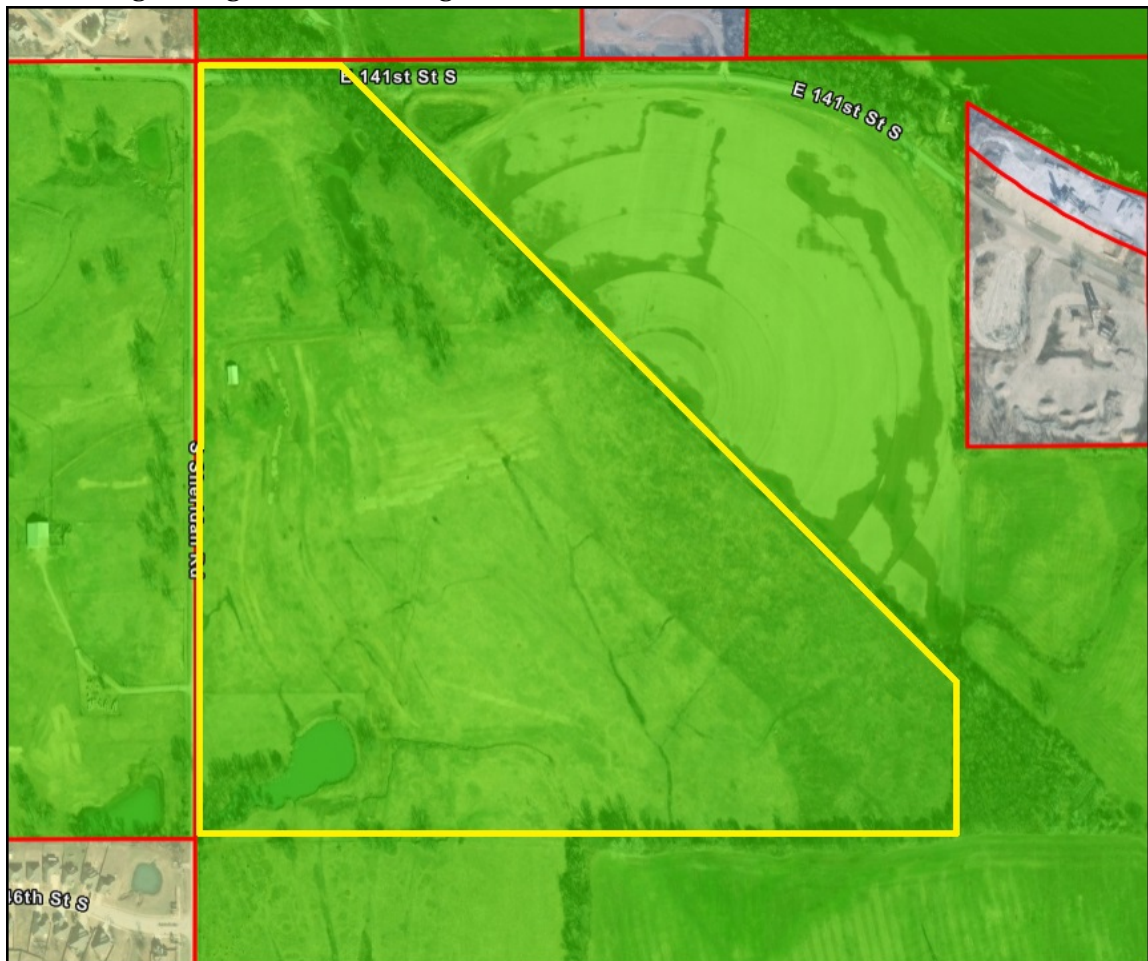
The Planning Commission approved rezone case number BXZO-24.06 on April 21, 2025; however, it has not yet been considered by the City Council. At the applicant’s request, both rezoning cases—BXZO-24.06 and BXZO-25.02—will be presented for City Council consideration at the July 14, 2025 meeting, along with Planned Unit Development BXPUD-25.01.

Access to the site will be reviewed during the platting process, and all public infrastructure improvements, including streets, utilities, and drainage, will be addressed in accordance with City standards.

SURROUNDING ZONING AND LAND USE:

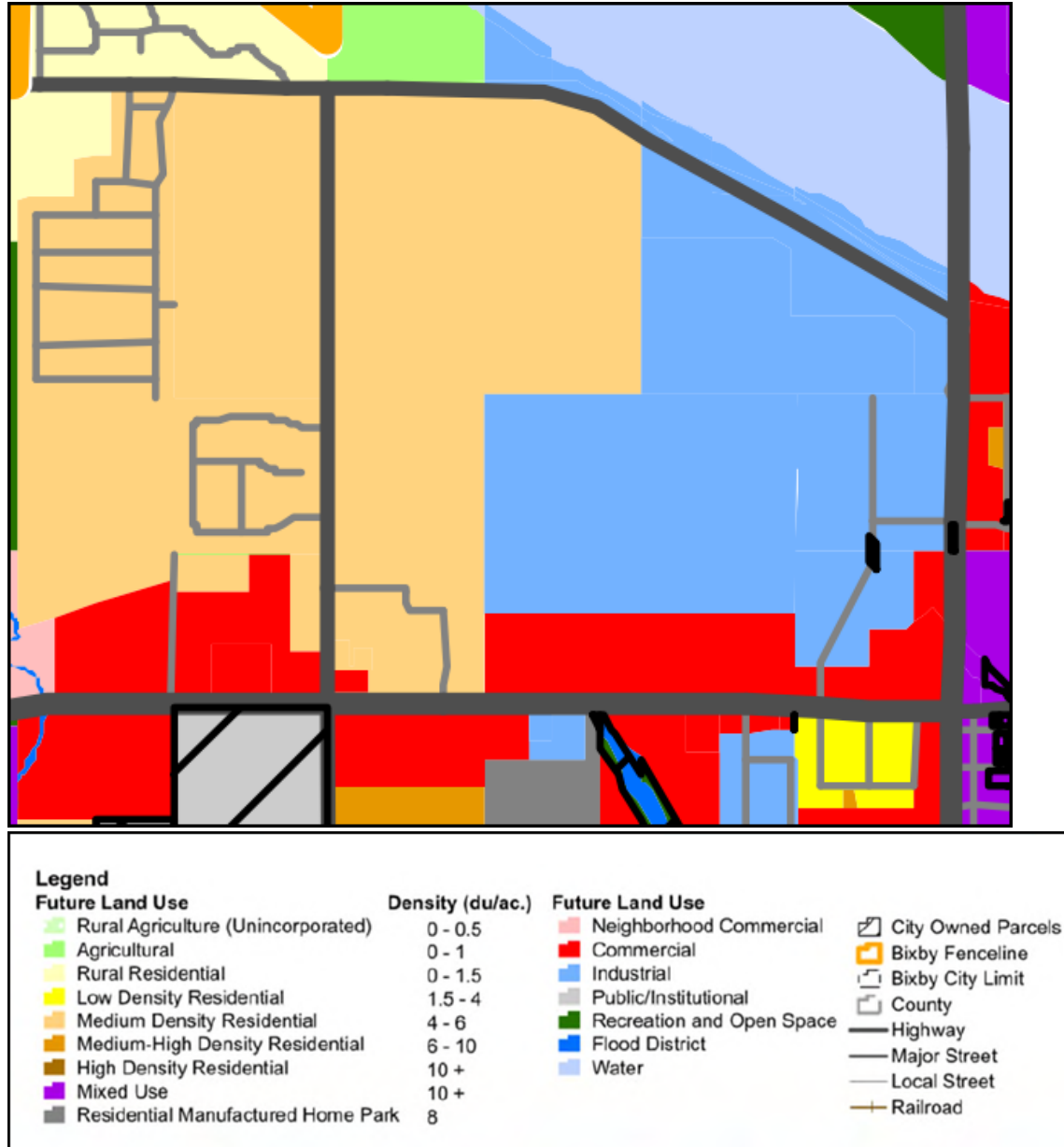
- North: (AG) Agriculture: Vacant
- South: (AG) Agriculture: Vacant – (Application: BXZO-24.06 Bixby Farms)
- East: (AG) Agriculture: Vacant
- West: (AG) Agriculture: Single-Family Dwelling

Figure 1: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:

The City of Bixby’s 2030 Comprehensive Plan designates this area as Medium-Density Residential. This land use category is intended for neighborhoods that offer a mix of home sizes and generally support 4 to 6 dwelling units per acre.

The requested zoning, RS-2.5, permits single-family homes on lots of at least 8,500 square feet, which equates to roughly five homes per acre. This density falls squarely within the range envisioned by the Comprehensive Plan. As such, no amendment to the Comprehensive Plan is required to allow for this proposed rezoning.

Although the RS-2.5 zoning district was originally categorized as High-Density Residential under Ordinance No. 2187 (2016), the 2018 update to the Comprehensive Plan reclassified it as Medium-Density Residential to better align with actual lot sizes and development patterns. This minor inconsistency between the zoning ordinance and the Comprehensive Plan will be resolved as part of the City’s ongoing zoning code update.

Figure 3: Snip from our 2030 Future Land Use Designation

<p>Medium Density Residential</p>	<p>The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood’s character.</p> <p><i>Density: 4 to 6 du/ac</i></p> <p><i>Zoning: RS-2, RS-2.5, RS-3</i></p>
--	--

DEVELOPMENT OVERVIEW

The Bixby Farms PUD proposes a master-planned residential community encompassing four development areas (A–D), each with tailored standards. While RS-2.5 zoning would allow over 640 lots by right, this PUD limits the development to a maximum of 427 single-family residential lots, with 393 shown on the conceptual site plan. The development will also feature a network of open spaces, trails, parks, and a pool and clubhouse facility.

Key features include:

- Enhanced development standards including minimum home sizes (ranging from 1,200 to 1,800 sq. ft.), 75% masonry on first floors, and minimum lot widths as low as 50 feet in Area D.
- Private, gated streets in Area D.
- Integrated stormwater detention, walking trails, and neighborhood amenities.
- Collector street and right-of-way improvements to Sheridan Road and 141st Street South.
- 6’ Masonry Perimeter Wall along Sheridan Road and 141st Street South.

Figure 4: Conceptual Site Plan



DEVELOPMENT STANDARDS

Development Area A

Land Area: 39.898 Acres

	City Code (RS-2.5)	PUD
Minimum Dwelling Size	1,600 sq. ft. (up to 25% of lots) - 1,800 sq. ft. (75% of lots)	
Maximum Number of Dwelling Units	181	147
Minimum Lot Width	70 feet	60 feet
Minimum Lot Area	8,500 SF	6,900 SF
Minimum Land Area per Dwelling Unit	9,600 SF	9,600 SF
Maximum Building Height	3 Stories or 48 feet	2 Stories or 35 feet
Minimum Building Setbacks		
Front Yard	30 feet	25 feet
Rear Yard	25 feet	15 feet
Interior Side Yard	10 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	10 feet & 5 feet	15 feet
Garage Facing Side Yard Street	10 feet & 5 feet	20 feet

Other Features:

- Public streets
- 75% masonry on first floor
- One tree in the front yard of each lot
- Neighborhood amenities (shared across the entire PUD)

Development Area B

Land Area: 55.399 Acres

	City Code (RS-2.5)	PUD
Minimum Dwelling Size	1,600 sq. ft. (up to 25% of lots) -	1,800 sq. ft. (75% of lots)
Maximum Number of Dwelling Units	251	110
Minimum Lot Width	70 feet	65 feet
Minimum Lot Area	8,500 SF	7,700 SF
Minimum Land Area per Dwelling Unit	9,600 SF	9,600 SF
Maximum Building Height	3 Stories or 48 feet	2 Stories or 35 feet
Minimum Building Setbacks		
Front Yard	30 feet	25 feet
Rear Yard	25 feet	15 feet
Interior Side Yard	10 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	10 feet & 5 feet	15 feet
Garage Facing Side Yard Street	10 feet & 5 feet	20 feet

Other Features:

- Public streets
- 75% masonry on first floor
- One tree in the front yard of each lot
- Neighborhood amenities (shared across the entire PUD)

Development Area C

Land Area: 25.770 Acres

	City Code (RS-2.5)	PUD
Minimum Dwelling Size	1,600 sq. ft. (up to 25% of lots) - 1,800 sq. ft. (75% of lots)	
Maximum Number of Dwelling Units	116	95
Minimum Lot Width	70 feet	70 feet
Minimum Lot Area	8,500 SF	8,300 SF
Minimum Land Area per Dwelling Unit	9,600 SF	9,600 SF
Maximum Building Height	3 Stories or 48 feet	2 Stories or 35 feet
Minimum Building Setbacks		
Front Yard	30 feet	25 feet
Rear Yard	25 feet	15 feet
Interior Side Yard	10 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	10 feet & 5 feet	15 feet
Garage Facing Side Yard Street	10 feet & 5 feet	20 feet

Other Features:

- Public streets
- 75% masonry on first floor
- One tree in the front yard of each lot
- Neighborhood amenities (shared across the entire PUD)

Development Area D

Land Area: 20.056 Acres

	City Code (RS-2.5)	PUD
Minimum Dwelling Size	1,200 sq. ft.	
Maximum Number of Dwelling Units	91	75
Minimum Lot Width	70 feet	50 feet
Minimum Lot Area	8,500 SF	5,500 SF
Minimum Land Area per Dwelling Unit	9,600 SF	9,600 SF
Maximum Building Height	3 Stories or 48 feet	2 Stories or 35 feet
Minimum Building Setbacks		
Front Yard	30 feet	20 feet
Rear Yard	25 feet	15 feet
Interior Side Yard	10 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	10 feet & 5 feet	10 feet
Garage Facing Side Yard Street	10 feet & 5 feet	20 feet

Other Features:

- Private and gated streets
- 75% masonry on first floor
- One tree in the front yard of each lot
- Neighborhood amenities (shared across the entire PUD)

RECREATIONAL AMENITIES

- **Pool and Clubhouse**
 - To be constructed no later than Phase II
 - Central gathering space for residents
- **Neighborhood Park**
 - Includes **swing sets** and/or **similar play structures**
- **Walking Trails**
 - Interconnected throughout the open space areas
 - Promotes walkability and passive recreation

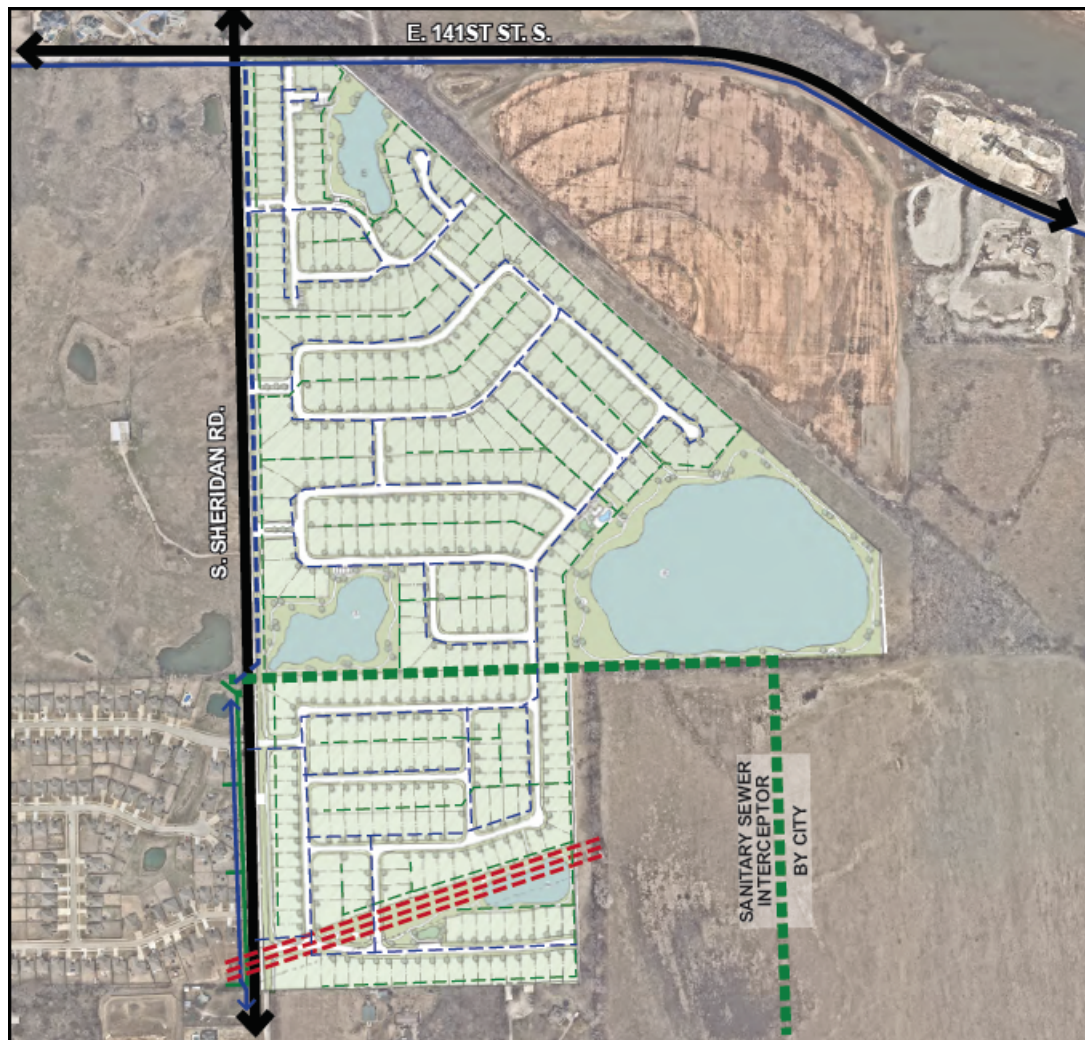
ACCESS & CIRCULATION

Access is proposed via up to five points along South Sheridan Road and one potential access on 141st Street. The internal street network features stub-outs to adjoining properties, providing future connectivity. Sidewalks will be constructed in accordance with code requirements, providing pedestrian access along public street frontages and trails within open space reserves.

UTILITIES AND STORMWATER

Utilities will be extended from adjacent developments, including a 12" waterline and connections to the City's planned sanitary sewer interceptor. The development facilitates the decommissioning of an existing lift station by accommodating the new gravity-fed sewer line. Drainage will be directed toward Bixby Creek, with detention areas strategically located throughout the site. All stormwater infrastructure will require review and approval by the City Engineer.

Figure 5: Existing and Proposed Utilities



PUBLIC INPUT:

Following the public notice and publication on May 24, 2025, no public comments have been submitted as of the time this report was prepared.

ENGINEERING COMMENTS:

No comments were received at the time this report was prepared.

STAFF COMMENTS:

Staff has reviewed the proposed Planned Unit Development (BXPUD-25.01) for Bixby Farms 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.

Staff's comments are contingent upon the approval of the accompanying rezoning application BXZO-24.06 and BXZO 25.02 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: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation
- Figure 4: Conceptual Site Plan
- Figure 5: Existing and Proposed Utilities

ATTACHMENTS:

- Attachment 1: Rezoning Application
- Attachment 2: PUD Booklet dated May 2025






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

Bixby Planning Department Rezoning Application

Project Name: Bixby Farms
 Project Case #: _____
 TAC Hearing Date: _____ Location: 113 West Dawes Avenue
 PC Hearing Date: _____ Location: 116 West Needles Avenue
 CC Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:
 Name: Bixby Farms Company c/o Jordan Helmerich, Legacy Phone: (918) 438-9999
 Email: Commercial Property Advisors
 Address: 1717 South Boulder Avenue, Suite 106
 City/State: Tulsa, OK Zip: 74119

Applicant Information:
 Name: Nathan Cross Phone: (918) 591-5252
 Email: ncross@dstda.com
 Address: 2 W. 2nd St. S., Ste. 700
 City/State: Tulsa, OK Zip: 74103

If Applicant is other than Owner:
 Indicate interest: _____
 Owner Consent Signature: [Signature]  Date: 3/4/5

Property Information:
 Address: 14600-block of S. Sheridan Rd. Zip: 74008
 Subdivision: Unplatted Lot: N/A Block: N/A
 SEC: 14 TWN: 17N RGE: 13E

Legal Description: (If unplatted, attach a survey with legal description or **copy of deed**)

Application Checklist

01. Zoning Information:

Existing Zoning: AG Existing Use: Vacant/agricultural
Requested Zoning: RS-2.5 Proposed Use: single-family residential
Proposed Use Unit(s) #: 6, 5 (neighborhood parks/amenities)

02. Yes Is subject tract located in the 100-year floodplain?

03. Yes If so, does this request encroach into the 100-year floodplain?

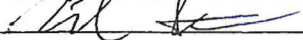
04. Note If so, please attach Elevation Certificate. **If applicable, EC will be provided as required at time of application for Floodplain Development Permit (Building Permit and/or Earth Change Permit).**

05. Fees:

\$: 250.00* Rezoning Low Intensity
\$: 350.00* Rezoning Medium Intensity
\$: 400.00* Rezoning High Intensity
\$: _____ Additional Fee* (\$120.00 per sign)
\$: _____ Total Fees*

(*or as specified in current approved fee schedule)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature:  Date: 2/28/25

Applicant – Do Not Write Below This Line

.....
BXZO- _____
Application Date Received: _____ Received by: _____
Total Fees \$: _____ Date: _____ Receipt #: _____
PC Action: _____ CC Action: _____
Date/Vote: _____ Date/Vote: _____
Staff Rec. _____ Ord. #: _____
Case Ref. #: _____

Exhibit "A"
Bixby Farms North, City of Bixby, Tulsa County, OK
Property Description

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 SECTION 14, EXCLUDING ALL PARTS EAST OF THE CENTERLINE OF THE MIDLAND VALLEY RAILROAD COMPANY ROW... ALL IN TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA

30983

BOOK 3896 PAGE 807

General Warranty Deed

(OKLAHOMA STATUTORY FORM)

THIS INDENTURE: Made this 16th day of July A. D., 1969

Between W. H. HELMERICH and CADIJAH C. HELMERICH,
his wife

of Tulsa County, in the State of Oklahoma, part ies of the first part, hereinafter called party grantor (whether one or more)
and BIXBY FARMS COMPANY

WITNESSETH, That ~~in consideration of the sum of~~ for good and adequate consideration,

~~the party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, and its~~ assigns, all of the following described real estate, situated in the County of Tulsa State of Oklahoma, to-wit:

The E/2 of NE/4 of Section 15; the NW/4 of SW/4 of Section 14; the SW/4 of NW/4 of Section 14; the NW/4 of NW/4 of Section 14 except that part thereof lying East of the center line of the Midland Valley Railroad Company right-of-way; the SE/4 of NW/4 of Section 14 except that part thereof lying East of the center line of said right-of-way; and that part of the NE/4 of NW/4 of Section 14 lying West of the center line of said right-of-way; all in Township 17 North, Range 13 East, Tulsa County, State of Oklahoma

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party grantor their heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due; and a certain agricultural lease to Chester Conrad dated January 6, 1967, and except that portion of the above described land lying under said Midland Valley Railroad Company and that party grantor will

WARRANT AND FOREVER DEFEND the same unto the said party grantee, and its assigns, against said party grantor, their heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party grantor, ha ve hereunto set their hands the day and year above written.

W. H. Helmerich
W. H. Helmerich

Cadijah C. Helmerich
Cadijah C. Helmerich

STATE OF OKLAHOMA,

County of TULSA

(Oklahoma Form of Acknowledgments)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th day of July, 1969, personally appeared W. H. HELMERICH

and CADIJAH C. HELMERICH, his wife,

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

My commission expires 2-27-70

Wm. Bright
Notary Public

711 First Natl Bldg.

168
\$165.201 00002.00
REGISTRY

STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED

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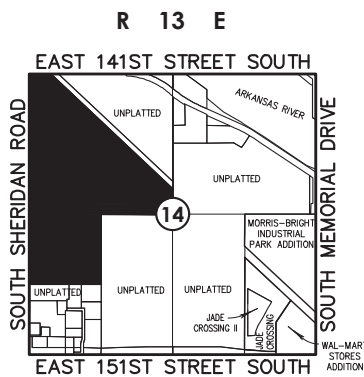
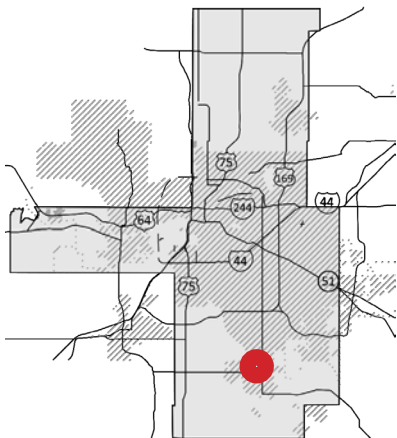
CLYDE W. BRIDGEMAN
COUNTY CLERK

Mary D. Steel

BXPUD__

BIXBY FARMS

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 141 ACRES
LOCATED AT THE SOUTHEAST CORNER OF EAST 141ST STREET SOUTH AND SOUTH SHERIDAN ROAD
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



Location Map



MAY 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__
MAY 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 141 acres located at the southeast corner of East 141st Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

PER TOPOGRAPHIC SURVEY BY GOLDEN LAND SURVEYING DATED JULY 8, 2024:

THAT PART OF THE NW/4 LYING SOUTHWEST OF THE MIDLAND VALLEY RAILWAY RIGHT-OF-WAY, AND THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA; THENCE N 89°35'55" E ALONG THE NORTHERLY LINE OF SECTION 14 A DISTANCE OF 340.16 FEET TO A POINT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THE MIDLAND VALLEY RAILWAYS RIGHT-OF-WAY-; THENCE S 46°35'59" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MIDLAND VALLEY RAILWAY RIGHT-OF-WAY LINE A DISTANCE OF 3,168.98 FEET TO A POINT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THE NW/4 OF SECTION 14; THENCE S 00°00'17" E ALONG THE EASTERLY LINE OF THE NW/4 OF SECTION 14, A DISTANCE OF 439.99 FEET TO THE SOUTHEAST CORNER OF THE NW/4 OF SECTION 14, AND THE CENTER OF SAID SECTION 14;

THENCE S 89°45'17" W ALONG THE SOUTHERLY LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 1321.90 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NW/4 OF THE SW/4 OF SAID SECTION 14; THENCE S 00°01'06" E A DISTANCE OF 1316.01 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NW/4 OF THE SW/4 OF SECTION 14; THENCE S 89°49'03" W ALONG THE SOUTHERLY LINE OF SAID NW/4 SW/4 A DISTANCE OF 1321.58 FEET TO THE SOUTHWEST CORNER OF THE NW/4 SW/4; THENCE N 0°01'54" W ALONG THE WESTERLY LINE OF THE SW/4 OF SECTION 14 A DISTANCE OF 1314.56 FEET TO THE NORTHWEST CORNER OF THE SW/4 OF SECTION 14; THENCE N 0°01'25" E A DISTANCE OF 2626.30 FEET TO THE NORTHWEST CORNER OF SECTION 14 AND THE POINT OF BEGINNING.

CONTAINING 6,162,469.54 SQ. FT. OR 141.4708 ACRES, MORE OR LESS.

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."

Development Area A contains approximately 40 acres and is more particularly described with the following statement:

PER TOPOGRAPHIC SURVEY BY GOLDEN LAND SURVEYING DATED JULY 17, 2024:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY,

STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

CONTAINING 1,737,976.69 SQ. FT. OR 39.898 ACRES, MORE OR LESS.

Development Area B contains approximately 55.399 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOS:

BEGINNING AT THE SOUTHWEST CONER OF SAID NW/4 OF SAID SECTION 14; THENCE NORTH 1°12'13" WEST, AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 915.18 FEET; THENCE NORTH 88°12'13" EAST FOR A DISTANCE OF 1492.17 FEET; THENCE NORTH 41°48'10" EAST FOR A DISTANCE OF 440.68 FEET; THENCE SOUTH 47°55'30" EAST FOR A DISTANCE OF 1168.73 FEET TO A POINT ON THE EAST LINE OF THE NW/4; THENCE SOUTH 1°14'21" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 440.28 FEET TO THE SOUTHEAST CORNER OF THE NW/4; THENCE SOUTH 88°38'05" WEST FOR A DISTANCE OF 2643.85 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,413,159 SQUARE FEET OR 55.399 ACRES.

Development Area C contains approximately 25.770 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOS:

COMMENCING AT THE SOUTHWEST CONER OF SAID NW/4 OF SAID SECTION 14; THENCE NORTH 1°12'13" WEST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 915.18 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°12'13" WEST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 595.59 FEET; THENCE NORTH 88°21'15" EAST FOR A DISTANCE OF 744.91 FEET; THENCE NORTH 42°13'44" EAST FOR A DISTANCE OF 523.53 FEET; THENCE SOUTH 47°55'30" EAST FOR A DISTANCE OF 944.86 FEET; THENCE SOUTH 41°48'10" WEST FOR A DISTANCE OF 440.68 FEET; THENCE SOUTH 88°21'15 WEST FOR A DISTANCE OF 1492.17 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,122,540 SQUARE FEET OR 25.770 ACRES.

Development Area D contains approximately 20.056 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOS:

COMMENCING AT THE SOUTHWEST CONER OF SAID NW/4 OF SAID SECTION 14; THENCE NORTH 1°12'13" WEST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1510.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°12'13" WEST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1103.68 FEET TO THE NORTHWEST CORNER OF THE NW/4; THENCE NORTH 88°21'15" EAST AND ALONG THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 339.81 FEET; THENCE SOUTH 47°55'30" EAST FOR A DISTANCE OF 1050.81 FEET; THENCE SOUTH 42°13'44" WEST FOR A DISTANCE OF 523.53 FEET; THENCE SOUTH 88°21'15" WEST FOR A DISTANCE OF 744.91 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 873,640 SQUARE FEET OR 20.056 ACRES.

II. DEVELOPMENT CONCEPT

Bixby Farms is a single-family residential Planned Unit Development (PUD) of approximately 141 acres located at the southeast corner of East 141st 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 to State Highway 64 and west toward U.S. Highway 75.

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, companion applications (BXZO-24.06 and BXZO-25.02) have been filed, which both propose 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 11-71-5.A.1. and 11-7B-4.A.1 Table 2 would permit at least 641 dwelling units with the proposed RS-2.5 underlying zoning, this PUD will restrict the development to 427 dwelling units. The **Exhibit B "Conceptual Site Plan"** only reflects 393 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 MAY 2, 2025



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

Gross Land Area:	1,737,977 SF	39.898 AC
Net Land Area:	1,737,977 SF	39.898 AC
Permitted Uses in This PUD:	Permitted Uses RS-2.5 District (By Right):	
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.	Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.	
Requirement:	This PUD:	RS-2.5 District:
Maximum Number of Lots:	147	181 *
Minimum Lot Width †:	60 FT	70 FT
Minimum Lot Size:	6,900 SF	8,500 SF
Minimum Land Area per Dwelling Unit:	9,600 SF **	9,600 SF
Maximum Building Height:	2 Stories and 35 FT	3 Stories and 48 FT
Minimum Livability Space:	4,500 SF ***	4,500 SF
Minimum Yard Setbacks:		
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
Minimum Dwelling Size:	1,600 : 1,800 SF **** (See Section IV.G.)	None
First Floor Exterior Materials:	75% masonry (See Section IV.G.)	None
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Off-street Parking and Yard Coverage:	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.	
Other Bulk and Area Requirements:	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.

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

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

** 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.

**** Maximum of 25% of lots within the Development Area may be a minimum of 1,600 square feet; all others shall have a minimum of 1,800 square feet.

III.B. DEVELOPMENT AREA B:

Gross Land Area:	2,413,159 SF	55.399 AC
Net Land Area:	2,413,159 SF	55.399 AC
Permitted Uses in This PUD:	Permitted Uses RS-2.5 District (By Right):	
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.	Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.	
Requirement:	This PUD:	RS-2.5 District:
Maximum Number of Lots:	110	251 *
Minimum Lot Width †:	65 FT	70 FT
Minimum Lot Size:	7,700 SF	8,500 SF
Minimum Land Area per Dwelling Unit:	9,600 SF **	9,600 SF
Maximum Building Height:	2 Stories and 35 FT	3 Stories and 48 FT
Minimum Livability Space:	4,500 SF ***	4,500 SF
Minimum Yard Setbacks:		
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
Minimum Dwelling Size:	1,600 : 1,800 SF **** (See Section IV.G.)	None
First Floor Exterior Materials:	75% masonry (See Section IV.G.)	None
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Off-street Parking and Yard Coverage:	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.	
Other Bulk and Area Requirements:	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.

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

- * Per Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2.
- ** 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.
- **** Maximum of 25% of lots within the Development Area may be a minimum of 1,600 square feet; all others shall have a minimum of 1,800 square feet.

III.C. DEVELOPMENT AREA C:

Gross Land Area:	1,122,540 SF	25.770 AC
Net Land Area:	1,122,540 SF	25.770 AC
Permitted Uses in This PUD:	Permitted Uses RS-2.5 District (By Right):	
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.	Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.	
Requirement:	This PUD:	RS-2.5 District:
Maximum Number of Lots:	95	116 *
Minimum Lot Width †:	70 FT	70 FT
Minimum Lot Size:	8,300 SF	8,500 SF
Minimum Land Area per Dwelling Unit:	9,600 SF **	9,600 SF
Maximum Building Height:	2 Stories and 35 FT	3 Stories and 48 FT
Minimum Livability Space:	4,500 SF ***	4,500 SF
Minimum Yard Setbacks:		
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
Minimum Dwelling Size:	1,600 : 1,800 SF **** (See Section IV.G.)	None
First Floor Exterior Materials:	75% masonry (See Section IV.G.)	None
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Off-street Parking and Yard Coverage:	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.	
Other Bulk and Area Requirements:	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.

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

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

** 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.

**** Maximum of 25% of lots within the Development Area may be a minimum of 1,600 square feet; all others shall have a minimum of 1,800 square feet.

III.D. DEVELOPMENT AREA D:

Gross Land Area:	873,640 SF	20.056 AC
Net Land Area:	873,640 SF	20.056 AC
Permitted Uses in This PUD:	Permitted Uses RS-2.5 District (By Right):	
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.	Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.	
Requirement:	This PUD:	RS-2.5 District:
Maximum Number of Lots:	75	91 *
Minimum Lot Width †:	50 FT	70 FT
Minimum Lot Size:	5,500 SF	8,500 SF
Minimum Land Area per Dwelling Unit:	9,600 SF **	9,600 SF
Maximum Building Height:	2 Stories and 35 FT	3 Stories and 48 FT
Minimum Livability Space:	4,500 SF ***	4,500 SF
Minimum Yard Setbacks:		
Front Yard:	20 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:	10 FT	10 FT & 5 FT
Garage Facing Side Yard Street:	20 FT	10 FT & 5 FT
Minimum Dwelling Size:	1,200 SF (See Section IV.G.)	None
Streets:	Private and gated	Public
First Floor Exterior Materials:	75% masonry (See Section IV.G.)	None
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Off-street Parking and Yard Coverage:	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.	
Other Bulk and Area Requirements:	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.

Site Requirements:	This PUD (Development Area Location May Vary):	RS-2.5 District:
Neighborhood Amenities:	<ul style="list-style-type: none"> • 6' masonry frontage fence/wall • 10% minimum common open space preservation • Pool and clubhouse • neighborhood park with swing sets and/or similar play structures • walking trail • other open space amenities for passive and active recreation • landscaped entries 	None
Public Infrastructure Enhancements:	<ul style="list-style-type: none"> • Deceleration lanes (2) • Collector street to east • Sewer extension; relieves need for lift station • Right-of-Way Dedication for Sheridan Road and 141st Street South 	Collector street approximately mid-mile recommended, not required (Subdivision Regulations Section 12-3-2.K.)

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

** 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, companion applications (BXZO-24.06 and BXZO-25.02) have been filed, which both propose to rezone the site from AG Agricultural to RS-2.5 Residential Single-Family. 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. To the north across 141st St. S. is “Eagle Rock” zoned RE with Bixby-annexed Tulsa County PUD-853. Concrete / paving manufacturing businesses are located to the east along 141st St. S. and zoned IL. 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 up to five (5) points of access to South Sheridan Road and one potential point of access on 141st Street South. Stub streets are proposed to improve accessibility between the subject property, area streets, and adjoining future developments, as well as fire/life safety access. Approximately 4.92 acres of right-of-way will be dedicated for the South Sheridan Road and 141st Street South Arterial Street frontages in accordance with the Subdivision Regulations. Deceleration lanes shall be constructed at all 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. Development Area D shall be served by private, gated, local, minor residential streets which may have reduced private street right-of-way widths. 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. All gates serving private streets shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage. 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 approximately as shown on **Exhibit B**, subject to a license agreement 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 141st Street South 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 or Reserve Area for private streets 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 and East 141st Street South frontages, 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 boundary. Sanitary sewer service will be extended throughout the site and another interceptor is planned by the City of Bixby through this site 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 Bixby Creek. Drainage and storm sewer will be designed to meet all City Engineering requirements 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," a portion of the site is within the Zone AE 100-Year (1% Annual Chance) Regulatory Floodplain, another portion is within Shaded Zone X 500-year (0.2% Annual Chance) Floodplain, and the balance is 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 (41.3% of site), Dennis Silt Loam, 3-5% slopes (25.7% of site), Severn Very Fine Sandy Loam, 0-3% slopes (13.9% 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 and 141st Street South frontages 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.

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. A pool/clubhouse will be included no later than the second phase of development.

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 representative 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.

While property descriptions are provided for Development Areas, the boundaries are approximate and final Development Area boundaries and areas shall be established by required PUD subdivision plats, provided that the general locations cannot change and the number of dwelling units shall not exceed the maximum number of lots defined in the development standards.

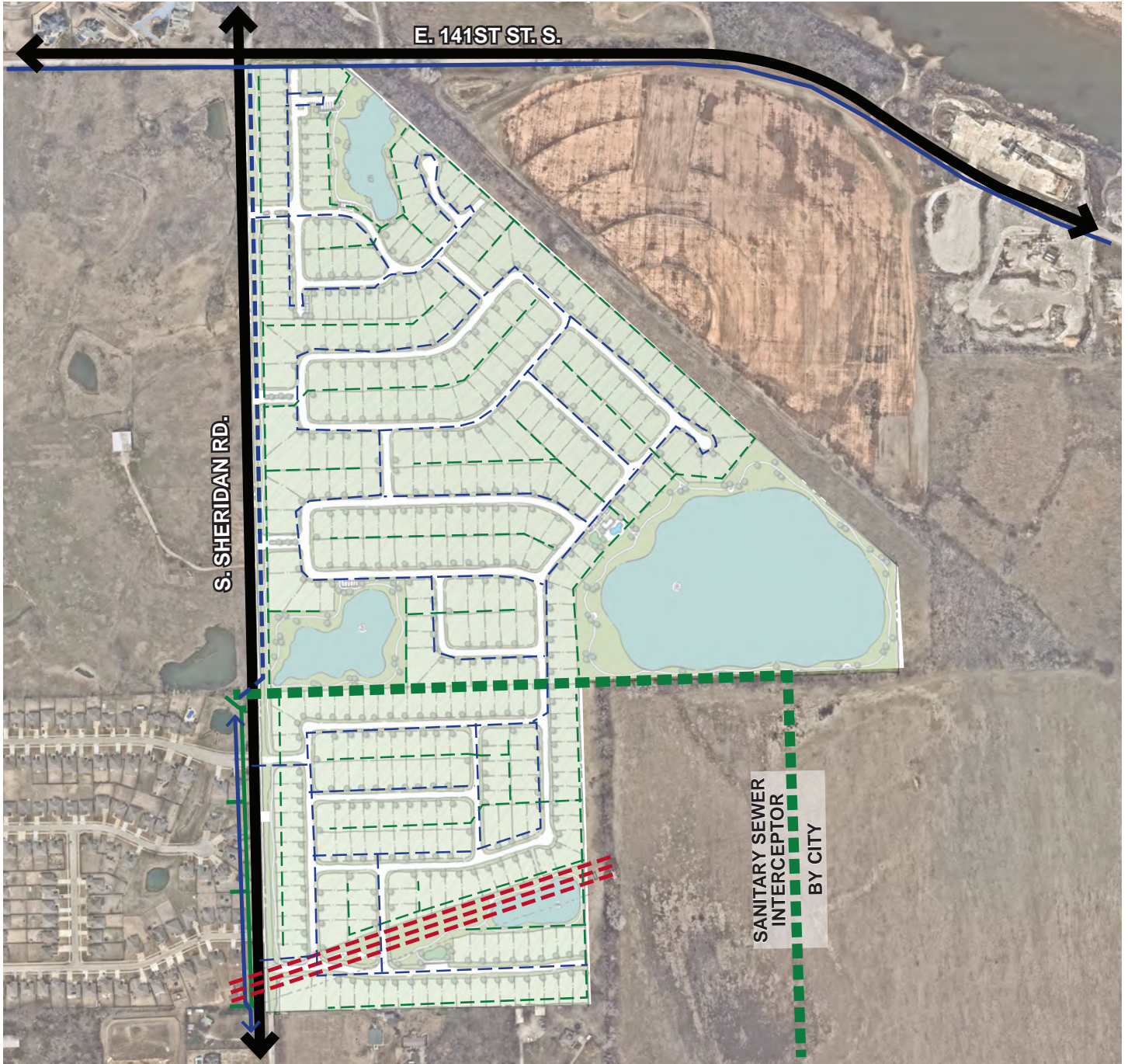
IV.H. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

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

BIXBY FARMS

EXHIBIT C

EXISTING AND PROPOSED UTILITIES
CONCEPTUAL LAYOUT SHOWN AS OF MAY 5, 2025
EXISTING UTILITIES PER CITY OF BIXBY ATLAS DATA



LEGEND

- ↔ EXISTING WATER LINE
- EXISTING SANITARY SEWER
- - - PROPOSED WATER SERVICE SYSTEM
- - - PROPOSED SANITARY SEWER SYSTEM
- - - - - EXISTING OVERHEAD ELECTRIC

20

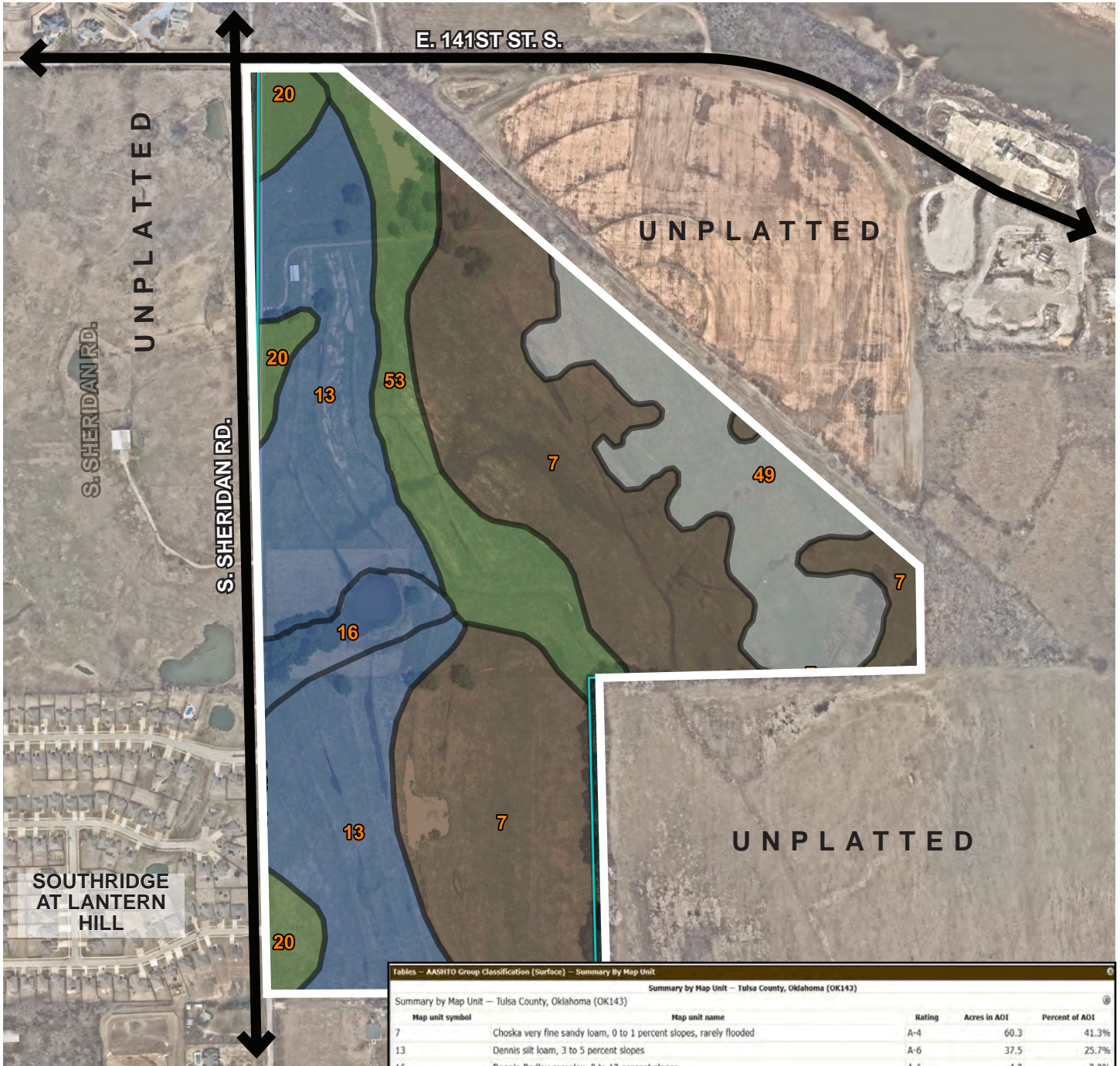


BIXBY FARMS

EXHIBIT D

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED MAY 1, 2025



Tables - AASHTO Group Classification (Surface) - Summary by Map Unit

Summary by Map Unit - Tulsa County, Oklahoma (OK143)

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	60.3	41.3%
13	Dennis silt loam, 3 to 5 percent slopes	A-6	37.5	25.7%
16	Dennis-Radley complex, 0 to 12 percent slopes	A-6	4.3	2.9%
20	Eram-Coweta complex, 5 to 15 percent slopes	A-7-6	6.8	4.6%
49	Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded		20.3	13.9%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	A-7-6	17.0	11.6%
Totals for Area of Interest			146.2	100.0%



BIXBY FARMS

EXHIBIT E

FEMA FLOODPLAIN MAP

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

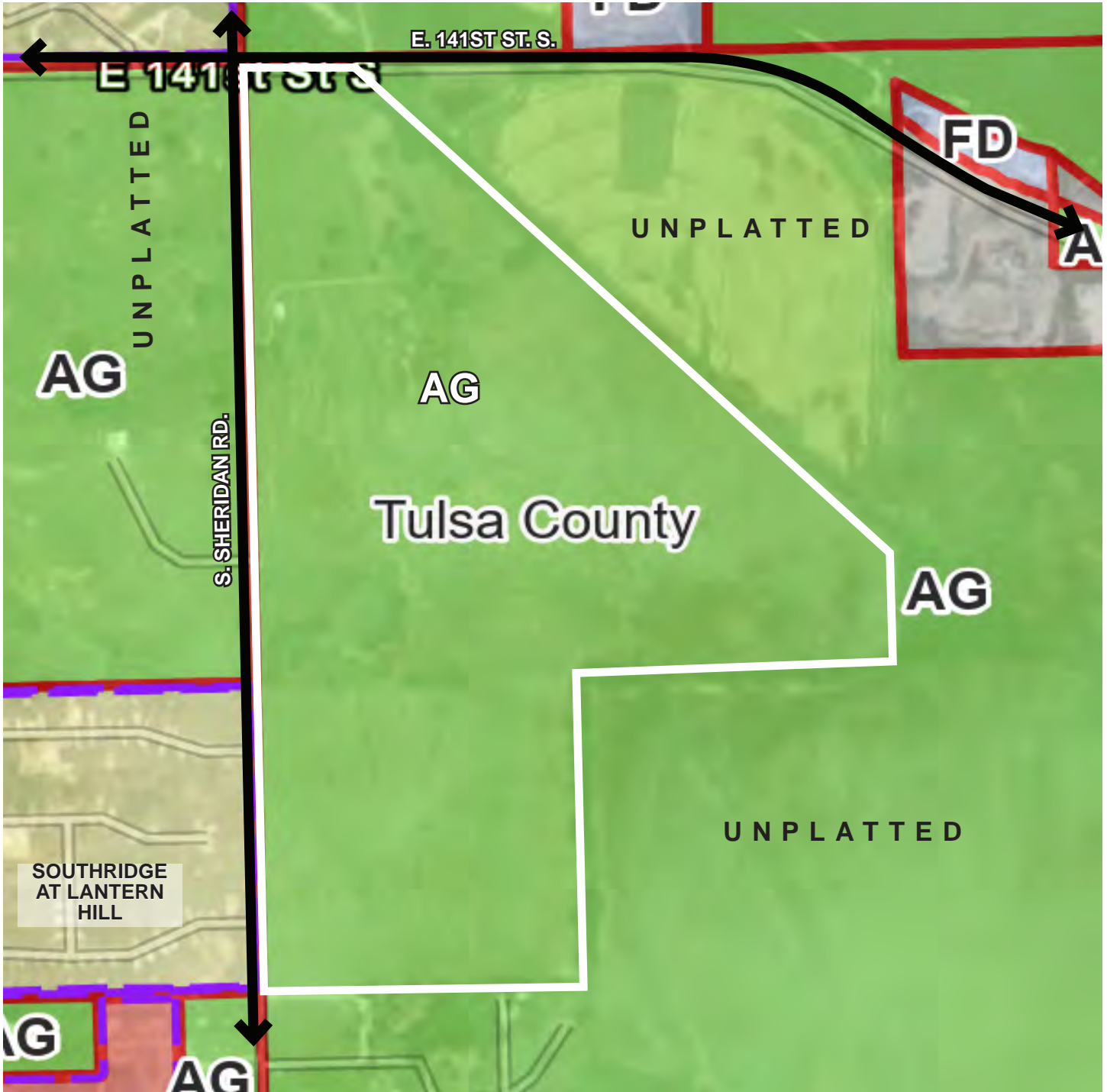


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EXHIBIT F

EXISTING ZONING MAP

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

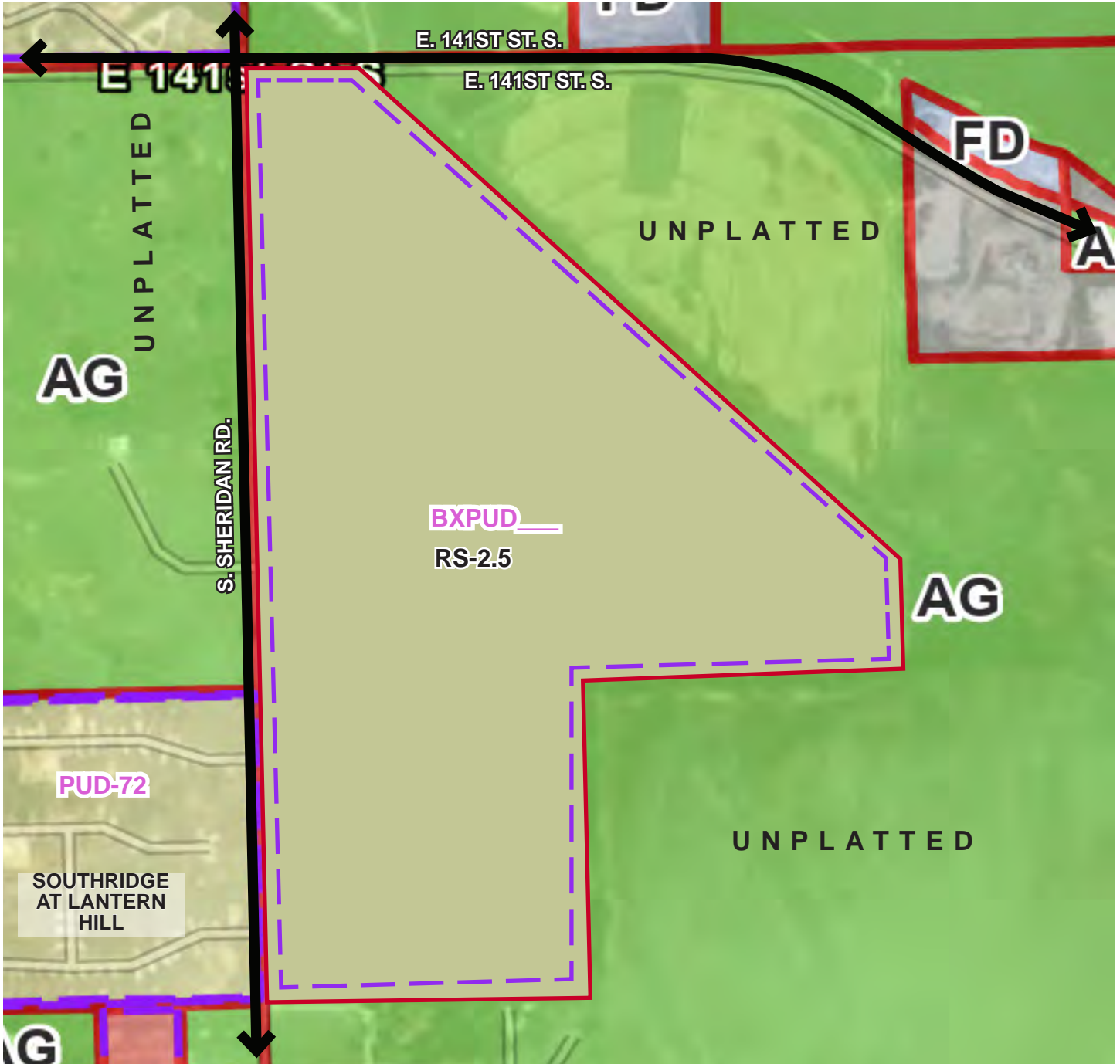


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EXHIBIT G

PROPOSED ZONING MAP

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

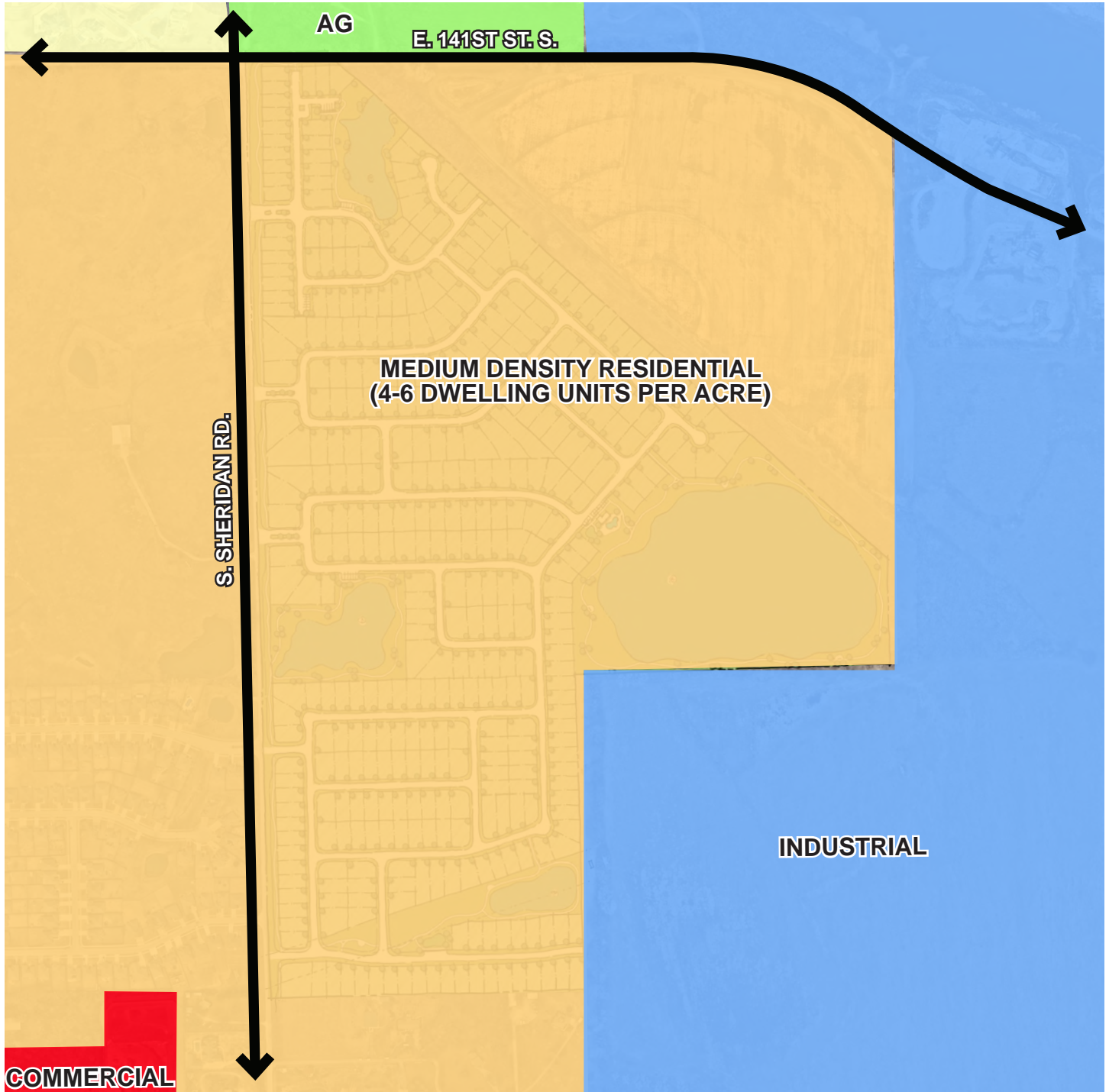


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EXHIBIT H

COMPREHENSIVE PLAN MAP

DATA FROM 2018 COMPREHENSIVE PLAN FUTURE LAND USE MAP



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EXHIBIT I

ARCHITECTURAL DESIGN ILLUSTRATIVE CONCEPTS

Representative
Architectural Styles

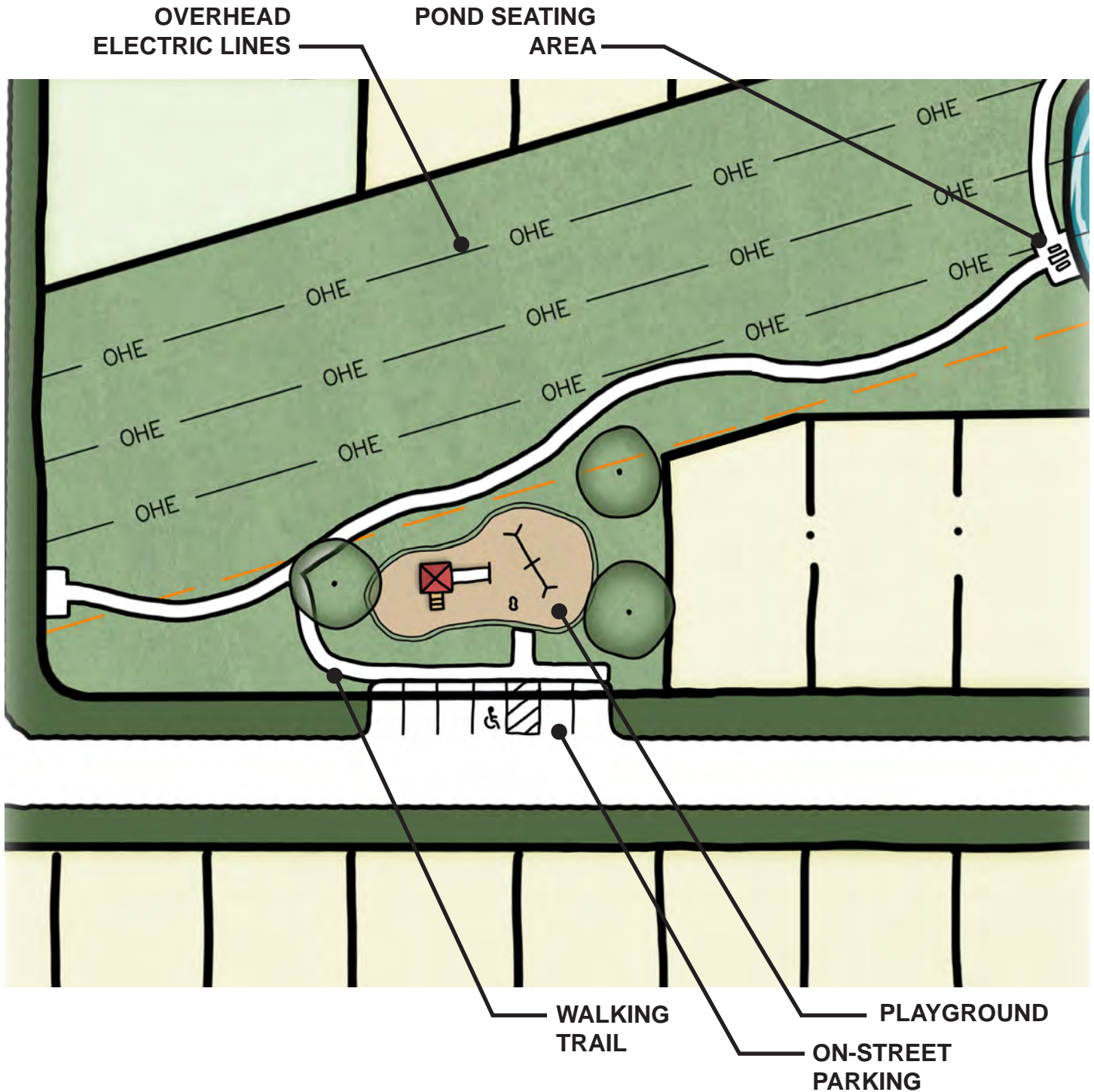
capitalhomes.com/plans



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EXHIBIT J

PLAYGROUND PLAN CONCEPT



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EXHIBIT K

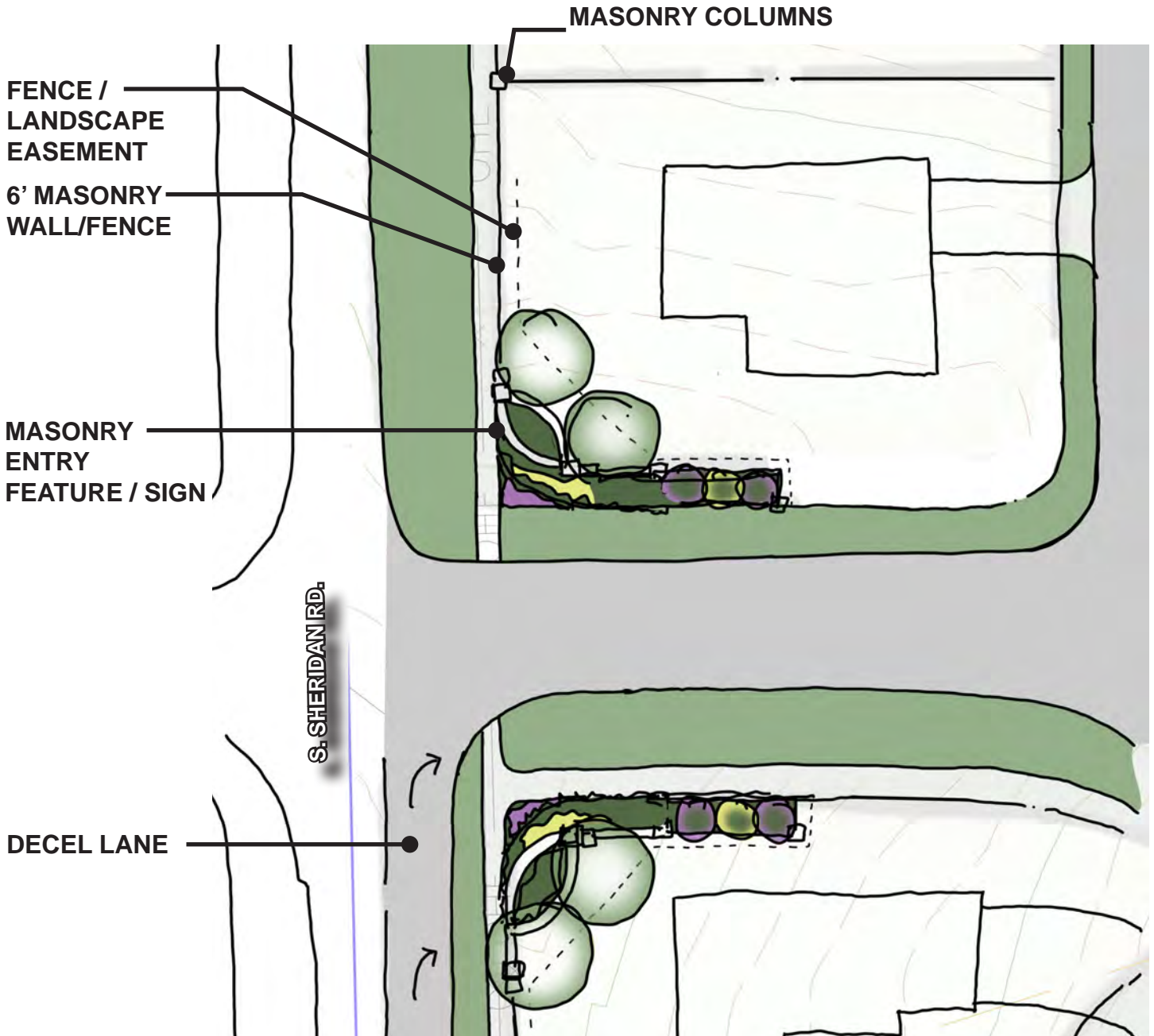
PLAYGROUND REPRESENTATIVE IMAGE



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EXHIBIT L

ENTRY PLAN CONCEPT



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EXHIBIT M

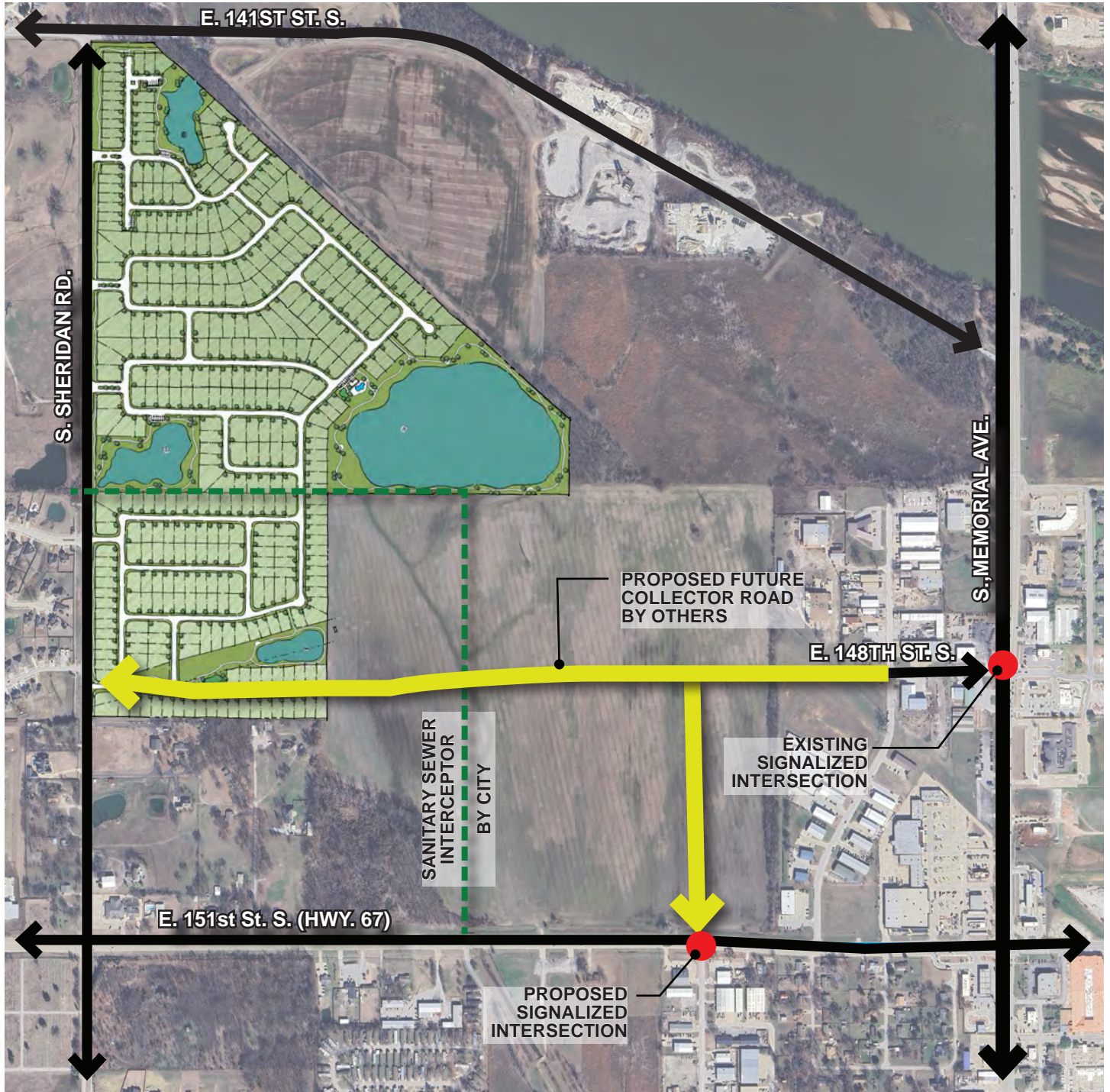
ENTRY REPRESENTATIVE IMAGE



BIXBY FARMS

EXHIBIT N

CONCEPTUAL COLLECTOR ROAD LAYOUT AND SANITARY SEWER INTERCEPTOR





STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: June 16, 2025

NAME: Greyhawk

CASE(S): **RE-ZONE** | BXZO-25.05 - Residential Single-family (RS-2) and Commercial General (CG)
PLANNED UNIT DEVELOPMENT | BXPUD-24.01 MA.01 – Major Amendment #1

LOCATION: NE Corner of East 131st Street South and South Mingo Road

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Residential Single-Family (RS-2) and Commercial General (CG)

STR: Section 6, Township 17N, Range 14E

APPLICANT: Select Design

REQUEST: The applicant requests approval of Major Amendment #1 to the Greyhawk Planned Unit Development (BXPUD-24.01) and companion rezoning applications (BXZO-25.05) to rezone approximately 33.53 acres from Agriculture (AG) to Residential Single-Family (RS-2) and Commercial General (CG). The PUD will include the additional 33.53 acres not previously proposed for a total of approximately 139.15 acres. The subject property is located at the northeast corner of East 131st Street South and South Mingo Road.

BACKGROUND: Greyhawk is planned to be a residential community featuring a clubhouse, pool, open green space, passive amenities, and enhanced landscaping. The project is divided into three development areas: one for commercial uses and two for single-family residential uses. A master property owners' association will be established for the long-term maintenance of common areas and amenities.

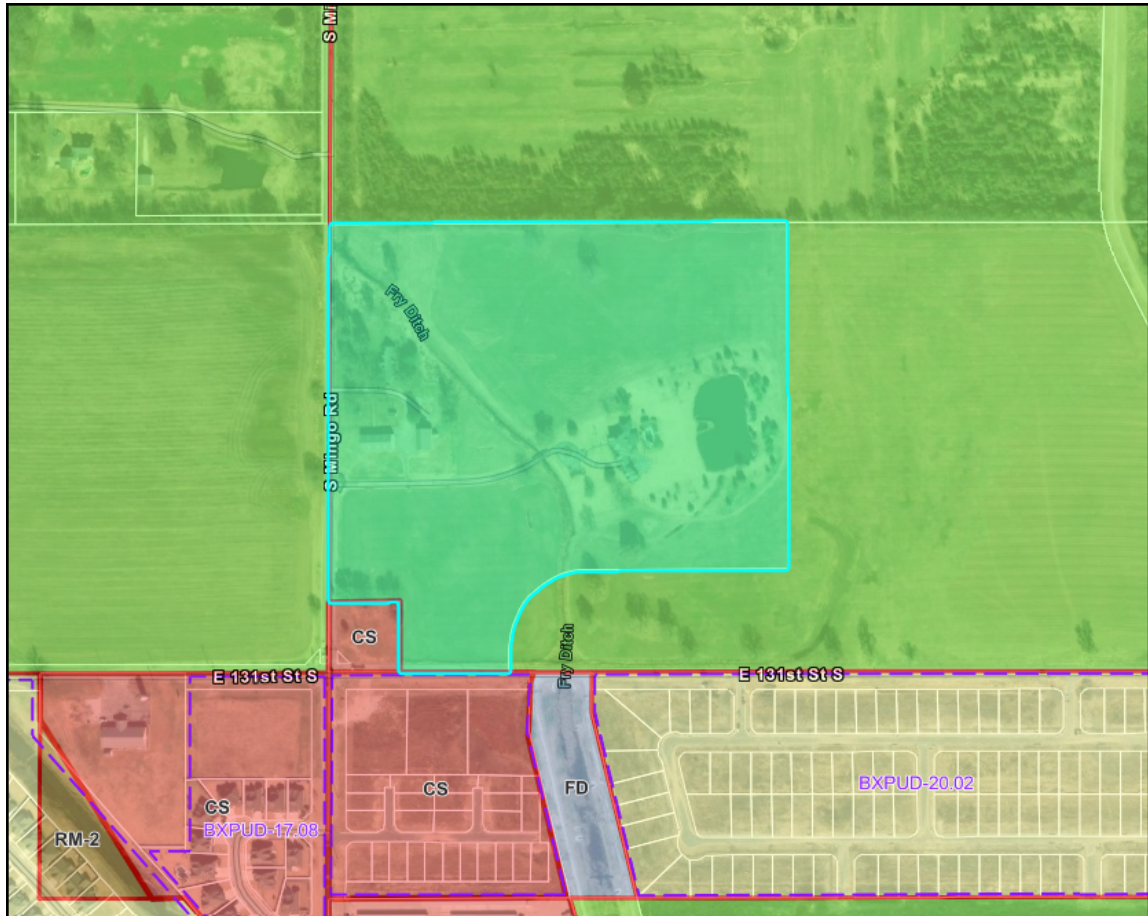
Access to the site will be reviewed during the platting process, and all public infrastructure improvements, including streets, utilities, and drainage, will be addressed in accordance with City standards.



SURROUNDING ZONING AND LAND USE:

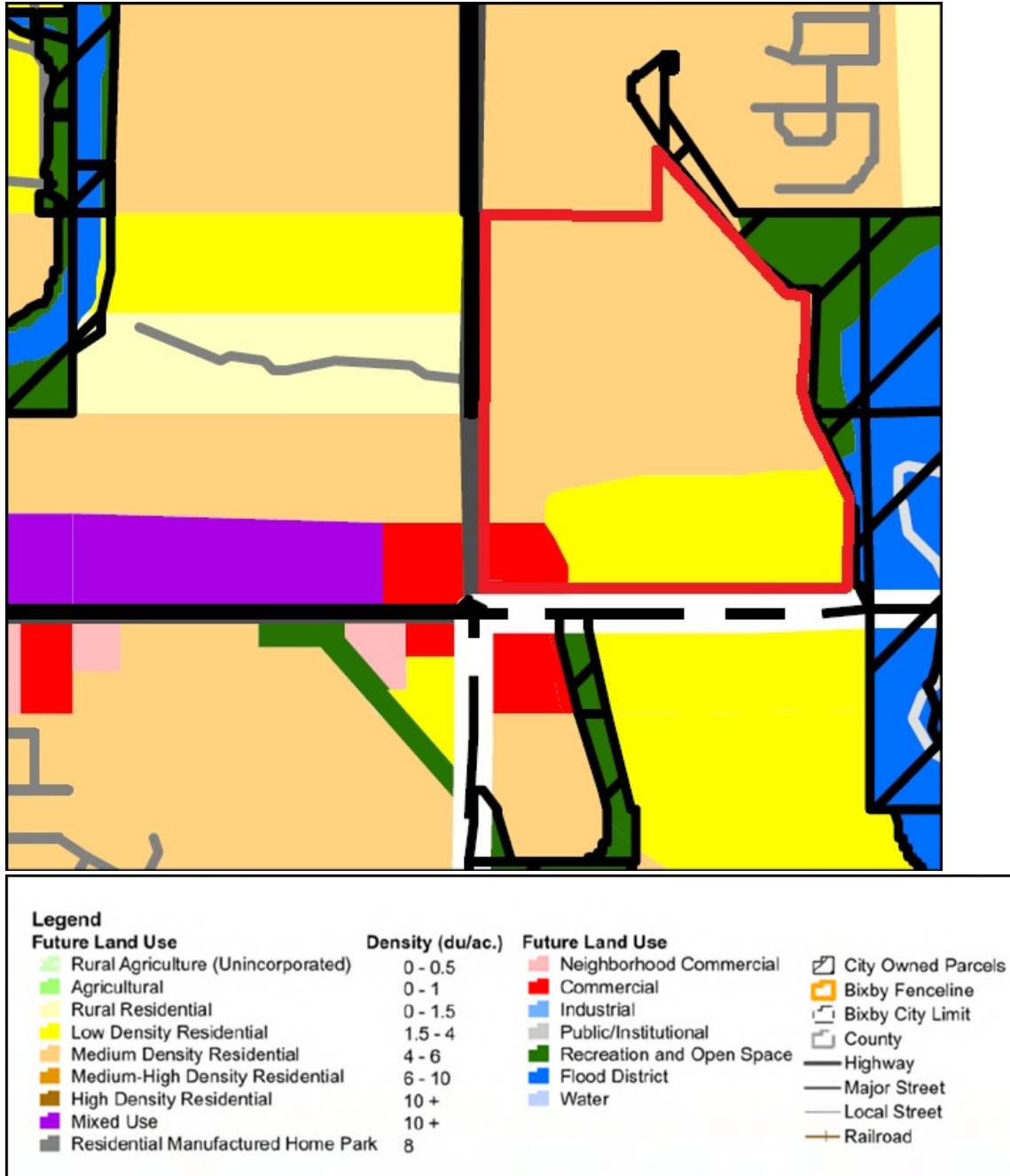
- North: (AG) Agriculture: Vacant
- South: (CS) Commercial Shopping: Rowan Grove
- East: (AG) Agriculture: Vacant
- West: (AG) Agriculture: Single-Family Dwellings

Figure 1: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:

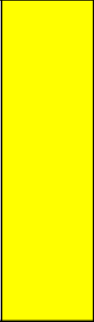


Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:

The City of Bixby’s 2030 Comprehensive Plan designates the area as Low Density Residential, Medium Density Residential, and Commercial. The proposed development will not trigger a comprehensive plan amendment.

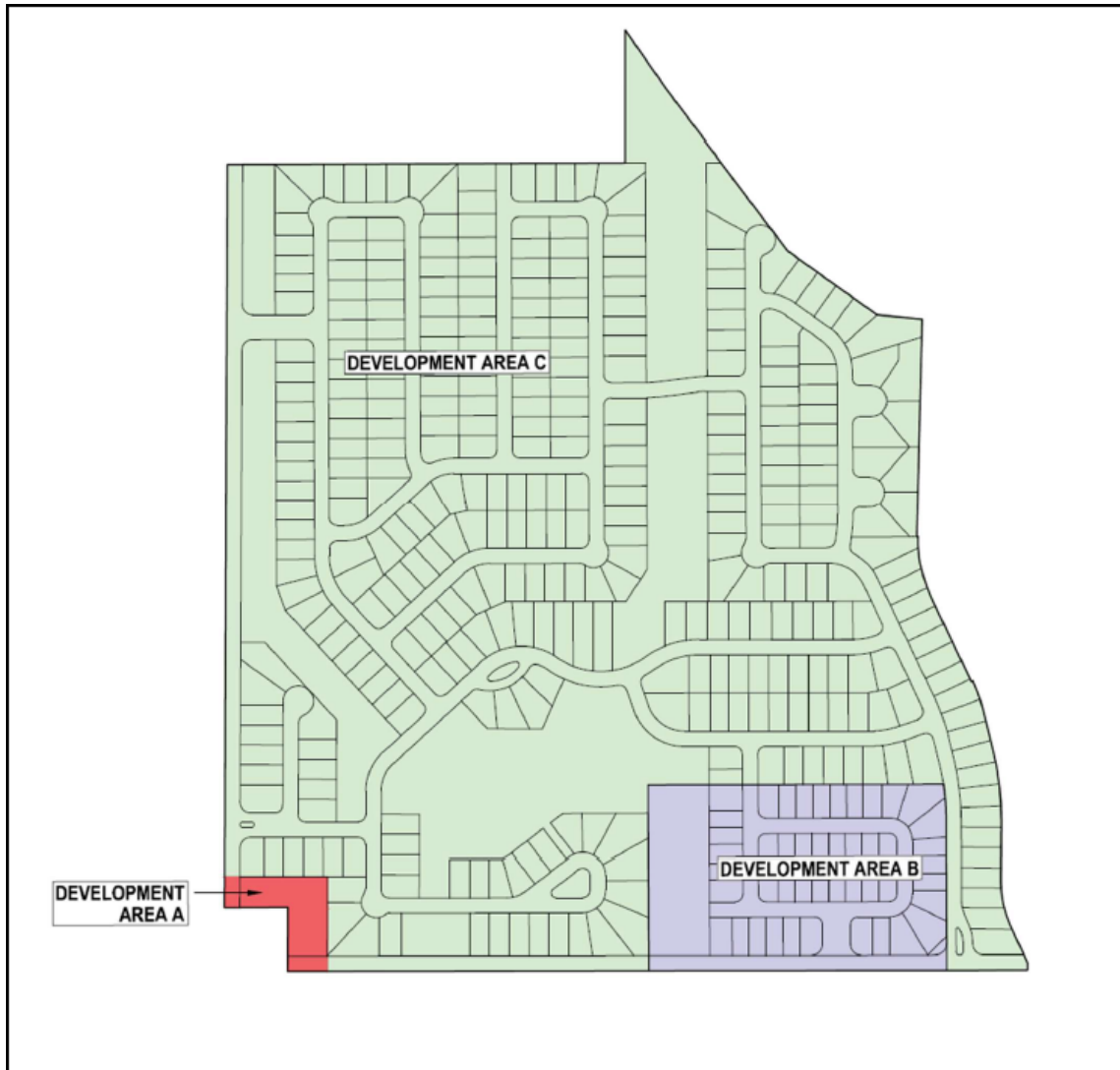
Figure 3: Snip from our 2030 Future Land Use Designation

<p>Low Density Residential</p>		<p>The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.</p> <p><i>Density: 1.5 to 4 du/ac</i></p> <p><i>Zoning: RE, RS-1, RS-2</i></p>
<p>Medium Density Residential</p>		<p>The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood’s character.</p> <p><i>Density: 4 to 6 du/ac</i></p> <p><i>Zoning: RS-2, RS-2.5, RS-3</i></p>
<p>Commercial</p>		<p>The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.</p> <p><i>Zoning: CG, OM</i></p>

DEVELOPMENT OVERVIEW

The Greyhawk Planned Unit Development (PUD) encompasses approximately 139.15 acres and is located on the northeast corner of East 131st Street South and South Mingo Road. The proposed Major Amendment #1 applies to an established RS-2 base zoning and seeks to refine development standards across three distinct development areas: A (Commercial), B (Single-Family Residential), and C (Single-Family Residential). The development will integrate public infrastructure, green space, a clubhouse, trails, and other neighborhood amenities.

Figure 4: Development Areas



DEVELOPMENT STANDARDS

Development Area A

Land Area: 1.31 acres

Standard	Requirement
Permitted Uses	All uses permitted by right in the CG district
Excluded Uses	All uses classified as “Sexually Oriented Businesses” (per Bixby Zoning Code §11-7D-6)
Minimum Lot Frontage	100 feet (on arterials)
Maximum Floor Area Ratio	0.75
Maximum Building Height	5 stories or 70 feet
Setbacks from Street Centerline:	
• Arterial Street	50 feet from centerline + half of ROW (or +25 ft if not designated on the Major Street Plan)
• Non-Arterial Street	25 feet from centerline + half of ROW (or +25 ft if not designated on the Major Street Plan)
Setback from Abutting Residential	10 feet minimum; plus 2 feet for every 1 foot of height over 15 feet if abutting RS, RD, or RE
Interior Side and Rear Yard	Subject to site plan review; must comply with commercial district buffering and screening standards

Development Area B (Gated)

Land Area: 13.64 Acres

	City Code (RS-2)	PUD
Minimum Dwelling Size	1,200 SF	
Maximum Number of Dwelling Units	54	51
Minimum Lot Width	70 feet	55 feet*
Minimum Lot Area	9,000 SF	6,050 SF
Minimum Land Area per Dwelling Unit	10,875 SF	10,875 SF
Maximum Building Height	3 Stories or 48 feet	2 Stories or 48 feet
Minimum Building Setbacks		
Front Yard	30 feet	20 feet
Rear Yard	25 feet	20 feet
Rear Yard Abutting Arterial Street		85 feet from centerline
Interior Side Yard	10 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	10 feet & 5 feet	5 feet

* Lots with cul-de-sac or radial frontage may have a minimum width of 40 feet at the right-of-way line, but shall meet the minimum requirements for lot area as specified in this PUD.

Other Features:

- Private streets with a gated entry.
- Building Exterior: 100% of the exterior surface of the first story of a dwelling, excepting windows and doors, shall be brick, stone, or stucco. No steel, aluminum, vinyl, or plastic siding shall be permitted.
- Neighborhood amenities (shared across the entire PUD)

Development Area C

Land Area: 124.20 Acres

	City Code (RS-2)	PUD
Minimum Dwelling Size	1,800 SF	
Maximum Number of Dwelling Units	497	375
Minimum Lot Width	70 feet	65 feet*
Minimum Lot Area	9,000 SF	8,125 SF
Minimum Land Area per Dwelling Unit	10,875 SF	10,875 SF
Maximum Building Height	3 Stories or 48 feet	2 Stories or 48 feet
Minimum Building Setbacks		
Front Yard	30 feet	25 feet
Rear Yard	25 feet	20 feet
Rear Yard Abutting Arterial Street		85 feet from centerline
Interior Side Yard	10 feet & 5 feet	5 feet & 5 feet
Side Yard Abutting a Street	10 feet & 5 feet	5 feet

* Lots with cul-de-sac or radial frontage may have a minimum width of 40 feet at the right-of-way line, but shall meet the minimum requirements for lot area as specified in this PUD.

Other Features:

- Building Exterior: 75% of the exterior surface of the first story of a dwelling, excepting windows and doors, shall be brick, stone, or stucco. No steel, aluminum, vinyl, or plastic siding shall be permitted.
- Neighborhood amenities (shared across the entire PUD)

NEIGHBORHOOD AMENITIES

Greyhawk will feature:

- A clubhouse with a community pool
- Pavilion and passive park spaces
- Multiple detention facilities with aerators and fountains
- Jogging trails and open green space
- Decorative entry signage and landscape treatments
- Gated private access for Development Area B

ACCESS & CIRCULATION

- Area A: To be determined at time of site plan review.
- Area B: Gated private streets with emergency access from the north and primary access from 131st.
- Area C: Public streets with access from 131st and Mingo.

Figure 5: Conceptual Site Plan



UTILITIES AND STORMWATER

Most utilities are adjacent; offsite sanitary sewer extension required. Drainage to be managed with underground systems and open detention in reserve areas.

PUBLIC INPUT:

Following the public notice and publication on May 27, 2025, no public comments have been submitted as of the time this report was prepared.

ENGINEERING COMMENTS:

No comments were received at the time this report was prepared.

STAFF COMMENTS:

Staff has reviewed the proposed Major Amendment #1 to Planned Unit Development BXPUD-24.08 for Greyhawk 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.

Staff's comments are contingent upon the approval of the accompanying rezoning application BXZO 25.05 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: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation
- Figure 4: Development Areas
- Figure 5: Conceptual Site Plan

ATTACHMENTS:

- Attachment 1: Rezoning Application
- Attachment 2: PUD Booklet dated April 2025



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

Bixby Planning Department Rezoning Application

Project Name: Greyhawk
 Project Case #: _____
 TAC Hearing Date: _____ Location: 113 West Dawes Avenue
 PC Hearing Date: _____ Location: 116 West Needles Avenue
 CC Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:
 Name: Paradigm Land Corp. Phone: 918-629-9671
 Email: dave@paradigmstls.com
 Address: 212 N. Wabash Ave.
 City/State: Colorado Springs, CO Zip: 80903

Applicant Information:
 Name: Select Design Phone: 918-798-8356
 Email: rmeccarty.selectdesign@gmail.com
 Address: P.O. Box 548
 City/State: Bixby, OK Zip: 74008

If Applicant is other than Owner:
 Indicate interest: Consult
 Owner Consent Signature: _____ Date: _____

Property Information:
 Address: 12811 E Mingo Rd, Bixby, OK Zip: 74008
 Subdivision: To be platted... Lot: _____ Block: _____
 SEC: 6 TWN: 17 RGE: 14

Legal Description: (If unplatted, attach a survey with legal description or copy of deed)

SEE ATTACHED - ALTA + WORD.doc

Application Checklist

01. Zoning Information:

Existing Zoning: AG Existing Use: Agricultural + Single-Family
Requested Zoning: CG + RS-2 Proposed Use: Single-Family Residential
Proposed Use Unit(s) #: 6 - Commercial uses T.P.D. + Commercial
(FUTURE)

02. Is subject tract located in the 100-year floodplain?
03. NO If so, does this request encroach into the 100-year floodplain? (Floodplain to be platted as Reserve Area)
04. _____ If so, please attach Elevation Certificate.

05. Fees:

- \$: 250.00* Rezoning Low Intensity
- \$: 350.00* Rezoning Medium Intensity
- \$: 400.00* Rezoning High Intensity
- \$: _____ Additional Fee* (\$140.00 per sign)
- \$ _____ Legal Notice / Mailings
- \$: _____ Total Fees*

(*or as specified in current approved fee schedule)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 5/19/2025

Applicant - Do Not Write Below This Line

.....

BXZO- _____

Application Date Received: _____ Received by: _____

Total Fees \$: _____ Date: _____ Receipt #: _____

PC Action: _____ CC Action: _____

Date/Vote: _____ Date/Vote: _____

Staff Rec. _____ Ord. #: _____

Planned Unit Development

BXPUD-24.01 Major Amendment #1

GREYHAWK

Single-Family Residential

139.2 ACRES

NORTHEAST CORNER OF E 131ST ST S AND S MINGO ROAD

BIXBY, OKLAHOMA

April 9, 2025

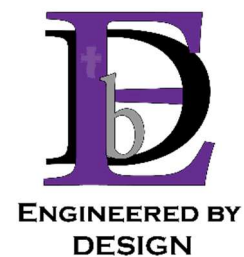


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I. Development Concept

Greyhawk is a 139.2-acre single-family residential neighborhood/commercial area in the City of Bixby, Tulsa County, Oklahoma. The project is located on the east side of South Mingo Road and the north side of East 131st Street South. This Planned Unit Development is an overlay covering the RS-2 zoning district and will follow RS-2 dimensional and density standards except as amended by this Planned Unit Development.

Adjacent to the property are multiple land uses and zoning classifications, as follows:

EAST:	City of Bixby/Haikey Creek – AG
NORTH:	Chisholm Ranch – RS-3
WEST:	Unplatted/Residential – RS-1/AG
SOUTH:	Rowan Grove – RS-3

A master property owners association will be formed for the neighborhood and dues established for the maintenance of common areas and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development. Greyhawk is a professionally planned neighborhood with a community pool and clubhouse, pavilion areas and passive neighborhood amenities associated with the detention facilities and drainage features including fountains/aerators, new tree plantings, jogging trails, and substantial green space for the enjoyment of the residents in Greyhawk.

Legal Description

A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 6; THENCE NORTH 01°04'34" WEST ALONG THE WEST LINE THEREOF 208.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°04'34" WEST ALONG SAID WEST LINE 2436.20 FEET TO THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 6; THENCE NORTH 88°29'13" EAST ALONG THE NORTH LINE THEREOF 1303.86 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 6; THENCE NORTH 01°20'25" WEST ALONG THE WEST LINE THEREOF 429.57 FEET; THENCE SOUTH 36°11'52" EAST AND DEPARTING SAID WEST LINE 233.14 FEET; THENCE SOUTH 38°26'24" EAST 297.54 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SAID SECTION 6; THENCE SOUTH 38°26'22" EAST 364.66 FEET; THENCE SOUTH 55°46'24" EAST 359.17 FEET; THENCE SOUTH 85°50'09" EAST 149.11 FEET; THENCE SOUTH 00°09'05" WEST 718.38 FEET; THENCE SOUTH 89°50'55" EAST 5.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.18 FEET, AN ARC LENGTH OF 91.01 FEET, A CHORD BEARING OF SOUTH 05°48'03" EAST AND A CHORD LENGTH OF 90.85 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION 6; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.18 FEET, AN ARC LENGTH OF 116.80 FEET, A CHORD BEARING OF SOUTH 19°18'32" EAST AND A CHORD LENGTH OF 116.46 FEET; THENCE SOUTH 26°54'38" EAST 303.16 FEET; THENCE NORTH 63°05'22" EAST 5.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 92.53 FEET, A CHORD BEARING OF SOUTH 21°12'37" EAST AND A CHORD LENGTH OF 92.38 FEET; THENCE SOUTH 15°30'35" EAST 131.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 248.29 FEET, A CHORD BEARING OF SOUTH 08°08'20" EAST AND A CHORD LENGTH OF 247.61 FEET; THENCE SOUTH 00°46'05" EAST 191.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 147.39 FEET, A CHORD BEARING OF SOUTH 13°22'20" EAST AND A CHORD LENGTH OF 146.20 FEET; THENCE SOUTH 25°58'35" EAST 135.32 FEET TO THE EAST LINE OF THE SW/4 OF SAID SECTION 6; THENCE SOUTH 01°36'09" EAST ALONG SAID EAST LINE 24.75 FEET TO THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 6; THENCE SOUTH 88°36'37" WEST ALONG THE SOUTH LINE THEREOF 1248.59 FEET; THENCE NORTH 01°23'23" WEST AND DEPARTING SAID SOUTH LINE 33.00 FEET; THENCE SOUTH 88°36'37" WEST AND PARALLEL WITH THE SOUTH LINE OF THE SW/4 OF SAID SECTION 6 A DISTANCE OF 76.82 FEET TO THE EAST LINE OF GOVERNMENT LOT SEVEN (7) OF THE SW/4 OF SAID SECTION 6; THENCE SOUTH 88°36'37" WEST 1097.71 FEET; THENCE NORTH 01°04'34" WEST AND PARALLEL WITH THE WEST LINE OF THE SW/4 OF SAID SECTION 6 A DISTANCE OF 175.70 FEET; THENCE SOUTH 88°36'37" WEST 208.70 FEET TO THE WEST LINE OF THE SW/4 OF SAID SECTION 6 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 6,061,424.4 SQ. FEET OR 139.15 ACRES.

EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO





EXHIBIT C

CONCEPTUAL SITE PLAN

NOTE: SITE GEOMETRY, STREET PATTERNS, LOT CONFIGURATIONS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN. FOR THE PURPOSES OF SITE PLAN REVIEW REQUIREMENTS, THE APPROVED FINAL PLAT SHALL CONSTITUTE THE REQUIRED DETAILED SITE PLAN.

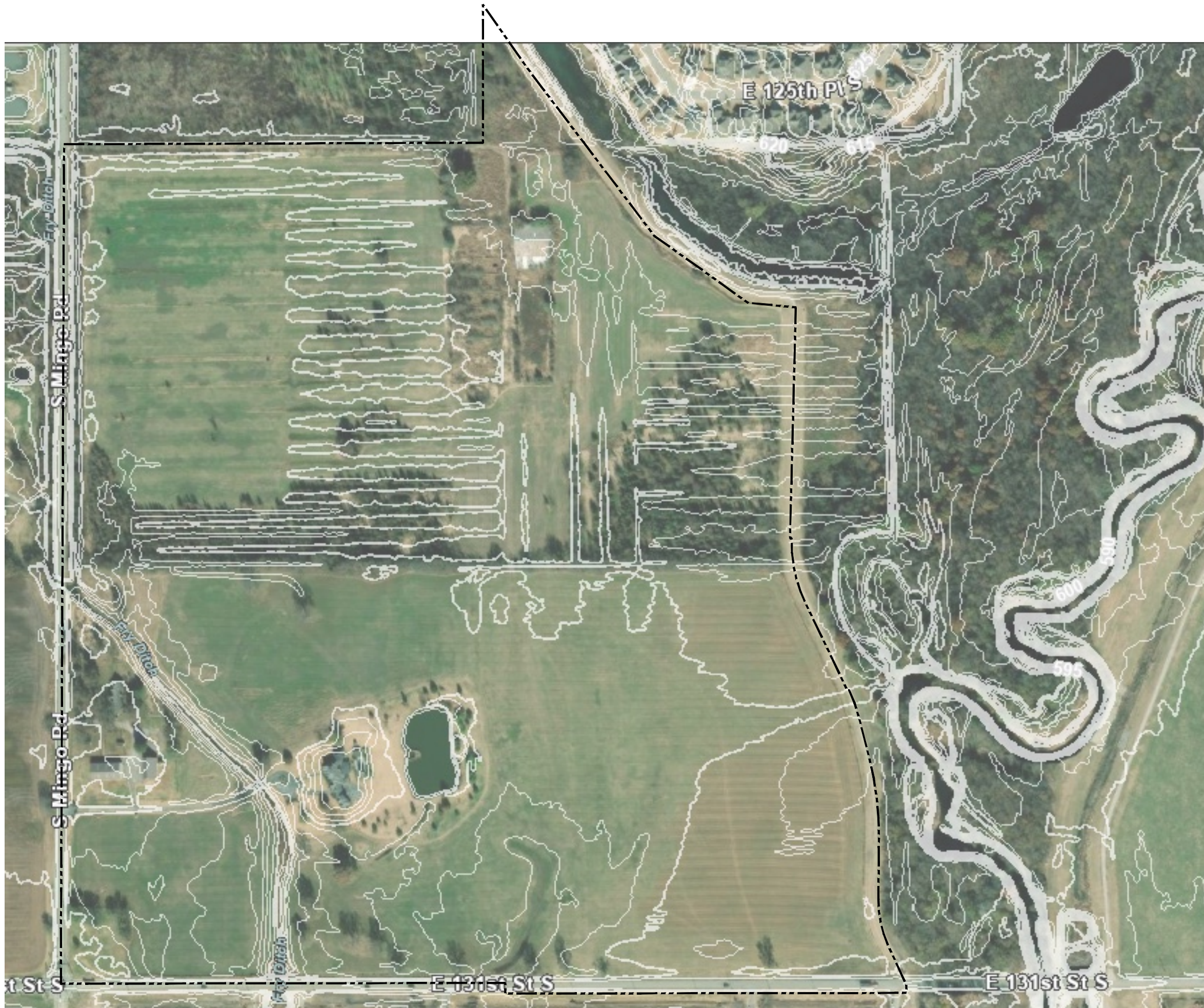


EXHIBIT D
SITE TOPOGRAPHY

EXHIBIT E
CURRENT ZONING MAP

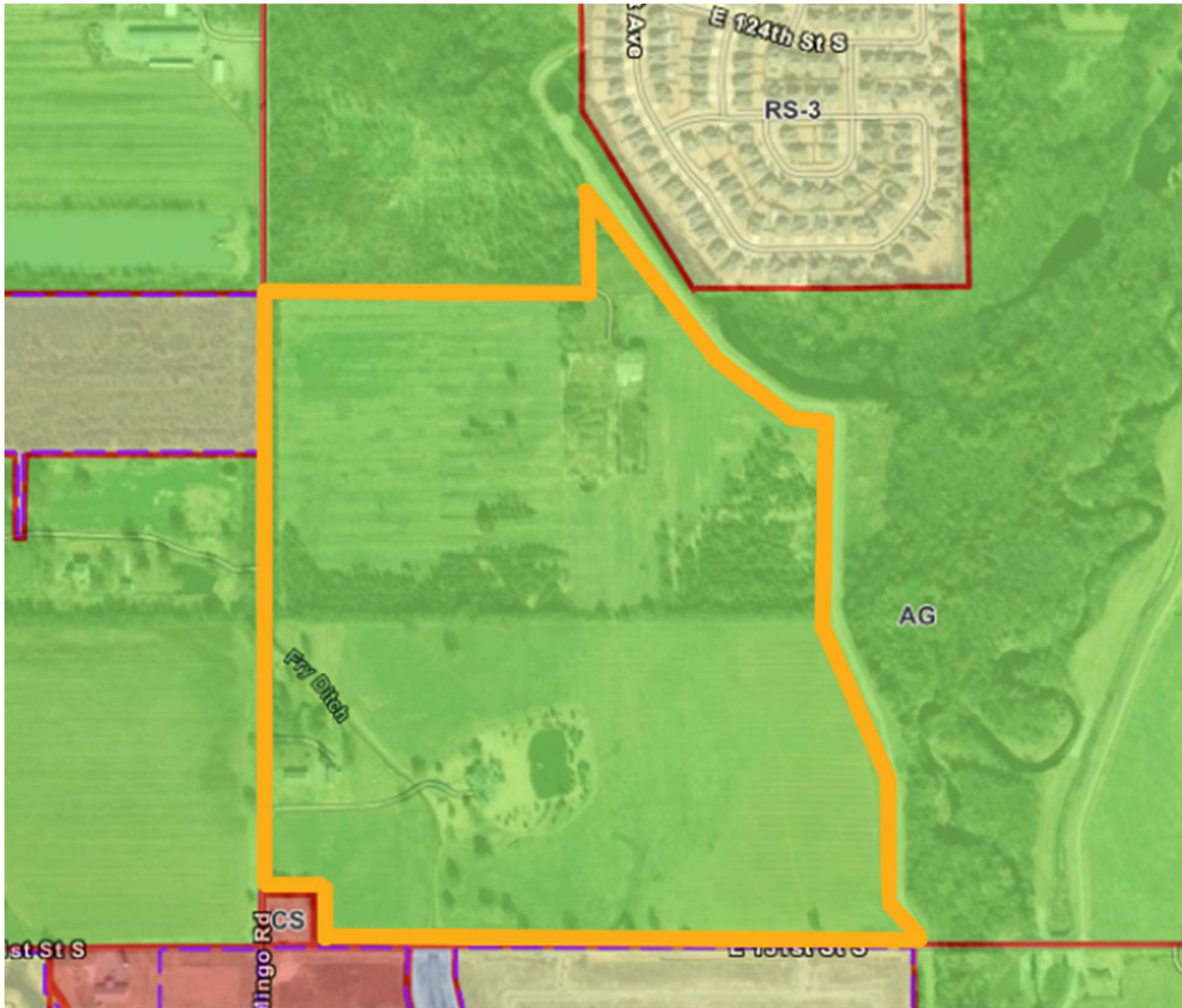


EXHIBIT F

BIXBY COMPREHENSIVE PLAN

MEDIUM DENSITY RESIDENTIAL

Density: 4 to 6 du/ac

Zoning: RS-2, RS-2.5, RS-3

The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.

LOW DENSITY RESIDENTIAL

Density: 1.5 to 4 du/ac

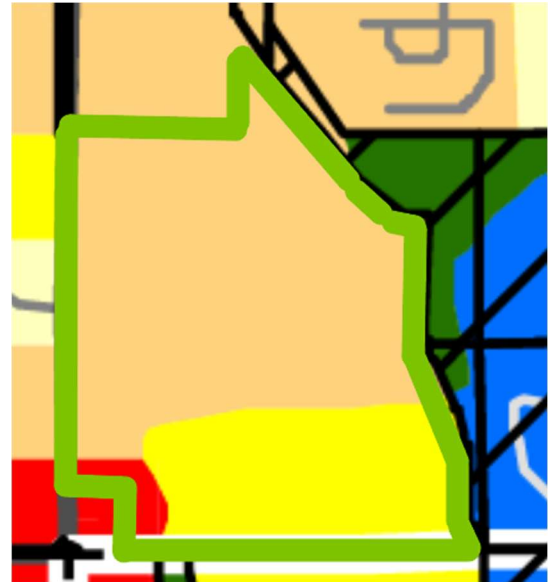
Zoning: RE, RS-1, RS-2

The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.

COMMERCIAL

Zoning: CG, OM

The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

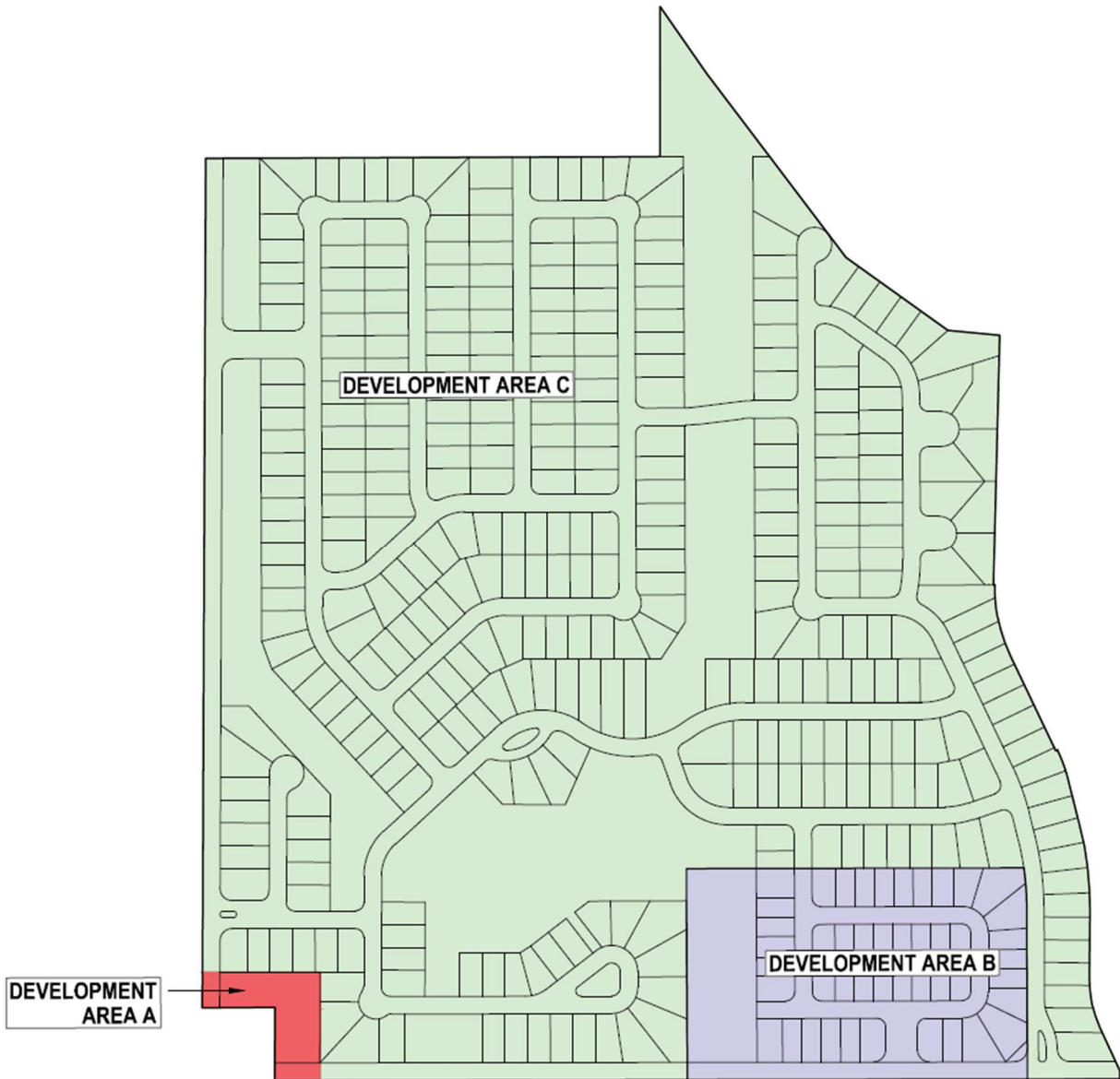


Legend			
Future Land Use	Density (du/ac.)	Future Land Use	
■ Rural Agriculture (Unincorporated)	0 - 0.5	■ Neighborhood Commercial	
■ Agricultural	0 - 1	■ Commercial	
■ Rural Residential	0 - 1.5	■ Industrial	
■ Low Density Residential	1.5 - 4	■ Public/Institutional	
■ Medium Density Residential	4 - 6	■ Recreation and Open Space	
■ Medium-High Density Residential	6 - 10	■ Flood District	
■ High Density Residential	10 +	■ Water	
■ Mixed Use	10 +		
■ Residential Manufactured Home Park	8		

II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Commercial	56,907	1.31	0.9	CG
B	Single-Family Residential	594,284	13.64	9.8	RS-2
C	Single-Family Residential	5,410,233	124.20	89.3	RS-2
TOTAL		6,061,424	139.15	100	



DEVELOPMENT AREA - A

Land Area: 1.31 Acres

Permitted Uses: All uses permitted by right within the CG-Commercial General zoning district.

Excluded Uses: All uses classified as “Sexually oriented” within the city of Bixby zoning code (Section 11-7D-6).

DEVELOPMENT AREA - B

Land Area: 13.64 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (594,284/ 10,875 square feet): 54

Maximum dwelling units (residential lots) allowed in Development Area B: 51

Minimum lot width (at building setback line): 55 feet*

* Lots with cul-de-sac or radial frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 6,050 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:..... 1,200 square feet

Maximum structure height: 48 feet

Maximum number of stories: 2

Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 20 feet

Rear yard building setback: 20 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

Building Exterior: 100% of the exterior surface of the first story of a dwelling, excepting windows and doors, shall be brick, stone, or stucco. No steel, aluminum, vinyl, or plastic siding shall be permitted.

DEVELOPMENT AREA - C

Land Area: 124.20 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (5,410,233/ 10,875 square feet): 497

Maximum dwelling units (residential lots) allowed in Development Area C: 375

Minimum lot width (at building setback line): 65 feet *

* Lots with cul-de-sac or radial frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 8,125 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:..... 1,800 square feet

Maximum structure height: 48 feet

Maximum number of stories: 2

Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 25 feet

Rear yard building setback: 20 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

Building Exterior: 75% of the exterior surface of the first story of a dwelling, excepting windows and doors, shall be brick, stone, or stucco. No steel, aluminum, vinyl, or plastic siding shall be permitted.

III. General Provisions

LANDSCAPING AND SCREENING:

Prior to the sale of any lots, Developer shall install a uniform fence along the shared eastern boundary of Development Area C and the western boundary of the existing levee owned by the City of Bixby. No vehicular access shall be permitted from the residential lots to the levee.

Along the northern and eastern boundaries of Development Area A, where abutting residential lots, an 8-foot, masonry screening fence shall be installed on the zoning line between commercial and residential in compliance with the Bixby Zoning Code.

SIGNAGE:

An entry identification sign shall be permitted at each primary street entrance of the project (for a total of three (3) entry identification signs) with a maximum of 64 square feet of display signage surface per sign. Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

ACCESS AND CIRCULATION:

Development Area – A: To be determined at time of site plan approval.

Development Area – B: The subject tract shall be accessed from East 131st Street South along the south side of the property, and a secondary emergency vehicle access located in the northwesterly portion of Development Area B. Interior vehicular access shall be facilitated by private streets with a gated entry.

Development Area – C: The subject tract shall be accessed from East 131st Street South along the south side of the property and from South Mingo Road along the west side of the property. Interior vehicular access shall be facilitated by public streets from multiple primary entrance locations.

UTILITIES AND DRAINAGE:

Most utilities are available around the project boundary. An offsite sanitary sewer main extension will be required to serve the project. Storm water drainage will be collected by an underground storm sewer system, and detention / drainage channels will be addressed within designated reserve areas in accordance with the City of Bixby development regulations. Domestic and irrigation water service will be provided by the City of Bixby.

TOPOGRAPHY AND EXISTING SOILS:

The property consists of pastureland with elevations ranging from 608 to 594 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	90.0	87.0%
48	Radley silt loam, 0 to 1 percent slopes, frequently flooded	3.1	3.0%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	10.3	9.9%
Totals for Area of Interest		103.4	100.0%

SITE PLAN REVIEW:

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

PLATTING REQUIREMENT:

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and the Bixby City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Bixby shall be a beneficiary thereof.

IV. Anticipated Construction Schedule

The anticipated construction schedule for Greyhawk is scheduled to begin in the fall of 2025 and is expected to be complete and ready for lot sales in the spring of 2027.