

Bixby Technical Advisory Committee Meeting Agenda



Bixby Municipal Building
Conference Room
113 W Dawes Avenue, Bixby, Oklahoma



Wednesday, December 3, 2025 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Jody Chester - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Brett Ashlock - A.T.&T.
Kevin Bender - A.T.&T.
Kevin Wingard - SDT
Richard Gann - B.T.C. Broadband
Tony Gonzalez - B.T.C. Broadband
Susan Bevard - B.T.C. Broadband
Chad Jones - B.T.C. Broadband
Scott Lowry – B.T.C. Broadband
Woody Lowry - B.T.C. Broadband
Rob Miller -Bixby Public Schools
Lydia Wilson - Bixby Public Schools
Bea Aamodt - Bixby Public Works Director
Jim Harges, Construction Manager
Joey Wiedel – City Manager
Gwen Plante – Project Manager
Joe Sherrell - Bixby Fire Chief
Nicholas Flanary - Bixby Fire Marshal
Ryan King – Assistant Fire Marshal
Gladys Gill – City Planner I
Justin Rich - Cox
Loyda Mercado - Cox
Kadi Calfy – Cox
Matt Foreman – Cox

Christopher Long - Cox R.O.W. Agent
Marty Lademan - Creek County R.W.D. #2
Cynthia Hubbell - Creek County R.W.D. #2
Katherine Russell - East Central Electric
Ron Wolfe - East Central Electric (E.C.E.)
Caleb Brennecke – East Central Electric
Michael Beardsley – East Central Electric
Jeremy Hendrickson – ecoLINK
Rick McElhannon – ecoLINK
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Quan Tran – O.G. & E.
Brandon Rainbolt - O.N.G.
Chandler Eidson - O.N.G.
Patrick Stone – O.N.G.
Bryant Cox – O.N.G.
Kris Mendoza – O.N.G.
Jeff Briggs – O.N.G.
Kym Cude – O.N.G.
Shannon Clemente –O.N.G.
Chance Marshall - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

Call to Order

Introductions

Approval of Minutes

1. Review and approve the minutes for the TAC meeting held on November 5, 2025.

Items to be Discussed and Reviewed

1. Discussion and review of the Final Plat (BXPT-25.09 FP) for a commercial development known as 126 Medical Park, encompassing approximately 4.51 acres, with 3 lots divided into 1 block.

2. Discussion and review of the Preliminary Plat (BXPT-25.12) for a mixed-use development known as Reserve at 151, encompassing approximately 1.799 acres, with 3 lots divided into 3 blocks.
3. Discussion and review of the Final Plat (BXPT-25.12 FP) for a mixed-use development known as Reserve at 151, encompassing approximately 1.799 acres, with 3 lots divided into 3 blocks.
4. Discussion and review of a Site Plan for a proposed cooler and carport addition at the Bixby–South Tulsa Funeral Service, located at 13307 S. Memorial Drive, Bixby, Oklahoma 74008.

Adjournment

This Notice and Agenda were posted on the bulletin board on or before 10:00 a.m., December 2, 2025, at the Bixby Municipal Building located at 111 N Cabaniss Ave, Bixby, Oklahoma.

Respectfully submitted,



Gladys Gill
Assistant Planner I

Persons who require a special accommodation to participate in this meeting should contact Shannon Duran, City Clerk, 111 North Cabaniss Ave Bixby, Oklahoma, 918-366-4430, or email SDuran@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) may contact Oklahoma Relay at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

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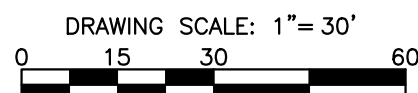
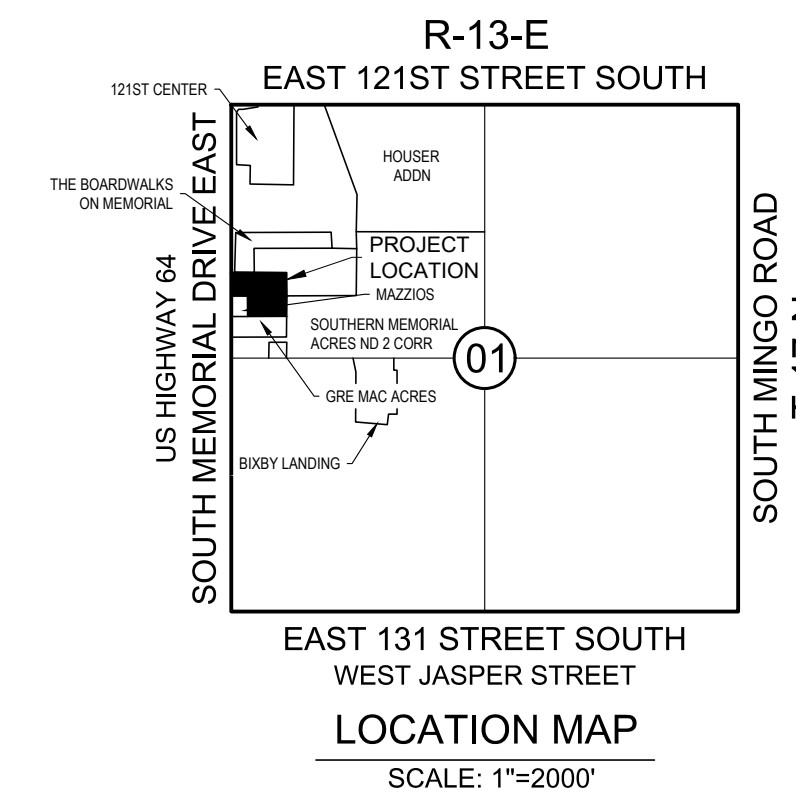
FINAL PLAT

126 Medical Park

OWNER/DEVELOPER
 BIXBY ASSET, LLC
 6030 S. RICE AVENUE STE. C
 HOUSTON, TX 77081
 PHONE: 713-660-0557
 EMAIL: INFO@NUTEXHEALTH.COM

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION ONE (1), 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.



LEGEND

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
BK.....	BOOK
PG.....	PAGE

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 3 (THREE) LOTS IN 1 (ONE) BLOCK CONTAINING 4.51 ACRES.

SUBDIVISION DATA

BENCHMARK
 CHISELED 'X' SET IN CONCRETE CURB
 ELEV= 610.47 (NAVD 1988)

BASIS OF BEARINGS
 OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 NORTH, WITH THE NORTH LINE OF SW/4 SW/4 NW/4 SECTION 1 BEING N 89°01'19" E.

MONUMENTATION
 A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF COMPOUND CURVE, POINTS OF TANGENT, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0432M" DATED SEPTEMBER 12, 2024 AS WELL AS OUT OF THE CITY OF TULSA REGULATORY FLOODPLAIN.

FINAL PLAT ENDORSEMENT OF APPROVAL

Council of the City of Bixby, Oklahoma

Approval Date: _____

MAYOR

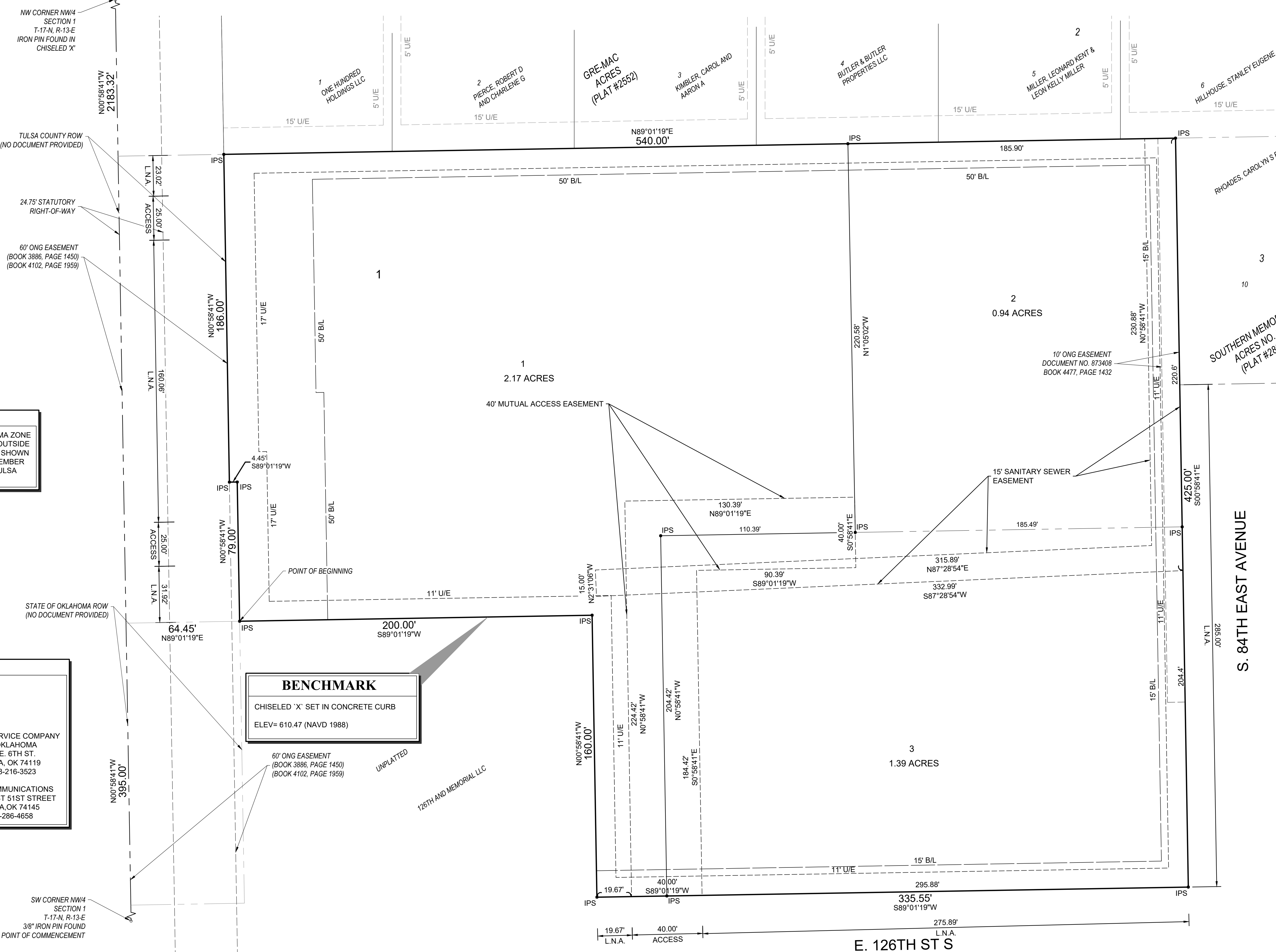
CITY MANAGER

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

CONTACTS

MUNICIPAL AUTHORITY	
CITY OF BIXBY 111 N. CABANISS AVE. BIXBY, OK 74008	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T 1403 S. LEWIS TULSA, OK 74104 918-712-1803	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658

BENCHMARK
 CHISELED 'X' SET IN CONCRETE CURB
 ELEV= 610.47 (NAVD 1988)



PLOT DATE: Thu, 04 Nov 2026 FILE # 1710301 AREA: 4.51 ACRES SURVEYED BY: BERRY HOSPITAL, DUSE

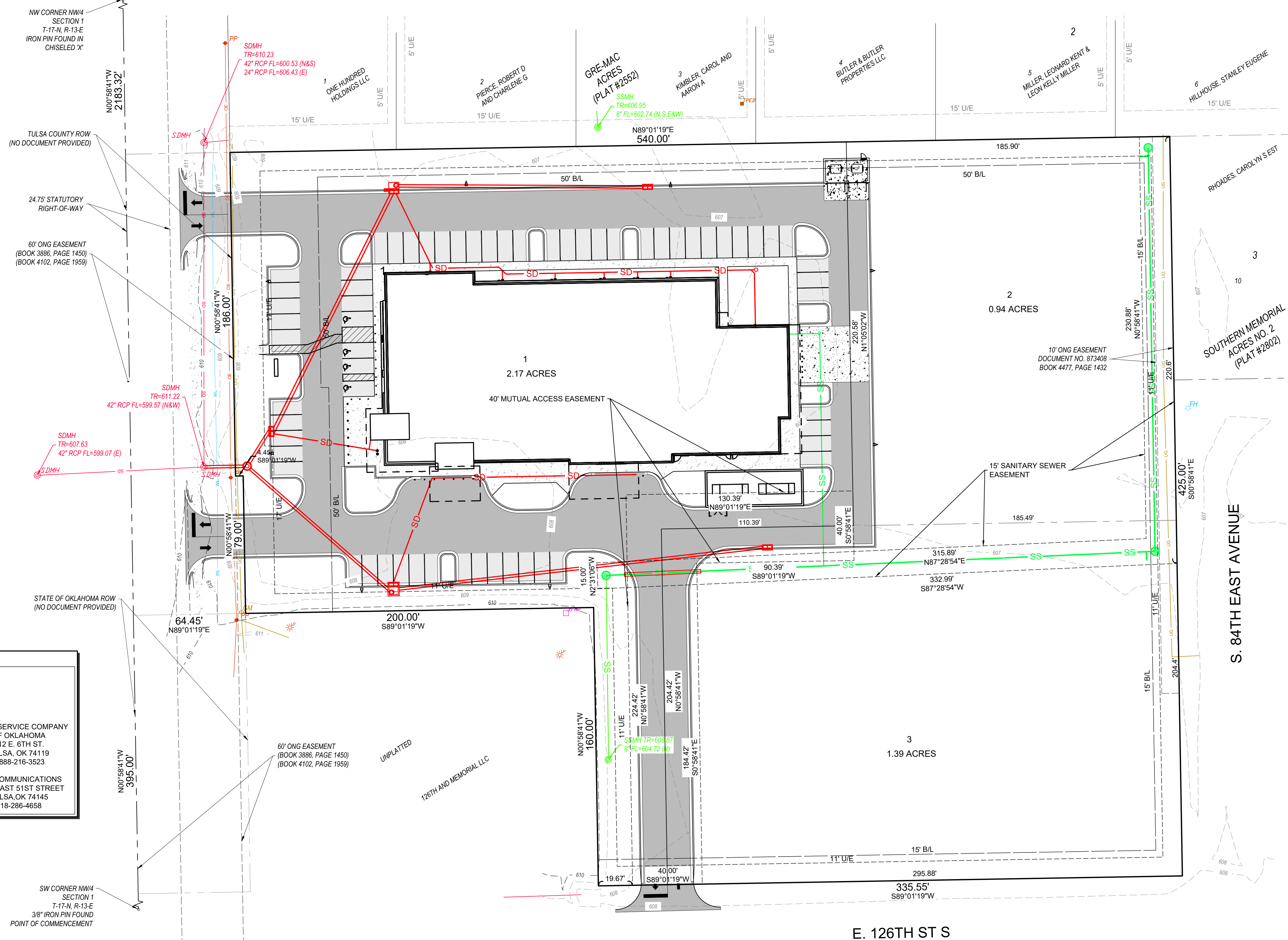
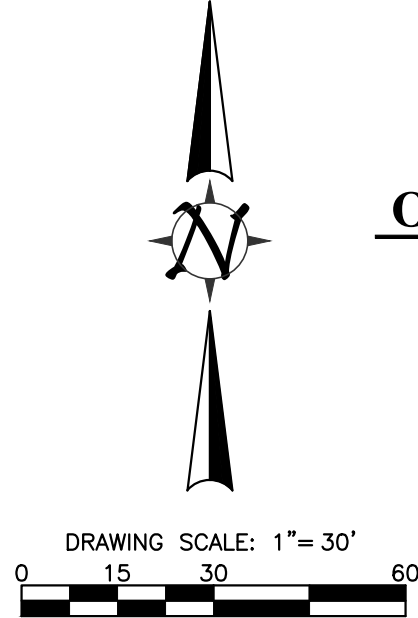
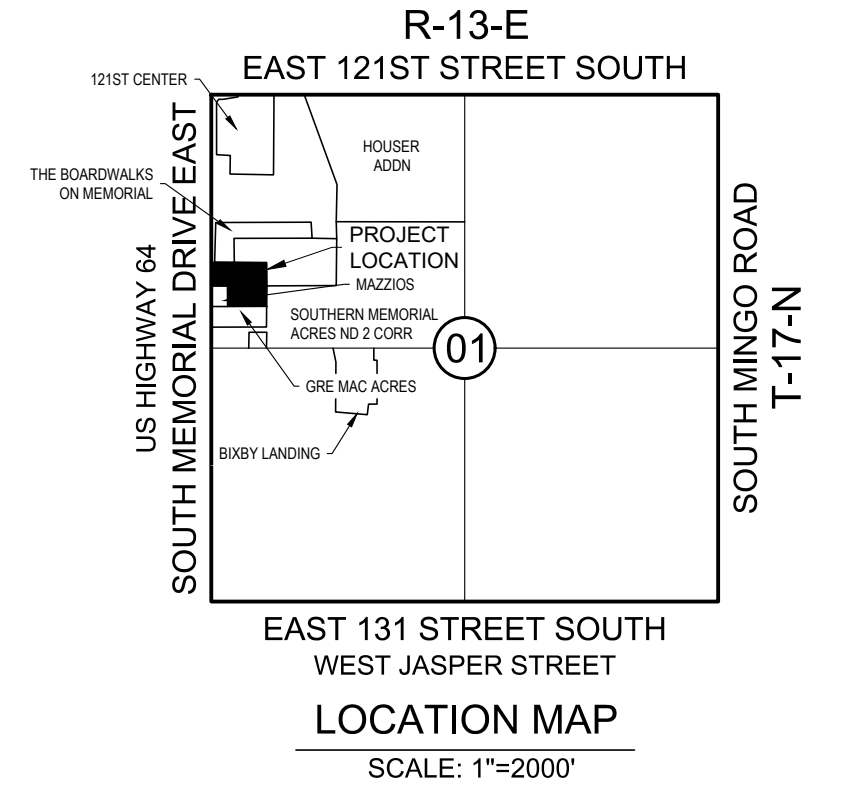
CONCEPTUAL UTILITY

126 Medical Park

OWNER/DEVELOPER
 BIXBY ASSET, LLC
 6030 S. RICE AVENUE STE. C
 HOUSTON, TX 77081
 PHONE: 713-660-0557
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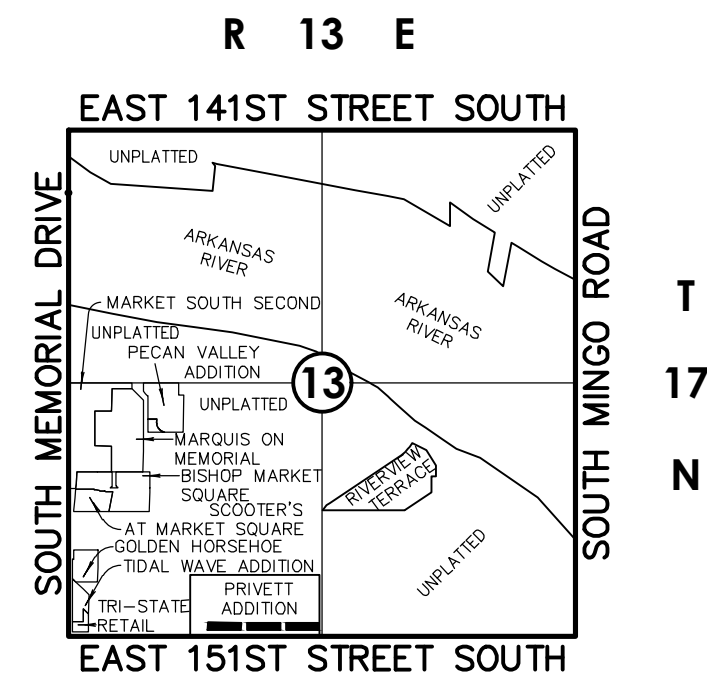


LEGEND	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING STORM SEWER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED STORM SEWER LINE
	EXISTING SANITARY SEWER LINE

CONTACTS	
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PLOT DATE: Tue, 04 Nov 2025, FILE: P:\171030\NEW\HEALTHCARE\BIBBY\126 MEDICAL PARK\126 MEDICAL PARK.dwg

E. 126TH ST S



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
THREE (3) LOTS
IN THREE (3) BLOCKS
GROSS SUBDIVISION AREA: 1.799 ACRES

OWNER/DEVELOPER:
The Reserve at 151 PL
CONTACT: SEAN DAVIS
EMAIL: SEAN@VERTEXDEVELOPS.COM
14601 E. 88th Pl. N., Ste. 305
Owasso, Oklahoma 74055
Phone: (918) 527-8773

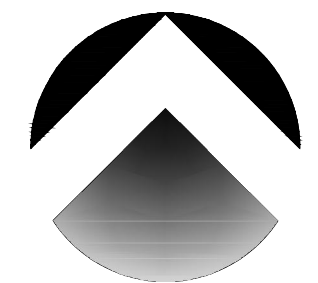
Preliminary/Conditional Final Plat

BXPUD-21.15

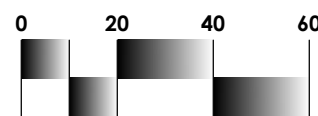
Reserve at 151

A REPLAT OF PARTS OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129) A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

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



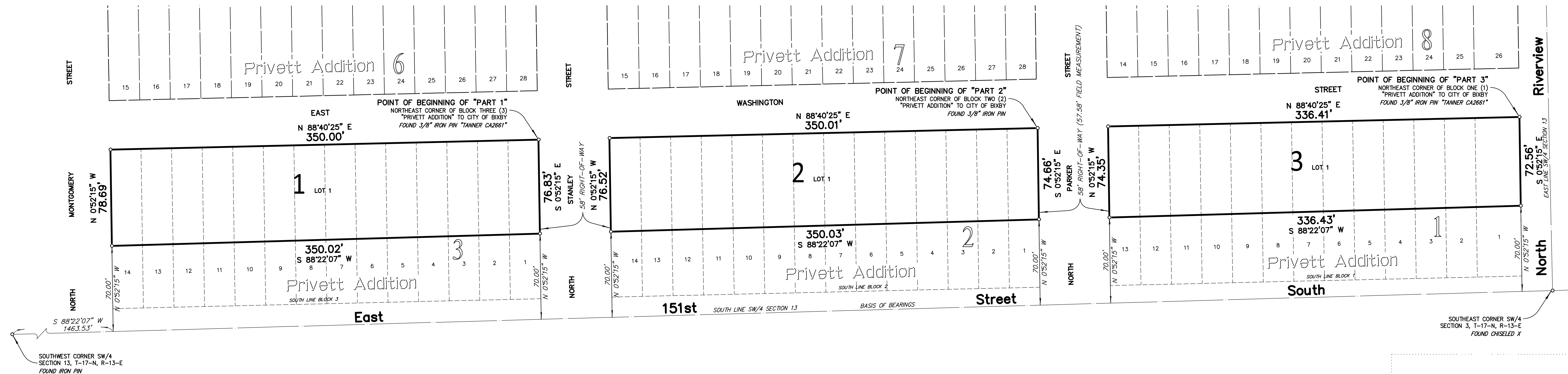
NORTH



Scale: 1"= 40'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FM	FIELD MEASURE
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT



- 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 CHISELED X AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 - (B) FOUND IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°27'07" WEST.
 - 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 151ST STREET SOUTH, EAST WASHINGTON STREET, NORTH MONTGOMERY STREET, NORTH STANLEY STREET, NORTH PARKER STREET, AND NORTH RIVERVIEW ROAD (ALSO KNOWN AS NORTH RIVERVIEW DRIVE), ALL BEING PUBLIC STREETS.
 - ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED IN THE CITY OF BIXBY.

DATE OF PREPARATION: November 4, 2025

FINAL PLAT CERTIFICATE OF APPROVAL

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

on _____
MAYOR-VICE MAYOR

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

CITY MANAGER-CITY CLERK

Preliminary/Conditional Final Plat

BXPUD-21.15

Reserve at 151

A REPLAT OF PARTS OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129) 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 _____, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" OR "DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND IN THREE (3) PARTS THAT IS A PART OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 1, FOR A DISTANCE OF 72.56 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 336.43 FEET TO A POINT ON THE WEST LINE OF BLOCK 1; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 74.35 FEET TO THE NORTHWEST CORNER OF BLOCK 1; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 1, FOR A DISTANCE OF 336.41 FEET TO THE POINT OF BEGINNING OF PART 1;

SAID PART CONTAINING 24,710 SQUARE FEET OR 0.567 ACRES;

PART 2 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 2, FOR A DISTANCE OF 74.66 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 350.03 FEET TO A POINT ON THE WEST LINE OF BLOCK 2; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 76.52 FEET TO THE NORTHWEST CORNER OF BLOCK 2; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 2, FOR A DISTANCE OF 350.01 FEET TO THE POINT OF BEGINNING OF PART 2;

SAID PART CONTAINING 26,457 SQUARE FEET OR 0.607 ACRES.

PART 3 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 3, FOR A DISTANCE OF 76.83 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 350.02 FEET TO A POINT ON THE WEST LINE OF BLOCK 3; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 78.69 FEET TO THE NORTHWEST CORNER OF BLOCK 3; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 3, FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF PART 3;

SAID PART CONTAINING 27,216 SQUARE FEET OR 0.625 ACRES;

TOGETHER, ALL 3 PARTS CONTAIN 78,383 SQUARE FEET OR 1.799 ACRES.

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

- (A) CHISELED X FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
(B) IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°22'07" WEST.

DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, AND SUBDIVIDED INTO THREE (3) LOTS IN THREE (3) BLOCKS AND HAS DESIGNATED THE SAME AS "RESERVE AT 151", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-25.15 ("RESERVE AT 151") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-25.15 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON JANUARY 18, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 24, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2385) APPROVED JANUARY 24, 2022 WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE, 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 OWNER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, 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-25.15, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-25.15 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 DECEMBER 7, 2021 (DATE OF PUD APPLICATION).

B. DEVELOPMENT STANDARDS

Table with 3 columns: Category, Value 1, Value 2. Rows: GROSS LAND AREA (178,604 SF, 4.100 AC), NET LAND AREA (78,383 SF, 1.799 AC)

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE RM-3 AND CS DISTRICTS (EXCEPT AS SPECIFIED BELOW); DRY CLEANING/LAUNDRY WITHIN USE UNIT 15; AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. VERTICALLY-MIXED USE BUILDINGS ARE SPECIFICALLY PERMITTED. EXCLUDED USES: ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6), MEGA EVENTS, RESIDENTIAL TREATMENT CENTERS, AND TRANSITIONAL LIVING CENTERS WITHIN USE UNIT 5, AND MEDICAL MARIJUANA DISPENSARIES WITHIN USE UNIT 13.

Table with 2 columns: Category, Value. Rows: MAXIMUM FLOOR AREA RATIO (N/A), MAXIMUM NONRESIDENTIAL BUILDING FLOOR AREA (9,266 SF), MAXIMUM NUMBER OF DWELLING UNITS (88), MINIMUM LOT WIDTH (20 FT), MINIMUM LOT SIZE (1,450 SF), MINIMUM LAND AREA PER DWELLING UNIT (2,015 SF *), MAXIMUM BUILDING HEIGHT (3 STORIES AND 48 FT **)

OFF-STREET PARKING: MINIMUM ONE (1) ENCLOSED OR UNENCLOSED OFF-STREET PARKING SPACE REQUIRED PER DWELLING UNIT AND 1 PER 300 SF NONRESIDENTIAL BUILDING FLOOR AREA (ANY OCCUPANCY). NO MAXIMUM PARKING LIMITATION.

MINIMUM LIVABILITY SPACE: N/A ***

Table with 2 columns: Category, Value. Rows: MINIMUM YARD SETBACKS: FRONT YARD (0 FT), REAR YARD (0 FT), SIDE YARD (INTERIOR) (0 FT), SIDE YARD ABUTTING A STREET (0 FT)

OTHER DEVELOPMENT STANDARDS AND BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE CH DISTRICT

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-7I-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

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

*** LIVABILITY SPACE IS SATISFIED BY THE LARGE STREET LAWN ALONG 151ST ST. S., THE "POCKET PARK" TO BE CONSTRUCTED IN N. PARKER ST., PATIOS, BALCONIES, AND ADDITIONAL LANDSCAPED OPEN SPACE WITHIN AND ADJOINING THE SITE.

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

C. ACCESS AND CIRCULATION

THE SITE HAS FRONTAGE ALONG EAST 151ST STREET SOUTH BUT IS DESIGNED TO HAVE PRIMARY ACCESS FROM THE REAR VIA EAST WASHINGTON STREET. AS A PART OF THE APPROVED PROPOSAL AND AGREEMENT, THE DEVELOPER WILL DESIGN AND BUILD PAVING, STORM SEWER, AND DRAINAGE IMPROVEMENTS TO EAST WASHINGTON STREET. TO FACILITATE COMMERCIAL VIABILITY FOR THE BUSINESSES TO BE LOCATED IN THE BUILDING ENDCAPS, ACCESS FROM EAST 151ST STREET SOUTH WILL BE AFFORDED VIA NORTH MONTGOMERY STREET, NORTH STANLEY STREET, AND NORTH PARKER STREET, ALL OF WHICH WILL REMAIN OPEN. PARKING WILL BE CONSTRUCTED WITHIN THE RIGHTS-OF-WAYS OF THESE STREETS SIMILAR TO STOREFRONT PARKING IN DOWNTOWN BIXBY, AND PARTIALLY WITHIN THE EAST WASHINGTON STREET RIGHT-OF-WAY. NO PARKING IS PLANNED ALONG NORTH RIVERVIEW ROAD. BY THIS PUD, REQUIRED OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE RIGHTS-OF-WAY AS SHOWN ON EXHIBIT B, AND PARKING LOT SETBACKS AND LANDSCAPED STRIPS ARE THUS NOT APPLICABLE. IT IS ANTICIPATED THAT STREET IMPROVEMENTS WILL BE NECESSARY WHILE CONSTRUCTING PARKING ALONG THE INTERNAL STREETS.

NEW SIDEWALKS ARE PLANNED ALONG NORTH MONTGOMERY STREET, NORTH STANLEY STREET, NORTH PARKER STREET, AND NORTH RIVERVIEW ROAD, AS SHOWN ON EXHIBIT B. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER.

D. SIGNS

SIGNAGE SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE.

E. PLATTING AND SITE PLAN REQUIREMENTS

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

SITE DEVELOPMENT, INCLUDING LAYOUT, PARKING, AND BUILDING FAÇADES, SHALL SUBSTANTIALLY CONFORM TO THE SITE PLAN AND BUILDING ELEVATIONS INCLUDED WITHIN THE APPROVED PROPOSAL, OR ANY DESIGN MODIFICATIONS AS MAY BE PERMITTED BY THE CITY OF BIXBY.

BALCONIES, BUILDING-MOUNTED LIGHTING, EAVES, SIGNAGE, AND OTHER ARCHITECTURAL PROJECTIONS SHALL BE PERMITTED TO OVERHANG THE RIGHTS-OF-WAY, AND PATIOS AND SIMILAR ARCHITECTURAL PROJECTS, LIGHTING, LANDSCAPING, IRRIGATION, AND SIMILAR IMPROVEMENTS SHALL BE PERMITTED TO ENCR OACH THE RIGHTS-OF-WAY, SUBJECT TO A LICENSE AGREEMENT IF AND AS MAY BE REQUIRED BY THE CITY OF BIXBY. DUE TO THE URBAN AESTHETIC DESIRED, TREES, SHRUBS, AND/OR GROUNDCOVER PLANTINGS SHALL BE PERMITTED WITHIN PLANTERS AND POTS, ONSITE AND WITHIN ADJACENT RIGHTS-OF-WAY, IN LIEU OF LANDSCAPING TREES AND LANDSCAPED STRIPS AS OTHERWISE REQUIRED BY THE ZONING CODE.

F. CITY DEPARTMENT REQUIREMENTS

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

3. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-25.15 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-25.15 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____, 2026.

THE RESERVE AT 151 LP, AN OKLAHOMA LIMITED PARTNERSHIP

BY: 18 NORTH, LLC, A NEW YORK LIMITED LIABILITY COMPANY

BY: BEN FRIEDLAND, ITS MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

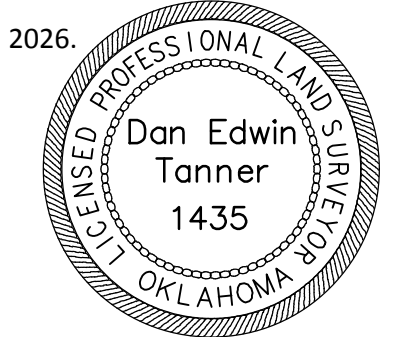
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 2026, PERSONALLY APPEARED BEN FRIEDLAND, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEED OF DEDICATION AND RESTRICTIVE COVENANTS AS MANAGER OF 18 NORTH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF THE RESERVE AT 151 LP, AN OKLAHOMA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY AND SAID PARTNERSHIP 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 "RESERVE AT 151", 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.

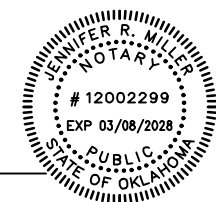
WITNESS MY HAND AND SEAL THIS DAY OF _____, 2026.



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

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF _____, 2026, 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

LEGEND

- AC = AIR CONDITIONER
AD = AREA INLET
ASP = AUTO SPRINKLER
BC = BOTTOM OF CURB
B/L = BUILDING LINE
BM = BENCHMARK
BWF = BARBED WIRE FENCE
CATV = CABLE TV PEDESTAL
CL = CENTERLINE
CLB = CLIMB BARRIER
CLF = CHAIN LINK FENCE
CMU = CONCRETE MASONRY UNIT
CO = CLEAN OUT
CPS = COX POWER SUPPLY
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
DGD = DOUBLE GRATE DROP INLET
DIP = DUCTILE IRON PIPE
ELB = ELECTRIC JUNCTION BOX
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
EPED = ELECTRIC PEDESTAL
ET = ELECTRIC TRANSFORMER
FF = FINISH FLOOR
FG = FINISH GRADE
FH = FIRE HYDRANT
FOM = FIBER OPTIC MARKER
FOV = FIBER OPTIC VAULT
FP = FLAG POLE
FL = FLOWLINE
GLM = GAS LINE MARKER
GM = GAS METER
GR = GAS REGULATOR
GV = GAS VALVE
GL = GROUND LIGHT
GP = GUARD POST
GUY = GUY ANCHOR
HDWL = HEADWALL
HPP = HIGH POWER POLE
HPS = HANDICAP PARKING SIGN
HWF = HOG WIRE FENCE
ICV = IRRIGATION CONTROL VALVE
I.P. = IRON PIN
(L) = PER LEGAL DESCRIPTION
LP = LIGHT POLE
(M) = MEASURED DATA
MA/E = MUTUAL ACCESS EASEMENT
MB = MAILBOX
MRK = UTILITY MARKER
MW = MONITORING WELL
(P) = PER PLAT
P/E = PIPELINE EASEMENT
PLF = PLASTIC FENCE
PLM = PIPELINE MARKER
PM = PARKING METER
PP = POWER POLE
PPD = POWER POLE W/ DROP SERVICE
PPDT = POWER POLE W/ DROP & TRANSFORMER
PPDL = POWER POLE W/ DROP, LIGHT & TRANSFORMER
PPLT = POWER POLE W/ LIGHT & TRANSFORMER
PPM = POWER POLE W/ ELECTRIC METER
PPNS = POWER POLE / NO SERVICE
PPT = POWER POLE W/ TRANSFORMER
RCB = REINFORCED CONCRETE BOX
RCP = REINFORCED CONCRETE PIPE
RD = ROOF DRAIN
ROW = RIGHT-OF-WAY
SSLH = SANITARY SEWER LAMP HOLE
SSMH = SANITARY SEWER MANHOLE
SB = SETBACK
SGDI = SINGLE GRATE DROP INLET
SH = SPRINKLER HEAD
SP = SIGN POST
STMH = STORM SEWER MANHOLE
STJB = STORM SEWER JUNCTION BOX
TM = TELEPHONE MANHOLE
TPED = TELEPHONE PEDESTAL
TC = TOP OF CURB
TD = TOP OF DECK
TG = TOP OF GRATE
TH = THRESHOLD
TP = TOP OF PAVEMENT
TR = TOP OF RIM
TS = TRAFFIC SIGN
TSLP = TRAFFIC SIGNAL LIGHT POLE
TSPB = TRAFFIC SIGNAL PULL BOX
TSMH = TRAFFIC SIGNAL MANHOLE
TVLT = TELEPHONE VAULT
TW = TOP OF WALL
UE = UTILITY EASEMENT
UM = UTILITY MARKER
VP = VENT PIPE
WF = WATER FAUCET
WM = WATER METER
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WDF = WOOD FENCE
YL = YARD LIGHT
(Z) = ZONING
--C- = CENTERLINE
--X- = FENCE LINE
--OC- = OVERHEAD COMMUNICATION
--OE- = OVERHEAD ELECTRIC
--SS- = SANITARY SEWER
--ST- = STORM SEWER
--TOP TOE- = TOP/TOE OF GROUND SLOPE
--UC- = UNDERGROUND COMMUNICATION
--UE- = UNDERGROUND ELECTRIC
--UG- = UNDERGROUND GAS
--UT- = UNDERGROUND TELEPHONE
--WL- = WATERLINE
O = DECIDUOUS TREE
G = EVERGREEN TREE

LEGAL DESCRIPTION - GWD - DOC. #2017096336

TRACT 1
A TRACT OF LAND SITUATED IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 66 FEET S 0°17'37" W AND 60 FEET EAST OF THE NORTHWEST CORNER OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE SOUTHWESTERLY AND PARALLEL TO THE WEST LINE OF THE NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 130 FEET; THENCE EAST A DISTANCE OF 200 FEET; THENCE NORTH 130 FEET; THENCE WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

TRACT 2
A TRACT OF LAND SITUATED IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 196 FEET SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 AND 260 FEET EAST AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE S 0°17'37" W AND PARALLEL TO THE WEST LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 146 FEET; THENCE S 89°59'01" W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 165.76 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY #64; THENCE N 04°05'01" W AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 146.50 FEET; THENCE N 89°59'01" E A DISTANCE OF 177.80 FEET TO THE POINT OF BEGINNING.

TRACT 3
A TRACT OF LAND IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE S 196 FEET; THENCE N 89°59'01" E AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'01" W A DISTANCE OF 20 FEET; THENCE S 0°17'37" W A DISTANCE OF 146 FEET; THENCE N 89°59'01" E A DISTANCE OF 20 FEET; THENCE N 0°17'37" E A DISTANCE OF 146 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - GWD - DOC. #2017096337

A TRACT OF LAND IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 66 FEET SOUTH AND 260 FEET EAST OF THE NORTHWEST CORNER OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE S 89°59'22" E AND PARALLEL TO THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 20 FEET; THENCE S 0°11'26" W AND PARALLEL TO THE WEST LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 130 FEET; THENCE N 89°59'22" W A DISTANCE OF 20 FEET; THENCE N 0°11'26" W A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED IN EASEMENT REPORT (EFFECTIVE DATE: SEPTEMBER 9th, 2025 AT 7:00 AM) BY SMITH BROTHERS ABSTRACT & TITLE CO., LLC AFFECT THE SURVEYED PROPERTY AS NOTED:

- 1. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN BOOK 4704, PAGE 1059. 5' WIDE UNDERGROUND RIGHT-OF-WAY EASEMENT AFFECTS THE NORTHEASTERLY PORTION OF THE SURVEYED PROPERTY AS SHOWN HEREON.
2. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN BOOK 4753, PAGE 1646. DOES NOT AFFECT; LIES NORTHEAST OF THE SURVEYED PROPERTY AS SHOWN HEREON.
3. RIGHT-OF-WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 5043, PAGE 470. 7.5' WIDE RIGHT-OF-WAY AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
4. ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., RECORDED AS DOCUMENT NO. 2014010512. 7.5' WIDE RIGHT-OF-WAY AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
5. PRIVATE SEWER EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 2021046559. DOES NOT AFFECT; LIES CONTIGUOUS WITH THE EAST LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.

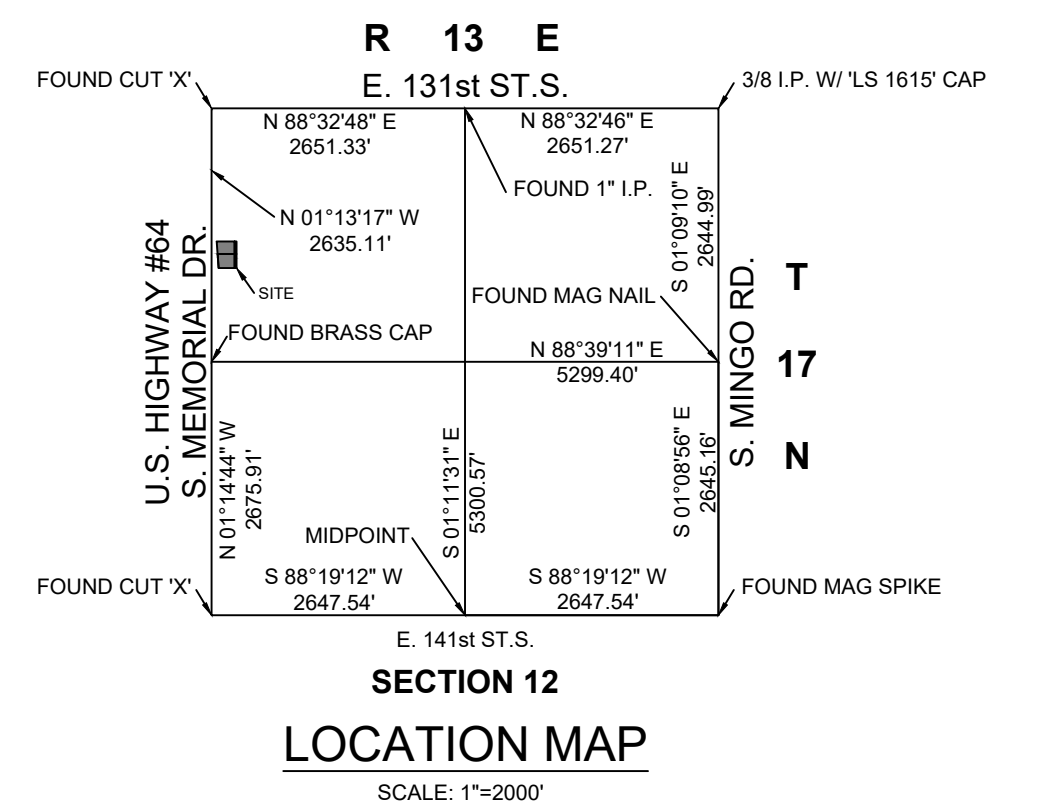
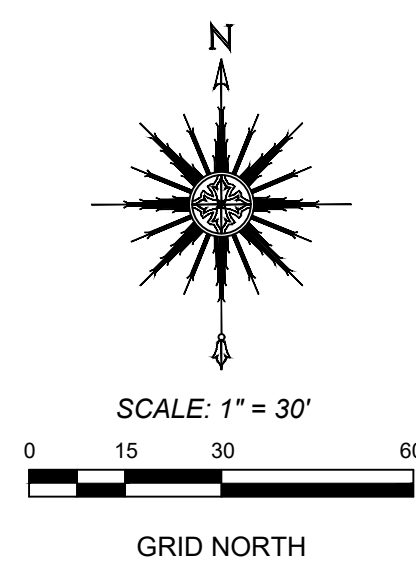
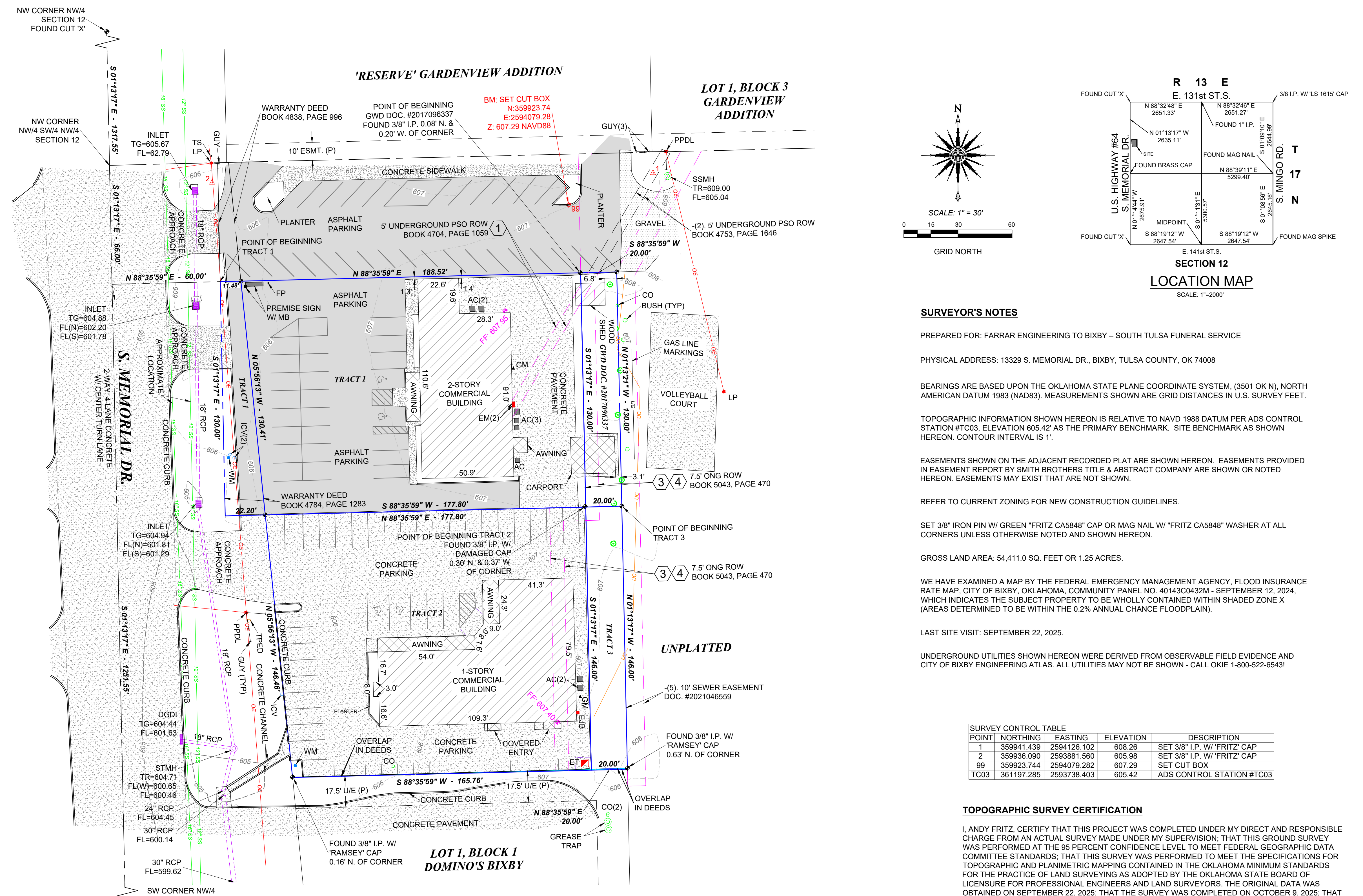
WITNESS MY HAND AND SEAL THIS 21st DAY OF OCTOBER, 2025.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



TOPOGRAPHIC SURVEY

PART OF THE NW/4 SW/4 OF SEC.12, T17N, R13E
13329 S. MEMORIAL DR., BIXBY, TULSA COUNTY, OK 74008
SURVEY: RLL DATE: 09.22.2025 PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: MLL DATE: 10.21.2025 524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS DATE: 10.21.2025 PH: 918-528-5121
REV: PROJECT NO.: 25452 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026



SURVEYOR'S NOTES

PREPARED FOR: FARRAR ENGINEERING TO BIXBY - SOUTH TULSA FUNERAL SERVICE
PHYSICAL ADDRESS: 13329 S. MEMORIAL DR., BIXBY, TULSA COUNTY, OK 74008
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.
TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM PER ADS CONTROL STATION #TC03. ELEVATION 605.42' AS THE PRIMARY BENCHMARK. SITE BENCHMARK AS SHOWN HEREON. CONTOUR INTERVAL IS 1'.
EASEMENTS SHOWN ON THE ADJACENT RECORDED PLAT ARE SHOWN HEREON. EASEMENTS PROVIDED IN EASEMENT REPORT BY SMITH BROTHERS TITLE & ABSTRACT COMPANY ARE SHOWN OR NOTED HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.
SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.
GROSS LAND AREA: 54,411.0 SQ. FEET OR 1.25 ACRES.
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0432M - SEPTEMBER 12, 2024, WHICH INDICATES THE SUBJECT PROPERTY TO BE WHOLLY CONTAINED WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN).
LAST SITE VISIT: SEPTEMBER 22, 2025.
UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE AND CITY OF BIXBY ENGINEERING ATLAS. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

Table with 5 columns: POINT, NORTHING, EASTING, ELEVATION, DESCRIPTION. Contains data for points 1, 2, 99, and TC03.

TOPOGRAPHIC SURVEY CERTIFICATION

I, ANDY FRITZ, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANNING METRIC MAPPING CONTAINED IN 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. THE ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 22, 2025; THAT THE SURVEY WAS COMPLETED ON OCTOBER 9, 2025, THAT CONTOURS SHOWN AS (GRAY DASHED LINES) MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES AND BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. VERTICAL DATUM ADJUSTED TO ADS CONTROL STATION TC03. ELEV. = 605.42' AND ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM. CONTOUR INTERVAL IS 1'. SITE BENCHMARK AS SHOWN HEREON.