



City of Bixby Planning Commission Meeting Agenda

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

Monday, May 18, 2026

6:00 PM

**Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008**

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on April 20, 2026.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Final Plat Case No. BXPT-25.01 FP, a request for approval of a final plat for a residential subdivision to be known as Verrado, consisting of fifteen (15) lots within two (2) blocks and two (2) reserve areas on approximately 19.82 acres, located near the southeast corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Preliminary Plat Case No. BXPT-26.05, a request for approval of a preliminary plat for a residential subdivision to be known as Bixby Farms, consisting of four hundred twenty-seven (424) lots within twenty-nine (29) blocks, and eighteen (18) reserve areas, on approximately 127 acres, located at the southeast corner of East 141st Street South and South Sheridan Road, Bixby, Oklahoma.

- 3) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Preliminary Plat Case No. BXPT-26.06, a request for approval of a preliminary plat for a residential subdivision to be known as Rowan Grove (Blocks 10–15), consisting of one hundred fifty-six (156) lots within six (6) blocks, and one (1) reserve area, on approximately 37.70 acres, located south of East 131st Street South and east of South Mingo Road, Bixby, Oklahoma.
- 4) Discussion, consideration, and possible vote to approve of Site Plan Case No. BXSP-26.05, a request for Marlee Office #6, a commercial office development on approximately 0.625 acres, located at 7611 East 126th Street South within the South Memorial Business Park, Bixby, Oklahoma.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of May 15, 2026, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave., Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

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

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and

Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Planning Commission Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
April 20, 2026, at 6:00 PM

Call to Order

Chairman Jason Mohler called the meeting to order at 6:15 p.m.

Roll Call

Roll call was conducted by the Secretary.

Commissioners present:

Chairman Jason Mohler
Commissioner Tom Holland
Commissioner Lance Whisman

Vice Chairman Josh Nave and Commissioner Eric Covey were absent.

With three members present, a quorum was declared.

Staff present:

John Hammons, City Attorney
Gladys Gill, Assistant City Planner

Consent Agenda

1. Consider and approve the minutes from the Planning Commission Meeting held on March 24, 2026.

Chairman Mohler called for a motion to approve the Consent Agenda. Commissioner Holland moved to approve, with Chairman Mohler seconding the motion. The vote was taken with the following results:

Ayes: Holland, Mohler, Whisman
Nays: None

Motion passed unanimously.

Public Hearing

1. Discussion, consideration, and possible recommendation to the Bixby City Council on Special Use Permit (Case No. BXSUP-26.02), a request to allow the continued operation of a Memory Care Facility (Use Unit 8) in the Office Light (OL) zoning district, associated with a change in ownership.

Chairman Mohler introduced Item 1 on the agenda for discussion. The staff report was presented by Assistant Planner Gladys Gill for Iris Memory Care and explained that the request was associated solely with a change in ownership and did not involve any expansion or change in use. The facility would continue operating as a memory care facility within the OL zoning district and PUD-45.

David Mckie, representing Iris Senior Living, addressed the Commission and stated that staffing, management, and operations would remain unchanged. Staff confirmed that notices had been mailed to property owners within a quarter-mile radius and that no public comments were received.

No public members were signed up to speak for or against Item 1.

With no further comments or questions, Chairman Mohler asked for a motion on Item 1. Commissioner Whisman made a motion to recommend approval to the City Council. Motion was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Whisman, Holland, Mohler

Nays: 0

Motion passed unanimously.

2. Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for Legends Reserve (Case No. BXPT-25.02 FP), a residential subdivision consisting of twenty-eight (28) lots within three (3) blocks, including four (4) reserve areas, on approximately eight and fifty-seven hundredths (8.57) acres, located near the northwest corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.

Chairman Mohler introduced Item 2 for discussion. Ms. Gill presented the staff report for Legends Reserve, a private gated residential subdivision consisting of 27 lots within three blocks and four reserve areas on approximately 8.57 acres. Staff stated that the development complied with the approved PUD and underlying RS-3 zoning district and that all utility release letters had been submitted.

Discussion included drainage flow and detention design.

No public members were signed up to speak for or against Item 2.

With no further comments or questions, Chairman Mohler asked for a motion on Item 2. Commissioner Whisman made a motion to recommend approval to the City Council. Motion was seconded by Chairman Mohler. The vote was taken with the following results:

Ayes: Whisman, Mohler, Holland

Nays: 0

Motion passed unanimously.

3. Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for Reserve at 151 (Case No. BXPT-25.12 FP), a mixed-use development consisting of three (3) lots within three (3) blocks, on approximately 1.799± acres, located on the north side of East 151st Street South at the northeast corner of East 151st Street South and North Riverview Drive, within the City of Bixby, Tulsa County, Oklahoma.

Chairman Mohler introduced Item 3 for discussion. Ms. Gill presented the staff report for Reserve at 151, a mixed-use development consisting of three lots on approximately 1.799 acres governed by PUD-

21.15. Staff explained that the plat implemented the previously approved mixed-use development standards without modification.

Commission discussion included right-of-way coordination with Tulsa County and the planned open space along East 151st Street South. No public comments were received.

With no further comments or questions, Chairman Mohler moved to recommend approval of Item 3 to the City Council. Motion was seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Mohler, Whisman, Holland

Nays: 0

Motion passed unanimously.

4. Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat for Tall Grass Creek (Case No. BXPT-26.02), a residential subdivision consisting of three hundred fifty-four (354) lots within fourteen (14) blocks and one (1) reserve area on approximately 120.21 acres, located approximately one-quarter (1/4) mile west of South Yale Avenue on the south side of East 151st Street South, Bixby, Oklahoma.

Chairman Mohler introduced Item 4 for discussion. Ms. Gill presented the staff report for Tall Grass Creek, a residential subdivision consisting of 354 lots within 14 blocks and one reserve area on approximately 120.21 acres. Staff explained that the application represented a resubmittal of a previously approved preliminary plat, formerly known as South Yale Meadows, and that updates had been made to address prior staff and utility comments.

Commission discussion included roadway widths, emergency access, transmission line easements, phasing, and future connectivity to adjacent developments. The applicant confirmed ongoing coordination with PSO and the Fire Marshal. No public comments were received.

No public members were signed up to speak for or against Item 4.

With no further comments or questions, Chairman Mohler asked for a motion on Item 4. Commissioner Whisman made a motion to recommend approval to the City Council. Motion was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Whisman, Holland, Mohler

Nays: 0

Motion passed unanimously.

5. Discussion, consideration, and possible recommendation to the Bixby City Council for approval of Rezone Case No. BXZO-26.03, a request to rezone approximately 12.008 acres from Agriculture (AG) to Commercial Shopping (CS), located at the northeast corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma.

6. Discussion, consideration, and possible recommendation to the Bixby City Council for approval of a Preliminary Plat for a Grocery Store (Case No. BXPT-26.04), a commercial subdivision consisting of one (1) lot within one (1) block on approximately 12.008 acres, located at the northeast corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma.

Chairman Mohler introduced Item 5 for discussion. Ms. Gill noted that items 5 and 6 pertained to the same proposed development. Ms. Gill presented the staff report for the

proposed rezoning from Agriculture (AG) to Commercial Shopping (CS) and accompanying preliminary plat for a grocery store development consisting of one lot on approximately 12.008 acres. Staff stated that the proposed development included a 50,000-square-foot grocery store, fuel station, parking areas, stormwater detention facilities, and associated infrastructure.

Representatives for Walmart addressed the Commission and discussed the proposed timeline, traffic study, roadway improvements, and fuel storage systems. Commissioners discussed traffic impacts, roadway widening along East 131st Street South, site access, corridor appearance standards, and future site plan review requirements. Staff noted that the development remained consistent with the Comprehensive Plan and applicable zoning standards.

No public members were signed up to speak for or against Items 5 and 6.

With no further comments or questions, Chairman Mohler asked for a motion on Items 5 and 6. Commissioner Holland made a motion to recommend approval to the City Council. Motion was seconded by Chairman Mohler. The vote was taken with the following results:

Ayes: Holland, Mohler, Whisman

Nays: 0

Motion passed unanimously.

New Business

Chairman Mohler wanted to share the ongoing INCOG congestion management plan and encouraged public participation via the online survey tool designed to gather traffic-related concerns across the Tulsa metropolitan area.

Adjournment

With no further business, the meeting was adjourned at 7:07 p.m.

Chairman or Vice Chair

Secretary



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: May 18, 2026

NAME: Verrado

CASE(S): **FINAL PLAT** | BXPT-25.01 FP

LOCATION: 10422 East 111th Street South, Bixby, OK 74008, near the southeast corner of East 111th Street South and South Mingo Road.

EXISTING ZONING: Residential Estates (RE) with supplemental Planned Unit Development PUD-60 MA.02

PROPOSED ZONING: N/A

STR: Section 32, Township 18N, Range 14E

APPLICANT: Wallace Design

REQUEST:

The applicant is requesting approval of a Final Plat for a residential subdivision to be known as Verrado, consisting of fifteen (15) lots within two (2) blocks and two (2) reserve areas on approximately 19.82 acres, located near the southeast corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.

BACKGROUND:

The subject property is zoned Residential Estates (RE) with supplemental Planned Unit Development PUD-60 MA.02. The Preliminary Plat and PUD Major Amendment No. 2 were recommended for approval by the Planning Commission on April 21, 2025, and subsequently approved by the Bixby City Council on May 12, 2025, under Ordinance No. 2503.

The proposed final plat is consistent with the approved preliminary plat and applicable Planned Unit Development standards.

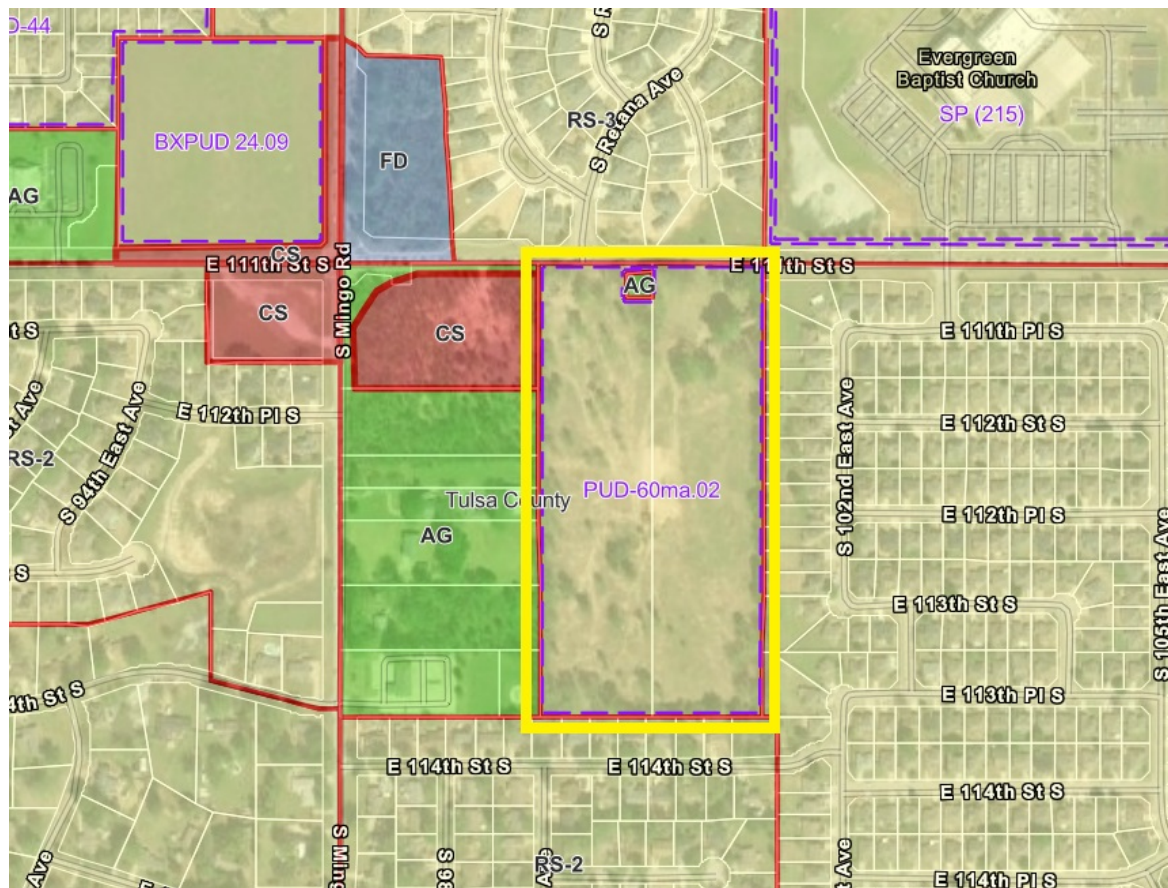
The subdivision contains approximately 863,333 square feet (19.82 acres), including fifteen (15) residential lots within two (2) blocks and two (2) reserve areas.

Reserve Area A is designated for private street access and utility easements, while Reserve Area B is intended for landscaping, common open space, and stormwater detention facilities.

DEVELOPMENT STANDARDS

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

Figure 1: City of Bixby Zoning Map



Abutting Zoning; Use:

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

Utilities:

The subdivision is proposed to be served by City of Bixby water and sanitary sewer services. Utility easements have been provided throughout the subdivision for public and franchise utility providers.

Primary access to the subdivision is proposed from East 111th Street South through the internal private street system identified within Reserve Area A. The plat also establishes limits of no access along portions of East 111th Street South as shown on the plat.

All public improvements shall be constructed to City standards or appropriately secured through approved financial guarantees prior to filing of the final plat in accordance with Title 12 of the Bixby City Code.

Public Comments: Plats are not subject to public advertising, and no public comments were received at the time of writing this report.

Engineering Review Comments: No comments were received at the time of writing this report.

TAC Comments: The final plat has been reviewed by the Technical Advisory Committee (TAC) and applicable City departments. Any remaining technical, legal, or engineering comments shall be addressed prior to filing the plat with Tulsa County.

Staff Comments:

The proposed Final Plat for Verrado complies with the RE zoning district and the development standards established in Planned Unit Development PUD-60 MA.02. 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 approval of Final Plat Case No. BXPT-25.01 FP, subject to the following conditions:

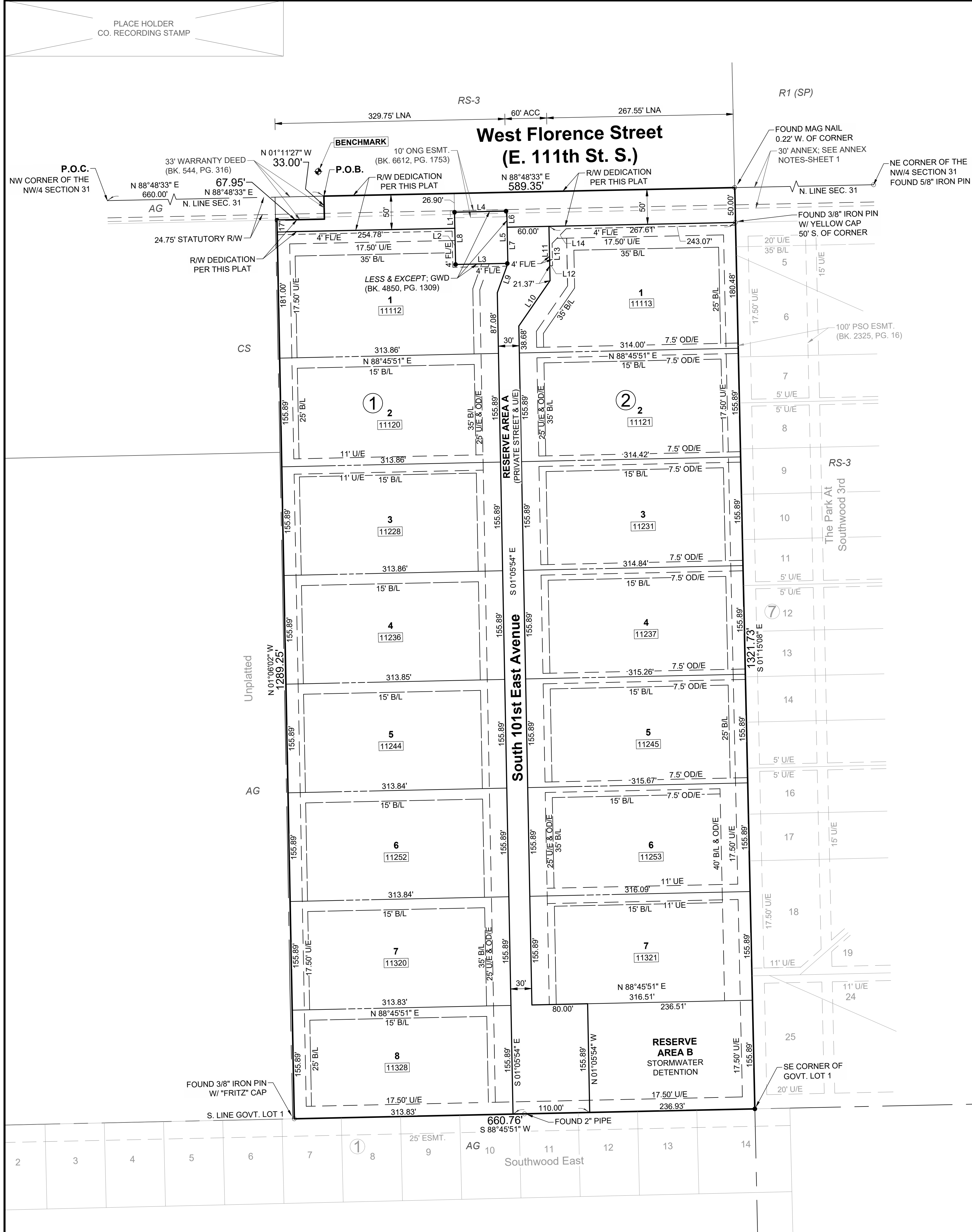
1. All remaining comments from the City Engineer, City Attorney, and applicable reviewing agencies shall be addressed prior to filing of the final plat.
2. All required public improvements shall either be completed and accepted by the City Council or appropriately secured through approved financial guarantees in accordance with Title 12 of the Bixby City Code.
3. The final plat shall be filed with the Tulsa County Clerk within the timeframe required by City regulations.

4. The Homeowners Association documents and maintenance responsibilities for all reserve areas and private infrastructure shall remain consistent with the approved Deed of Dedication and Restrictive Covenants.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Final Plat with Deed of Dedication

\\civ\server\projects\2440289 Project Back 9\Drawg\PRODUCTION\Plan\2440289 Final Plat.dwg PLOT: 4/7/26 ORIG SIZE: 24"X36"



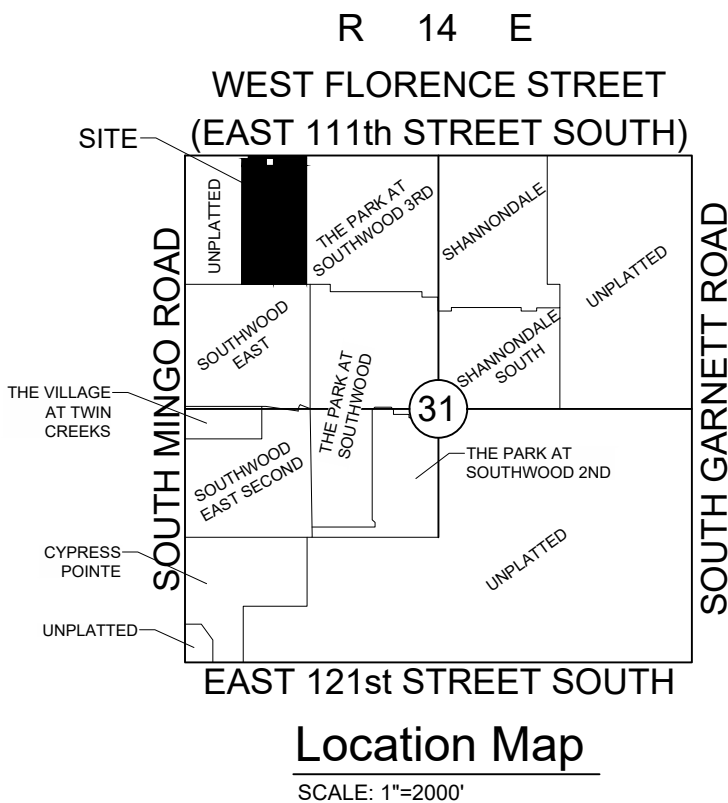
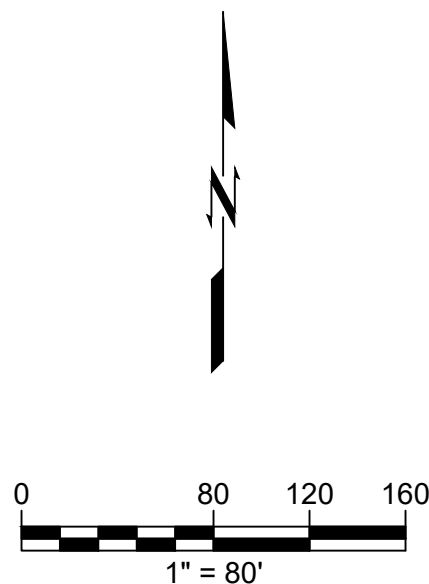
FINAL PLAT VERRADO

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

OWNER:
Back 9 Investments, LLC
2642 East 21st Street, Suite 100
Tulsa, Oklahoma, 74114
Phone: (918) 477-3305
CONTACT: ANDY GRAY
agray@grandbank.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
JORDAN RODICH, P.E.
jordanrodich@wallace.design

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



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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.10'	S 01°11'27" E
L2	51.90'	S 01°11'27" E
L3	75.00'	N 88°48'33" E
L4	75.00'	N 88°48'33" E
L5	75.00'	S 01°11'27" E
L6	23.10'	S 01°11'27" E
L7	51.90'	S 01°11'27" E
L8	75.00'	N 01°11'27" W
L9	44.75'	N 19°50'24" E
L10	79.01'	S 34°32'28" W
L11	77.92'	N 01°11'27" W
L12	4.00'	N 88°49'25" E
L13	32.00'	N 01°11'27" W
L14	29.06'	N 43°48'33" E

LOT AREA TABLE (BLOCK 1)		
LOT #	AREA (SF)	(ACRE)
1	54,041	1.24
2	48,929	1.12
3	48,928	1.12
4	48,927	1.12
5	48,927	1.12
6	48,926	1.12
7	48,925	1.12
8	48,923	1.12

LOT AREA TABLE (BLOCK 2)		
LOT #	AREA (SF)	(ACRE)
1	51,601	1.18
2	48,983	1.12
3	49,048	1.13
4	49,114	1.13
5	49,179	1.13
6	49,244	1.13
7	49,309	1.13

RESERVE AREA TABLE		
RESERVE	AREA (SF)	(ACRE)
A	54,527	1.25
B	36,902	0.85

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

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

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

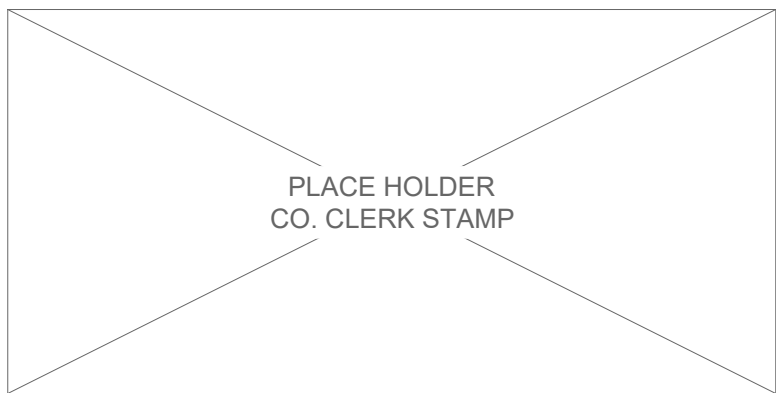
BENCHMARK
SET 3/8" IRON PIN WITH "FRITZ" CAP
NORTHING=372024.816
EASTING=2599547.861
ELEV=661.30

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

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

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

SURVEYOR'S LAST SITE VISIT:
FEBRUARY 10, 2025



**FINAL PLAT
CERTIFICATE OF APPROVAL**

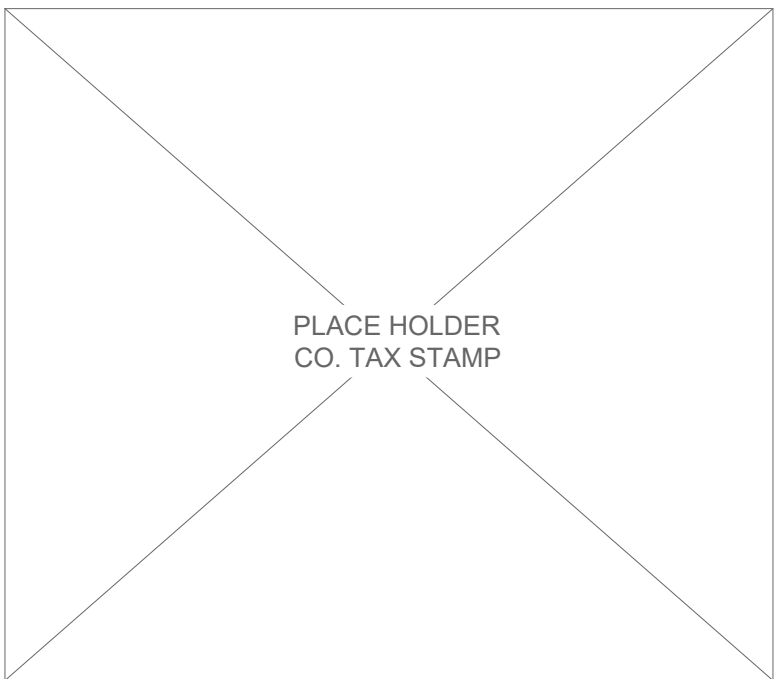
I hereby certify that this plat was approved by the
City Council of the City of Bixby.

on _____

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK



ORIG SIZE: 24"x36"

PLAT 4/7/26

\\civl-server\projects\2440289 Project Back 9\Drawg\PRODUCTION\Plan\2440289 Final Plat DOD.dwg

FINAL PLAT

VERRADO

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

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

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT ONE (1) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE CONTINUING NORTH 88°48'33" EAST 589.35 FEET TO THE NORTHEAST CORNER OF LOT 1;
THENCE SOUTH 01°15'08" EAST ALONG THE EAST LINE THEREOF 1321.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 88°45'51" WEST ALONG THE SOUTH LINE THEREOF 660.76 FEET;
THENCE NORTH 01°06'02" WEST 1289.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 111th STREET;
THENCE NORTH 88°48'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 67.95 FEET;
THENCE NORTH 01°11'27" WEST 33.00 FEET TO THE NORTH LINE OF THE NW/4 AND THE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 863.333.3 SQ. FEET OR 19.82 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO FIFTEEN (15) LOTS IN TWO (2) BLOCK(S) AND TWO (2) RESERVE AREAS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "VERRADO", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "VERRADO").

LESS AND EXCEPT A TRACT OF LAND THAT IS PART OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

SAID TRACT OF LAND CONTAINS 5.625.0 SQ. FEET OR 0.13 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SECTION I: EASEMENTS, AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, FIBER OPTIC, AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH FUTURE LOT OWNER AND SHALL BE ENFORCEABLE BY THE OWNER/DEVELOPER, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

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

C. WATER, SANITARY SEWER AND STORMWATER SERVICE

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORMWATER CONVEYANCE SYSTEMS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORMWATER SYSTEMS.

- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

F. FENCE AND LANDSCAPE EASEMENT

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

G. OVERLAND DRAINAGE EASEMENTS

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

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

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

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

THE OWNER/DEVELOPER, ON BEHALF OF ITSELF AND ITS SUCCESSOR HOMEOWNERS ASSOCIATION, HEREBY DECLARES THE FOLLOWING COVENANTS, WHICH SHALL RUN WITH THE LAND AND BE BINDING UPON ALL FUTURE OWNERS AND OCCUPANTS OF THE PROPERTY, AND HEREBY AGREES TO:

- CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESERVE AREA A, SUBJECT TO THE FOLLOWING STANDARDS:
- SURFACING WIDTH SHALL BE NOT LESS THAN 26 FEET.
- BASE AND PAVING MATERIAL SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF BIXBY OKLAHOMA FOR MINOR RESIDENTIAL PUBLIC STREETS.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER THE PRIVATE STREET DEPICTED IN WITHIN RESERVE AREA "A" WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREET.
- SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA OF THE PRIVATE STREET AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA THAT THE PRIVATE STREET HAS BEEN CONSTRUCTED PER THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREET, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREET WAS CONSTRUCTED PER THE STANDARDS ABOVE SET FORTH, AND SAID CERTIFICATION SHALL BE FIELD THE CITY OF BIXBY BEFORE THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM THE PRIVATE STREET.

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

B. LIMITS OF NO ACCESS

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

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

- RESERVE AREA B, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREIN ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE RESIDENTIAL LOTS WITHIN "VERRADO", THEIR GUESTS AND INVITEES, TO PROVIDE LANDSCAPED COMMON OPEN SPACE. THE OWNER/DEVELOPER WILL DEDICATE TO THE HOMEOWNER'S ASSOCIATION RESERVE AREA B FOR THEIR PERPETUAL ENJOYMENT AND MAINTENANCE. RESERVE AREA "B" SHALL ALSO SERVE AS STORMWATER DETENTION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVE AREA B SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT OR ANY DRAINAGE EASEMENT DESIGNATED ON THE PLAT "VERRADO". THE FOREGOING COVENANTS SET FORTH IN PARAGRAPH C SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, OWNER/DEVELOPER, OR SUBSEQUENT HOMEOWNERS ASSOCIATION.
- THE OWNER/DEVELOPER/HOA SHALL MAINTAIN THE DETENTION AREA AND FACILITIES TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. IN THE EVENT THE OWNER/DEVELOPER/HOA FAILS TO PROPERLY MAINTAIN THE OFF-SITE DETENTION AREA OR THE STRUCTURES WITHIN OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE OFF-SITE DETENTION AREA, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE OUT-OF-POCKET COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER/HOA. IN THE EVENT THE OWNER/DEVELOPER/HOA FAILS TO PAY SUCH COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE EACH LOT IN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION IV: LOT USE AND RESTRICTIONS

A. LOT USE

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

B. FENCING

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

SECTION V: PLANNED UNIT DEVELOPMENT (PUD-60 MA-02 - ORDINANCE 2503) RESTRICTIONS

A. DEVELOPMENT STANDARDS

THE "VERRADO" DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF PLANNED UNIT DEVELOPMENT PUD-60 MA.02 AS ADOPTED BY THE BIXBY CITY COUNCIL UNDER ORDINANCE 2503, APPROVED MAY 12, 2025, OR ANY AMENDMENTS THEREOF.

FINAL PLAT

VERRADO

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION VI: HOMEOWNERS ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL BE CAUSED TO BE FORMED, AN ASSOCIATION OF OWNERS OF LOTS WITHIN THE SUBDIVISION, WHICH SHALL BE NAMED "VERRADO HOMEOWNERS' ASSOCIATION, INC.", A NOT-FOR-PROFIT (THE "ASSOCIATION") FOR THE GENERAL PURPOSES OF THE MAINTENANCE AND OWNERSHIP OF THE COMMON AREAS AND TO ENHANCE THE DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION. THE OWNER/DEVELOPER WILL CONTROL THE ASSOCIATION UNTIL SUCH TIME THAT IT IS TURNED OVER TO THE HOMEOWNERS. EVERY RECORD OWNER OF A FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION AND SUCH MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE ASSOCIATION. ALL MEMBERS OF THE ASSOCIATION COVENANT AND AGREE TO PAY TO THE ASSOCIATION AN ANNUAL ASSESSMENT ESTABLISHED BY THE ASSOCIATION WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST, INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS, AND COMMON AREAS AS DESIGNATED ON THE PLAT PROVIDED, HOWEVER, NO ASSESSMENT SHALL BE MADE OR ATTACH TO ANY LOT OWNED BY THE OWNER/DEVELOPER.

B. MAINTENANCE

RESERVE AREAS: THE ASSOCIATION, EXCEPT AS HEREINAFTER PROVIDED, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF IMPROVEMENTS, AMENITIES AND LANDSCAPING WITHIN ALL RESERVE AREAS DESIGNATED ON THE PLAT AND THE RESERVE AREAS ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION

SECTION VII: ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT AND DURATION

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

THE CITY MAY ENFORCE ITS CODES AND ORDINANCES AS ALLOWED BY LAW, BUT SHALL NOT BE OBLIGATED TO ENFORCE ANY PRIVATE AGREEMENTS OR MAINTAIN ANY PRIVATE PROPERTY.

IN WITNESS WHEREOF, BACK 9 INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS _____ DAY OF _____, 2026.

BACK 9 INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: ANDY GRAY

MANAGING MEMBER

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]

CERTIFICATE OF SURVEY

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

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



ANDY FRITZ PLS
OK LIC. 1694
CA #5848

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

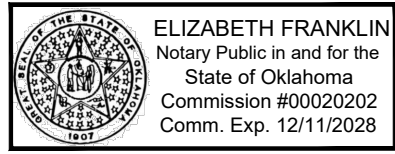
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAMES AS THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND USES AND PURPOSE SET FOURTH THEREIN.GIVEN UNDER MY HAND AND SEAL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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028

MY COMMISSION NUMBER: 00020202

[SEAL]





**Oklahoma
Natural Gas®**

A Division of ONE Gas

5848 E 15th St

Tulsa, OK 74114

918-831-8371 oklahomanaturalgas.com

April 13, 2026

Wallace Design Collective, PC
123 North Martin Luther King Jr. Blvd.
Tulsa, Oklahoma 74103

RE: Verrado

Letter of No Objection

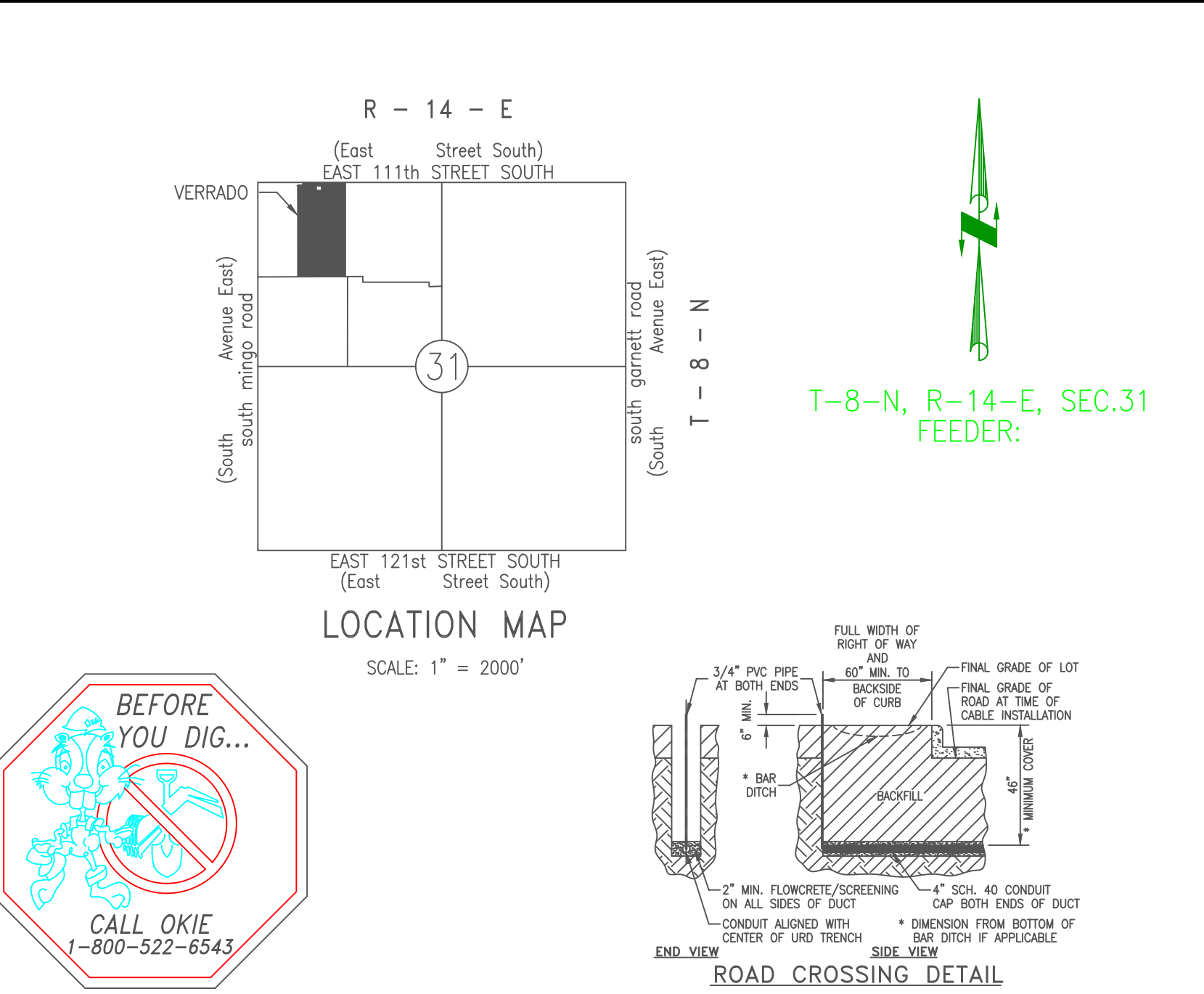
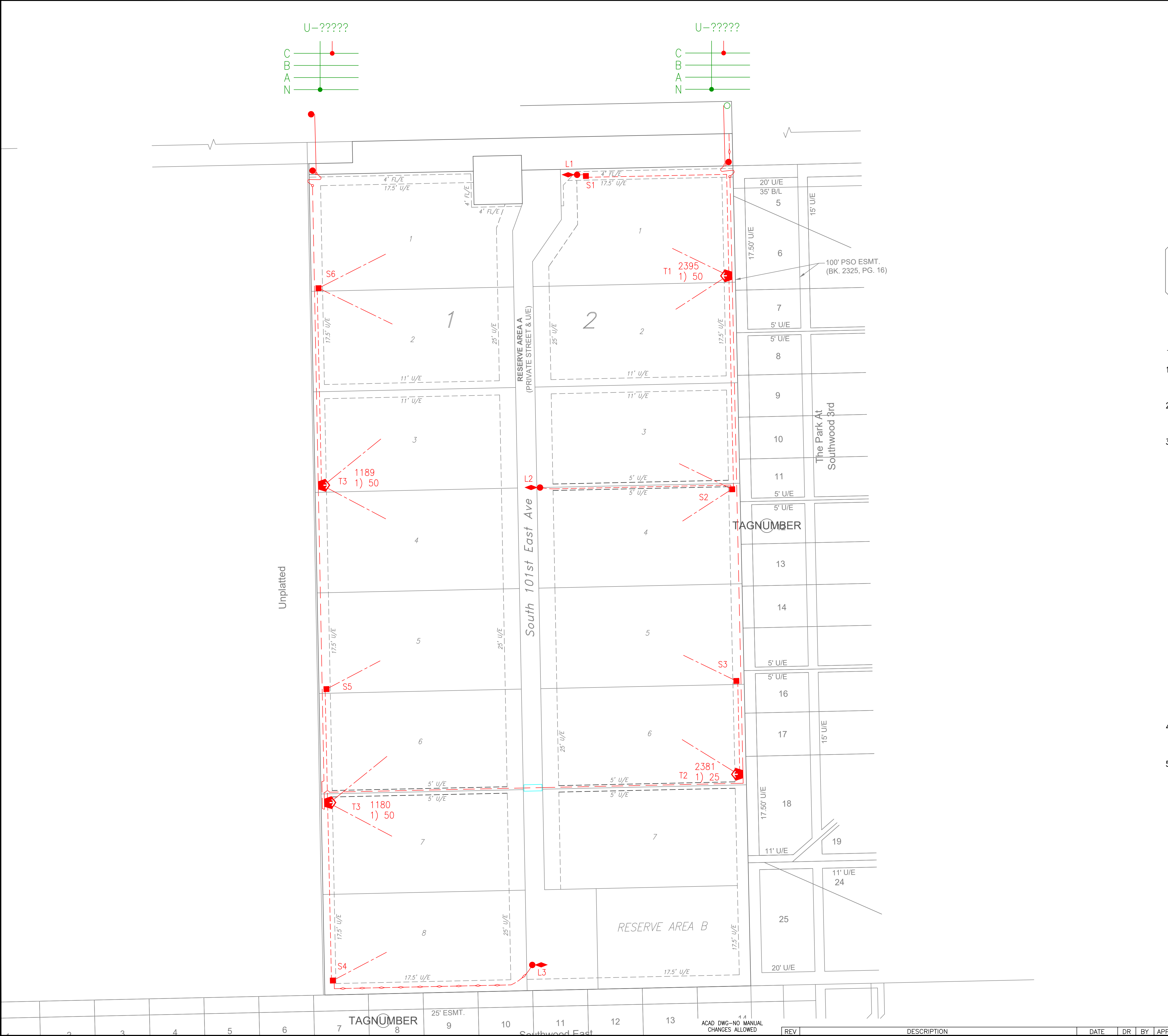
Dear Wallace Design Collective,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. ("ONG") has no objection to the release of the above-mentioned easement. The easements presently indicated on the plat of Verrado satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

Chandler Eidson
Manager of Engineering



AEP – PUBLIC SERVICE COMPANY OF OKLAHOMA – GENERAL NOTES:

- FORIEGN OBJECTS OR DEBRIS ARE NOT PERMITTED IN COMPLETED TRENCH. NO ROCKS ARE ALLOWED WITHIN 6" OF DIRECT-BURIED CABLES. NATIVE BACKFILL CAPABLE OF PASSING THROUGH A 1" MESH SCREEN SHALL BE CONSIDERED ROCK FREE.
- DEVELOPER SHALL PROVIDE ROCK FREE BACKFILL (SAND OR SELECT BACKFILL), IF EXISTING BACKFILL DOES NOT PASS THROUGH A 1" MESH SCREEN. ROCK FREE BACK-FILL WILL BE PLACED 3" BELOW AND 6" ABOVE ALL DIRECT-BURIED CABLES.
- DEVELOPER SHALL PROVIDE **4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUITS** FOR ALL STREET CROSSINGS. CONDUITS FOR STREET CROSSINGS SHALL EXTEND THE FULL WIDTH OF THE RIGHT-OF-WAY AND A MINIMUM OF 5' FROM THE BACKSIDE OF THE CURB. **CREWS OPEN CUT ROUTE FOR ALL CONDUCTORS. IT IS THE DEVELOPER'S RESPONSIBILITY TO PROVIDE A 4" SCHEDULE 40 GRAY ELECTRICAL SLEEVE UNDER ANY, AND ALL, OBSTACLE THAT WILL PREVENT DIGGING. EVEN THOSE THAT ARE NOT DEPICTED ON LAYOUT. THIS INCLUDES, BUT NOT LIMITED TO: SIDEWALKS, CONCRETE, SOD, WALLS, FENCES, & OTHER UTILITIES.** DEVELOPER SHALL PROVIDE **CONCRETE ENCASED 4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUITS** FOR ALL ELECTRICAL CABLES THAT CROSS DRAINAGE EASEMENTS (CREEKS, SPILLWAYS, ETC.) AND **4" SCHEDULE 80 GRAY ELECTRICAL PVC CONDUITS** IN AREAS THAT WILL BE SUBJECTED TO EROSION OR WASHOUT. CONDUITS FOR DRAINAGE EASEMENTS AND OTHER CROSSINGS SHALL EXTEND THE FULL WIDTH OF THE RIGHT-OF-WAY AND A MINIMUM OF 5' BEYOND THE EDGE OF OBSTRUCTION. CONCRETE ENCASED CONDUITS SHALL HAVE A MINIMUM OF 4" OF CONCRETE ON ALL SIDES. PSO SHALL INSPECT ALL CONDUITS BEFORE BACK FILLING AND COMPACTING. THE ENDS OF ALL CONDUITS SHALL BE SEALED AND MARKED WITH A 3/4" RISER PIPE TO BE INSTALLED AT EACH END OF THE CONDUIT, THAT EXTENDS 6" ABOVE FINAL GRADE. ALL CABLES SHALL MAINTAIN A MINIMUM CLEARANCE OF 6" FROM OTHER UTILITY (SEWER LINE, STORM DRAIN, ETC.) AND A MINIMUM OF 12" WHEN PARALLELING. IF OTHER UTILITY CROSSES THE TRENCH NEAR THE 48" DEPTH, THE DEVELOPER SHALL PROVIDE A **4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUIT** UNDER THE OBSTACLE WITH A 6" MINIMUM CLEARANCE. STREET CROSSINGS MUST CONFORM TO PSO DISTRIBUTION ENGINEERING GUIDE SECTION D202. IF THE GOVERNING MUNICIPALITY REQUIRES THE USE OF STEEL PIPE, ONLY MATERIAL APPROVED BY PSO WILL BE USED INSTEAD OF PVC. ALL CROSSING CONDUITS SHALL HAVE A MINIMUM COVERAGE BELOW FINAL GRADE AS LISTED BELOW:
 - PRIMARY SHALL BE A MINIMUM OF 48" OF COVERAGE.
 - SECONDARY SHALL BE A MINIMUM OF 48" OF COVERAGE.
 - SERVICE SHALL BE A MINIMUM OF 36 OF COVERAGE.
 - STREETLIGHT SHALL BE A MINIMUM OF 48" OF COVERAGE
- WARNING TAPE WILL BE INSTALLED IN PRIMARY AND SECONDARY TRENCHES. THE TAPE WILL BE INSTALLED IN THE CENTER OF THE TRENCH, APPROXIMATELY 2' ABOVE CABLE AND 1' BELOW GRADE. THE DEPTH OF THE TAPE WILL HAVE TO BE ADJUSTED TO THE DEPTH OF THE TRENCH.
- ALL CROSSINGS AND SLEEVES MUST BE INSPECTED**
CALL 48 HOURS IN ADVANCE OF INSTALLATION OF ROAD CROSSINGS

ENGINEER NAME _____ MOBILE # _____

Friday, April 10, 2026 12:39:57 PM

VERRADO					
Accessible?:	No. Lots/Units:	Quad:T12N R21E SEC12	Voltage:		
District:	Crew HQ:	County:	MTR Code:		
Location:			Circuit No.:		
Nearest Major Intersection:			Phases:	RWR#:	
Station Name:			Primary Cable:	WQ#:	
Nearest Existing TLN:			Secondary Cable:	OWR#:	
Nearest Existing PLN:			Service Cable:	Date: 4/1/26	
Nearest Switch:			St. Light Cable:	Date Requested:	
Nearest Fuse:			Inside City Limits / Gated Community:		
Permit Required Y/N:			Lighting Account#:		
Traffic Permit No.:					
Permit CNTY/CITY:					
Engineer: K. WATKINS	Phone:	Drawn By: J. CLARKE	Page: 1 of 1	Scale: 1" = 100'	
Inspector:	Phone:	Reviewed By:	DWG#	18143107-D	
Site Contact:	Phone:	Approved By:			



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: May 18, 2026

NAME: Bixby Farms

CASE(S): **PRELIMINARY PLAT** | BXPT-25.05

LOCATION: Southeast corner of East 141st Street South and South Sheridan Road, Bixby, Oklahoma

EXISTING ZONING: Residential Single-Family (RS-2) with Planned Unit Development PUD-25.01

PROPOSED ZONING: N/A

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

APPLICANT: Tanner Consulting

REQUEST:

The applicant requests approval of a preliminary plat for a residential subdivision to be known as Bixby Farms, consisting of four hundred twenty-four (424) lots within twenty-nine (29) blocks and eighteen (18) reserve areas, on approximately 127.063 acres, located at the southeast corner of East 141st Street South and South Sheridan Road in Bixby, Oklahoma.

BACKGROUND:

The subject property is part of the larger Bixby Farms Planned Unit Development (PUD-25.01), a master-planned single-family residential development approved by the Bixby City Council on February 23, 2026. The associated rezoning applications, BXZO-24.06 and BXZO-25.02, rezoned approximately 141 acres from Agriculture (AG) to Residential Single-Family (RS-2) with supplemental PUD standards.

The approved PUD established development standards and design requirements for four development areas (A–D), including architectural standards, minimum dwelling sizes, lot dimensions, perimeter masonry walls, landscaping requirements, open space amenities, and integrated pedestrian facilities.

The preliminary plat currently under review includes approximately 127.063 acres and proposes:

- Four hundred twenty-four (424) residential lots;
- Twenty-nine (29) blocks;
- Eighteen (18) reserve areas;
- Public and private streets;
- Stormwater detention facilities;
- Utility easements;
- Open space and amenity areas.

DEVELOPMENT STANDARDS

Development Area A

	City Code (RS-2)	PUD
Minimum Dwelling Size		1,600 sq. ft. – 2,500 sq. ft.
Maximum Number of Dwelling Units	181	105
Minimum Lot Width	75 feet	70 feet
Minimum Lot Area	9,000 SF	8,300 SF
Minimum Land Area per Dwelling Unit	10,875 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

Total Lots Permitted: 105

Minimum Dwelling Size: 1,600–2,500 square feet

Development Area B

	City Code (RS-2)	PUD
Minimum Dwelling Size		1,600 sq. ft. – 2,200 sq. ft.
Maximum Number of Dwelling Units	251	110
Minimum Lot Width	75 feet	65 feet
Minimum Lot Area	9,000 SF	7,700 SF
Minimum Land Area per Dwelling Unit	10,875 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

- **Total Lots Permitted:** 110
- **Minimum Dwelling Size:** 1,600 sq. ft. – 2,200 sq. ft.

Development Area C

	City Code (RS-2)	PUD
Minimum Dwelling Size		1,600 sq. ft. – 2,000 sq. ft.
Maximum Number of Dwelling Units	116	147
Minimum Lot Width	75 feet	60 feet
Minimum Lot Area	9,000 SF	6,900 SF
Minimum Land Area per Dwelling Unit	10,875 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

- **Total Lots Permitted:** 147
- **Minimum Dwelling Size:** 1,600 sq. ft. – 2,000 sq. ft.

Development Area D (Private and Gated)

	City Code (RS-2)	PUD
Minimum Dwelling Size		1,400 sq. ft. – 1,600 sq. ft.
Maximum Number of Dwelling Units	91	75
Minimum Lot Width	75 feet	50 feet
Minimum Lot Area	9,000 SF	5,500 SF
Minimum Land Area per Dwelling Unit	10,875 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

- **Total Lots Permitted:** 75
- **Minimum Dwelling Size:** 1,400 sq. ft. – 1,600 sq. ft.

Abutting Zoning; Use:

North: (AG) Agriculture
 South: (AG) Agriculture
 East: (AG) Agriculture: Vacant and (CG) Commercial General: Spartan Creek
 West: (RS-3) Single-Family Dwelling: Southridge at Lantern Hill,
 (AG) Agriculture: Single-Family Dwelling

Utilities:

Water and sanitary sewer service are anticipated to be provided by the City of Bixby. Stormwater detention and drainage facilities are incorporated throughout the development and identified within reserve tracts and drainage easements on the preliminary plat.

Final engineering plans shall be reviewed and approved by the City Engineer prior to issuance of construction permits or final plat approval.

All public improvements shall be constructed to City standards or appropriately secured through approved financial guarantees prior to filing of the final plat in accordance with Title 12 of the Bixby City Code.

Access and Infrastructure:

Primary access to the subdivision is proposed from:

- South Sheridan Road; and
- East 141st Street South.

The preliminary plat includes proposed right-of-way dedications, internal street connections, drainage easements, utility easements, and reserve areas necessary to support future development. Public infrastructure improvements will be reviewed through the engineering and construction plan process prior to final plat approval and acceptance of public improvements.

The preliminary plat remains subject to all applicable requirements of the City Engineer, Public Works, Fire Marshal, and utility providers.

Public Comments: Plats are not subject to public advertising, and no public comments were received at the time of writing this report.

Engineering Review Comments: No comments were received at the time of writing this report.

TAC Comments: The final plat has been reviewed by the Technical Advisory Committee (TAC) and applicable City departments. Any remaining technical, legal, or engineering comments shall be addressed prior to filing the plat with Tulsa County.

Staff Comments:

Staff has reviewed the proposed preliminary plat for substantial conformance with:

- The approved Planned Unit Development (PUD-25.01);
- Title 12 Subdivision Regulations;
- Applicable engineering and infrastructure requirements.

The proposed subdivision layout conforms to the approved PUD development framework and establishes the overall street network, lot configuration, reserve areas, and utility layout necessary for future residential development.

Approval of a preliminary plat does not authorize construction or issuance of building permits. A final plat and associated engineering plans must be approved prior to any building permits being issued.

Staff recommends approval of Preliminary Plat Case No. BXPT-26.05, Bixby Farms, subject to the following conditions:

1. All comments from the City Engineer, Public Works Department, Fire Marshal, and applicable utility providers shall be addressed prior to final plat approval.
2. Final engineering plans shall be submitted and approved prior to construction plan approval or issuance of permits.
3. The final plat shall substantially conform to the approved Preliminary Plat and PUD-25.01 development standards.

4. All required public improvements, easements, drainage facilities, and utility infrastructure shall be completed or appropriately secured in accordance with Title 12 requirements prior to final plat approval.
5. Development shall comply with all applicable provisions of the City of Bixby Zoning Code, Subdivision Regulations, and approved PUD standards.

Attachments: Preliminary Plat with Deed of Dedication

Preliminary Plat
BXPUD-25.01

Bixby Farms

PART OF THE WEST HALF (W/2) OF SECTION FOURTEEN (14),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

Notes:

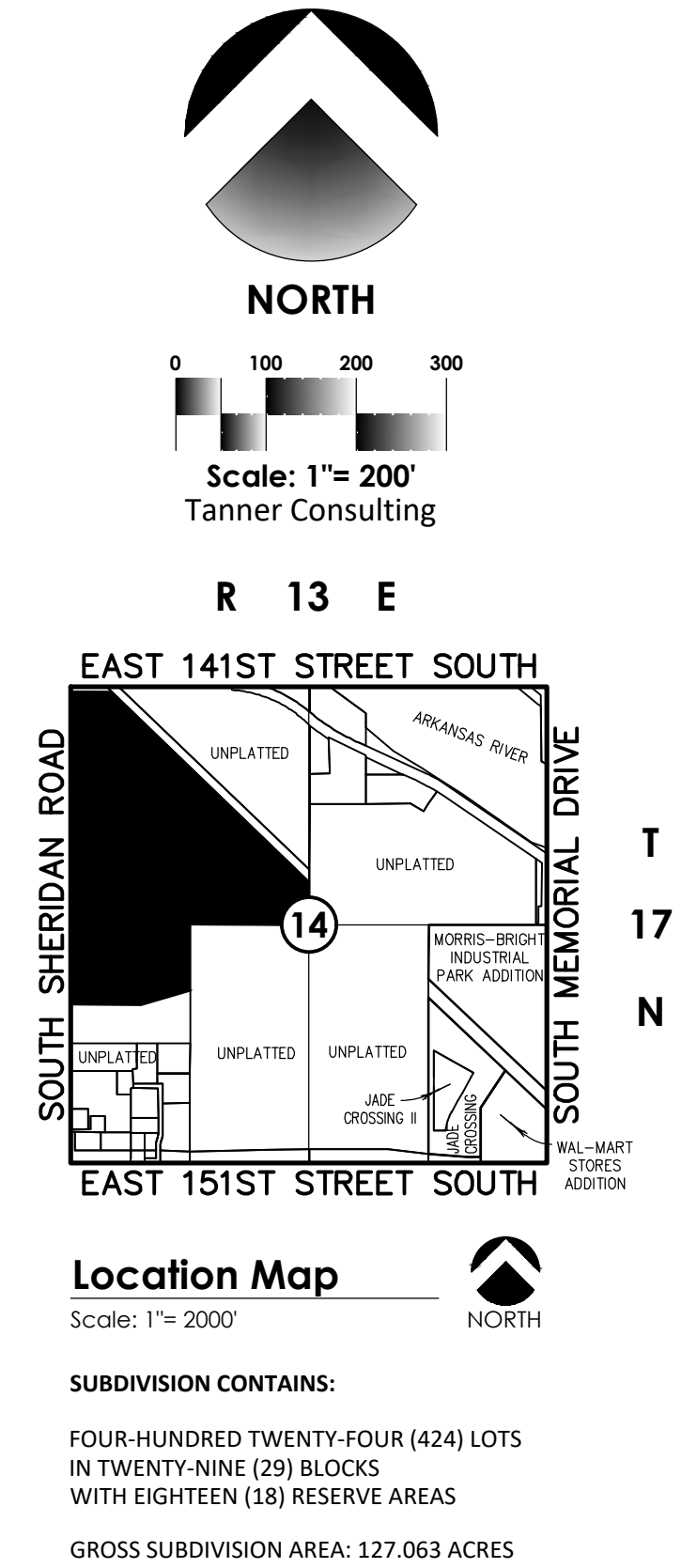
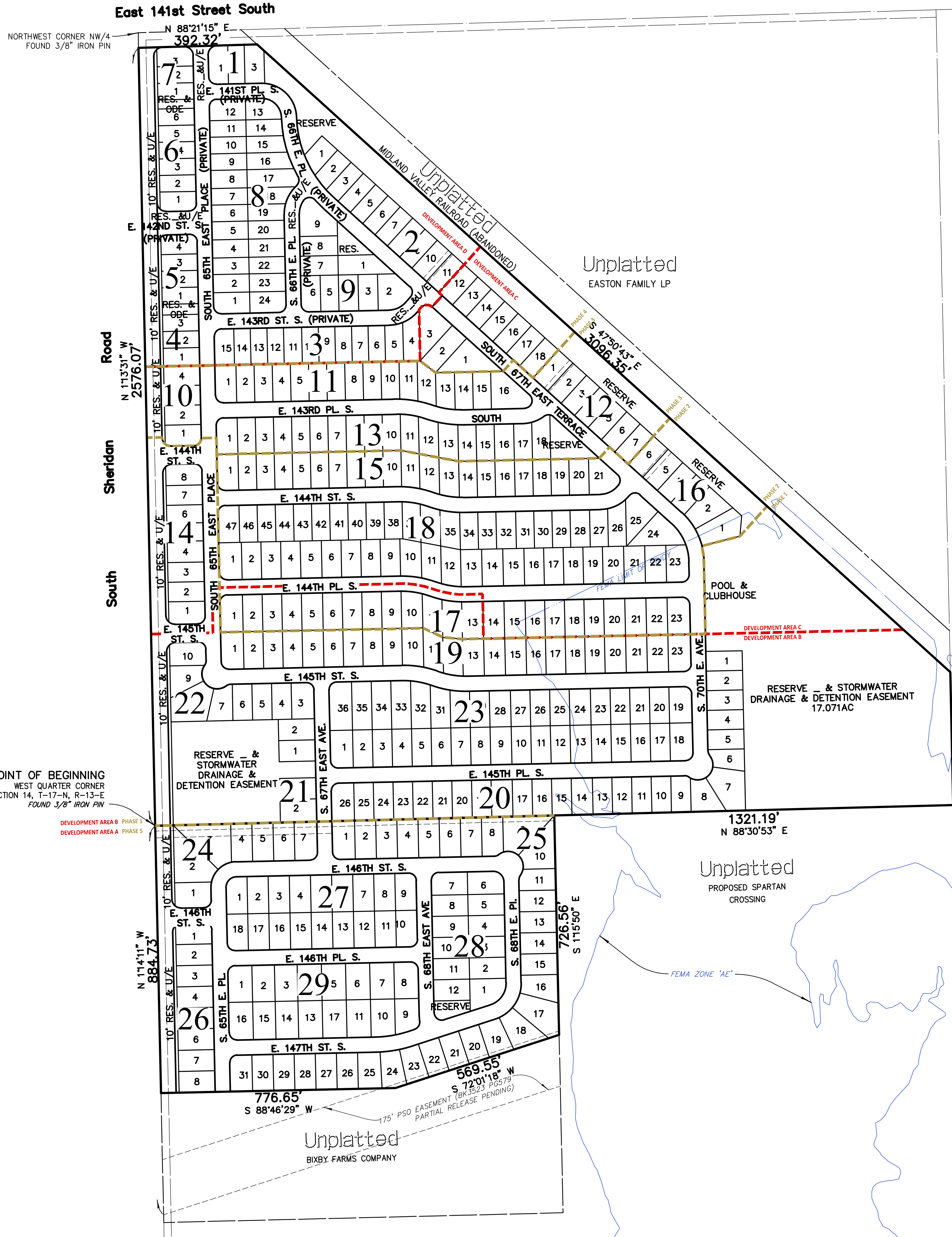
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE 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 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 14;
(B) FOUND 3/8" IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 14;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°13'31" 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 141ST STREET SOUTH, BEING A PUBLIC STREET, AND BY SOUTH SHERIDAN ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.

OWNER/DEVELOPER:
Bixby Farms Co.
c/o South Sheridan Land
Holding Co., LLC
CONTACT: BRIAN BEAM
EMAIL: BRIAN.BEAM@CAPITALHOMES.COM
12150 E. 96th St. N., Ste. 202,
Owasso, OK 74055
Phone: (918) 376-6536

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

POINT OF BEGINNING
WEST QUARTER CORNER
SECTION 14, T-17-N, R-13-E
FOUND 3/8" IRON PIN

DEVELOPMENT AREA B PHASE 1
DEVELOPMENT AREA A PHASE 5



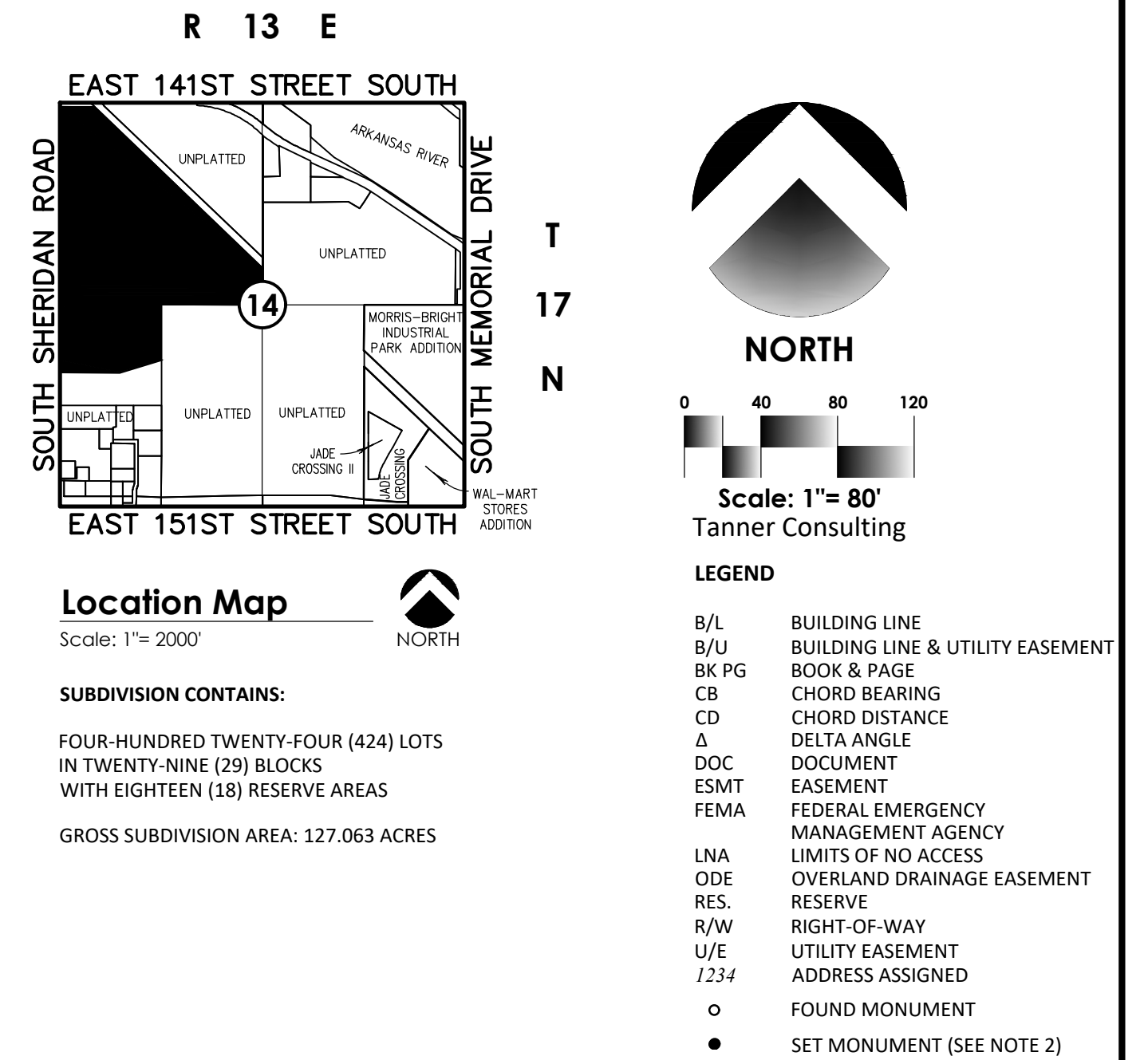
LEGEND	
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT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

PART OF THE WEST HALF (W/2) OF SECTION FOURTEEN (14),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

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CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRC(CB)	CHORDSD(CD)
1	39.27	25.00'	90°00'00"	N46°13'31"W	35.30'
2	39.27	25.00'	90°00'00"	N43°46'29"E	35.36'
3	47.12	30.00'	90°00'00"	N46°13'31"W	42.43'
4	47.12	30.00'	90°00'00"	N43°46'29"E	42.43'
5	179.53	115.00'	89°26'39"	N46°30'12"W	161.84'
6	101.47	65.00'	89°26'39"	N46°30'12"W	91.48'
7	301.49	375.00'	46°03'51"	N24°48'48"E	293.44'
8	305.69	425.00'	27°38'58"	N15°36'12"E	203.11'
9	23.64	25.00'	77°05'34"	N90°05'7"E	31.16'
10	44.96	25.00'	103°02'32"	N86°02'25"E	39.14'
11	39.27	25.00'	90°00'00"	N2°50'43"W	35.36'
12	39.27	25.00'	90°00'00"	N87°09'17"E	35.36'
13	106.66	125.00'	48°53'15"	N23°13'07"E	103.45'
14	46.79	75.00'	35°44'40"	N16°38'49"E	46.03'
15	61.03	75.00'	46°37'13"	N65°27'53"E	59.36'
16	101.71	125.00'	46°37'13"	N65°27'53"E	98.93'
17	55.29	25.00'	126°43'35"	N15°31'04"E	44.69'
18	34.25	25.00'	78°30'08"	N87°05'47"W	31.64'
19	76.63	125.00'	35°07'20"	N71°12'49"W	75.43'
20	12.95	75.00'	9°53'38"	N83°49'40"E	12.93'
21	132.24	375.00'	20°12'19"	N81°07'21"W	131.56'
22	96.98	25.00'	20°12'19"	N81°07'21"W	96.48'
23	100.98	275.00'	21°02'22"	N80°42'20"W	100.42'
24	119.34	325.00'	21°02'22"	N80°42'20"W	118.67'
25	142.39	175.00'	46°37'13"	N24°32'07"W	138.50'
26	183.08	225.00'	46°37'13"	N24°32'07"W	178.07'
27	16.09	25.00'	36°52'12"	N17°12'35"E	15.81'
28	142.89	50.00'	163°44'23"	N46°13'31"W	98.99'
29	16.09	25.00'	36°52'12"	N70°20'23"E	15.81'
30	16.09	25.00'	36°52'12"	N19°39'37"E	15.81'
31	142.89	50.00'	163°44'23"	N43°46'29"E	98.99'
32	16.09	25.00'	36°52'12"	N72°47'25"W	15.81'
33	54.98	75.00'	90°00'00"	N46°13'31"W	49.50'
34	95.88	75.00'	93°30'00"	N33°52'54"E	85.58'
35	159.80	125.00'	73°14'49"	N43°33'54"E	149.14'
36	46.58	25.00'	106°45'11"	N54°35'06"W	40.13'
37	34.99	25.00'	80°11'07"	N31°55'45"E	32.20'
38	21.19	175.00'	6°56'17"	N41°39'57"W	21.18'
39	109.65	375.00'	16°45'11"	N80°23'54"E	109.26'
40	124.27	425.00'	16°45'11"	N80°23'54"E	123.83'
41	47.12	30.00'	89°59'20"	N43°33'51"W	42.42'
42	47.13	30.00'	90°00'40"	N43°46'09"E	42.43'
43	40.11	425.00'	5°24'24"	N45°08'31"W	40.09'
44	47.34	30.00'	90°25'14"	N46°26'08"W	42.58'
45	46.90	30.00'	89°34'46"	N43°33'52"E	42.27'

Unplatted
EASTON FAMILY LP

DATE OF PREPARATION: May 4, 2026

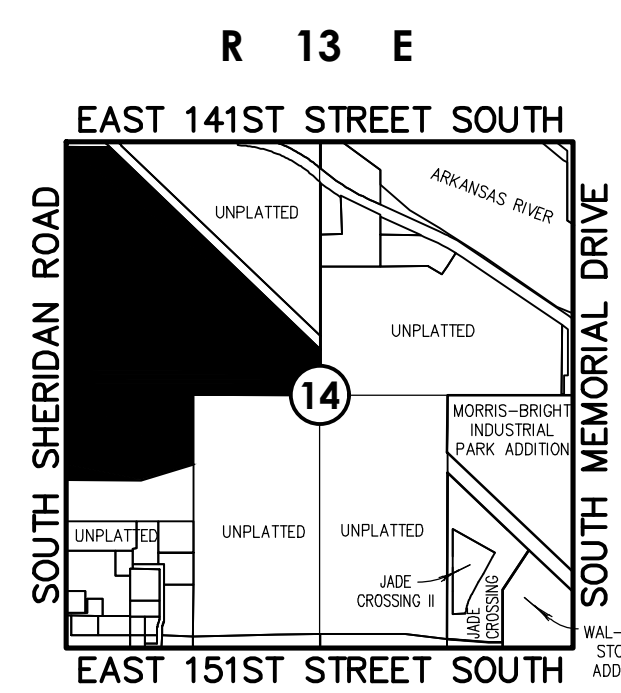
Bixby Farms
SHEET 2 OF 6



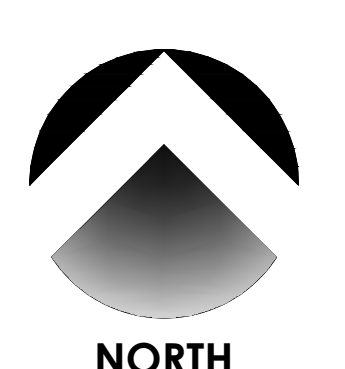
Sheridan Road
South

144TH STREET SOUTH
145TH STREET SOUTH
146TH STREET SOUTH
147TH STREET SOUTH
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149TH STREET SOUTH
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196TH STREET SOUTH
197TH STREET SOUTH
198TH STREET SOUTH
199TH STREET SOUTH
200TH STREET SOUTH

DATE OF PREPARATION: May 4, 2026



Location Map
Scale: 1"= 200'
SUBDIVISION CONTAINS:
FOUR-HUNDRED TWENTY-FOUR (424) LOTS
IN TWENTY-NINE (29) BLOCKS
WITH EIGHTEEN (18) RESERVE AREAS
GROSS SUBDIVISION AREA: 127.063 ACRES



Scale: 1"= 80'
Tanner Consulting

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY LIMITS OF NO ACCESS
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1/334 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	39.27	25.00	90°00'00"	N46°13'31"W	35.36
2	39.27	25.00	90°00'00"	N43°46'29"E	35.36
3	47.12	30.00	90°00'00"	N46°13'31"W	42.43
4	47.12	30.00	90°00'00"	N43°46'29"E	42.43
5	179.53	115.00	89°26'39"	N46°30'12"W	161.84
6	101.47	65.00	89°26'39"	N46°30'12"W	91.48
7	301.49	375.00	46°03'51"	N24°48'48"W	293.44
8	205.09	425.00	27°38'58"	N15°36'21"W	203.11
9	33.64	25.00	77°05'34"	N9°06'57"E	31.16
10	44.96	25.00	103°02'32"	N86°02'25"E	39.14
11	39.27	25.00	90°00'00"	N2°50'43"W	35.36
12	39.27	25.00	90°00'00"	N87°09'17"E	35.36
13	106.66	125.00	48°53'15"	N23°13'07"E	103.45
14	46.79	75.00	35°44'40"	N16°38'49"E	46.03
15	61.03	75.00	46°37'13"	N65°27'53"E	59.36
16	101.71	125.00	46°37'13"	N65°27'53"E	98.93
17	55.29	25.00	126°43'35"	N15°31'04"E	44.69
18	34.25	25.00	78°30'08"	N87°05'47"W	31.64
19	76.63	125.00	35°07'20"	N71°12'49"E	75.43
20	12.95	75.00	9°53'38"	N83°49'40"E	12.93
21	132.24	375.00	20°12'19"	N81°07'21"W	131.56
22	96.98	275.00	20°12'19"	N81°07'21"W	96.48
23	100.98	275.00	21°02'22"	N80°42'20"W	100.42
24	119.34	325.00	21°02'22"	N80°42'20"W	118.67
25	142.39	175.00	46°37'13"	N24°32'07"W	138.50
26	183.08	225.00	46°37'13"	N24°32'07"W	178.07
27	16.09	25.00	36°52'12"	N17°12'35"E	15.81
28	142.89	50.00	163°44'23"	N46°13'31"W	98.99
29	16.09	25.00	36°52'12"	N70°20'23"E	15.81
30	16.09	25.00	36°52'12"	N19°38'37"W	15.81
31	142.89	50.00	163°44'23"	N43°46'29"E	98.99
32	16.09	25.00	36°52'12"	N72°47'25"W	15.81
33	54.98	35.00	90°00'00"	N46°13'31"W	49.50
34	95.88	75.00	73°14'49"	N35°23'54"E	89.48
35	159.80	125.00	73°14'49"	N35°23'54"E	149.14
36	46.58	25.00	106°45'11"	N54°36'06"W	40.13
37	34.99	25.00	80°11'07"	N31°55'45"E	32.20
38	21.19	175.00	6°56'17"	N4°41'39"W	21.18
39	109.65	375.00	16°45'11"	N80°23'54"E	109.26
40	124.27	425.00	16°45'11"	N80°23'54"E	123.83
41	47.12	30.00	89°59'20"	N46°13'51"W	42.42
42	47.13	30.00	90°00'40"	N43°46'09"E	42.43
43	40.11	425.00	5°24'24"	N45°08'31"W	40.09
44	47.34	30.00	90°25'14"	N46°26'08"W	42.58
45	46.90	30.00	89°34'46"	N43°33'52"E	42.27

440.28'
S 11°41'6" E

Preliminary Plat

BXPUD-25.01

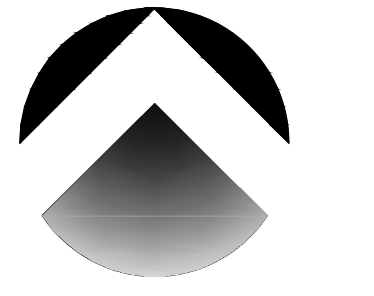
OWNER/DEVELOPER:
Bixby Farms Co.
c/o South Sheridan Land
Holding Co., LLC

CONTACT: BRIAN BEAM
EMAIL: BRIAN.BEAM@CAPITALHOMES.COM
12150 E. 96th St. N., Ste. 202,
Owasso, OK 74055
Phone: (918) 376-6536

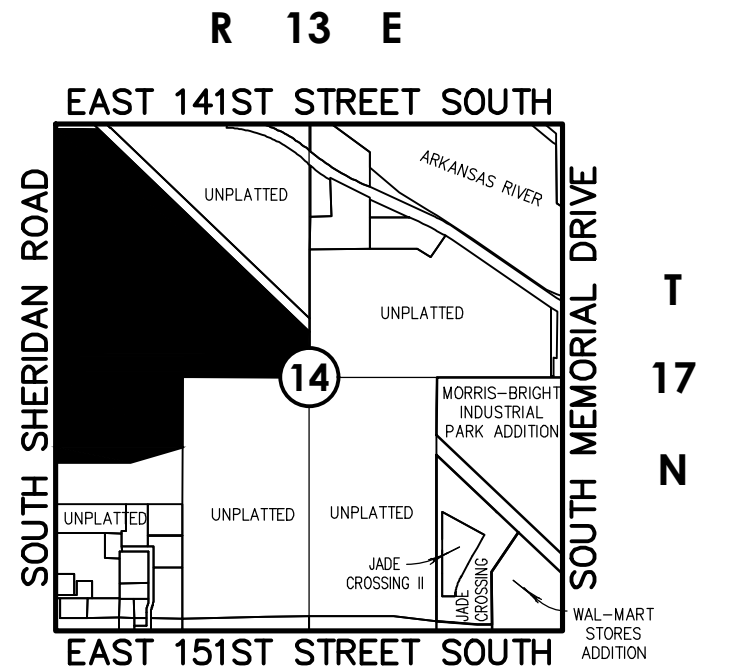
Bixby Farms

PART OF THE WEST HALF (W/2) OF SECTION FOURTEEN (14),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
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



Scale: 1"= 80'
Tanner Consulting



Location Map
Scale: 1"= 2000'

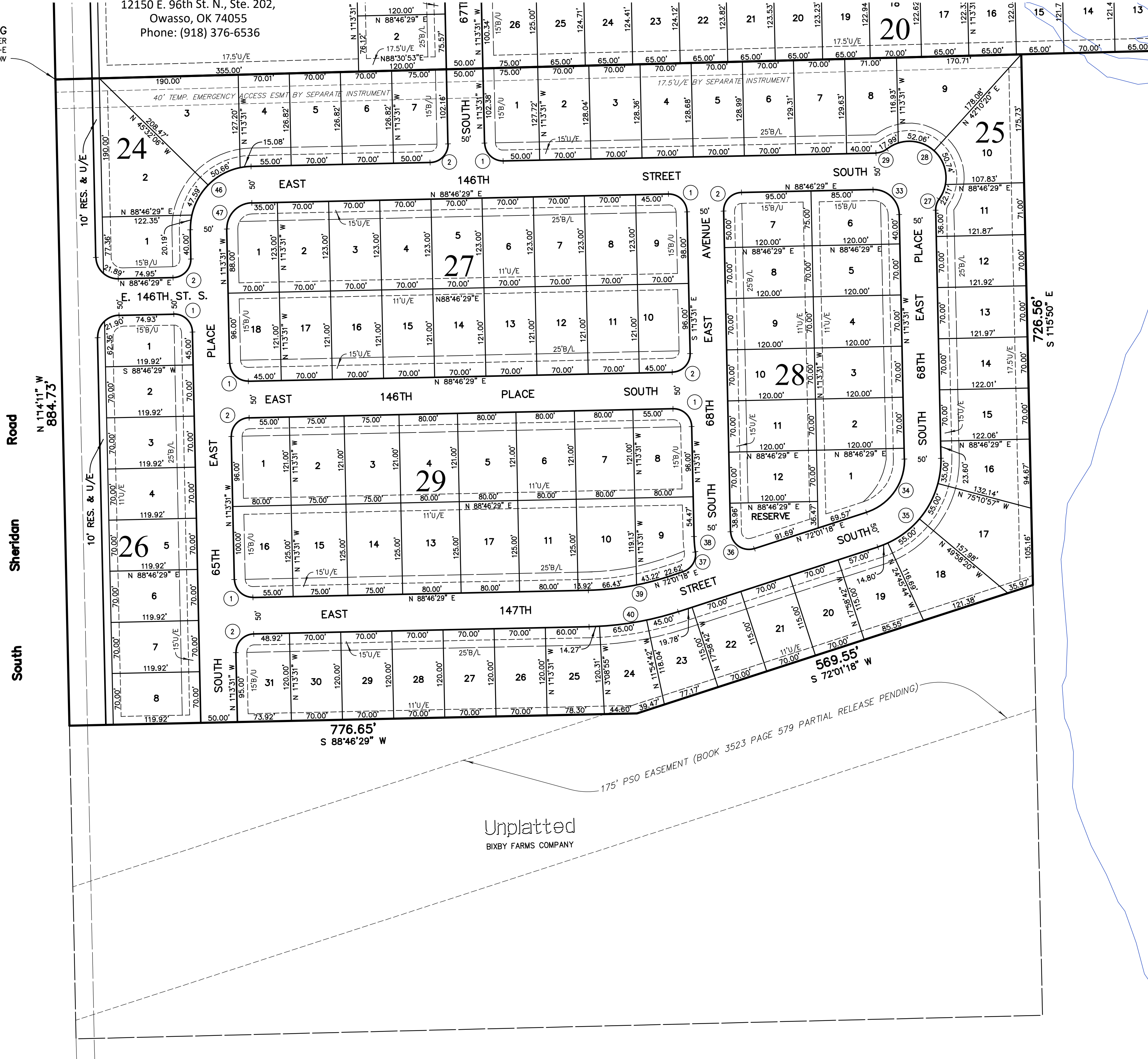
SUBDIVISION CONTAINS:
FOUR-HUNDRED TWENTY-FOUR (424) LOTS
IN TWENTY-NINE (29) BLOCKS
WITH EIGHTEEN (18) RESERVE AREAS
GROSS SUBDIVISION AREA: 127.063 ACRES

LEGEND
B/L BUILDING LINE
B/U BUILDING LINE & UTILITY EASEMENT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
Δ DELTA ANGLE
D DOCUMENT
ESMT EASEMENT
FEMA FEDERAL EMERGENCY
MANAGEMENT AGENCY
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
● SET MONUMENT (SEE NOTE 2)

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	39.27'	25.00'	90°00'00"	N46°13'31"W	35.36'
2	39.27'	25.00'	90°00'00"	N43°46'29"E	35.36'
3	47.12'	30.00'	90°00'00"	N46°13'31"W	42.43'
4	47.12'	30.00'	90°00'00"	N43°46'29"E	42.43'
5	179.53'	115.00'	89°26'39"	N46°30'12"W	161.84'
6	101.47'	65.00'	89°26'39"	N46°30'12"W	91.48'
7	301.49'	375.00'	46°03'51"	N24°48'48"W	293.44'
8	205.09'	425.00'	27°38'58"	N15°36'21"W	203.11'
9	33.64'	25.00'	77°05'34"	N8°06'57"E	31.16'
10	44.96'	25.00'	103°02'32"	N86°02'25"E	39.14'
11	39.27'	25.00'	90°00'00"	N2°50'43"W	35.36'
12	39.27'	25.00'	90°00'00"	N87°09'17"E	35.36'
13	106.66'	125.00'	48°53'15"	N23°13'07"E	103.45'
14	46.79'	75.00'	35°44'40"	N16°38'49"E	46.03'
15	61.03'	75.00'	46°37'13"	N65°27'53"E	59.36'
16	101.71'	125.00'	46°37'13"	N65°27'53"E	98.93'
17	55.29'	25.00'	126°43'35"	N15°31'04"E	44.69'
18	34.25'	25.00'	78°30'08"	N87°05'47"W	31.64'
19	76.63'	125.00'	35°07'20"	N71°12'49"E	75.43'
20	12.95'	75.00'	9°53'38"	N83°49'40"E	12.93'
21	132.24'	375.00'	20°12'19"	N81°07'21"W	131.56'
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33	54.98'	35.00'	90°00'00"	N46°13'31"W	49.50'
34	95.88'	75.00'	73°14'49"	N35°23'54"E	89.48'
35	159.80'	125.00'	73°14'49"	N35°23'54"E	149.14'
36	46.58'	25.00'	106°45'11"	N54°36'06"W	40.13'
37	34.99'	25.00'	80°11'07"	N31°55'45"E	32.20'
38	21.19'	175.00'	6°56'17"	N4°41'39"W	21.18'
39	109.65'	375.00'	16°45'11"	N80°23'54"E	109.26'
40	124.27'	425.00'	16°45'11"	N80°23'54"E	123.83'
41	47.12'	30.00'	89°59'20"	N46°13'51"W	42.42'
42	47.13'	30.00'	90°00'40"	N43°46'09"E	42.43'
43	40.11'	425.00'	5°24'24"	N45°08'31"W	40.09'
44	47.34'	30.00'	90°25'14"	N46°26'08"W	42.58'
45	46.90'	30.00'	89°34'46"	N43°33'52"E	42.27'

POINT OF BEGINNING
WEST QUARTER CORNER
SECTION 14, T-17-N, R-13-E
FOUND 3/8" IRON PIN



DATE OF PREPARATION: May 4, 2026

Bixby Farms
SHEET 4 OF 6

Preliminary Plat

BXPUD-25.01

Bixby Farms

PART OF THE WEST HALF (W/2) OF SECTION FOURTEEN (14),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

SOUTH SHERIDAN LAND HOLDING CO., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", 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 (W/2) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 1°13'31" WEST AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 14, FOR A DISTANCE OF 2576.07 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 141ST STREET SOUTH, THENCE NORTH 88°21'15" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 392.32 FEET; THENCE SOUTH 47°50'43" EAST FOR A DISTANCE OF 3096.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 14; THENCE SOUTH 1°14'16" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 440.28 FEET TO THE SOUTHEAST CORNER OF SAID NW/4;

THENCE SOUTH 88°30'53" WEST AND ALONG THE SOUTH LINE OF THE NW/4, FOR A DISTANCE OF 1321.19 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4); THENCE SOUTH 1°15'50" EAST AND ALONG THE EAST LINE OF SAID NW/4 SW/4, FOR A DISTANCE OF 726.56 FEET; THENCE SOUTH 72°01'18" WEST FOR A DISTANCE OF 569.55; THENCE SOUTH 88°46'29" WEST FOR A DISTANCE OF 776.65 FEET TO A POINT ON THE WEST LINE OF THE NW/4 SW/4; THENCE NORTH 1°14'11" WEST AND ALONG SAID WEST LINE OF THE NW/4 SW/4, FOR A DISTANCE OF 884.73 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,534.885 SQUARE FEET OR 127.063 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.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE(S) XREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "BIXBY FARMS", 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 OWNER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES FOR PUBLIC USE THE PUBLIC STREETS 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 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 STREETS, PROVIDED HOWEVER, OWNER 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. OWNER 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 SOUTH SHERIDAN ROAD 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 SOUTH SHERIDAN ROAD AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS DEVICES 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, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR BUILDING WALL.

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 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, PUBLIC STORM SEWER SYSTEM OR PRIVATE 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. 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.

5. 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 OWNER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

6. 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 DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED 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. STORMWATER DRAINAGE AND DETENTION EASEMENT

1. THE OWNER 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 "STORMWATER DRAINAGE & DETENTION EASEMENT" OR "SD/DE" 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 STORMWATER DRAINAGE AND DETENTION 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 STORMWATER DRAINAGE AND DETENTION 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 STORMWATER DRAINAGE AND DETENTION 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 STORMWATER DRAINAGE AND DETENTION 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 STORMWATER DRAINAGE AND DETENTION 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, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING BUT NOT LIMITED TO PRIVATE STREETS; PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, DETENTION, AND RETENTION; 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.

B. RESERVE ____

1. RESERVE ____, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE 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 OWNER 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 ____ 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 OWNER, 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 ____, 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 OWNER 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 ____, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY DEDICATED BY THE OWNER AS A UTILITY EASEMENT.

C. RESERVES ____

RESERVES ____, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE 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 ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV HEREOF.

D. RESERVES ____

RESERVES ____, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED BY GRANT OF THE OWNER 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, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV HEREOF.

E. RESERVES ____

1. RESERVES ____ ARE HEREBY ESTABLISHED BY GRANT OF THE OWNER 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. RESERVES ____, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED BY THE OWNER AS AN STORMWATER DRAINAGE AND DETENTION EASEMENT.

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. SAID OWNER SHALL BE THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW) AS PROVIDED IN SECTION VI HEREOF, UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER 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 SOUTH SHERIDAN ROAD AND EAST 141ST 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. 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 OWNER 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 OWNER 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-25.01 ("BIXBY FARMS") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-25.01 WAS RECOMMENDED UPON BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE 16, 2025, AND APPROVED BY THE BIXBY CITY COUNCIL ON FEBRUARY 23, 2026, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2495) APPROVED FEBRUARY 23, 2026 WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE ON FEBRUARY 23, 2026, 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-25.01, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-25.01 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 MAY 6, 2025 (DATE OF PUD APPLICATION).

B. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A (ALL OF BLOCKS 24:29, INCLUSIVE, AND RESERVE(S) ____)

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:		
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.		
MAXIMUM NUMBER OF LOTS:	95 *	
MINIMUM LOT WIDTH †:	70 FT	
MINIMUM LOT SIZE:	8,300 SF	
MINIMUM LAND AREA PER DWELLING UNIT:	10,875 SF **	
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT	
MINIMUM LIVABILITY SPACE:	4,500 SF ***	
MINIMUM YARD SETBACKS:		
FRONT YARD:	25 FT	
REAR YARD:	15 FT	
SIDE YARD (INTERIOR):	5 FT & 5 FT	
SIDE YARD ABUTTING A STREET:	15 FT	
GARAGE FACING SIDE YARD STREET:	20 FT	
MINIMUM DWELLING SIZE:	1,600 : 2,500 SF **** (SEE SECTION IV.G.)	
FIRST FLOOR EXTERIOR MATERIALS:	100% MASONRY (SEE SECTION IV.G.)	
MINIMUM LANDSCAPING TREE REQUIREMENTS:		
ONE (1) TREE WITHIN THE FRONT YARD OF EACH LOT		
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.		

DATE OF PREPARATION: May 4, 2026

Preliminary Plat

BXPUD-25.01

Bixby Farms

PART OF THE WEST HALF (W/2) OF SECTION FOURTEEN (14),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

SITE REQUIREMENTS (DEVELOPMENT AREA LOCATION MAY VARY):
NEIGHBORHOOD AMENITIES:
• 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
PUBLIC INFRASTRUCTURE ENHANCEMENTS:
• DECELERATION LANES
• COLLECTOR STREET TO EAST
• SEWER EXTENSION; RELIEVES NEED FOR LIFT STATION
• RIGHT-OF-WAY DEDICATION FOR SHERIDAN ROAD
* 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 THE LOTS IN THE DEVELOPMENT AREA MAY BE A MINIMUM OF 1,600 SQFT, UP TO 1,799 SQFT. NOT GREATER THAN 50% OF THE LOTS IN THE DEVELOPMENT AREA WILL BE LESS THAN 2,000 SQFT. MINIMUM OF 25% OF THE LOTS IN THE DEVELOPMENT AREA SHALL BE A MINIMUM OF 2,500 SQFT.
C. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B (ALL OF BLOCKS 19-23, INCLUSIVE, LOTS 1-13, INCLUSIVE, OF BLOCK 17, AND RESERVE(S) _____)
GROSS LAND AREA: 1,711,171 SF 39.283 AC
NET LAND AREA: 1,711,171 SF 39.283 AC
PERMITTED USES IN THIS PUD:
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.
MAXIMUM NUMBER OF LOTS: 110 *
MINIMUM LOT WIDTH †: 65 FT
MINIMUM LOT SIZE: 7,700 SF
MINIMUM LAND AREA PER DWELLING UNIT: 10,875 SF **
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT
MINIMUM LIVABILITY SPACE: 4,500 SF ***
MINIMUM YARD SETBACKS:
FRONT YARD: 25 FT
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT & 5 FT
SIDE YARD ABUTTING A STREET: 15 FT
GARAGE FACING SIDE YARD STREET: 20 FT
MINIMUM DWELLING SIZE: 1,600 : 2,200 SF **** (SEE SECTION IV.G.)
FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY (SEE SECTION IV.G.)
MINIMUM LANDSCAPING TREE REQUIREMENTS:
ONE (1) TREE WITHIN THE FRONT YARD OF EACH LOT
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:
† 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:
NEIGHBORHOOD AMENITIES:
• 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
PUBLIC INFRASTRUCTURE ENHANCEMENTS:
• DECELERATION LANES
• COLLECTOR STREET TO EAST
• SEWER EXTENSION; RELIEVES NEED FOR LIFT STATION
• RIGHT-OF-WAY DEDICATION FOR SHERIDAN ROAD
* 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 THE LOTS IN THE DEVELOPMENT AREA MAY BE A MINIMUM OF 1,600 SQFT, UP TO 1,799 SQFT. NOT GREATER THAN 50% OF THE LOTS IN THE DEVELOPMENT AREA WILL BE LESS THAN 2,000 SQFT.
E. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA D (ALL OF BLOCK 1, ALL OF BLOCKS 4-9, INCLUSIVE, LOTS 1-11, INCLUSIVE, OF BLOCK 2, ALL OF LOTS 4 THROUGH 15, INCLUSIVE, OF BLOCK 3, AND RESERVE(S) _____)
GROSS LAND AREA: 897,630 SF 20.607 AC
NET LAND AREA: 878,024 SF 20.157 AC
PERMITTED USES IN THIS PUD:
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.
MAXIMUM NUMBER OF LOTS: 75 *
MINIMUM LOT WIDTH †: 50 FT
MINIMUM LOT SIZE: 5,500 SF
MINIMUM LAND AREA PER DWELLING UNIT: 10,875 SF **
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT
MINIMUM LIVABILITY SPACE: 4,500 SF ***
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT & 5 FT
SIDE YARD ABUTTING A STREET: 10 FT
GARAGE FACING SIDE YARD STREET: 20 FT
MINIMUM DWELLING SIZE: 1,400 : 1,600 SF **** (SEE SECTION IV.G.)
STREETS: PRIVATE AND GATED
FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY (SEE SECTION IV.G.)
MINIMUM LANDSCAPING TREE REQUIREMENTS:
ONE (1) TREE WITHIN THE FRONT YARD OF EACH LOT
D. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA C (ALL OF BLOCKS 10-16, INCLUSIVE, LOTS 14-23, INCLUSIVE, OF BLOCK 17, LOTS 12-18, INCLUSIVE, OF BLOCK 2, LOTS 1, 2, AND 3 OF BLOCK 3, AND RESERVE(S) _____)
GROSS LAND AREA: 1,816,995 SF 41.712 AC
NET LAND AREA: 1,816,995 SF 41.712 AC

DATE OF PREPARATION: May 4, 2026

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

SECTION IV - HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER 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 "BIXBY FARMS", 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 OWNER, BY ACCEPTANCE OF A DEED THEREOF, 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 OR RECORD BY THE OWNER. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION

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

SECTION V - ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS GRANTEES, 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-25.01 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-25.01 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 OWNER DURING SUCH PERIOD THAT THE OWNER 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 OWNER SHALL GOVERN. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED HEREIN BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE, OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER. THE FAILURE OF THE OWNER 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 MAY 6, 2025 (DATE OF PUD APPLICATION), OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2027.

SOUTH SHERIDAN LAND HOLDING CO., LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: _____
[SIGNATORY NAME], [SIGNATORY TITLE]
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2027, PERSONALLY APPEARED [SIGNATORY NAME], TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF SOUTH SHERIDAN LAND HOLDING CO., LLC TO THE FOREGOING INSTRUMENT, AS ITS [TITLE], AND ACKNOWLEDGED TO ME THAT S/HE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY 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 "BIXBY FARMS", 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 _____, 2027.

Dan Edwin Tanner
1435
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)
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 _____, 2027, 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

Bixby Farms
SHEET 6 OF 6

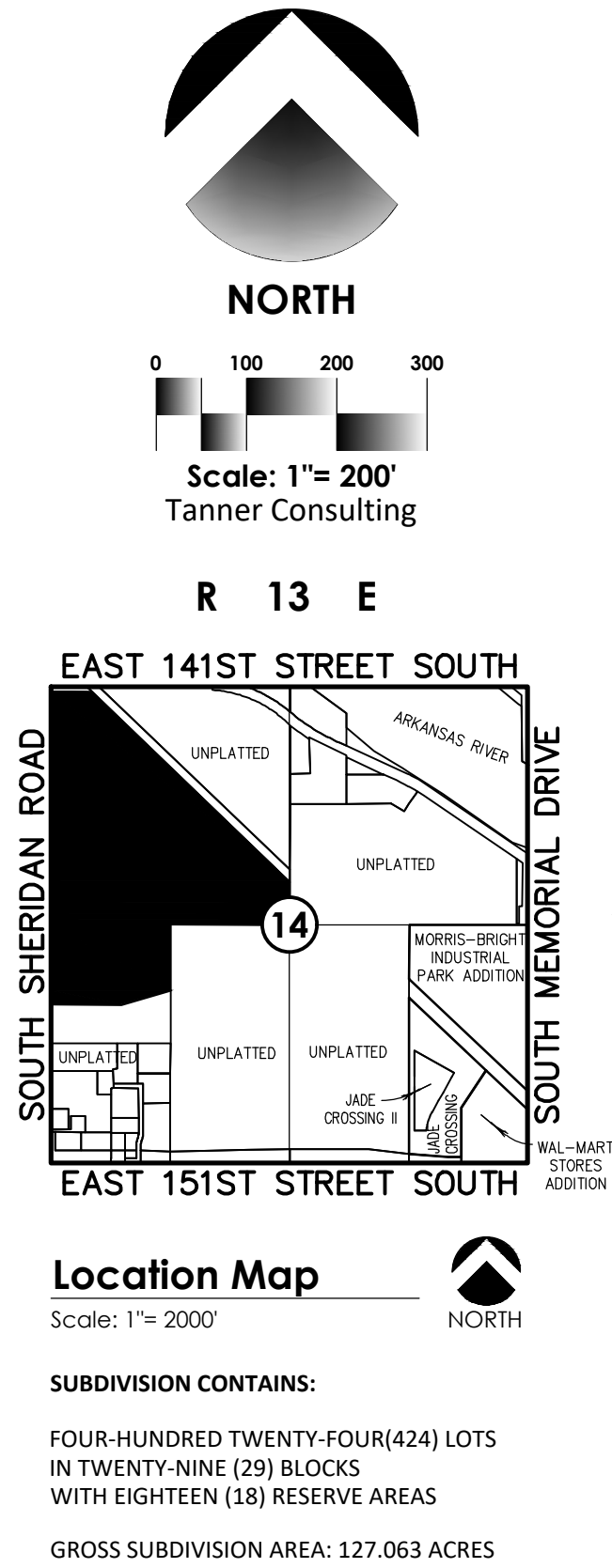
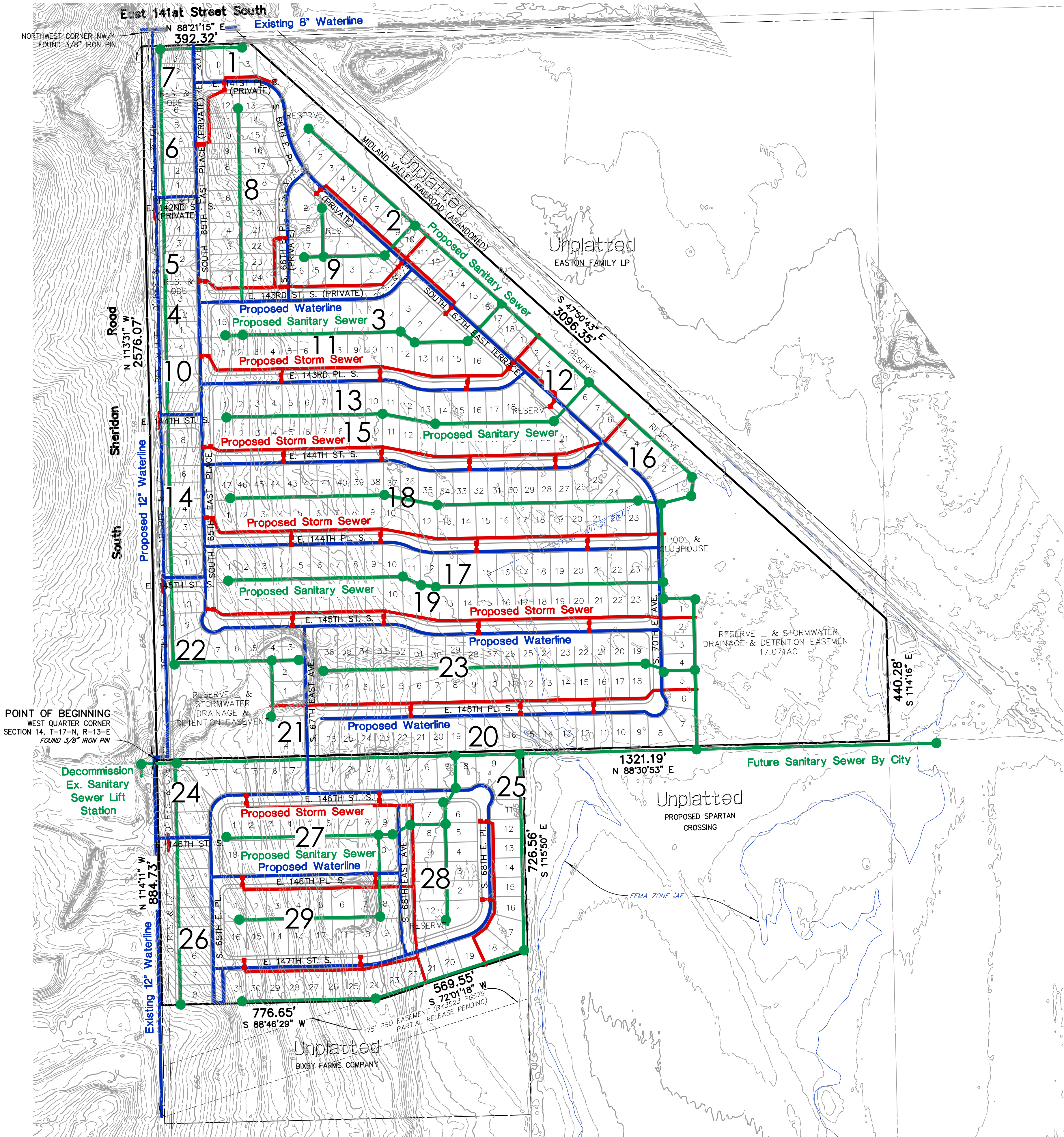
Conceptual Utility Plan
BXPUD-25.01

Bixby Farms

PART OF THE WEST HALF (W/2) OF SECTION FOURTEEN (14),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
Bixby Farms Co.
c/o South Sheridan Land
Holding Co., LLC
CONTACT: BRIAN BEAM
EMAIL: BRIAN.BEAM@CAPITALHOMES.COM
12150 E. 96th St. N., Ste. 202,
Owasso, OK 74055
Phone: (918) 376-6536

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



LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
●	SANITARY SEWER MANHOLE
■	STORM SEWER INLET



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: May 18, 2026

NAME: Rowan Grove Blocks 10-15

CASE(S): **PRELIMINARY PLAT** | BXPT-25.06

LOCATION: Generally located east of South Mingo Road and south of East 131st Street South, Bixby, Oklahoma

EXISTING ZONING: Residential Single-Family (RS-3)

PROPOSED ZONING: N/A

STR: Section 7, Township 17N, Range 14E

APPLICANT: AAB Engineering, LLC

REQUEST:

The applicant requests approval of a preliminary plat for a residential subdivision to be known as Rowan Grove Blocks 10-15, consisting of one hundred fifty-six (156) lots within six (6) blocks and one (1) reserve area on approximately 37.70 acres.

BACKGROUND:

The applicant is requesting approval of a preliminary plat for Rowan Grove Blocks 10-15 as part of the larger Rowan Grove development previously approved under Planned Unit Development BXPUD-20.02. The subdivision represents an additional phase of the Rowan Grove residential development area.

The property is located generally east of South Mingo Road and south of East 131st Street South within Section 7, Township 17 North, Range 14 East. The preliminary plat comprises approximately 37.70 acres and proposes 156 residential lots across six blocks and one reserve area.

The subdivision layout continues the established street network and development pattern from previously approved phases of Rowan Grove, including Rowan Grove Blocks 4-9.

DEVELOPMENT STANDARDS

	PUD
Minimum Dwelling Size	
Maximum Number of Dwelling Units	248
Minimum Lot Width	60 feet
Minimum Lot Area	7,200 SF
Minimum Land Area per Dwelling Unit	8,400 SF
Maximum Building Height	48 feet
Minimum Building Setbacks	
Front Yard	25 feet
Rear Yard	20 feet
Interior Side Yard	5 feet
Side Yard Abutting a Street	5 feet

Abutting Zoning; Use:

North:	(RS-3) Residential Single Family: Rowan Grove Blocks 4-9
East:	Agriculture (AG); vacant land
South:	(RS-3) Residential Single Family: Haikey Creek Estates Blocks 1-6
West:	Commercial Shopping (CS), Commercial General (CG), Flood District (FD), and Haikey Creek drainage

Utilities:

The preliminary plat provides for public water, sanitary sewer, storm sewer, electric, gas, and communication utilities through dedicated utility easements throughout the subdivision.

According to the preliminary plat and deed of dedication:

- Portions of the property are located within FEMA Zone AE and AE Floodway. However, this will need to be updated to reflect FEMA's 2024 revision.
- Existing AEP/PSO overhead transmission easements are located along portions of the western side of the development.
- Reserve Area "A" is intended for open space, landscaping, fencing, utility easements, and future homeowners' association maintenance responsibilities.

Water and sanitary sewer infrastructure will be extended to serve the development in accordance with City standards. Infrastructure improvements must be completed and accepted prior to issuance of certificates of occupancy unless phased development is otherwise authorized.

Access and Infrastructure:

The preliminary plat proposes public residential streets with 50-foot rights-of-way connecting to the previously platted portions of Rowan Grove. Proposed streets include extensions from blocks 4-9. Street names will need to be revised to align with the City of Bixby addressing, which follows the INCOG addressing grid.

The plat establishes limits of no access along portions of East 131st Street South and Mingo Road, as shown.

Sidewalks, utility easements, and building setback lines are provided throughout the subdivision in accordance with City subdivision standards.

Public Comments: Plats are not subject to public advertising, and no public comments were received at the time of writing this report.

Engineering Review Comments: No comments were received at the time of writing this report.

TAC Comments: The preliminary plat has been reviewed by the Technical Advisory Committee (TAC) and applicable City departments. Any remaining technical, legal, or engineering comments shall be addressed prior to filing the plat with Tulsa County.

Staff Comments:

Staff has reviewed the preliminary plat for Rowan Grove Blocks 10-15 for compliance with the Bixby Metropolitan Area Subdivision and Development Regulations, the approved Planned Unit Development standards for Development Area C of BXPUD-20.02 Major Amendment No. 1 approved by the Bixby City Council on August 23, 2021, and applicable City development requirements. The proposed subdivision consists of 156 residential lots within six blocks and one reserve area on approximately 37.70 acres.

Development Area C of the approved PUD permits traditional residential development with a minimum lot width of 60 feet, a minimum lot area of 7,200 square feet, a maximum of 248 lots, front yard setbacks of 25 feet, rear yard setbacks of 20 feet, side yard setbacks of 5 feet, and a maximum building height of 48 feet.

The proposed preliminary plat appears generally consistent with the approved Development Area C standards and provides for public streets, utility easements, drainage facilities, sidewalks, and reserve areas consistent with the approved development pattern for Rowan Grove. The subdivision layout includes predominantly 60-foot-wide lots with typical lot depths of approximately 120 feet. Front building setback lines are shown at 25 feet throughout the subdivision.

The preliminary plat references portions of the property as being located within FEMA Zone AE and AE Floodway. However, staff notes that updated FEMA mapping adopted in 2024 reflects the property as being located within Zone X due to the levee accreditation and flood protection system improvements in the area. The applicant shall ensure all floodplain references on the final plat and related engineering documents are updated accordingly prior to final plat approval.

Staff further finds that the proposed street names should be revised prior to final plat consideration to ensure consistency with the City's addressing and street-naming standards. Additionally, the final plat shall include the approved PUD development standards adopted by the Bixby City Council on August 23, 2021.

Staff finds the preliminary plat to be generally consistent with the approved PUD standards and applicable subdivision regulations, subject to the conditions below. Final engineering review and approval will be required prior to final plat approval.

STAFF RECOMMENDATION

Staff recommends approval of Preliminary Plat Case No. BXPT-26.06, Rowan Grove Blocks 10-15, subject to the following conditions:

1. Compliance with the approved standards of BXPUD-20.02 Major Amendment No. 1 approved by the Bixby City Council on August 23, 2021, and all applicable requirements of the Bixby subdivision and development regulations.
2. Revise the proposed street names prior to final plat consideration to ensure consistency with City addressing and street naming standards.
3. Include the approved PUD development standards on the final plat as approved by the Bixby City Council on August 23, 2021.
4. Receipt of all required approvals from Public Works, Engineering, Fire Marshal, and utility providers.
5. Submission and approval of final engineering plans prior to final plat approval.
6. Update all floodplain references on the plat and engineering documents to reflect the current FEMA Zone X designation where applicable.
7. Any minor technical corrections requested by staff prior to filing of the final plat.

Attachments: Preliminary Plat with Deed of Dedication

PRELIMINARY PLAT

Rowan Grove Blocks 10-15

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE SOUTH HALF (S/2) OF
GOVERNMENT LOT ONE (1) AND PART OF THE SOUTH HALF (S/2) OF THE NORTHWEST
QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA

OWNER/DEVELOPER

ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA OK 74136
PHONE: 918.514.4283
ATTN: JIM ROBERTS

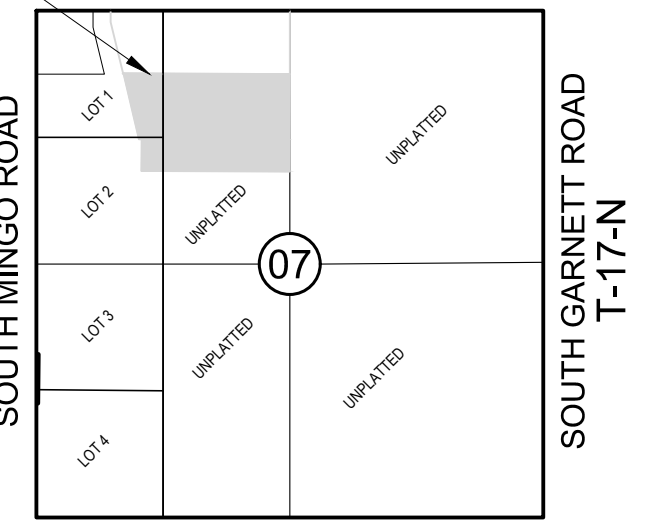
ENGINEER/SURVEYOR

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

LEGEND

BL	BUILDING LINE
L.N.A.	LIMITS OF NO ACCESS
R.A.	RESTRICTED ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
BLU	BUILDING LINE & UTILITY EASEMENT
FL/E	FENCE & LANDSCAPE EASEMENT
OD/E	OVERLAND DRAINAGE EASEMENT
IPF	IRON PIN FOUND
IPS	IRON PIN SET
1234	ADDRESS

SITE LOCATION EAST 131ST STREET SOUTH



EAST 141ST STREET SOUTH

LOCATION MAP

SCALE: 1"=2000'

SITE DATA

BENCHMARK
60D NAIL IN BRACE POST, 58 FEET NORTH & 8 FEET WEST OF NE PROPERTY CORNER
ELEV = 602.01' (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°36'41" E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 7, T-17-N, R-14-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
1,642,320 SF / 37.70 ACRES

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, UNLESS NOTED OTHERWISE.

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	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY	PUBLIC SERVICE COMPANY
2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T	COX COMMUNICATIONS
5303 E. 71ST STREET TULSA, OK 74136 918-596-6422	11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658

FLOODPLAIN

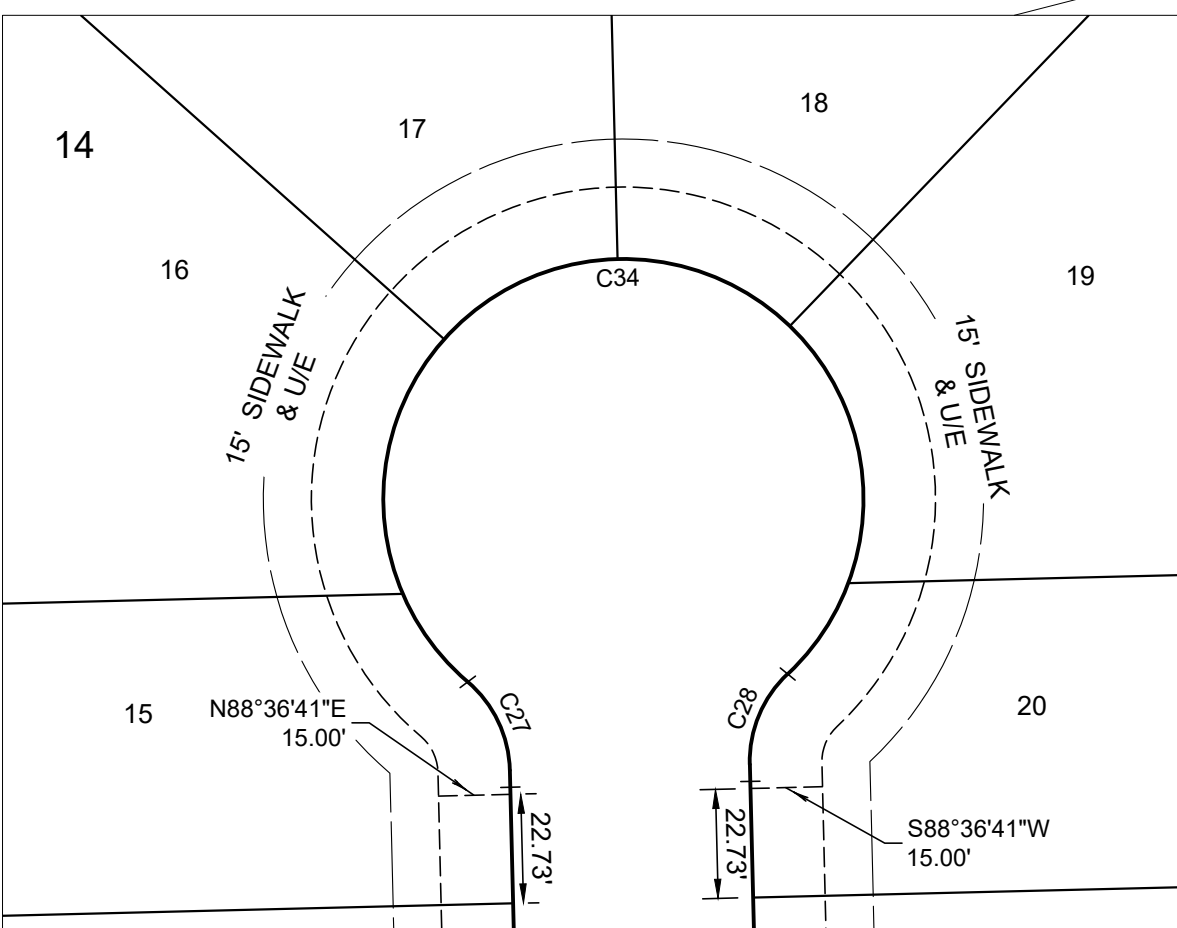
THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE AE FLOODWAY AS SHOWN ON FIRM PANEL 40143C0451L DATED OCTOBER 16, 2012.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE HUNDRED FIFTY-SIX (156) LOTS IN SIX (6) BLOCKS AND 1 RESERVE AREA. CONTAINING 37.70 ACRES	
BLOCK 10.....	5.95 ACRES - 22 LOTS
BLOCK 11.....	9.03 ACRES - 50 LOTS
BLOCK 12.....	2.11 ACRES - 12 LOTS
BLOCK 13.....	1.87 ACRES - 11 LOTS
BLOCK 14.....	7.63 ACRES - 42 LOTS
BLOCK 15.....	3.47 ACRES - 19 LOTS
RESERVE A.....	0.39 ACRES

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27	39.27	090.0000	35.36	S43°36'41"W
C2	10.01	10.01	022.9347	9.94	N79°55'17"W
C3	130.42	130.42	149.4450	96.47	S36°49'25"W
C4	10.01	10.01	022.9347	9.94	S26°25'54"E
C5	15.69	15.69	035.9513	15.43	S3°00'41"W
C6	129.44	129.44	148.3269	96.20	S53°10'35"E
C7	15.69	15.69	035.9513	15.43	N70°38'09"E
C8	39.27	39.27	090.0000	35.36	S46°23'19"E
C9	39.27	39.27	090.0000	35.36	N43°36'41"E
C10	39.27	39.27	090.0000	35.36	S46°23'19"E
C11	39.27	39.27	090.0000	35.36	S43°36'41"W
C12	39.27	39.27	090.0000	35.36	N46°23'19"W
C13	39.27	39.27	090.0000	35.36	N43°36'41"E
C14	13.29	13.29	030.4662	13.14	S76°09'20"E
C15	131.71	131.71	150.9323	96.80	N43°36'41"E
C16	13.29	13.29	030.4662	13.14	N16°37'18"W
C17	13.29	13.29	030.4662	13.14	N13°50'40"E
C18	131.71	131.71	150.9323	96.80	N46°23'19"W
C19	13.29	13.29	030.4662	13.14	S73°22'42"W
C20	33.35	33.35	076.4243	30.93	N53°10'35"W
C21	45.19	45.19	103.5757	39.29	N36°49'25"E
C22	39.27	39.27	090.0000	35.36	S46°23'19"E
C23	13.29	13.29	030.4662	13.14	S13°50'40"W
C24	131.71	131.71	150.9323	96.80	S46°23'19"E
C25	13.29	13.29	030.4662	13.14	N73°22'42"E
C26	39.27	39.27	090.0000	35.36	S46°23'19"E
C27	21.03	21.03	048.1897	20.41	N25°29'00"W
C28	21.03	21.03	048.1897	20.41	S22°42'22"W
C29	39.27	39.27	090.0063	35.36	S46°23'16"E
C30	39.27	39.27	090.0000	35.36	N43°36'41"E
C31	39.27	39.27	090.0000	35.36	N46°23'19"W
C32	39.27	39.27	090.0000	35.36	S43°36'41"W
C33	39.27	39.27	090.0063	35.36	S46°23'16"E
C34	241.19	241.19	276.3794	66.67	N88°36'41"E
C35	39.27	39.27	090.0000	35.36	N43°36'41"E
C36	13.29	13.29	030.4662	13.14	S13°50'40"W
C37	131.71	131.71	150.9323	96.80	S46°23'19"E
C38	13.29	13.29	030.4662	13.14	N73°22'42"E
C39	39.27	39.27	090.0000	35.36	S46°23'19"E
C40	39.27	39.27	090.0000	35.36	N43°36'41"E
C41	39.27	39.27	090.0000	35.36	S46°23'19"E



SCALE: 1" = 40'

ROWAN GROVE BLOCKS 10-15
Sheet 1 of 2

Date Prepared: March 10, 2026

Rowan Grove Blocks 10-15

OWNER/DEVELOPER

ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA OK 74136
PHONE: 918.494.4004
ATTN: JIM ROBERTS

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

KNOW ALL MEN BY THESE PRESENTS:
ROWAN GROVE LLC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), 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, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FOUR (4), BLOCK EIGHT (8) OF ROWAN GROVE A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA; THENCE SOUTH 01°27'17" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION SEVEN (7), A DISTANCE OF 1015.87 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 N/2 SE/4 NW/4); THENCE SOUTH 88°33'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,542.61 FEET; THENCE NORTH 01°09'05" WEST A DISTANCE OF 330.33 FEET; THENCE SOUTH 88°34'24" WEST A DISTANCE OF 27.95 FEET; THENCE NORTH 14°57'46" WEST A DISTANCE OF 706.54 FEET; THENCE NORTH 88°36'41" EAST A DISTANCE OF 1733.85 FEET TO THE POINT OF BEGINNING. CONTAINING 1,642,431 SQUARE FEET OR 37.71 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) BEING SOUTH 01°27'17" EAST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 156 LOTS IN 6 BLOCKS AND 1 RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "ROWAN GROVE BLOCKS 10-15", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "ROWAN GROVE BLOCKS 10-15" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "ROWAN GROVE BLOCKS 10-15".

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

- A. **PUBLIC STREETS AND GENERAL UTILITY EASEMENTS**
THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UIE" OR "UTILITY EASEMENT", FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BIXBY 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 ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE 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 SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. 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 DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.
- B. **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.

- 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 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 PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, 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, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS 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 I.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 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.
- E. **SURFACE DRAINAGE**
EACH LOT WITHIN ROWAN GROVE BLOCKS 10-15 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 THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA COUNTY.
- F. **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 TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- G. **CERTIFICATE OF OCCUPANCY RESTRICTIONS**
NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY TULSA COUNTY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY TULSA COUNTY, OKLAHOMA, NOTWITHSTANDING THE FOREGOING, 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 COUNTY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.
- H. **LIMIT OF NO ACCESS**
THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 131 STREET SOUTH AND MINGO ROAD WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.
- I. **RESERVE AREA 'A'**
THE USE OF RESERVE AREA A DEDICATED ON THE PLAT OR SUBSEQUENTLY DEDICATED FOR THE SUBDIVISION SHALL BE LIMITED TO USE AS OPEN SPACE, FENCING AND LANDSCAPING, AS WELL AS UTILITY EASEMENTS AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION. MAINTENANCE OF RESERVE AREAS A WILL BE THE RESPONSIBILITY OF THE OWNER UNTIL CONVEYANCE TO THE HOME OWNERS ASSOCIATION.
- J. **PRIVATE STREETS AND MAINTENANCE OBLIGATIONS**
1. ALL OPERATIONS AND MAINTENANCE RESPONSIBILITIES FOR IMPROVEMENTS IN RESERVE AREAS SHALL BE ASSIGNED TO A PROPERTY OWNERS ASSOCIATION. EACH PROPERTY OWNER, BY ACCEPTANCE OF A DEED TO A PROPERTY WITHIN THE DEVELOPMENT, WILL BE DEEMED TO HAVE AGREED TO BE A MEMBER OF THE PROPERTY OWNER'S ASSOCIATION AND BE SUBJECT TO ASSESSMENTS FOR MAINTENANCE FOR THE COMMON AREAS AND PUBLIC OR PRIVATE IMPROVEMENTS.
2. THE CITY OF BIXBY, THE UNITED STATES POSTAL SERVICE, PRIVATE PARCEL DELIVERY SERVICES, PUBLIC UTILITY PROVIDING SERVICE TO THE SUBDIVISION AND ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION SHALL HAVE THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREET AND TO OPERATE THEREON THIS INCLUDES ALL GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.
3. PRIVATE STREETS AND SIDEWALKS ABUTTING PRIVATE STREETS SHALL BE CONSTRUCTED TO MEET OR EXCEED THE CITY OF BIXBY ENGINEERING STANDARDS FOR MINOR RESIDENTIAL STREETS AND MUST SATISFY THE PROVISIONS OF THE BIXBY METROPOLITAN ARE SUBDIVISION AND DEVELOPMENT REGULATIONS.

SECTION II. HOMEOWNERS ASSOCIATION

- A. **FORMATION OF HOMEOWNERS ASSOCIATION**
THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN "ROWAN GROVE BLOCKS 10-15" 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 FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF "ROWAN GROVE BLOCKS 10-15". 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.
- B. **MANDATORY MEMBERSHIP**
EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "ROWAN GROVE BLOCKS 10-15" 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.
- C. **ASSESSMENT**
EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "ROWAN GROVE BLOCKS 10-15" SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE 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, 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 TULSA COUNTY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR TULSA COUNTY 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 OR TO RECOVER DAMAGES IN 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, 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 INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND TULSA COUNTY, 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: ROWAN GROVE LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026.

JIM ROBERT

BY: _____
OWNER/DEVELOPER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____, JIM ROBERTS.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

I, MIKEL L. STEWART, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "ROWAN GROVE BLOCKS 10-15" AN ADDITION TO 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.

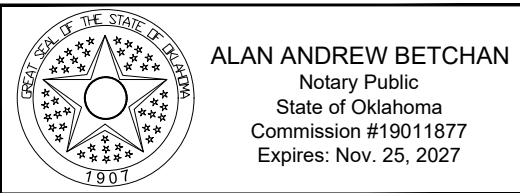
MIKEL L. STEWART
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 2105

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED MIKEL L. STEWART, 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.

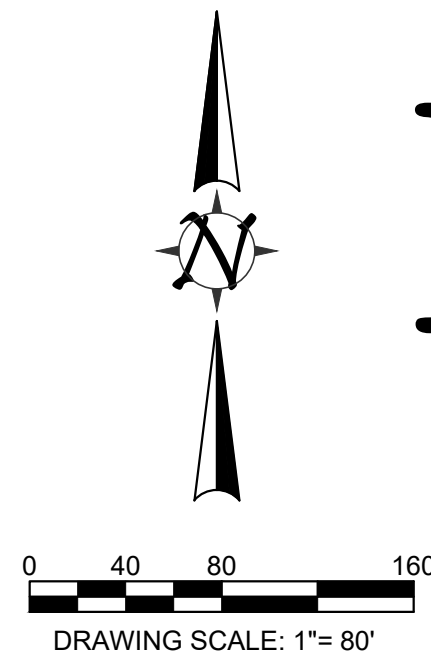
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOV 25, 2027
COMMISSION NUMBER: 19011877



Rowan Grove Blocks 10-15

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE SOUTH HALF (S/2) OF
GOVERNMENT LOT ONE (1) AND PART OF THE SOUTH HALF (S/2) OF THE NORTHWEST
QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA



OWNER/DEVELOPER

ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA OK 74136
PHONE: 918.494.4004
ATTN: JIM ROBERTS

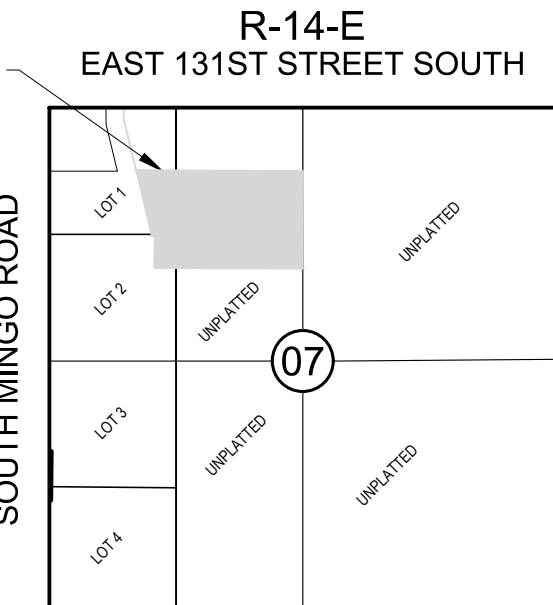
ENGINEER/SURVEYOR

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

LEGEND

B/L.....	BUILDING LINE
L.N.A.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
B/U.....	BUILDING LINE & UTILITY EASEMENT
FL/E.....	FENCE & LANDSCAPE EASEMENT
OD/E.....	OVERLAND DRAINAGE EASEMENT
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET
1234.....	ADDRESS

SITE LOCATION



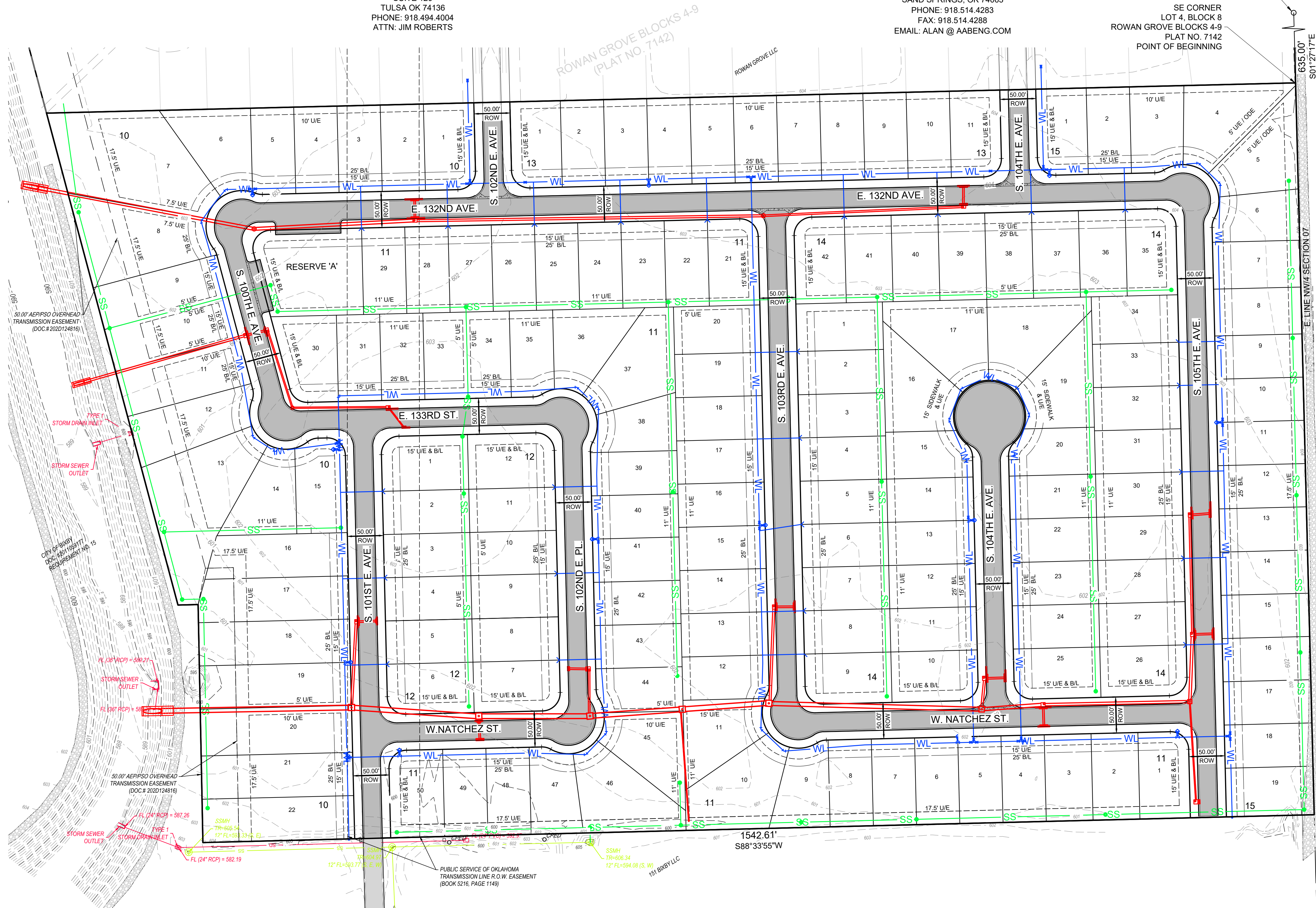
EAST 141ST STREET SOUTH
LOCATION MAP
SCALE: 1"=2000'

LEGEND

B/L.....	BUILDING LINE
U/E.....	UTILITY EASEMENT
WL.....	EXISTING WATER LINE
SS.....	EXISTING SANITARY SEWER LINE
WL.....	PROPOSED WATER LINE
SS.....	PROPOSED SANITARY SEWER LINE
SS.....	PROPOSED STORM SEWER LINE
ASPH.....	PROPOSED ASPHALT PAVEMENT
CONC.....	PROPOSED CONCRETE PAVEMENT

CONTACTS

MUNICIPAL AUTHORITY	
CITY OF BIXBY 116 W. NEEDLES P.O. BOX 70 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 5303 E. 71ST STREET TULSA, OK 74136 918-596-6422	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658





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

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: May 18, 2026

NAME: Marlee Office #6

CASE(S): **SITE PLAN** | (BXSP-26.05)

LOCATION: 7611 East 126th Street South, Bixby, Oklahoma 74008, located within South Memorial Business Park, Lot 6, Block 1, Development Area H of PUD-76.

EXISTING ZONING: Planned Unit Development PUD-76 (Development Area H) with underlying Commercial General (CG)

PROPOSED ZONING: N/A

STR: Section 02, Township 17N, Range 13E

APPLICANT: W Design

REQUEST: W Design, on behalf of the property owner, requesting Planning Commission approval of a Site Plan for “Marlee Office #6,” a proposed 3,177 square-foot office building with associated landscaping, sidewalks, parking access, and related site improvements on approximately 0.625 acres located within Development Area H of PUD-76.

BACKGROUND: The applicant is requesting Planning Commission approval of a Site Plan for “Marlee Office #6,” a proposed office development located within South Memorial Business Park, Lot 6, Block 1, Development Area H of PUD-76, Scenic Village Park. The subject property is approximately 0.625 acres and is located near the northwest corner of East 126th Street South and South Memorial Drive.

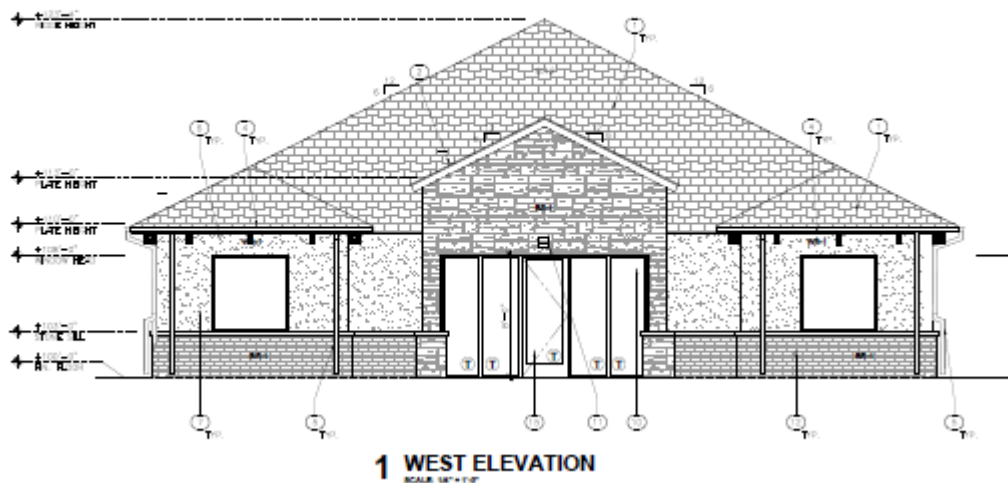
PUD-76 was approved by City Council in 2013 and established development standards and permitted uses for multiple development areas within the Scenic Village Park development. Development Area H permits uses allowed by right within the CG Commercial General District, including office and warehousing uses as provided within Use Unit 23 – Warehousing and Wholesaling and customary accessory uses.

DEVELOPMENT OVERVIEW

The applicant's submitted site data identifies the following:

- The submitted architectural elevations depict a commercial office structure utilizing brick, stucco, stone veneer accents, pitched roof forms, decorative eave brackets, and complementary architectural materials consistent with the existing South Memorial Business Park development.

Figure 1: Elevation



PUBLIC INPUT: Site plans are not subject to public notice. No comments received.

ENGINEERING COMMENTS: No comments received.

STAFF FINDINGS

Staff has reviewed the submitted Site Plan and revised response materials for compliance with PUD-76 Development Area H standards and applicable provisions of the Bixby Zoning Code.

The applicant provided responses to Planning comments dated May 13, 2026, addressing shared parking, ADA accessibility, ownership and maintenance responsibilities, lighting, landscaping, screening of mechanical equipment, drainage, and site improvements.

The applicant indicates the development will utilize the existing shared parking arrangement within South Memorial Business Park. Supporting documentation submitted by the applicant indicates the overall commercial development provides 261 parking spaces, including 12 accessible spaces, for Lots 2 through 13 within the business park development.

The applicant also acknowledged that all future signage will require separate sign permits and that all mechanical equipment will be screened from public view. Additionally, the applicant indicated that drainage will connect to the previously approved storm sewer system serving South Memorial Business Park and that a drainage memo will be submitted with future civil plans.

The proposed site improvements appear generally consistent with the development standards established within PUD-76 Development Area H, including maximum building height, floor area ratio, landscaping requirements, and setback standards.

Additional departmental review comments from Engineering/Public Works, Fire Marshal, and Building inspections shall continue to be addressed prior to issuance of building permits and Certificates of Occupancy.

STAFF COMMENTS:

1. Applicant shall address all remaining Planning, Engineering/Public Works, Fire Marshal, and Building comments prior to issuance of building permits.
2. Final civil engineering plans, including grading, drainage, stormwater, and utility connections, shall be reviewed and approved by the City Engineer/Public Works Department.
3. Any future signage shall require separate sign permits and compliance with Title 11 and PUD-76 standards.
4. All mechanical equipment shall be screened from public view in accordance with approved elevations and City standards.
5. Any modifications to the approved site plan, landscaping, elevations, materials, or site layout may require amended site plan review and approval.
6. All site improvements, landscaping, paving, lighting, and sidewalks shown on the approved plans shall be installed prior to issuance of a Certificate of Occupancy unless otherwise approved by the City.

Staff recommends approval of the Site Plan for Marlee Office #6, subject to the comments and conditions outlined within this report and compliance with all applicable City of Bixby codes, ordinances, and the development standards of PUD-76 Development Area H.

FIGURES:

Figure 1: Elevation

GENERAL NOTES

DETAILED SITE PLAN

- A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
- C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
- D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
- E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
- F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
- G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
- K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.
- M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
CDX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSD)

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 6 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 6 LAND AREA 27,227 SF± (.625 ACRES)

LANDSCAPE AREA REQUIRED 2,722 SF (10%)
LANDSCAPE AREA PROVIDED 9,551 SF (35%)

SITE DATA:

ZONING PUD 76 & CG
FIRST FLOOR BUILDING AREA: 3,177 SF
BUILDING HEIGHT PERMITTED: 40'
TALLEST BUILDING HEIGHT PROPOSED: 25'-4" TO TOP OF RIDGE

PROPOSED FLOOR AREA RATIO: .116

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE: 1/350
NUMBER OF SPACES REQUIRED: 10
NUMBER OF EXISTING SPACES PROVIDED: 32 (SHARED PARKING DEVELOPMENT)

ACCESSIBLE SPACES REQUIRED: 1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED: 0 (SHARED PARKING DEVELOPMENT)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 6) 27,227 SF± (.625 ACRES)

EXISTING IMPERVIOUS AREA: 12,691 SF
PROPOSED NEW IMPERVIOUS AREA: 4,983 SF
TOTAL IMPERVIOUS AREA: 17,674 SF

SETBACKS:

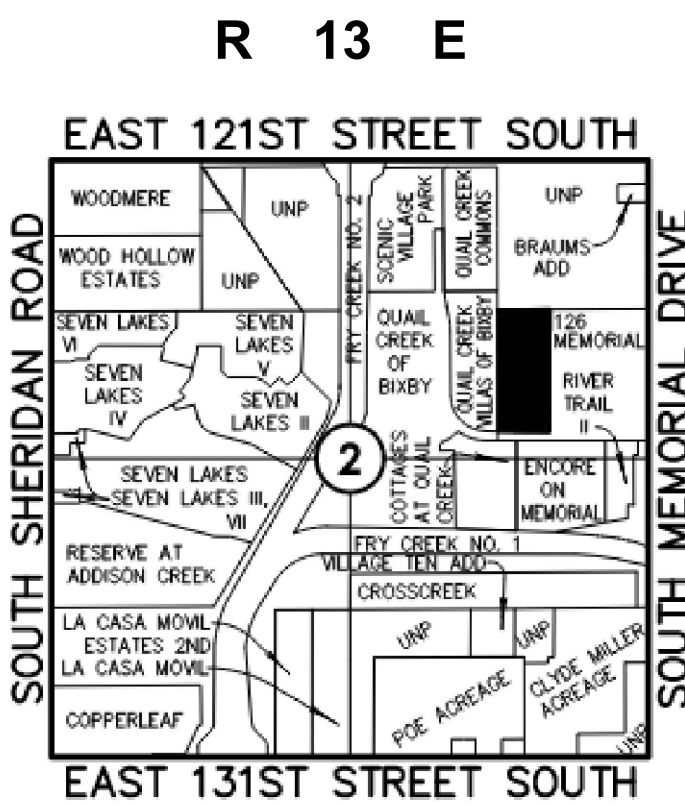
REQUIRED:
FROM NON-ARTERIAL STREET ROW: 25'
FROM RESIDENTIAL DEVELOPMENT AREA: 50'
FROM OTHER BOUNDARY: 20'

LEGAL DESCRIPTION:

LOT 6, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

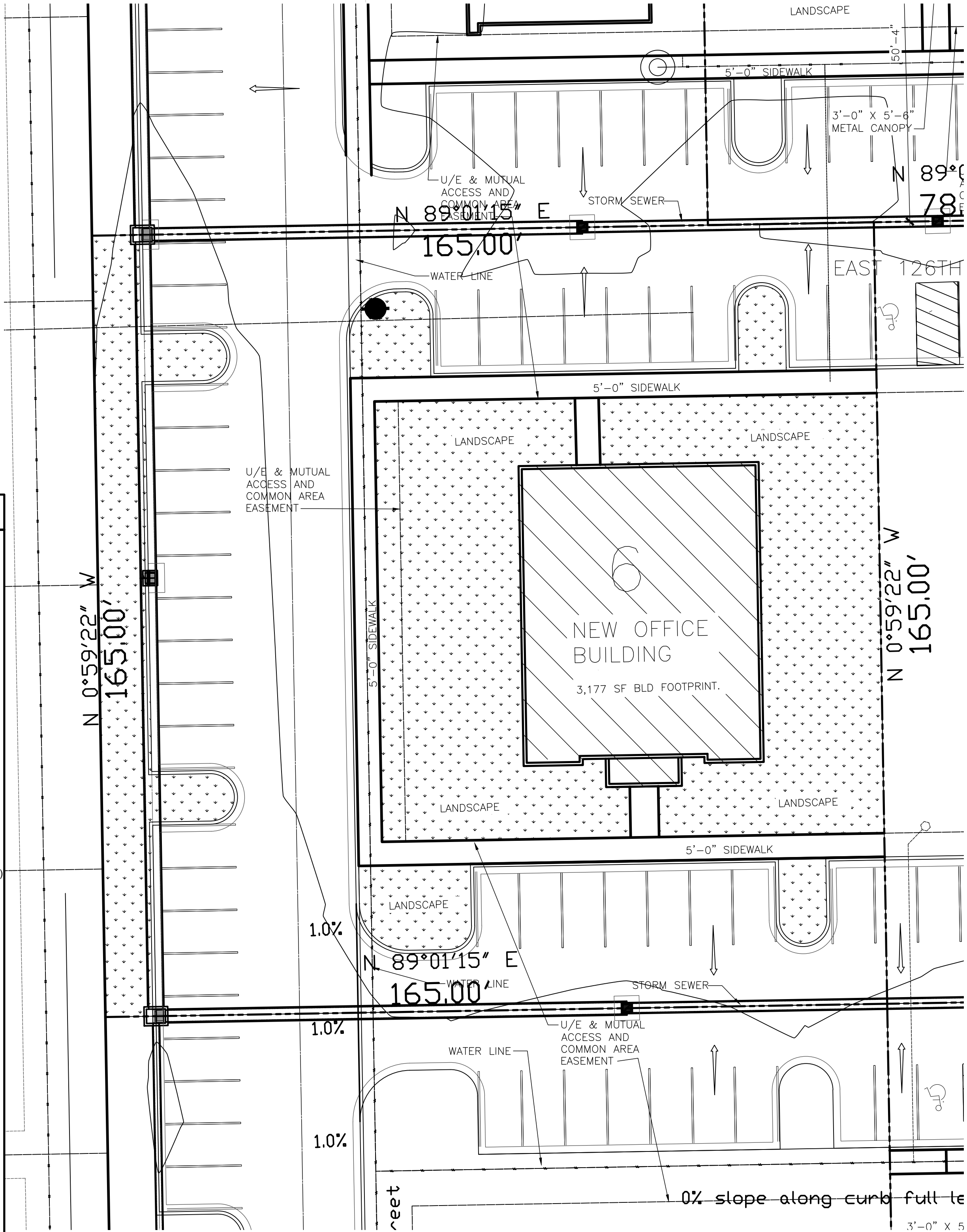
EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.



Location Map

Scale: 1"= 2000'



2 ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"

0 16'-0" 32'-0"

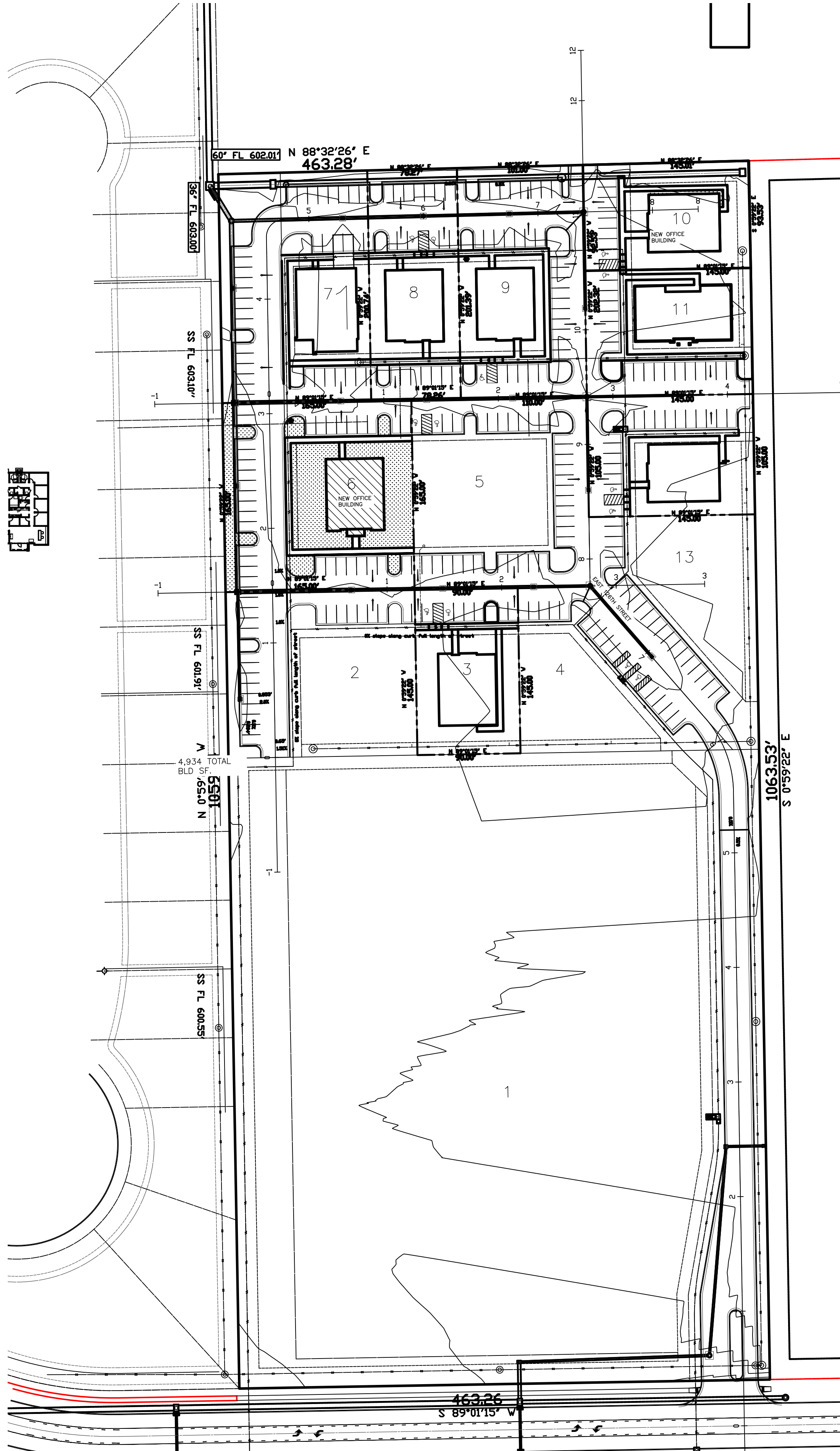
SCALE: 1/16"=1'-0"



NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE

NOTE: ALL WATER TO BE DIRECTED TO STORM SEWER BASIN. NO WATER TO FLOW TO THE ADJACENT PROPERTY.

FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY

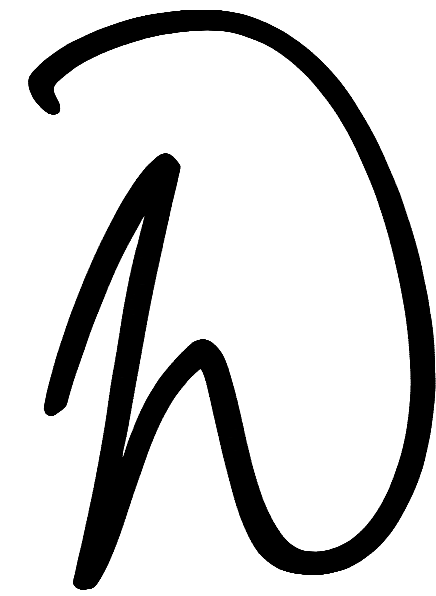


1 OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"

0 32'-0" 64'-0"

SCALE: 1/32"=1'-0"



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SEAL:



3/31/2026
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

MARLEE
OFFICE #6
(BIXBY)

PROJECT #
26038

7611 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

3.31.2026

SHEET NAME:

ARCHITECTURAL
SITE PLAN

SHEET #:

A101

DRAWN BY: DGP

- A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
- B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
- C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
- D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH AVAILABLE TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3 C.2 - FOR SUREFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.

B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.

C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.

D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES

E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES

F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION.
APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND
RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING,
SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS.
WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".

B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 4" DEPTH REMOVING AS
MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE
BOTTOM OF THE EXCAVATED AREA, TILL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER
INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURE'S 'NATURE'S BLEND', AT A 50/50
MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.

C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.

D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS.
CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.

E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS
PRIOR TO MULCHING.

F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.

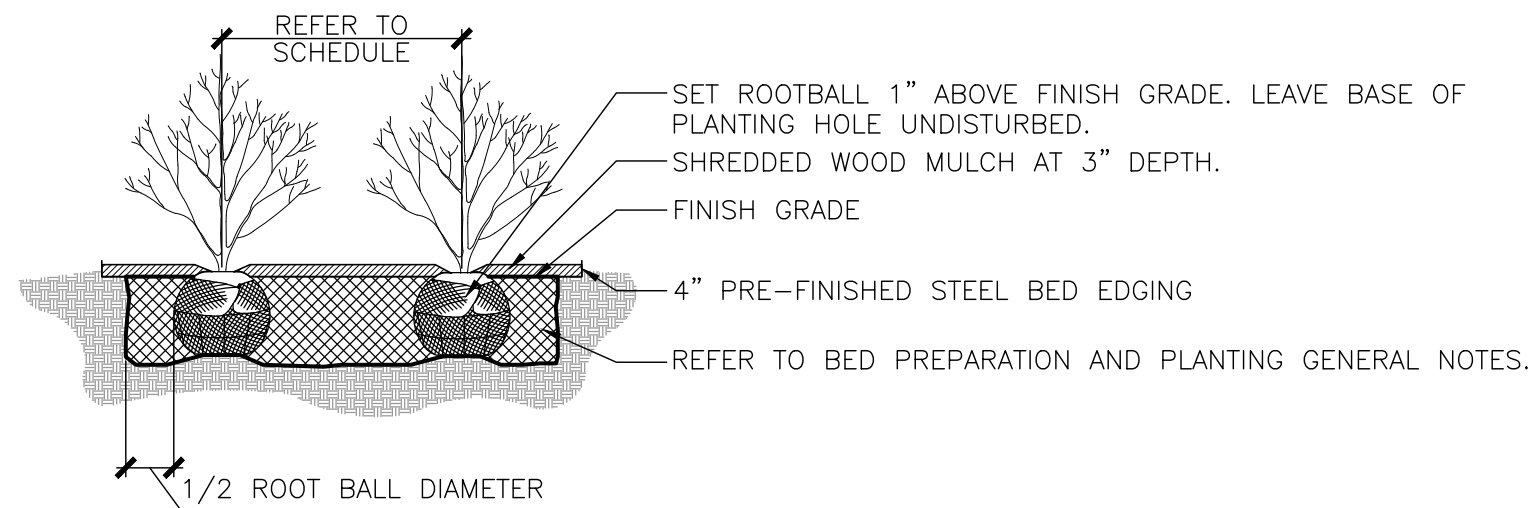
G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH
GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

 SOD / PLANTING AREA .

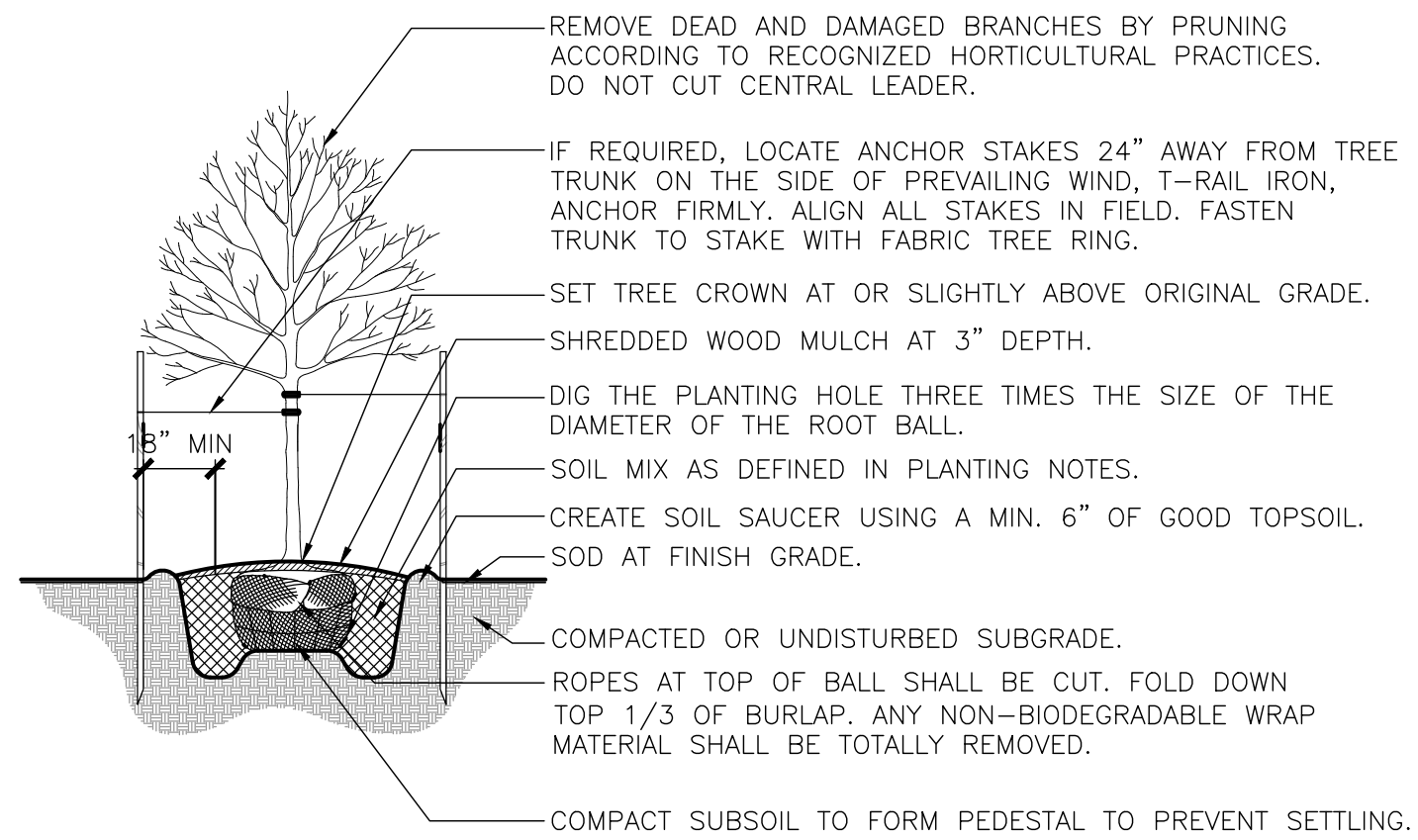


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SCALE: N.T.S.



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3/31/2026
WELDON BOWMAN, AIA
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02461 EXPIRES 06/30/2025

**MARLEE
OFFICE #6
(BIXBY)**

PROJECT #
26038

**7611 EAST 126TH
STREET SOUTH
BIXBY, OK
74008**

CONSULTANT:

REVISIONS:

ISSUE DATE:

3.31.2026

HEET NAME:

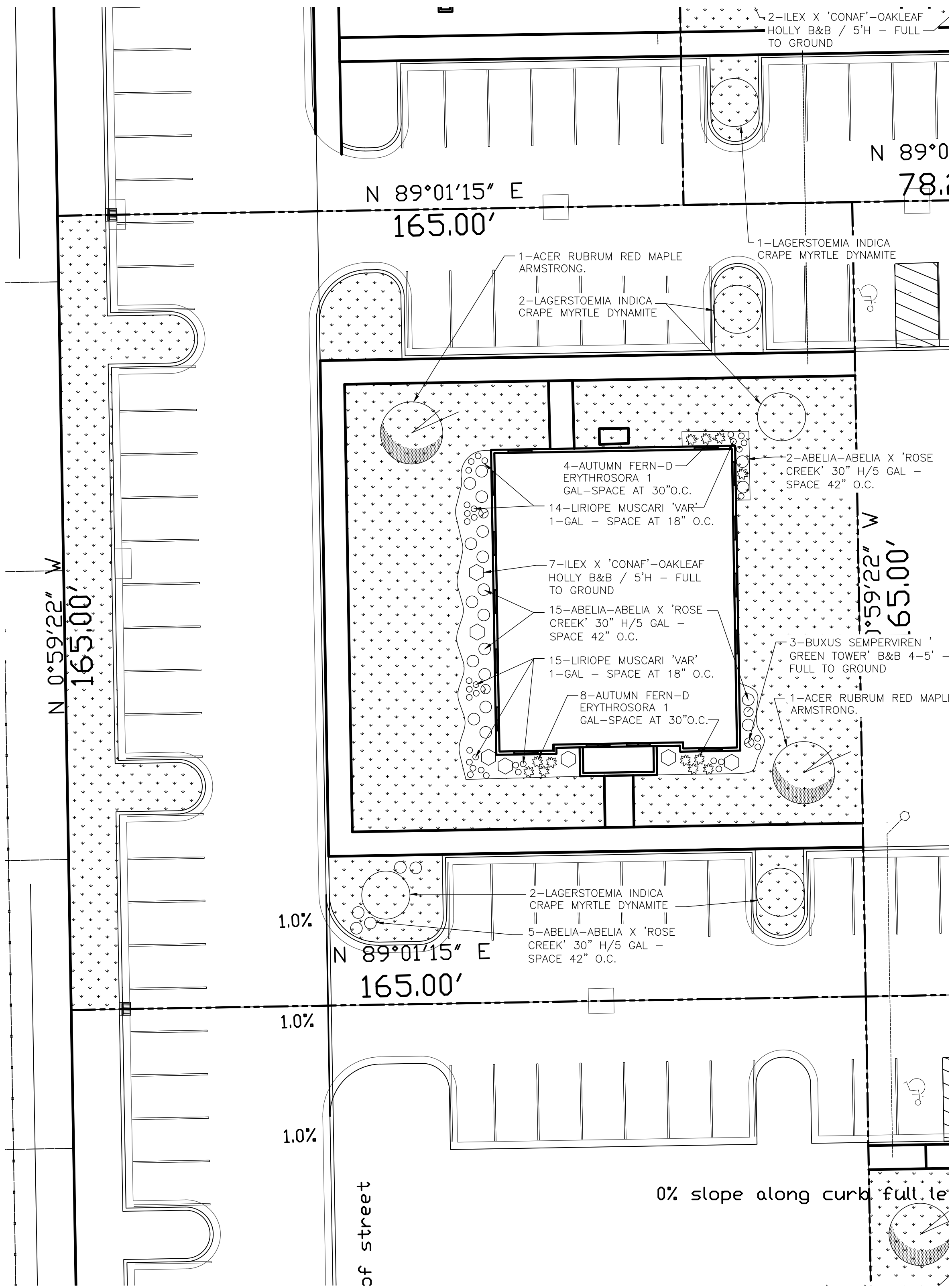
LANDSCAPE PLAN

HEET #:

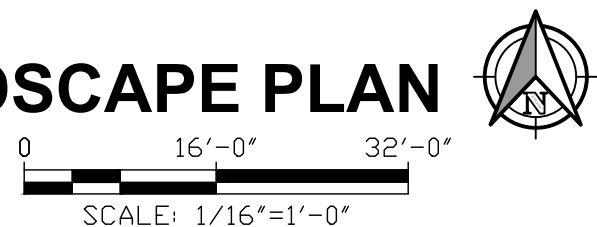
L101

DRAWN BY: DGP

Page 44 of 50



SCALE: 1/16" = 1'-0"



GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT.
5. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
6. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
7. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
8. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES ELEVATIONS

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD.
2. STANDING SEAM METAL ROOF. COLOR SELECTED BY OWNER
3. HIGH CAPACITY DOME VENT, RE: A600.
4. PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR.
5. PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR.
6. CEDAR WOOD EAVE BRACKETS
7. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM.
8. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM WITH COLOR AND V-GROOVES TO SIMULATE CASTSTONE
9. PROPOSED LOCATION OF STUCCO CONTROL JOINTS.
10. BRASS PLATE WITH BUILDING ADDRESS AS APPROVED BY AUTHORITY HAVING JURISDICTION AND OWNER.
11. EMERGENCY LIGHT FIXTURE, WALL MOUNT, TYP.
12. MODULAR BRICK, 7-5/8"L X 2-1/4"H X 3-5/8"D; 3/8" GROUT
13. HVAC CONDENSER LOCTION, VERIFY WITH MECHANICAL CONTRACTOR AND OWNER
14. NOT USED
15. ENTRY DOOR SYSTEM WITH TEMPERED GLAZING. SURROUNDING DOORFRAME WITH TEMPERED GLAZING SIDELITES AND TEMPERED TRANSOM.
16. MAN DOOR
17. PRE-FINSIHED ALUMINUM CANOPY SYSTEM, BY OTHERS
18. WALL PACK LIGHT FIXTURE W/ EMERGENCY BATTERY BACKUP

EXTERIOR FINISH LEGEND

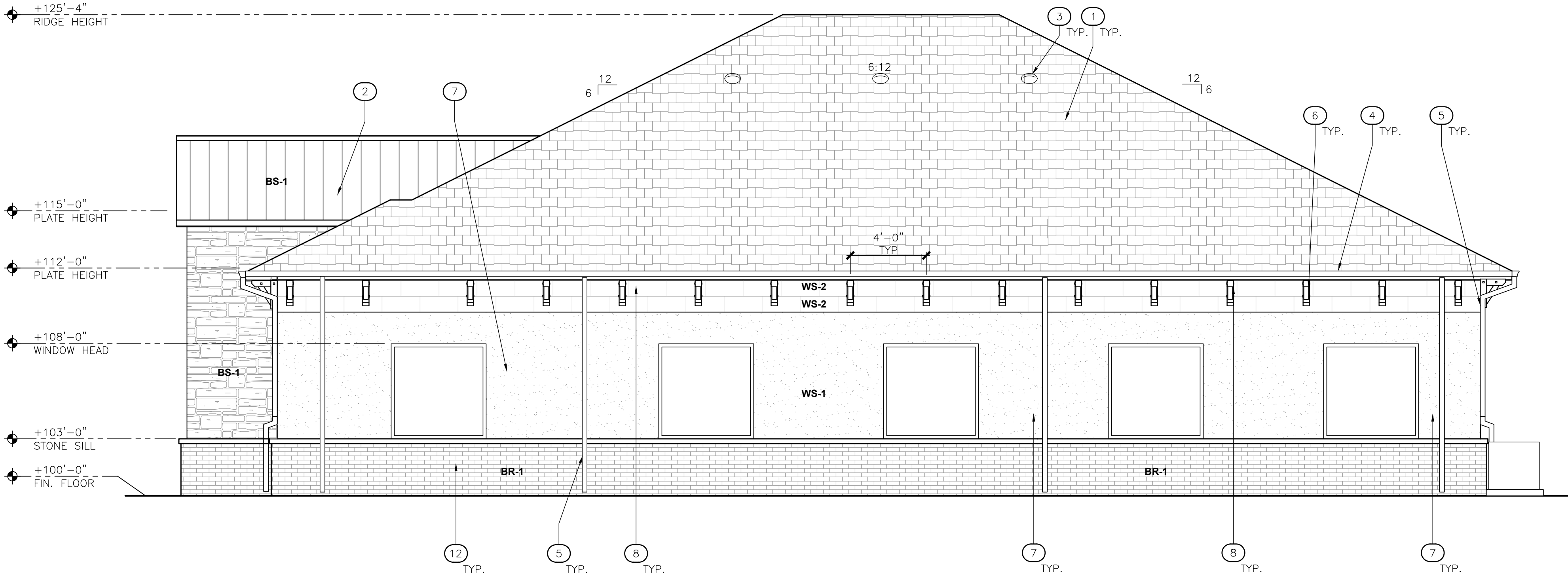
MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	ONYX	TBD / 7-5/8"L x 2-1/4"H x 3-5/8"D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO SIMULATE CAST STONE	LIGHT	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER
WS-3	7/8" 3-COAT STUCCO SIMULATE CAST STONE	DARK	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

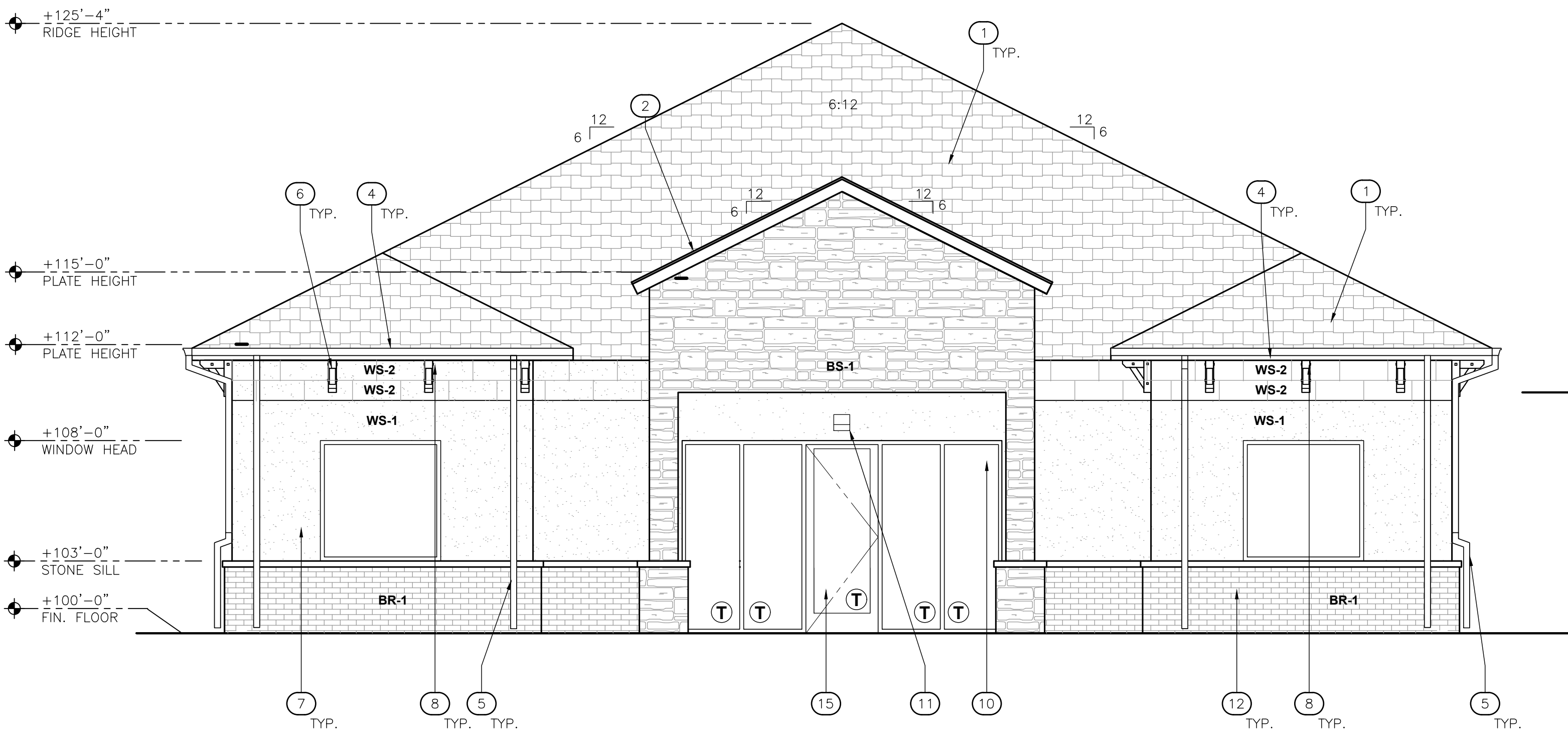
THE CONTRACTOR SELECTED LIGHT FIXTURE MUST BE SHIELDED AND FULLY COMPLY WITH THE BIXBY ZONING CODE SITE LIGHTING STANDARDS.

FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY



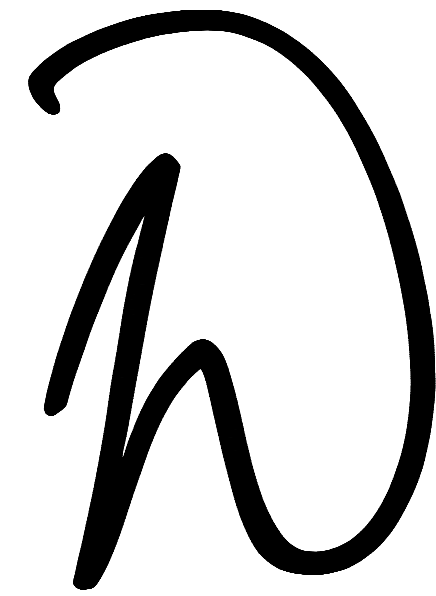
2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



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SEAL:



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CONSULTANT:

REVISIONS:

ISSUE DATE:

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SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET #:

A301

DRAWN BY: DGP

GENERAL NOTES

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KEYNOTES ELEVATIONS

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EXTERIOR FINISH LEGEND

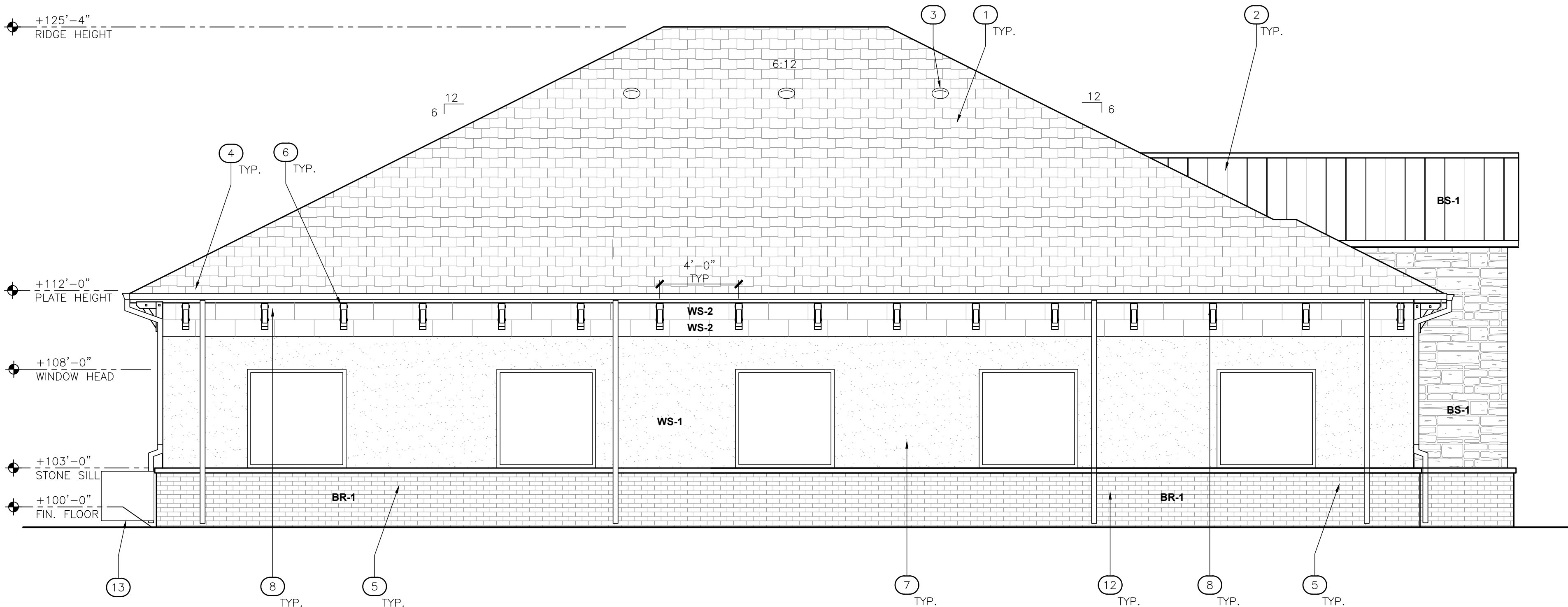
MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	ONYX	TBD / 7-5/8"L x 2-1/4"H x 3-5/8"D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO SIMULATE CAST STONE	LIGHT	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER
WS-3	7/8" 3-COAT STUCCO SIMULATE CAST STONE	DARK	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

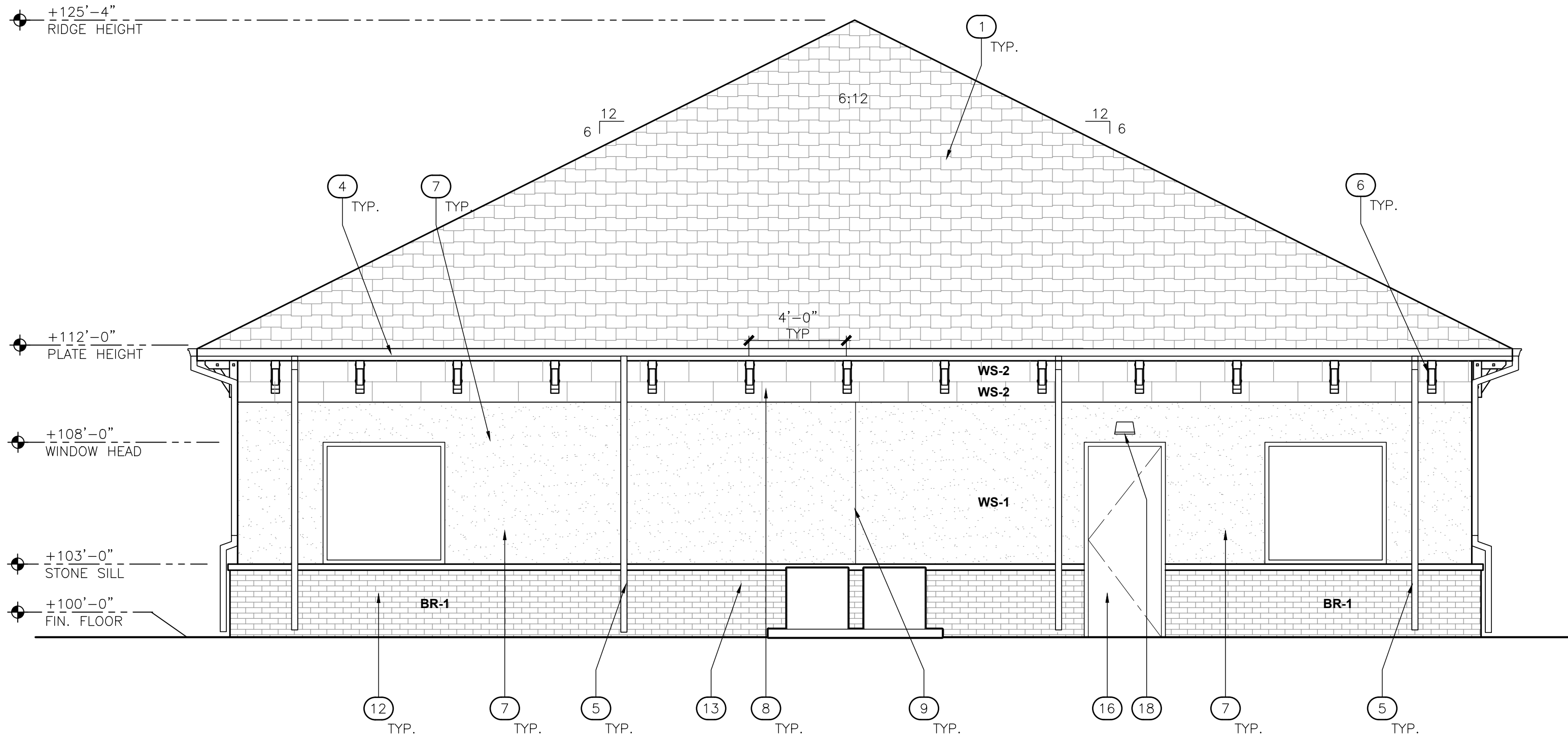
THE CONTRACTOR SELECTED LIGHT FIXTURE MUST BE SHIELDED AND FULLY COMPLY WITH THE BIXBY ZONING CODE SITE LIGHTING STANDARDS.

FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY



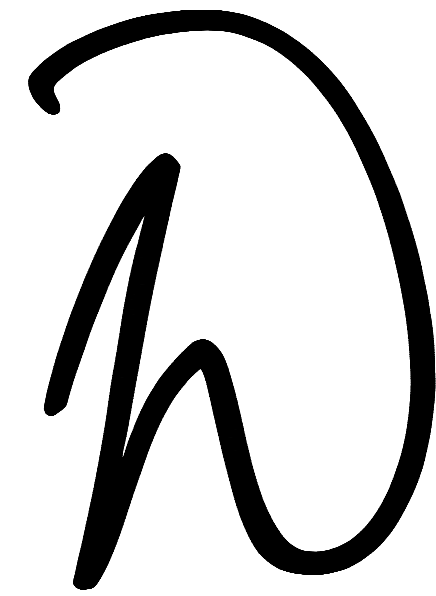
2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



3/31/2026
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

MARLEE
OFFICE #6
(BIXBY)

PROJECT #
26038

7611 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

3.31.2026

SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET #:

A302

DRAWN BY: DGP

Page 46 of 56

GROSS LOT AREA:	491,795 SQUARE FEET	11.29 ACRES
AREA DESIGNED FOR PARKING:	236,999 SQUARE FEET	5.44 ACRES
NUMBER OF COMMERCIAL LOTS:	13 UNITS TOTAL	12 UNITS SERVICED

*PARKING METRICS FOR LOTS 2-13. LOT 1 WILL REQUIRE ADDITIONAL PARKING
 ** FINAL HANDICAP AND ADA REQUIRED RAMPS TO BE DETERMINED WITH THE
 DESIGN OF EACH BUILDING WHEN DESIGNED/BUILT.

- 2.1 ALL DIMENSIONS SHOWN HEREON ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS SHOWN OTHERWISE ON PLANS.
- 2.2 THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- 2.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- 2.4 BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS, DETAILS AND SPECIFICATIONS.
- 2.5 CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER. LAYOUT MAY BE MODIFIED AS NEEDED.
- 2.6 COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
- 2.7 UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- 2.8 ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
- 2.9 MAXIMUM FINISHED LONGITUDINAL SLOPE FOR SIDEWALK MUST NOT EXCEED 5%, UNLESS OTHERWISE SPECIFIED HEREIN. MAXIMUM FINISHED CROSS SLOPE FOR SIDEWALKS MUST NOT EXCEED 2%.
- ALL WORK MUST MEET APPLICABLE ADA REQUIREMENTS, ANY CONSTRUCTED SLOPES EXCEEDING ADA REQUIREMENTS MUST BE REPLACED PRIOR TO ACCEPTANCE.

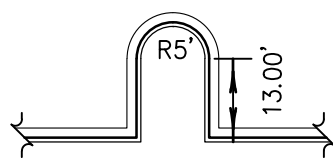
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY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

CHISELED BOX SET ON THE SOUTHEAST
CORNER OF INLET BOX, EAST SIDE OF
SOUTH 73RD EAST PLACE, ±170 FEET
SOUTH OF INTERSECTION OF SOUTH 73RD
EAST PLACE AND EAST 126TH PLACE
SOUTH
(363892.16N, 2591903.41E)

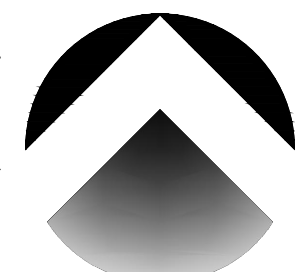
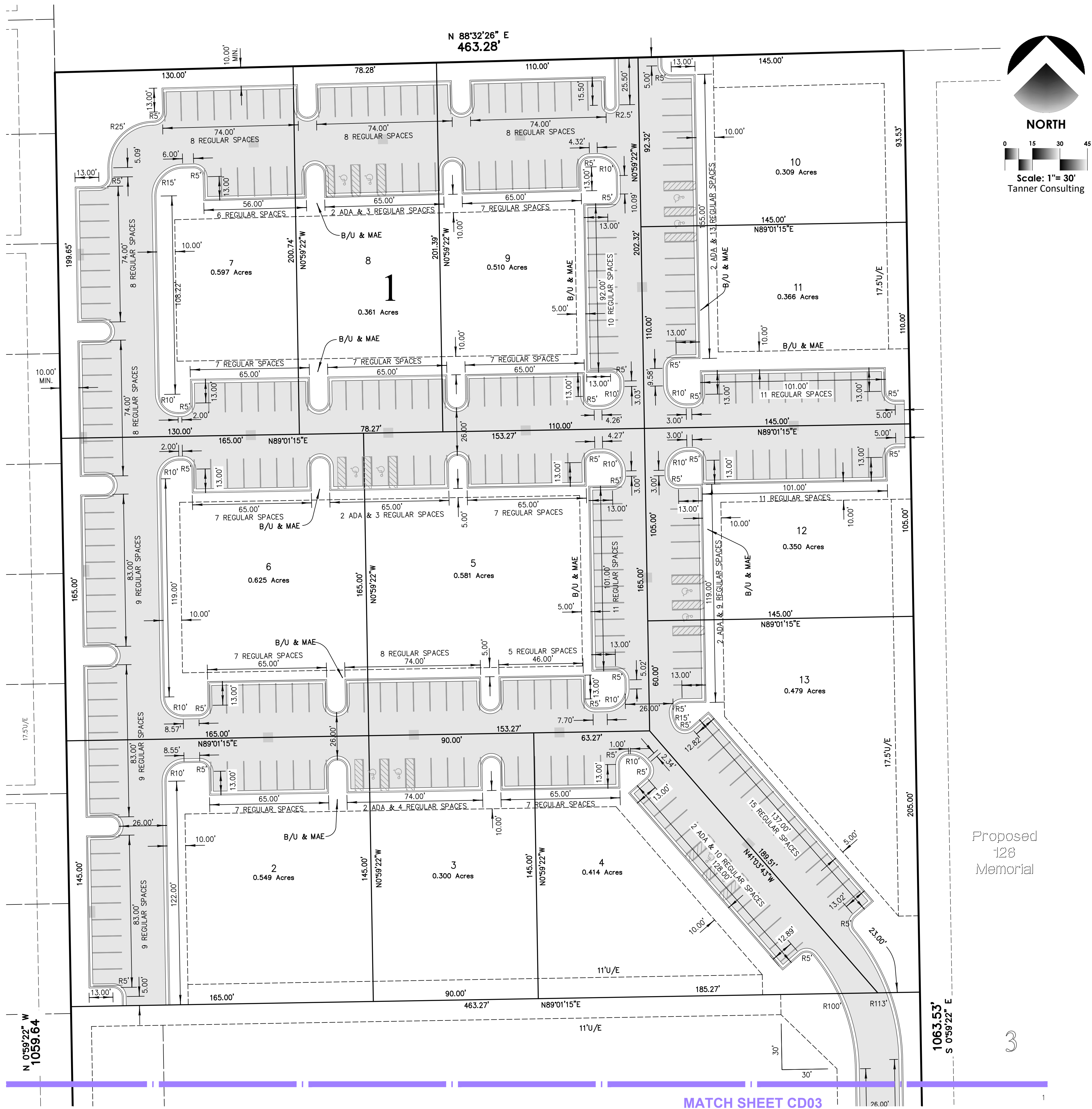
ELEVATION = 607.34 (NAVD 88)

CHISELED BOX SET ON THE NORTHEAST
CORNER OF INLET BOX, NORTH SIDE OF
EAST 126TH STREET SOUTH, ±130 FEET
WEST OF WEST LINE OF "ENCORE ON
MEMORIAL" SUBDIVISION.
(364111.59N, 2592373.32E)

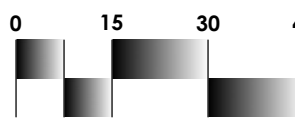
ELEVATION = 607.36 (NAVD 88)



Scale: NONE



NORTH



Scale: 1"= 30'
Tanner Consulting



CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

CERTIFICATE OF AUTHORIZATION M
OK CA 2661 EXP. 6/30/2021



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, INC. THEY ARE TO BE ASSIGNED TO ANY PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

MILESTONE	DATE
FIRST SUBMITTAL	05/07/20
SECOND SUBMITTAL	07/01/20
PLOT DATE: 8/06/20	

ALL CONSTRUCTION TO BE IN STR
ACCORDANCE WITH CURRENT CITY
BIXBY STANDARDS AND SPECIFICATI
(INCLUDING O.D.O.T. 2009 EDITI

South Memorial Business Park

Part of SE/4, NE/4 Sec 2, T-17N, R-13E
Bixby, Oklahoma, Tulsa County

PROJECT: 1913
ISSUE DATE: 07/01/202
ATLAS PAGE NO: 00

PLAN SCALE: (H) 1"=3'
(V) N/A

Dimensioned Site Plan

CD02

OF 2



PLANNING/SITE PLAN REVIEW RESPONSE LETTER

Project Name: Marlee Office #6 **Project Number:** 26038

Project Location: 7611 E. 126th Street South

Case: Site Plan Review

City of Bixby Planner: Gladys Gill – Assistant Planner
City of Bixby – Planning
116 West Needles
Bixby, OK 74008

LOD Receive Date: 5.12.2026

Response Date: 5.13.2026

Response By: Darshan Patel
W Design, LLC.
608 East 3rd Street
Tulsa, OK 74120
darshan@wdesignsite.com
P: 918.794.6616 x404

Comments:

1. The site data references “shared parking development” and indicates that accessible parking spaces are not being provided on-site. Please provide documentation or an approved shared parking agreement demonstrating compliance with ADA and parking requirements for the development.
Response:

The current overall development has a combined number of 12 accessible parking spaces. One of those spaces is located between Lot 6 and our adjacent lot 5. The site plan has been clipped to show this existing accessible parking area. The existing overall development plans for South Memorial Business Park indicates the Site Metrics with the parking spaces provided and required along with the number of parking spaces provided. (7) total are required for the number of parking spaces provided. Those drawings were submitted as part of the Site Plan Drawings. I have re-attached those drawing for your use..

2. Accessible parking and accessible route connections shall comply with current ADA standards. Please verify and dimension the accessible route from the parking areas to the building entrance.
Response:

Acknowledged. The Site plan has been updated to show route from existing accessible parking stall to a building entrance.



PLANNING/SITE PLAN REVIEW RESPONSE LETTER

3. Please clarify ownership and maintenance responsibility for the shared parking areas, internal drives, and landscape islands within the development.

Response:

The recorded plat for South Memorial Business Park states that the maintenance of all items listed are the responsibility of the property owner's association. (Deed of Dedication Section 1F & 1G). The plat was submitted as part of the Site Plan Drawings. I have reattached the plat for your use.

4. Provide photometric/light fixture cut sheets for all proposed wall-mounted lighting fixtures to verify that lighting is fully shielded and directed away from adjacent properties and rights-of-way.

Response:

See Attached cut sheet for your reference. Proposed wall mounted fixture to be fully shielded. Note indicated on Elevation sheets.

5. Please provide exterior material/color samples or a material board for staff review, including brick, stucco, stone, roofing, and metal accent materials.

Response:

All exterior materials/color samples can be provided once final stone/brick material is determined. All building materials must follow the Deed of Dedication & Restrictive Covenants of South Memorial Business Park. All materials will follow the existing buildings that have already been completed material and color scheme of that development.

6. Any future signage will require separate sign permits and must comply with the applicable provisions of Title 11 and PUD 76.

Response:

Acknowledged. Any future signage to require a signage permit.

7. Please verify that all mechanical equipment, including HVAC units and utility equipment, will be properly screened from public view in accordance with City standards and the approved elevations.

Response:

Acknowledged. All mechanical equipment to be properly screened from public view.

8. The site plan notes that stormwater will be directed to the storm sewer basin. Civil plans shall demonstrate that runoff is adequately contained on-site and does not negatively impact adjacent properties.

Response:

Site will comply with the storm sewer system previously approved by the city of Bixby for South Memorial Business Park. A drainage memo will be provided with the civil plans.

9. Any work within easements, rights-of-way, or affecting existing utilities may require separate approvals from Public Works and utility providers.

Response:

Acknowledged.



PLANNING/SITE PLAN REVIEW RESPONSE LETTER

10. Landscaping appears to exceed the minimum required percentage; however, final landscape quantities and tree counts shall be verified during landscape review for compliance with Title 11 landscaping standards.

Response:

Acknowledged.

11. Please verify whether a dumpster enclosure is proposed as part of this development. If so, details including location, screening materials, and enclosure elevations shall be provided for review.

Response:

The current development currently has 2 existing dumpster locations. Not certain if the original development plans had proposed enclosures as part of the original South Memorial Business Park. No dumpster enclosure to be a part of Lot 6 review.

12. All exterior lighting, landscaping, paving, and site improvements shown on the approved site plan shall be installed prior to issuance of a Certificate of Occupancy unless otherwise approved by the City.

Response:

Acknowledged.

13. Site plan approval does not constitute approval of building permits, signage, or civil engineering plans. Separate permits and approvals may be required.

Response:

Acknowledged. Architectural and Civil documents will be part of the Building Permit package.

14. Please verify the proposed use/tenant type for the building to confirm parking calculations remain compliant with the applicable use unit requirements.

Response:

The occupancy classification of the building will be (B) Business.

15. Any modifications to the approved site plan, building elevations, materials, or site layout may require an amended site plan review and approval.

Response:

Acknowledged.



116 West Needles
P.O. Box 70
Bixby, OK 74008
www.BixbyOK.gov

Planning / Site Plan Review Comments

Project: Marlee Office #6

Location: 7611 E. 126th Street South

Zoning: PUD 76 – Development Area H / CG

Case: Site Plan Review

May 12, 2026

Good afternoon,

Staff has completed an initial review of the submitted Site Plan for the proposed Marlee Office #6 development located at 7611 E. 126th Street South within PUD 76, Development Area H. Please review the following comments and provide revised plans or additional information as applicable.

1. The site data references “shared parking development” and indicates that accessible parking spaces are not being provided on-site. Please provide documentation or an approved shared parking agreement demonstrating compliance with ADA and parking requirements for the development.
2. Accessible parking and accessible route connections shall comply with current ADA standards. Please verify and dimension the accessible route from the parking areas to the building entrance.
3. Please clarify ownership and maintenance responsibility for the shared parking areas, internal drives, and landscape islands within the development.
4. Provide photometric/light fixture cut sheets for all proposed wall-mounted lighting fixtures to verify that lighting is fully shielded and directed away from adjacent properties and rights-of-way.
5. Please provide exterior material/color samples or a material board for staff review, including brick, stucco, stone, roofing, and metal accent materials.
6. Any future signage will require separate sign permits and must comply with the applicable provisions of Title 11 and PUD 76.
7. Please verify that all mechanical equipment, including HVAC units and utility equipment, will be properly screened from public view in accordance with City standards and the approved elevations.



116 West Needles
P.O. Box 70
Bixby, OK 74008
www.BixbyOK.gov

8. The site plan notes that stormwater will be directed to the storm sewer basin. Civil plans shall demonstrate that runoff is adequately contained on-site and does not negatively impact adjacent properties.
9. Any work within easements, rights-of-way, or affecting existing utilities may require separate approvals from Public Works and utility providers.
10. Landscaping appears to exceed the minimum required percentage; however, final landscape quantities and tree counts shall be verified during landscape review for compliance with Title 11 landscaping standards.
11. Please verify whether a dumpster enclosure is proposed as part of this development. If so, details including location, screening materials, and enclosure elevations shall be provided for review.
12. All exterior lighting, landscaping, paving, and site improvements shown on the approved site plan shall be installed prior to issuance of a Certificate of Occupancy unless otherwise approved by the City.
13. Site plan approval does not constitute approval of building permits, signage, or civil engineering plans. Separate permits and approvals may be required.
14. Please verify the proposed use/tenant type for the building to confirm parking calculations remain compliant with the applicable use unit requirements.
15. Any modifications to the approved site plan, building elevations, materials, or site layout may require an amended site plan review and approval.

Please submit revised plans and responses to the comments above for further review. If you have any questions, feel free to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gladys Gill'.

Gladys Gill
Assistant Planner
City of Bixby
ggill@bixbyok.gov
918-366-0453

VISUAL COMFORT & Co.

8631702-10: Medium Two Light Wall Lantern



Dimensions:

Width: 5.0"
Height: 14.25"
Weight: 4.73 lbs.

Extends: 7.75'
Wire: 6.5" (color;Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

2 - LEDMedium BR30 10.0w Max. 120v Not included

Features:

- Easily converts to LED with optional replacement lamps
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Bronze

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (8531701 8631702 8731701 8831702)
Trilingual (English, Spanish, and French) (990W8_3170_-POH)

Collection: Pohl

Assortment includes: 7"small -, 9"medium one light wall lantern, 14"two-light medium and 18 1/2" large wall lantern

Three finish options available: Black, Bronze and Painted Brushed Nickel

Easily converts to LED with optional replacement lamps

Wet Rated

UPC #:785652077289

Finish: Bronze (10)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Tempered Glass	1		4.44	4.44	0.12					
Panel	Aluminum	Bronze	1		5.0	5.0	0.88					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7.0	5.0	2.75		7.12	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frts. Class	UPS Ship
Individual	8531701-12	1	785652077289	16.5	10.5	8.25	0.83	6.0	0	Yes
Master Pack	8631702-10	4	10785652077286	21.5	17.5	17.0	3.7	26.0	0	Yes
NJ Pallet		64		48.0	40.0	72.5	80.56	416.0		No
NV Pallet		64		48.0	40.0	72.5	80.56	416.0		No

PUD 76

South Memorial Business Park

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

LEGEND

AC ACRES
B/L BUILDING LINE
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
Δ DELTA ANGLE
DOC DOCUMENT
ESMT EASEMENT
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
1234 ADDRESS ASSIGNED
○ FOUND MONUMENT
● SET MONUMENT (SEE NOTE 2)

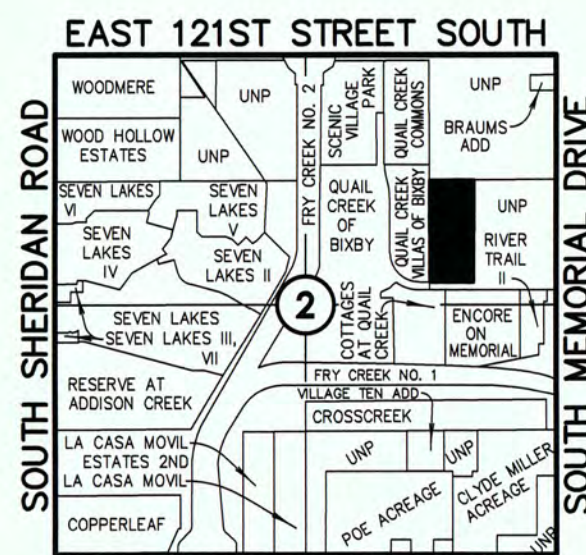
OWNER:
126th Street Office, LLC
CONTACT: STEVE WRIGHT
10632 S. Memorial Drive #330214
Tulsa, Oklahoma 74133
Phone: (918)951-6186

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 50'
Tanner Consulting

R 13 E



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

THIRTEEN (13) LOTS
IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 11.290 ACRES

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$30,838.00 per trust receipt no.16685 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 02/16/2021
John M. Funderburk
Acting Tulsa County Treasurer
Deputy

STATE OF OKLAHOMA } SS
COUNTY OF TULSA
I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.
Dated the 16th day of Feb. 2021
MICHAEL WILLIS, Tulsa County Clerk
Kathleen Cox Deputy

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" 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 3/8" IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 2;
(b) FOUND 3/8" IRON PIN AT THE SOUTHEAST CORNER OF "QUAIL CREEK VILLAGES OF BIXBY", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED THEREOF (PLAT NO. 6698);
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 0°59'22" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE 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 126TH STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY DOCUMENT #2015041929.

FINAL PLAT CERTIFICATE OF APPROVAL

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

on Jan. 11, 2021

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

South Memorial Business Park
SHEET 1 OF 3

South Memorial Business Park

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: APPROVED

THAT 126TH STREET OFFICE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE/4 NE/4; THENCE NORTH 88°32'26" EAST ALONG THE NORTH LINE OF THE SE/4 NE/4, FOR A DISTANCE OF 463.28 FEET TO A POINT; THENCE SOUTH 00°59'22" EAST AND PARALLEL WITH THE WEST LINE OF THE SE/4 NE/4, FOR A DISTANCE OF 1063.53 FEET TO A POINT; THENCE SOUTH 89°01'15" WEST, FOR A DISTANCE OF 463.26 FEET TO A POINT ON SAID WEST LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "QUAIL CREEK VILLAS OF BIXBY", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6698); THENCE NORTH 00°59'22" WEST ALONG THE WEST LINE, FOR A DISTANCE OF 1059.64 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 491,795 SQUARE FEET OR 11.290 ACRES.

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

- (1) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 2;
- (2) 3/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF "QUAIL CREEK VILLAS OF BIXBY", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED THEREOF (PLAT NO. 6698);

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 0°59'22" EAST.

126TH STREET OFFICE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO THIRTEEN (13) LOTS IN ONE (1) BLOCK AND HAS DESIGNATED THE SAME AS "SOUTH MEMORIAL BUSINESS PARK", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY 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/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND/OR REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND/OR REMOVING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE 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 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, AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN 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. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

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

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

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES SHALL BE REPORTED TO GAS SERVICE PROVIDER.

3. 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 STRUCTURES 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.

4. THE SUPPLIER OF GAS SERVICE, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE SUPPLIER OF GAS, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.

6. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER FACILITIES, AND STORM SEWER FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAINS, SANITARY SEWER FACILITIES, OR STORM SEWER FACILITIES. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OWNER IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER FACILITY, OR STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND/OR MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT 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 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 SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

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

5. ALL PUBLIC 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 OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

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

E. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND 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 NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT; PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. MUTUAL ACCESS AND COMMON AREA EASEMENT

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, A PERPETUAL AND NON-EXCLUSIVE MUTUAL ACCESS AND COMMON AREA EASEMENT IS HEREBY ESTABLISHED FOR PRIVATE MUTUAL ACCESS DRIVES AND PARKING, ENTRY FEATURES, PERMITTED SIGNAGE, LANDSCAPING, OPEN SPACE, IRRIGATION, LIGHTING, FENCING, WASTE DISPOSAL, UTILITIES, AND OTHER USES AS DETERMINED BY THE PROPERTY OWNERS' ASSOCIATION TO BE OF COMMON BENEFIT TO THE OWNERS WITHIN THE SUBDIVISION AND AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

2. THE PERPETUAL, NON-EXCLUSIVE MUTUAL ACCESS AND COMMON AREA EASEMENT ESTABLISHED HEREINABOVE, AS DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY GRANTED, BY OWNER/DEVELOPER TO ALL OWNERS OF LOTS WITHIN THE SUBDIVISION SUBSEQUENT TO THE OWNER/DEVELOPER AND TO THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, AND FOR COMMON AREA USES INCLUDING, FOR PURPOSES OF THIS EASEMENT GRANT BUT NOT TO PRECLUDE FUTURE PURPOSES BY SUBSEQUENT EASEMENT GRANT, ONLY THE FOLLOWING: PARKING, ENTRY FEATURES, PERMITTED SIGNAGE, LANDSCAPING, OPEN SPACE, IRRIGATION, LIGHTING, FENCING, WASTE DISPOSAL, AND UTILITIES. SAID EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT ALL OWNERS OF LOTS WITHIN THE SUBDIVISION SUBSEQUENT TO THE OWNER/DEVELOPER AND THE PROPERTY OWNERS' ASSOCIATION, AND THEIR RESPECTIVE GUESTS AND INVITEES, AND SHALL BE APPURTENANT TO EACH LOT. OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF BIXBY, OKLAHOMA, TO THE UNITED POSTAL SERVICE, TO 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 MUTUAL ACCESS DRIVES LOCATED WITHIN THE EASEMENT AND TO OPERATE THEREON ALL SERVICE, EMERGENCY, AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.

3. OWNER/DEVELOPER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, THAT THERE SHALL BE PROVIDED AND MAINTAINED, EXTENDING THE FULL LENGTH OF THE MUTUAL ACCESS AND COMMON AREA EASEMENT AREA, PAVING A MINIMUM OF 20 FEET IN WIDTH, SUFFICIENT TO PERMIT PASSAGE OF EMERGENCY VEHICLES, THAT NO BUILDING, STRUCTURE, FENCE, WALL, OR OTHER ABOVE GROUND OBSTRUCTION WILL BE PLACED, ERECTED, INSTALLED, OR PERMITTED WITHIN SAID PAVING AREA; THAT THE EASEMENT AREA WILL BE MAINTAINED IN A CONDITION SUITABLE FOR THE USES DESCRIBED HEREIN; AND FURTHER COVENANTS THAT, IN THE EVENT THE TERMS OF THIS SUBSECTION ARE VIOLATED, SUCH VIOLATION WILL BE CORRECTED IMMEDIATELY UPON RECEIPT OF NOTICE FROM THE CITY. IF THE VIOLATION IS NOT CORRECTED, THE CITY SHALL HAVE THE RIGHT TO ENTER SAID EASEMENT AREA AND REMOVE OR OTHERWISE ELIMINATE SUCH VIOLATION, AND THE COST SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION FAILS TO PAY THE COSTS AFTER RECEIPT OF A STATEMENT OF COSTS, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOTS IN THE SUBDIVISION. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY.

4. ALL COSTS AND EXPENSES ASSOCIATED WITH THE MUTUAL ACCESS AND COMMON AREA EASEMENT, INCLUDING MAINTENANCE OF THE PRIVATE ACCESS DRIVES AND SHARED PARKING AND VARIOUS OTHER IMPROVEMENTS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION. SEE SECTION III FOR ADDITIONAL DETAILS AND REQUIREMENTS.

5. EACH LOT OWNER AND TENANT AND/OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER/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 MUTUAL ACCESS AND COMMON AREA EASEMENT AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OWNER OR TENANT AND/OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION OR ANY GUEST, VISITOR OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF ANY LOT OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION II - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, SOUTH MEMORIAL BUSINESS PARK WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 76) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. 76 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON FEBRUARY 27, 2013, AND APPROVED BY THE BIXBY CITY COUNCIL ON MARCH 25, 2013, AND

WHEREAS, PUD NO. 76 MAJOR AMENDMENT NO. 1 WAS SUBMITTED AND WAS AFFIRMATIVELY RECOMMENDED FOR APPROVAL BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 30, 2013, AND WAS APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 14, 2013, AND

WHEREAS, PUD NO. 76 MINOR AMENDMENT NO. 3 WAS SUBMITTED AND WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON MAY 18, 2020, AND BY THE CITY COUNCIL OF THE CITY OF BIXBY ON MAY 26, 2020, 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, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

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

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. DEVELOPMENT STANDARDS

DEVELOPMENT AREA H (ALL OF BLOCK 1)

GROSS LAND AREA: 11.715 AC

NET LAND AREA: 11.290 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CG ZONING DISTRICT, AND OFFICE/WAREHOUSING AS SET FORTH WITHIN USE UNIT 23 WAREHOUSING AND WHOLESALING, AND CUSTOMARY ACCESSORY USES.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 40 FT.

MINIMUM BUILDING SETBACKS:
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25 FT.
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 FT.
FROM OTHER BOUNDARIES: 0 FT.

MINIMUM LANDSCAPING: 10% OF NET LOT AREA

MINIMUM OFF-STREET PARKING:
OFFICE BUILDINGS: 1 PER 350 SF *
ALL OTHER USES: AS REQUIRED WITHIN THE APPLICABLE USE UNIT *

MINIMUM LOT WIDTH & FRONTAGE: 0 FT. **

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT.

* WITH RESPECT TO EACH INDIVIDUAL LOT, PARKING MAY BE PROVIDED OFFSITE IN COMMON AREAS SECURED BY EASEMENT / AGREEMENT. RATIOS PERTAIN TO THE INITIAL BUILDING TYPE CONSTRUCTED, AND THEN HOLD FOR THE ENTIRE DEVELOPMENT AREA H REGARDLESS OF FUTURE OCCUPANCIES. NOTWITHSTANDING MAXIMUM FLOOR AREA RATIO AND/OR OTHER RESTRICTIONS ON BUILDING FLOOR AREA WITHIN THIS PUD, BUILDING FLOOR AREA SHALL ADDITIONALLY BE LIMITED TO THAT WHICH CAN BE SUPPORTED BY THE TOTAL NUMBER OF PARKING SPACES CONSTRUCTED WITHIN DEVELOPMENT AREA H WITH THE FOREGOING MINIMUM PARKING RATIOS APPLIED

** NO MINIMUM LOT WIDTH OR STREET FRONTAGE IS REQUIRED, PROVIDED LEGAL ACCESS IS SECURED BY MUTUAL ACCESS EASEMENT AND ALL PRIVATE MUTUAL ACCESS DRIVES SHALL MEET ALL CITY OF BIXBY REQUIREMENTS

South Memorial Business Park

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONTINUED)

SECTION II - PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. RESTRICTED USES

ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6) ARE HEREBY EXCLUDED FROM ANY DEVELOPMENT AREA WITHIN PUD 76.

2. LANDSCAPING AND SCREENING

LANDSCAPING SHALL MEET THE REQUIREMENTS OF CHAPTER 12 LANDSCAPE REQUIREMENTS OF THE BIXBY ZONING CODE, EXCEPT AS HEREINAFTER MODIFIED. WITHIN DEVELOPMENT AREAS PERMITTING RETAIL USE, THE LANDSCAPING FOR A MIXED USE BUILDING WHICH CONTAINS BOTH RETAIL AND OFFICE TENANTS SHALL BE 10%. IN ADDITION TO THE REQUIREMENTS OF CHAPTER 12 OF THE BIXBY ZONING CODE, PERIMETER LANDSCAPING SHALL INCLUDE PLANT MATERIALS DESIGNED TO ACHIEVE AN ATTRACTIVE STREET VIEW. REASONABLE EFFORTS SHALL BE MADE TO PRESERVE EXISTING MATURE TREES. EACH MATURE TREE WHICH IS IN A REQUIRED STREET YARD AND WHICH IS REMOVED FOR THE PURPOSE OF PROVIDING PARKING FOR MULTIFAMILY DWELLINGS OR COMMERCIAL ESTABLISHMENTS SHALL BE REPLACED WITHIN THE AFFECTED LOT OR LOTS AT A TWO TO ONE (2:1) RATIO IN ACCORDANCE WITH CHAPTER 12 OF THE BIXBY ZONING CODE. A SCREENING FENCE NOT LESS THAN 6 FEET IN HEIGHT AND A LANDSCAPED AREA OF NOT LESS THAN 10 FEET IN WIDTH SHALL BE MAINTAINED ALONG THE BOUNDARIES OF COMMERCIAL AREAS ADJOINING RESIDENTIAL DEVELOPMENT OR A RESIDENTIAL ZONING DISTRICT, PROVIDED HOWEVER, IF AN ADJOINING RESIDENTIAL DISTRICT IS UNDEVELOPED OR USED FOR NONRESIDENTIAL PURPOSES, REQUIRED SCREENING MAY BE DEFERRED UNTIL RESIDENTIAL DEVELOPMENT OCCURS.

3. LIGHTING

EXTERIOR LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD. LIGHTING SHALL BE DESIGNED SO THAT THE LIGHT PRODUCING ELEMENT OF THE SHIELDED FIXTURE SHALL NOT BE VISIBLE TO A PERSON STANDING WITHIN AN ADJACENT RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT AREA.

4. OFF STREET PARKING AND LOADING

THE LIMITATION ESTABLISHING A MAXIMUM NUMBER OF PARKING SPACES AS SET FORTH WITHIN PARAGRAPH H, SECTION 11-10-2 MAY BE MODIFIED BY THE BIXBY PLANNING COMMISSION PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN.

5. ACCESS AND CIRCULATION

THE PRINCIPAL ACCESS IS TO BE DERIVED FROM AN INTERIOR PUBLIC COLLECTOR STREET, SOUTH 74TH EAST AVENUE AND EAST 126TH STREET SOUTH, THAT CONNECTS TO THE TWO ARTERIAL STREETS. THE COLLECTOR STREET WILL REQUIRE A RIGHT OF WAY WIDTH OF 80 FEET AND A PAVING WIDTH OF 38 FEET. PROVIDED HOWEVER, A PAVING WIDTH OF 38 FEET SHALL REQUIRE A WAIVER BY THE BIXBY CITY COUNCIL OF THE BIXBY SUBDIVISION REGULATIONS. INTERIOR PUBLIC AND/OR PRIVATE MINOR STREET SYSTEMS AND MUTUAL ACCESS EASEMENTS WILL BE ESTABLISHED AS NEEDED. NEW PUBLIC STREET CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE GEOMETRIC STREET STANDARDS OF THE CITY OF BIXBY.

SIDEWALKS ALONG THE INTERIOR STREETS AND ALONG 121ST STREET SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS INCLUDING A MINIMUM WIDTH OF FOUR FEET AND ADA COMPLIANCE. WITHIN DEVELOPMENT AREAS B AND C, PEDESTRIAN ACCESS FROM RESIDENTIAL AREAS MAY BE PROVIDED TO THE ADJOINING FRY DITCH.

6. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS MODIFIED HEREIN. PROVIDED, HOWEVER, PRIOR TO INSTALLATION, A DETAILED SIGN PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION. SIGNS IDENTIFYING AN INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN SCENIC VILLAGE PARK AS FURTHER OUTLINED HEREIN, BUT SHALL REQUIRE A DETAILED SIGN PLAN BE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION.

BUSINESS SIGNS SHALL BE LIMITED AS FOLLOWS:

- WALL OR CANOPY SIGNS SHALL NOT EXCEED 1.5 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE BUILDING WALL OR CANOPY TO WHICH AFFIXED.
- A PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 121ST ST. S., BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA.
- WITHIN EACH LOT, A GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT AND 75 SQUARE FEET OF DISPLAY SURFACE AREA.
- ONE (1) COMBINED DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED ALONG 126TH STREET SOUTH, IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREA H, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA.
- WITHIN DEVELOPMENT AREA H, BUSINESSES LOCATED ON INTERIOR LOTS MAY ADDITIONALLY BE SERVED BY ONE (1) ONSITE GROUND SIGN, NOT TO EXCEED 10' IN HEIGHT OR 150 SQUARE FEET IN DISPLAY SURFACE AREA.

7. UTILITIES AND DRAINAGE

UTILITIES ARE AT THE SITE OR ACCESSIBLE BY CUSTOMARY EXTENSION. FEE-IN-LIEU OF STORM WATER DETENTION FACILITIES WILL BE PROVIDED.

8. PARCELIZATION

AFTER INITIAL PLATTING SETTING FORTH PERMITTED USES AND THE ALLOCATION OF COMMERCIAL FLOOR AREA OR RESIDENTIAL DENSITY, DIVISION OF PLATTED LOTS MAY OCCUR BY APPROVED LOT SPLIT APPLICATION AND SUBJECT TO THE APPROVAL BY THE BIXBY PLANNING COMMISSION OF PROPOSED FLOOR AREA OR RESIDENTIAL DENSITY ALLOCATIONS AND CONFIRMATION OF THE EXISTENCE OF ANY NECESSARY CROSS PARKING AND MUTUAL ACCESS EASEMENTS.

9. TRANSFER OF ALLOCATED FLOOR AREA

AN INITIAL TRANSFER OF 65 DWELLING UNITS FROM DEVELOPMENT AREA C TO DEVELOPMENT AREA H IS HEREIN ESTABLISHED. ALLOCATED COMMERCIAL OR RESIDENTIAL DENSITY MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE ALLOCATED, PROVIDED HOWEVER, THE ALLOCATION SHALL NOT EXCEED 15% OF THE INITIAL ALLOCATION TO THE LOT TO WHICH THE TRANSFER OF FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE MADE. ALLOCATION EXCEEDING 15% SHALL REQUIRE AN APPLICATION FOR MINOR AMENDMENT TO BE REVIEWED AND APPROVED BY THE BIXBY PLANNING COMMISSION.

10. DETAILED SITE PLAN REVIEW

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS THAT DO NOT INCLUDE MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE BIXBY PLANNING COMMISSION MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE BIXBY PLANNING COMMISSION. NO CERTIFICATE OF OCCUPANCY SHALL ISSUE FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION OR BIXBY CITY STAFF, AS THE CASE MAY BE.

11. PLATTING REQUIREMENT

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES, AND NO BUILDING PERMIT SHALL ISSUE UNTIL THE DEVELOPMENT PHASE FOR WHICH A PERMIT IS SOUGHT HAS BEEN INCLUDED WITHIN A SUBDIVISION PLAT SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AND 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 PLANNED UNIT DEVELOPMENT AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

12. CITY DEPARTMENT REQUIREMENTS

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

SECTION III - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER/DEVELOPER SHALL FORM, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION, WHICH SHALL BE A NOT-FOR-PROFIT CORPORATE ENTITY (HEREIN REFERRED TO AS THE "PROPERTY OWNERS' ASSOCIATION"), WITHOUT FURTHER QUALIFICATION, OR THE "ASSOCIATION". THE PROPERTY OWNERS' ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE PRIVATE MUTUAL ACCESS DRIVES AND COMMON PARKING AND VARIOUS OTHER IMPROVEMENTS WITHIN THE MUTUAL ACCESS AND COMMON AREA EASEMENT, OTHER COMMON AREAS WITHIN THE SUBDIVISION, AND OTHER PROPERTY WHICH MAY FROM TIME TO TIME BE FOR THE COMMON USE OR BENEFIT OF THE ASSOCIATION, FOR MAKING IMPROVEMENTS OR MAINTAINING OTHER PRIVATE FACILITIES, AND FOR OTHERWISE ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION.

B. MEMBERSHIP

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

C. COVENANT FOR ASSESSMENTS

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE PROPERTY OWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS INCLUDING, WITHOUT LIMITATION, PRIVATE MUTUAL ACCESS DRIVES AND COMMON PARKING AND VARIOUS OTHER IMPROVEMENTS WITHIN THE MUTUAL ACCESS AND COMMON AREA EASEMENT, AS DESIGNATED ON THE ATTACHED PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION THAT WILL BE CREATED WITH THE FORMATION OF THE PROPERTY OWNERS' ASSOCIATION AND THE BYLAWS OF THE PROPERTY OWNERS' ASSOCIATION. AN UNPAID ASSESSMENT SHALL BE A LIEN AGAINST THE LOT WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFRAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR, OR REPLACEMENT OF A CAPITAL IMPROVEMENT WITHIN THE MUTUAL ACCESS AND COMMON AREA EASEMENT OR OTHER COMMON AREAS OF THE SUBDIVISION INCLUDING, WITHOUT LIMITATION, THE COST OF CONSTRUCTION, REPAIR, REPLACEMENT, MAINTENANCE, AND/OR RECONSTRUCTION OF THE PRIVATE DRIVES IN SAID EASEMENT AND THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED TO SUCH CAPITAL IMPROVEMENT, AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE ASSOCIATION'S BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED FOR IN THE ASSOCIATION'S BYLAWS. THE AMOUNT OF SUCH SPECIAL ASSESSMENT SHALL

BE DETERMINED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION AND SHALL BE COLLECTED AND PAID TO THE ASSOCIATION.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION

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

SECTION IV - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, 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 EASEMENTS AND UTILITIES AND SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I OR II, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY OWNER OF A LOT IN THE SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE PROVISIONS OF SECTION III PROPERTY OWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY ANY OWNER OF A LOT WITHIN THE SUBDIVISION AND THE PROPERTY OWNERS' ASSOCIATION DESCRIBED IN SECTION III. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III, IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT IN THE SUBDIVISION OR THE PROPERTY OWNERS' 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 SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. 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 UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I EASEMENTS AND UTILITIES AND SECTION IV ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN 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 COVENANTS CONTAINED WITHIN SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD 76 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 PUD 76 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL.

THE COVENANTS CONTAINED WITHIN SECTION III PROPERTY OWNERS' ASSOCIATION AND ANY OTHER SECTION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE CITY OF BIXBY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS 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, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4 DAY OF FEBRUARY, 2021.

126TH STREET OFFICE, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: 
JULIUS PUMA, MANAGER

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4 DAY OF FEBRUARY, 2021, PERSONALLY APPEARED JULIUS PUMA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF 126TH STREET OFFICE, 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 SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

03/08/2024

MY COMMISSION EXPIRES:


NOTARY PUBLIC



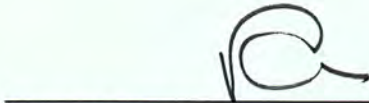
CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "SOUTH MEMORIAL BUSINESS PARK", 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 4 DAY OF FEBRUARY, 2021.



BY:



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

STATE OF OKLAHOMA)

) SS

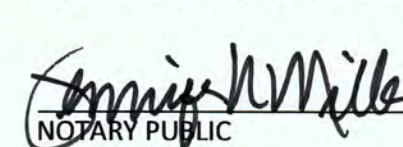
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4 DAY OF FEBRUARY, 2021, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

03/08/2024

MY COMMISSION EXPIRES:


NOTARY PUBLIC

