

City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
September 22, 2025 at 5:00 PM

The agenda for the regularly scheduled meeting of the City Council Work Session of the City of Bixby was posted on the bulletin board at the Bixby Municipal Building, 111 N. Cabaniss Avenue, Bixby, OK 74008 on September 18, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the meeting to order at 5:05

Roll Call

Candyce Karpe, Assistant City Clerk called the roll, and the following were present:

Members Present

Mayor Brad Girard
Vice Mayor Bobby Schultz
Council Member Ken Hirshey
Council Member Mike David
Council Member Ryan Payne

Staff Present

Joey Wiedel, City Manager
JT Hammons, City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Todd Blish, Police Chief
Nick Flanary, Assistant Fire Chief
Bryan Toney, Public Information Office

Agenda

- 1) Presentation and discussion by Jake's Fireworks regarding a proposed amendment to Bixby City Code 5-5E-4: Fireworks.

Mayor Girard item 1 on the work session agenda is up for discussion.

Item was presented by Nick Flanary, Assistant Fire Chief.

Others who spoke Marcus Shearhart

Handout was presented to the Council of the Firework Ordinances from Oklahoma's largest cities and is attached to these minutes.

Nick Flanary, Assistant Fire Chief, presented, passed out a copy of Ordinance 5-5E-4 with regard to fireworks, along with Ordinance 4-4-3 noise levels and a list of firework ordinances in Oklahoma's largest cities. Marcus Shearhart, Jake's Fireworks regional manager, spoke about changing the firework ordinance so that Jake's could have a winter sale. The sale would be from December 26th until December 31st. 9 out of the 10 cities that Jake's has stores in allow them to have this 6-day winter sale. Councilor David brought up a concern about the noise on New Year's

Eve. Mayor Girard suggested more discussion before any decision could be made. City Manager Joey Weidel suggested that if the council is considering changing this ordinance to include a winter sale, then it should be done fairly quickly to allow other businesses that sell fireworks time to get prepared for a winter sale.

- 2) Presentation and discussion on the proposed Grey-Hawk Development located in Bixby, Oklahoma.

Mayor Girard item 2 on the work session agenda is up for discussion.
Item was presented by Gladys Gill, Assistant Planner.
Others who spoke Dave Cocolin (Developer).

A handout was presented to Council on the Major Amendment for the Greyhawk PUD and a copy of the preliminary PLAT which is attached to these minutes.

Gladys Gill, Assistant Planner, presented the proposed changes. A discussion followed regarding the differences between the new proposal and the original Planned Unit Development (PUD). Councilor David inquired about the status of the Housing Study. City Manager Joey Weidel stated that the Housing Study should be completed within a few weeks. Council members discussed the possibility of pausing approval of any new developments until the Housing Study is finalized. Dave Cocolin, the developer, presented his proposed changes to the council. The discussion then shifted to street development in the area, as well as other infrastructure concerns. A suggestion was made that the developer collaborate with the council to align future housing projects with the identified needs of Bixby, once the Housing Study is complete.

- 3) Adjournment

The adjournment was called at 5:59

Mayor

City Clerk



Fireworks ordinances in Oklahoma's largest cities

City	Fireworks Ordinance	Key Details
1. Oklahoma City	Prohibited	All fireworks, including sparklers and bottle rockets, are illegal within city limits. Violators may face confiscation, fines, or jail time.
2. Tulsa	Prohibited	All fireworks, including sparklers, are illegal within city limits. Licensed professionals with a permit are an exception.
3. Norman	Prohibited	All personal fireworks are banned. Residents can attend city-permitted commercial displays, such as the annual Fourth Fest.
4. Broken Arrow	Limited use allowed	Discharging fireworks is only permitted on July 3 and 4, from 3 p.m. to 11 p.m. No permit is required. Fireworks must be used on a noncombustible surface at least 25 feet from any structure.
5. Edmond	Prohibited	The possession, sale, and use of fireworks are illegal and can result in a citation.
6. Lawton	Prohibited	The use, possession, and sale of consumer fireworks are strictly prohibited within city limits, including on all city-owned properties.
7. Moore	Limited novelties allowed	Most fireworks are illegal without a permit, but some novelties like sparklers, snappers, party poppers, and glow worms are permitted.
8. Midwest City	<i>Specific details unavailable</i>	Check the Midwest City website for current ordinances.
9. Enid	<i>Specific details unavailable</i>	Check the City of Enid website for current ordinances.
10. Stillwater	<i>Specific details unavailable</i>	Check the City of Stillwater website for current ordinances.
11. Owasso	Limited novelties allowed	Most fireworks are banned, but stationary, noiseless fireworks like sparklers and fountains are permitted.
12. Muskogee	Limited use allowed	Fireworks can only be used on July 4, from 9 a.m. to 11 p.m..
13. Bixby	<i>Specific details unavailable</i>	Check the City of Bixby website for current ordinances.
14. Shawnee	Prohibited	The sale and use of all fireworks are prohibited.
15. Jenks	Permit required	Fireworks are only allowed on July 4, from noon to 11 p.m., with a required permit.
16. Ardmore	<i>Specific details unavailable</i>	Check the Ardmore municipal code for current ordinances.
17. Yukon	Prohibited	All fireworks are prohibited within city limits.

Prohibit

Prohibit

Prohibit

18. Ponca
City

Specific details
unavailable

Check the City of Ponca City website for current ordinances.

Prohibit

19.
Bartlesville

Specific details
unavailable

Check the City of Bartlesville website for current ordinances.

20.
Stillwater

See #10

See #10

Diversion
Prohibit

4-4-3: - USE DISTRICT NOISE LEVELS:

- A. Prohibited Sound Levels: It shall be unlawful and an offense for any person to operate or permit to be operated any stationary source of sound which creates either:
1. A sound level greater than fifteen (15) dBA above the ambient sound pressure level within any land use district, as measured using a sound level meter, during any measurement period; or
 2. A sound level greater than the decibel level listed in the following tables for any measurement period which exceeds the limits set forth for the following receiving land use districts, when measured at the boundary or at any point within the property affected by the noise, between the times of ten o'clock (10:00) p.m. and seven o'clock (7:00) a.m.:

Land Use Classification	
Residential	50 dBA
Commercial and office	65 dBA
Industrial	80 dBA

And between the times of seven o'clock (7:00) a.m. and ten o'clock (10:00) p.m.:

Land Use Classification	
Residential	65 dBA
Commercial and office	75 dBA
Industrial	85 dBA

- B. Land Use Classifications: Land use classifications referenced in subsection A of this section shall be same as established within title 11 of this code. Properties which are supplementally zoned within a planned unit development (PUD) and are permitted a residential, commercial, office or industrial use shall be included in and protected by the sound exceedance prohibitions established in subsection A of this section irrespective of the underlying general zoning district boundaries.

(Ord. 2203, 11-14-2016)

4-4-4: - EXEMPTIONS:

The prohibitions provided in this chapter shall not apply to the following:

- A. Any sound or noise emanating from any authorized emergency medical, law enforcement, or fire

protection vehicle.

- B. Any sound used for the purpose of any government alerting persons of an imminent or present danger, disaster or emergency.
- C. Parades, fireworks displays, public events or gatherings, including those held in a city park, for which a waiver has been granted or a permit has been issued by the city council or the city manager.
- D. Public school athletic or similar special events, including amplified announcements occurring on the premises.
- E. Bells, chimes, carillons used for religious purposes or in conjunction with religious services, or for national celebrations or public holidays. The city council expressly finds this exemption to be a reasonable accommodation to protected expressive activity.
- F. Any noise resulting from activities of a temporary duration which is permitted by law or for which a waiver has been granted or a permit has been issued by the city council or the city manager.

(Ord. 2203, 11-14-2016)

4-4-5: - PERMIT FOR RELIEF FROM RESTRICTIONS:

The city manager, or the manager's designated representative, is authorized to grant permission and issue a permit for relief from the noise prohibitions provided in this section, on the basis of an unnecessary hardship or temporary special circumstances. Any permit granted by the city manager or the manager's designated representative shall contain all conditions upon which the permit has been granted, including, but not limited to, the effective dates, time of day and location. The relief requested may be granted upon good and sufficient showing that:

- A. The activity, operation or noise source will be of temporary duration;
- B. Absent the relief requested, the applicant will suffer an unnecessary hardship; and
- C. The activity or temporary event will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(Ord. 2203, 11-14-2016)

Fireworks Permit Sales

Books	Group	Deposit	Sold	Returned
001-50	Office		25	25
51-100	Office		31	19
101-150	Big Red		50	0
151-200	Office		0	50
201-250	Office		0	50
251-300	DC Paid	\$1,000	30	20
301-350	TNT Paid	\$1,000	50	0
351-400	TNT Paid	\$1,000	50	0
401-450	Jake's Paid	\$ 1,000.00	44	6
451-500	Jake's Paid	\$ 1,000.00	50	0
501-550	Jake's Paid	\$ 1,000.00	47	3
551-600	Hance Paid	\$ 1,000.00	50	0
601-650	Hance Paid	\$ 1,000.00	50	0
651-700	Big Blast Paid	\$ 1,000.00	9	41
701-750	Gt Scott Paid	\$ 1,000.00	6	46
751-800	Pyro Paid	\$ 1,000.00	0	50
801-850	Pyro Paid	\$ 1,000.00	33	17
851-900	Office	\$ -	0	50
901-950	Office	\$ -	0	50
951-1000	Office	\$ -	0	50
Book Sales			525	\$10,500
Online Sales			152	\$3,040
Total Sales			677	\$13,540

Owed

N/A

N/A

N/A

N/A

\$400

\$0

\$0

\$120

\$0

\$60

\$0

\$0

\$820

\$920

\$1,000

\$340

N/A

N/A

N/A

5-5E-4: - FIREWORKS:

A.

Permit Required: It is unlawful to manufacture, sell, furnish, possess, display, or use any fireworks within the city unless the appropriate fireworks permit is obtained.

B.

Regulations:

1.

The use of class 1.4G fireworks by individuals shall be permitted only under permit as described in this subsection B and subsection C of this section.

2.

"Permissible fireworks" shall mean composition or device for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and which is defined as common or special fireworks by the United States Department of Transportation (DOT). Fireworks are further classified in this law as class 1.3G or class 1.4G. The term "fireworks" shall not include toy cap pistols and caps, blank cartridges, railroad flares and model rockets.

a.

"Class 1.4G fireworks" (DOT common fireworks) shall mean any devices suitable for use by the public that conform to requirements of the United States Consumer Products Safety Commission (CPSC) and are designed primarily to produce visible effects by combustion, and some small devices designed to produce an audible effect.

b.

"Class 1.3G display fireworks" (ODOT special fireworks) shall mean any devices suitable for use by the public that conform to requirements of the United States Consumer Products Safety Commission (CPSC) and are designed primarily to produce visible effects by combustion, and some small devices designed to produce an audible effect.

3.

Persons within the city limits may use or otherwise discharge permissible fireworks only from three o'clock (3:00) p.m. to eleven o'clock (11:00) p.m. on dates approved by the city manager, fire chief or his designee, provided the following conditions are met. The city manager and/or fire chief will post the approved dates each year at city hall.

a.

Such fireworks must be discharged on a noncombustible surface of sufficient size to contain the entire ground portion of the display and not closer than twenty-five feet (25') to any permanent structure.

b.

The adult person shall obtain a permit from the city or from a licensed fireworks vendor at a cost of twenty dollars (\$20.00), said permit identifying the adult in charge of this use by name and address, and also identifying the proposed location on or near the permit holder's property. Applications for said permits shall be made available during normal business hours from April 1 through July 3 of any given year and permits are valid only for the year of issuance.

c.

The adult permit holder in charge of the use must be physically present for any household member to use the fireworks and within one hundred feet (100') of the point of display, and have the permit posted in a place of prominence during the discharge of the fireworks for examination by any law enforcement officer. The permit holder is further responsible for the examination by any law enforcement officer. The permit holder is further responsible for the cleaning up of any debris caused by any person discharging fireworks under the permit holder.

d.

Private persons may not use or discharge fireworks within any city or county park, nor on any highway, turnpike or any street that has paving in excess of twenty-six feet (26') wide, such as an arterial street, or collector street.

4.

The possession or the sale of any fireworks to or by any individual under the age of twelve (12) years shall be unlawful within the city, unless under the immediate and direct supervision of a parent, guardian, or other responsible adult in possession of a current permit.

C.

License To Sell Or Display For Sale: The sale or display for sale of fireworks shall be unlawful within the city as set forth in subsection A of this section. A license for the sale or display for sale of fireworks shall be considered where the following conditions are met:

1.

The vendor at each location must obtain an annual license from the city at a cost of seven hundred fifty dollars (\$750.00) and must also provide a copy of the state sales tax permit.

2.

The property has direct access on an arterial street and adequate on site parking so that the operation of the stand can be conducted without interference with travel on the paved surface of the artery.

3.

Only class 1.4G fireworks, as defined by the United States Department of Transportation, are sold on the premises.

4.

The "season" for fireworks sales shall be limited to be only from June 15 until July 4 of each year.

5.

The vendor shall post and distribute a "Notice Of Bixby Fireworks Ordinance" to each purchase of fireworks, said notice to be provided by the city.

6.

Owner or vendor shall maintain liability insurance on each location.

7.

There have been no significant accidents reported to the city from previous operations at the stand at that location.

8.

Supervised public displays shall be permitted with a permit and compliance to requirements of the Bixby Fire Department and National Fire Protection Act (NFPA) 1123. The use of fireworks before a proximate audience (as defined by the NFPA) shall be permitted with a fireworks permit and compliance to NFPA 1126. Permits may be obtained from the city or a licensed fireworks vendor at a cost of one hundred dollars (\$100.00). The permit fee may be waived, upon written request by the city manager, fire chief or his designee. Permits must be available for inspection by the city at all times during the display, including the setup and tear down of the launch site and staging area.

D.

Emergency Suspension: In the event that the governor of the state of Oklahoma calls a red flag fire alert or burn ban for the area encompassing the city of Bixby and/or the city of Bixby fire department determines that the city of Bixby is in fire danger due to the weather conditions. The mayor or the fire chief of the city may declare an emergency and cause the use of fireworks to be terminated and declare them to be illegal during the emergency period.

E.

Fines For Violation:

1.

Any sale or use of fireworks in violation of this section shall be punished by a fine of three hundred fifty dollars (\$350.00) plus costs.

2.

Any use of fireworks between the hours of eleven o'clock (11:00) p.m. and seven o'clock (7:00) a.m. shall be punished, upon conviction, by a fine that is double the fine normally imposed for a violation of this section.

3.

Possession of any fireworks other than allowed by this section shall be punished by a fine of three hundred fifty dollars (\$350.00) plus costs.

4.

Failure to remove debris caused by any person discharging fireworks under the permit holder shall be punishable by a fine of three hundred fifty dollars (\$350.00) plus costs.

5.

Any fireworks used during a red flag fire alert, burn ban for the area encompassing the city of Bixby, or emergency period declared by the mayor or fire chief, as set forth in subsection D of this section, shall be punished by a fine of three hundred fifty dollars (\$350.00) plus costs.

(Ord. 996, 6-16-2008)

Greyhawk PUD – Major Amendment #1

Comparison: April 2025 Draft vs September 2025 Revised Draft

Section	April 2025 Draft	September 2025 Revised Draft	Key Change
Development Concept	139.2-acre “single-family residential neighborhood/commercial area”; amenities: pavilion areas, fountains/aerators, jogging trails.	139.2-acre “single-family residential neighborhood”; amenities: clubhouse, sports courts, playground, trails, green space.	Commercial language dropped; amenities shifted toward active recreation.
Development Area B – Min. Dwelling Size	1,200 sq ft	1,500 sq ft	Increased minimum by 300 sq ft.
Development Area B – Exterior	100% masonry on 1st story; no steel, aluminum, vinyl, plastic siding.	100% masonry on 1st story; no aluminum, vinyl, plastic siding.	Slightly simplified language, same restriction intent.
Development Area C – Min. Dwelling Size	1,800 sq ft	Tiered: none <1,800 sq ft; no more than 113 units <2,200 sq ft; at least 113 units ≥2,400 sq ft.	More restrictive, introduces tiered requirements.
Development Area C – Masonry Requirement	75% masonry on 1st story.	100% masonry on 1st story.	Stricter exterior standard.
Development Area C – Front Yard Setback	25 ft	20 ft	Setback reduced.
Fencing Requirement (east levee boundary)	Must be installed <i>prior to sale of any lots</i> .	Installed <i>coincident with home construction</i> on affected lots.	Timing deferred.
Utilities	“Most utilities are available; <i>offsite sanitary sewer main extension required.</i> ”	“Utilities available around boundary.” (No sewer extension note.)	Removes explicit sewer extension requirement.

Section	April 2025 Draft	September 2025 Revised Draft	Key Change
Amenities (General Provisions)	Not itemized beyond pool/clubhouse, pavilions, and fountains.	Itemized: clubhouse, sports courts, playground, trails.	Greater specificity; active uses emphasized.
Construction Schedule	Begin Fall 2025; complete Spring 2027.	Begin Spring 2026; phased buildout with the first homes scheduled for Summer 2027.	Start delayed; phased construction added.



Location Map

BXPUD-24.01 - MA#1

Greyhawk

A SUBDIVISION IN THE WEST HALF (W/2) OF SECTION SIX (6),
TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14), CITY OF
BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE
U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

PARADIGM LAND CORP.
212 WASHBATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (916) 624-8817
EMAIL: dev@paradigmtd.com
MR. DAVE COULIN

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74357
PHONE: (918) 624-0880
EMAIL: frizlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LN
OKTAW, OK 73050
PHONE: (405) 234-0880
EMAIL: shane@engineeredbydesign.com
C.A. # 7655 EXPIRES 6-30-2026

Subdivision Statistics

SUBDIVISION CONTAINS FOUR HUNDRED AND TWO (402)
LOTS IN TWENTY-SEVEN (27) BLOCKS AND TWELVE (12)
RESERVE AREAS
GROSS SUBDIVISION AREA: 6,061,423.74 SF OR 138.16 AC

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE
PLANE COORDINATE SYSTEM, (D501 OK 16), NORTH
AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE
OF THE SW/4 OF SECTION 6, T-17-N, R-14-E AS SOUTH
89°39'37" WEST.

Legend

BL - BUILDING SETBACK LINE
L.A. - LIMITS OF NO ACCESS
O.D. - OVERLAND DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT

Monumentation

ALL LOT CORNERS SHOWN HEREON WERE SET USING A
3/8" x 16" STEEL PIN WITH A GREEN PLASTIC CAP
STAMPED "FRITZ 04548".

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE
RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY
PANEL NO. 40143C0451M - SEPTEMBER 12, 2014, WHICH
INDICATES THE SUBJECT PROPERTY TO BE WITHIN ZONE
X-0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS
THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS
THAN ONE SQUARE MILE.

Notes

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.

Lot Area & Width at B/L Summary

BLOCK	LOT	WIDTH AT B/L	LOT AREA (SF)	BLOCK	LOT	WIDTH AT B/L	LOT AREA (SF)
1	1	120.00	1,200.00	9	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
2	1	120.00	1,200.00	10	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
3	1	120.00	1,200.00	11	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
4	1	120.00	1,200.00	12	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
5	1	120.00	1,200.00	13	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
6	1	120.00	1,200.00	14	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
7	1	120.00	1,200.00	15	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
8	1	120.00	1,200.00	16	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00
9	1	120.00	1,200.00	17	1	120.00	1,200.00
	2	120.00	1,200.00		2	120.00	1,200.00
	3	120.00	1,200.00		3	120.00	1,200.00
	4	120.00	1,200.00		4	120.00	1,200.00
	5	120.00	1,200.00		5	120.00	1,200.00
	6	120.00	1,200.00		6	120.00	1,200.00
	7	120.00	1,200.00		7	120.00	1,200.00
	8	120.00	1,200.00		8	120.00	1,200.00
	9	120.00	1,200.00		9	120.00	1,200.00

SEE SHEET 2
FOR BLOCKS 14-27



STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

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

DATED THE _____ DAY OF _____, 2025.
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

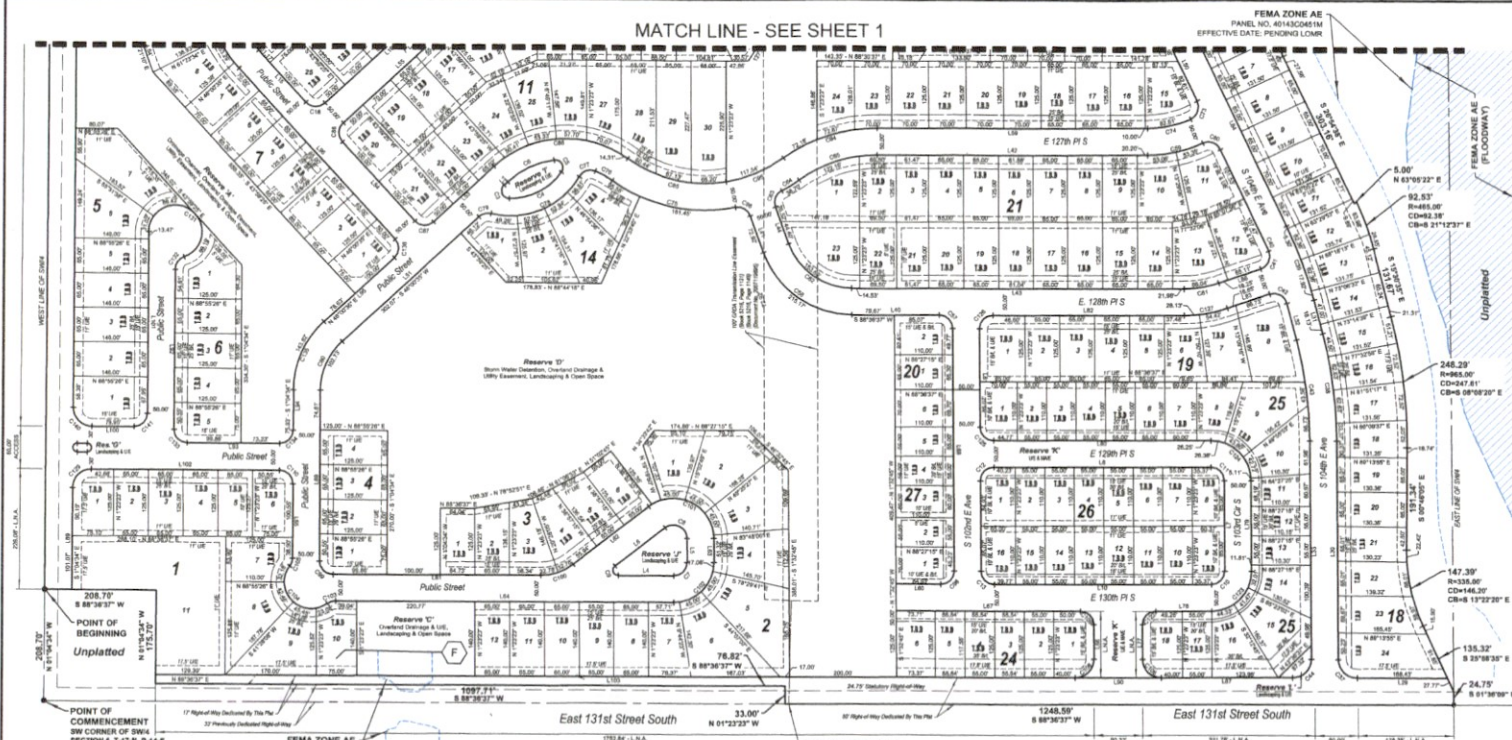
BXPUD-24.01 MA#1
Greyhawk
Sheet 1 of 2

DATE PREPARED: September 10, 2025

PRELIMINARY PLAT

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 1



Lot Area & Width at B/L Summary

BLOCK	LOT	WIDTH AT B/L	LOT AREA (SF)	BLOCK	LOT	WIDTH AT B/L	LOT AREA (SF)
14	1	10.00	1,000.00	22	1	10.00	1,000.00
15	2	10.00	1,000.00	22	2	10.00	1,000.00
16	3	10.00	1,000.00	22	3	10.00	1,000.00
17	4	10.00	1,000.00	22	4	10.00	1,000.00
18	5	10.00	1,000.00	22	5	10.00	1,000.00
19	6	10.00	1,000.00	22	6	10.00	1,000.00
20	7	10.00	1,000.00	22	7	10.00	1,000.00
21	8	10.00	1,000.00	22	8	10.00	1,000.00
22	9	10.00	1,000.00	22	9	10.00	1,000.00
23	10	10.00	1,000.00	22	10	10.00	1,000.00
24	11	10.00	1,000.00	22	11	10.00	1,000.00
25	12	10.00	1,000.00	22	12	10.00	1,000.00
26	13	10.00	1,000.00	22	13	10.00	1,000.00
27	14	10.00	1,000.00	22	14	10.00	1,000.00
28	15	10.00	1,000.00	22	15	10.00	1,000.00
29	16	10.00	1,000.00	22	16	10.00	1,000.00
30	17	10.00	1,000.00	22	17	10.00	1,000.00
31	18	10.00	1,000.00	22	18	10.00	1,000.00
32	19	10.00	1,000.00	22	19	10.00	1,000.00
33	20	10.00	1,000.00	22	20	10.00	1,000.00
34	21	10.00	1,000.00	22	21	10.00	1,000.00
35	22	10.00	1,000.00	22	22	10.00	1,000.00
36	23	10.00	1,000.00	22	23	10.00	1,000.00
37	24	10.00	1,000.00	22	24	10.00	1,000.00
38	25	10.00	1,000.00	22	25	10.00	1,000.00
39	26	10.00	1,000.00	22	26	10.00	1,000.00
40	27	10.00	1,000.00	22	27	10.00	1,000.00
41	28	10.00	1,000.00	22	28	10.00	1,000.00
42	29	10.00	1,000.00	22	29	10.00	1,000.00
43	30	10.00	1,000.00	22	30	10.00	1,000.00
44	31	10.00	1,000.00	22	31	10.00	1,000.00
45	32	10.00	1,000.00	22	32	10.00	1,000.00
46	33	10.00	1,000.00	22	33	10.00	1,000.00
47	34	10.00	1,000.00	22	34	10.00	1,000.00
48	35	10.00	1,000.00	22	35	10.00	1,000.00
49	36	10.00	1,000.00	22	36	10.00	1,000.00
50	37	10.00	1,000.00	22	37	10.00	1,000.00
51	38	10.00	1,000.00	22	38	10.00	1,000.00
52	39	10.00	1,000.00	22	39	10.00	1,000.00
53	40	10.00	1,000.00	22	40	10.00	1,000.00
54	41	10.00	1,000.00	22	41	10.00	1,000.00
55	42	10.00	1,000.00	22	42	10.00	1,000.00
56	43	10.00	1,000.00	22	43	10.00	1,000.00
57	44	10.00	1,000.00	22	44	10.00	1,000.00
58	45	10.00	1,000.00	22	45	10.00	1,000.00
59	46	10.00	1,000.00	22	46	10.00	1,000.00
60	47	10.00	1,000.00	22	47	10.00	1,000.00
61	48	10.00	1,000.00	22	48	10.00	1,000.00
62	49	10.00	1,000.00	22	49	10.00	1,000.00
63	50	10.00	1,000.00	22	50	10.00	1,000.00
64	51	10.00	1,000.00	22	51	10.00	1,000.00
65	52	10.00	1,000.00	22	52	10.00	1,000.00
66	53	10.00	1,000.00	22	53	10.00	1,000.00
67	54	10.00	1,000.00	22	54	10.00	1,000.00
68	55	10.00	1,000.00	22	55	10.00	1,000.00
69	56	10.00	1,000.00	22	56	10.00	1,000.00
70	57	10.00	1,000.00	22	57	10.00	1,000.00
71	58	10.00	1,000.00	22	58	10.00	1,000.00
72	59	10.00	1,000.00	22	59	10.00	1,000.00
73	60	10.00	1,000.00	22	60	10.00	1,000.00
74	61	10.00	1,000.00	22	61	10.00	1,000.00
75	62	10.00	1,000.00	22	62	10.00	1,000.00
76	63	10.00	1,000.00	22	63	10.00	1,000.00
77	64	10.00	1,000.00	22	64	10.00	1,000.00
78	65	10.00	1,000.00	22	65	10.00	1,000.00
79	66	10.00	1,000.00	22	66	10.00	1,000.00
80	67	10.00	1,000.00	22	67	10.00	1,000.00
81	68	10.00	1,000.00	22	68	10.00	1,000.00
82	69	10.00	1,000.00	22	69	10.00	1,000.00
83	70	10.00	1,000.00	22	70	10.00	1,000.00
84	71	10.00	1,000.00	22	71	10.00	1,000.00
85	72	10.00	1,000.00	22	72	10.00	1,000.00
86	73	10.00	1,000.00	22	73	10.00	1,000.00
87	74	10.00	1,000.00	22	74	10.00	1,000.00
88	75	10.00	1,000.00	22	75	10.00	1,000.00
89	76	10.00	1,000.00	22	76	10.00	1,000.00
90	77	10.00	1,000.00	22	77	10.00	1,000.00
91	78	10.00	1,000.00	22	78	10.00	1,000.00
92	79	10.00	1,000.00	22	79	10.00	1,000.00
93	80	10.00	1,000.00	22	80	10.00	1,000.00
94	81	10.00	1,000.00	22	81	10.00	1,000.00
95	82	10.00	1,000.00	22	82	10.00	1,000.00
96	83	10.00	1,000.00	22	83	10.00	1,000.00
97	84	10.00	1,000.00	22	84	10.00	1,000.00
98	85	10.00	1,000.00	22	85	10.00	1,000.00
99	86	10.00	1,000.00	22	86	10.00	1,000.00
100	87	10.00	1,000.00	22	87	10.00	1,000.00
101	88	10.00	1,000.00	22	88	10.00	1,000.00
102	89	10.00	1,000.00	22	89	10.00	1,000.00
103	90	10.00	1,000.00	22	90	10.00	1,000.00
104	91	10.00	1,000.00	22	91	10.00	1,000.00
105	92	10.00	1,000.00	22	92	10.00	1,000.00
106	93	10.00	1,000.00	22	93	10.00	1,000.00
107	94	10.00	1,000.00	22	94	10.00	1,000.00
108	95	10.00	1,000.00	22	95	10.00	1,000.00
109	96	10.00	1,000.00	22	96	10.00	1,000.00
110	97	10.00	1,000.00	22	97	10.00	1,000.00
111	98	10.00	1,000.00	22	98	10.00	1,000.00
112	99	10.00	1,000.00	22	99	10.00	1,000.00
113	100	10.00	1,000.00	22	100	10.00	1,000.00
114	101	10.00	1,000.00	22	101	10.00	1,000.00
115	102	10.00	1,000.00	22	102	10.00	1,000.00
116	103	10.00	1,000.00	22	103	10.00	1,000.00
117	104	10.00	1,000.00	22	104	10.00	1,000.00
118	105	10.00	1,000.00	22	105	10.00	1,000.00
119	106	10.00	1,000.00	22	106	10.00	1,000.00
120	107	10.00	1,000.00	22	107	10.00	1,000.00
121	108	10.00	1,000.00	22	108	10.00	1,000.00
122	109	10.00	1,000.00	22	109	10.00	1,000.00
123	110	10.00	1,000.00	22	110	10.00	1,000.00
124	111	10.00	1,000.00	22	111	10.00	1,000.00
125	112	10.00	1,000.00	22	112	10.00	1,000.00
126	113	10.00	1,000.00	22	113	10.00	1,000.00
127	114	10.00	1,000.00	22	114	10.00	1,000.00
128	115	10.00	1,000.00	22	115	10.00	1,000.00
129	116	10.00	1,000.00	22	116	10.00	1,000.00
130	117	10.00	1,000.00	22	117	10.00	1,000.00
131	118	10.00	1,000.00	22	118	10.00	1,000.00
132	119	10.00	1,000.00	22	119	10.00	1,000.00
133	120	10.00	1,000.00	22	120	10.00	1,000.00
134	121	10.00	1,000.00	22	121	10.00	1,000.00
135	122	10.00	1,000.00	22	122	10.00	1,000.00
136	123	10.00	1,000.00	22	123	10.00	1,000.00
137	124	10.00	1,000.00	22	124	10.00	1,000.00
138	125	10.00	1,000.00	22	125	10.00	1,000.00
139	126	10.00	1,000.00	22	126	10.00	1,000.00
140	127	10.00	1,000.00	22	127	10.00	1,000.00
141	128	10.00	1,000.00	22	128	10.00	1,000.00
142	129	10.00	1,000.00	22	129	10.00	1,000.00
143	130	10.00	1,000.00	22	130	10.00	1,000.00
144	131	10.00	1,000.00	22	131	10.00	1,000.00
145	132	10.00	1,000.00	22	132	10.00	1,000.00
146	133	10.00	1,000.00	22	133	10.00	1,000.00
147	134	10.00	1,000.00	22	134	10.00	1,000.00
148	135	10.00	1,000.00	22	135	10.00	1,000.00
149	136	10.00	1,000.00	22	136	10.00	1,000.00
150	137	10.00	1,000.00	22	137	10.00	1,000.00
151	138	10.00	1,000.00	22	138	10.00	1,000.00
152	139	10.00	1,000.00	22	139	10.00	1,000.00
153	140	10.00	1,000.00	22	140	10.00	1,000.00
154	141	10.00	1,000.00	22	141	10.00	1,000.00
155	142	10.00	1,000.00	22	142	10.00	1,000.00
156	143	10.00	1,000.00	22	143	10.00	1,000.00
157	144	10.00	1,000.00	22	144	10.00	1,000.00
158	145	10.00	1,000.00	22	145	10.00	1,000.00
159	146	10.00	1,000.00	22	146	10.00	1,000.00
160	147	10.00	1,000.00	22	147	10.00	1,000.00
161	148	10.00	1,000.00	22	148	10.00	1,000.00
162	149	10.00	1,000.00	22	149</		

NON-RESTRICTIVE COVENANT

WILHELM FRIEDRICH

[illegible][illegible][illegible][illegible][illegible]

EASEMENT REQUIREMENTS

THE EXTENT OF

[illegible][illegible]

THESE RESULTS ARE INTERESTING BECAUSE THEY INDICATE THAT THE IMPACT OF THE AGING DYNAMICS IS HIGHER FOR WOMEN THAN FOR MEN. THIS MAY BE EXPLAINED BY A DIFFERENCE IN THE BEHAVIOR OF THE TWO SEXES. IN THE CASE OF MEN, THE BEHAVIOR OF THE PROPERTY IS CHARACTERIZED MAINLY BY THE WEALTHINESS. IN THE CASE OF WOMEN, THE BEHAVIOR OF THE PROPERTY IS CHARACTERIZED MAINLY BY THE AGE. IN THE CASE OF MEN, THE BEHAVIOR OF THE PROPERTY IS CHARACTERIZED MAINLY BY THE WEALTHINESS. IN THE CASE OF WOMEN, THE BEHAVIOR OF THE PROPERTY IS CHARACTERIZED MAINLY BY THE AGE. IN THE CASE OF MEN, THE BEHAVIOR OF THE PROPERTY IS CHARACTERIZED MAINLY BY THE WEALTHINESS. IN THE CASE OF WOMEN, THE BEHAVIOR OF THE PROPERTY IS CHARACTERIZED MAINLY BY THE AGE.

[illegible][illegible][illegible]

IONS, DRAINAGE AND GRADING PLANS

PHILANTHROPIES ON

[illegible][illegible][illegible][illegible][illegible][illegible]

- [illegible]

[illegible]

ORTHIAK VILLAGE
HOMEOWNERS ASSOCIATION, INC.

PERIPHERAL TO THE SCALP BUT CONTINUOUS WITH THE SCALP FROM MEDIAL, POSTERIOR, AND BEHIND THE ORIGIN, COLUMNATION DIFFERS BELOW RECTALIS

APPROXIMATELY 160 ACRES
THE ABOVE DESCRIBED PROPERTIES OWNED BY THE OWNERS/DEVELOPER COMPRISE ALL THE LOTS AND RESERVE AREAS WITHIN THE GREYHAWK VILLAGE 1384 ACRES
COMMUNITY.

LAND, AND SHALL BE INCORPORATED INTO THE OWNERSHIP OF THE LOT AND BY THE HOMEOWNERS ASSOCIATIONS.

RESTRICTIONS, WHICH ARE FOR THE PURPOSE OF PROTECTING THE VALUE AND DETERMINABILITY OF THE SINGLE PAVILY LOTS WITH GEMSTONE, WILLAS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, SHALL BE BRONING ON ALL PERSONS HAVING ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTIES COMPRISING THE SUBDIVISION, THEIR SUCCESSORS, AND ASSIGNS AND SHALL RUN TO THE BENEFIT OF EACH OWNER OF A LOT IN THE SUBDIVISION AND TO THE ASSOCIATION. THESE COVENANTS

[illegible][illegible][illegible][illegible]

The above assessment was collected as requested by the AHA and the assessors, "with the intent of identifying the strengths and weaknesses of the assessment and making recommendations for improvement." Together with the report, the AHA and the assessors submitted the following comments to the LOI:

One of the strengths of the assessment is the recognition that the AHA does not exist in isolation, but is deeply connected to, and impacted by, its external stakeholders. The assessment also recognizes that the AHA is not a monolith, but is made up of many different groups and individuals. The assessment also recognizes that the AHA is not a static entity, but is constantly evolving and changing. The assessment also recognizes that the AHA is not a perfect entity, but is constantly improving and growing.

One of the weaknesses of the assessment is the lack of information about the AHA's internal structure and processes. The assessment also lacks information about the AHA's financial resources and its ability to sustain its operations. The assessment also lacks information about the AHA's relationships with its external stakeholders and its ability to influence policy and practice. The assessment also lacks information about the AHA's impact on the community and its ability to achieve its mission.

Recommendations for improvement include: (1) conducting a more thorough internal assessment of the AHA's structure and processes; (2) conducting a more thorough external assessment of the AHA's relationships and impact; (3) developing a more comprehensive financial plan; (4) developing a more comprehensive strategic plan; and (5) developing a more comprehensive communication plan.

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

1. **INTRODUCTION** As with any other material, wood has distinctive and measurable properties. These properties are the result of the physical and chemical structure of the wood. The physical structure of wood is determined by the arrangement of the wood cells and the arrangement of the wood fibers. The chemical structure of wood is determined by the chemical composition of the wood. The physical and chemical structure of wood are determined by the growth conditions of the wood. The physical and chemical structure of wood are determined by the growth conditions of the wood.

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

DATE PREPARED: September 10, 2025