



# Amended Bixby Technical Advisory Committee Meeting Agenda



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

**Wednesday, June 3, 2026 | 10:00 A.M.**

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## Call to Order

## Introductions

## Approval of Minutes

1. Review and approve the minutes for the TAC meeting held on May 6, 2026.

## Items to be Discussed and Reviewed

1. Discussion and review of Final Plat Case No. BXPT-22.03 FP for Bixby Business Park, a proposed commercial development consisting of seventeen (17) lots, five (5) blocks, and two (2) reserve areas on approximately 20.04 acres, located on the west side of South Kimberly-Clark Place and East 146th Street South, Bixby, Oklahoma.
2. Discussion and review of Preliminary Plat Case No. BXPT-26.07 for Sheridan Reserve, a proposed commercial development consisting of three (3) lots within one (1) block, on approximately 5.07 acres, located at the northeast corner of South Sheridan Road and East 121<sup>st</sup> Street, Bixby, Oklahoma.
3. Discussion and review of a Lot Split (BXLS-26.01) within the Bixby Ranch Estates subdivision, located at 20137 S 137th East Ave, Bixby, Oklahoma.

## Adjournment

### For Special Accommodations

Persons who require special accommodation to participate in this meeting should contact City Clerk, Shannon Duran: 111 N. Cabaniss Avenue, Bixby, Oklahoma, 74008, 918-366- 4430 or email City Clerk, Shannon Duran (sduran@bixbyok.gov), as far in advance as possible and preferably at least 48 hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to communicate by telephone with hearing telephone users, and vice versa.



# Bixby Technical Advisory Committee Meeting Minutes

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



Wednesday, May 6, 2026 | 10:00 A.M.

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## Call to Order

The Bixby Technical Advisory Committee meeting was called to order by Assistant Planner Gladys Gill at approximately 10:03 a.m.

## Introductions

Introductions were made by representatives from the City of Bixby, consultants, utility providers, Bixby Public Schools and development teams in attendance. See the sign-in sheet attached to the minutes.

## Approval of Minutes

- 1. Review and approve the minutes for the TAC meeting held on April 1, 2026.**

The Committee considered the minutes from the April 1, 2026, TAC meeting. A motion to approve the minutes was made by Richard Gann of BTC and seconded by Ron Wolfe of ECE. The motion carried unanimously by voice vote.

## Items to be Discussed and Reviewed

- 1. Announcement of upcoming public infrastructure project: reconstruction and widening of South Sheridan Road from East 151st Street South to East 141st Street South, as presented by Poe & Associates on behalf of the City of Bixby. This item is for informational purposes to notify utility providers of the project. A follow-up presentation will be scheduled upon completion of preliminary design plans.**

Public Works Director Dylan Warner discussed the upcoming reconstruction and widening of South Sheridan Road from East 151st Street South to East 141st Street South, presented on behalf of the City of Bixby by Poe & Associates.

Mr. Warner stated that preliminary 30% design plans were expected the following day. The project is anticipated to require approximately 50 feet of right-of-way from the section line and would transition the roadway from a two-lane mill and overlay project to a three-lane roadway improvement project.

Estimated completion was discussed as late 2027 or early 2028.

Representatives from BTC Broadband, East Central Electric, Oklahoma Natural Gas, and other utilities discussed existing infrastructure in the corridor and anticipated coordination for utility relocations.

No action was taken.

**2. Discussion and review of Final Plat Case No. BXPT-25.01 FP, a request 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 southwest corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.**

The Committee reviewed the final plat request for Verrado, a residential subdivision consisting of fifteen (15) lots within two (2) blocks and two (2) reserve areas on approximately 19.82 acres near the south-east corner of South Mingo Road and East 111th Street South.

Public Works comments included:

- Storm sewer lines located within proposed utility easements should either be incorporated into reserve areas or relocated within street reserve areas.
- Staff requested clarification regarding whether infrastructure had already been installed.
- Sanitary sewer and water plans had reportedly been approved previously.

No additional utility comments were provided.

No action was taken.

**3. Discussion and review of Preliminary Plat Case No. BXPT-26.05, a request for a residential subdivision to be known as Bixby Farms, consisting of four hundred twenty-seven (427) lots within twenty-nine (29) blocks, and eleven (11) reserve areas, on approximately 134.299 acres, located at the southeast corner of East 141st Street South and South Sheridan Road, Bixby, Oklahoma.**

The Committee reviewed the preliminary plat request for Bixby Farms, consisting of approximately 427 lots within 29 blocks and 11 reserve areas on approximately 134.299 acres located at the southeast corner of East 141st Street South and South Sheridan Road.

Public Works noted that approximately fourteen review comments would be forwarded to the

applicant. Additional comments from the Fire Marshal included:

- Stop signs should be added at subdivision exits.
- Yield signs should be placed at all T-intersections.

Discussion occurred regarding building setback lines and curved building line configurations within Block 20. Staff requested additional labeling for clarity to avoid future confusion during building permit review.

East Central Electric commented that back-lot utility easements appeared to be missing within Block 8 and requested additional easements for utility crossings if needed.

The applicant noted that the revised plan reduced the lot count from 427 to 424 lots after

modifications at the southern portion of the development.

Discussion also included:

- Anticipated phasing of at least four phases.
- Estimated delivery timeline of approximately 18 months for the first phase.
- Approximately 100 lots anticipated in the initial phase.
- Estimated full build-out timeframe of approximately 8–10 years.

The Fire Marshal requested hydrant spacing calculations based on hose-lay street distances rather than radius measurements.

Bixby Public Schools representatives discussed long-term demographic projections associated with the development.

No action was taken.

- 4. Discussion and review of Preliminary Plat Case No. BXPT-26.06, a request 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.**

The Committee reviewed the preliminary plat request for Rowan Grove (Blocks 10–15), consisting of 156 lots within six blocks and one reserve area on approximately 37.70 acres located south of East 131<sup>st</sup> Street South and east of South Mingo Road.

Public Works noted the standard review comments and requested revisions to the utility easement between Blocks 10 and 11. The Fire Marshal requested hydrant spacing calculations similar to those requested for Bixby Farms.

Discussion also occurred regarding street-naming consistency and address coordination.

No action was taken.

- 5. Discussion and review of Site Plan Case No. BXSP-26.04, for a Casey's General Stores and fuel station on approximately one and twenty-eight hundredths (1.28) acres, located at the southeast corner of South Harvard Avenue and East 151st Street South, Bixby, Oklahoma.**

The Committee reviewed the site plan request for Casey's General Store and fuel station located at the southeast corner of South Harvard Avenue and East 151st Street South.

Due to technical difficulties with the Zoom connection, the discussion was delayed temporarily until representatives could reconnect.

Public Works comments included:

- Relocation of the proposed air compressor box and emergency shutoff switch from existing utility easements/right-of-way.
- Relocation of proposed private storm sewer structures located within utility easements/right-of-way.
- Existing sanitary sewer and water lines located beneath proposed paving areas would

need to be addressed.

- ADA parking configuration revisions were required to provide proper van accessibility.
- The northern drive access would be restricted to right-in/right-out movements only due to safety concerns identified by the Police Department.
- Public Works requested the driveway width be increased to 36 feet and requested vehicle tracking diagrams for fuel truck circulation.

The discussion regarding potential impacts to site circulation and access design focused primarily on the proposed northern driveway access for the Casey's development and how the existing "Limit of No Access" (LNA) and traffic safety concerns could affect vehicle movement on and off the site. Staff indicated additional review would be needed regarding the existing LNA configuration, potential revisions to the plat, and whether modifications to the approved access design would be feasible.

East Central Electric stated that they had previously installed electric and fiber backbone infrastructure for both the commercial and residential portions of Henson Square. They noted that existing electrical equipment had been placed per the original plat design, specifically near the southeast corner of Lot 1. Because of the revised lot configuration, East Central Electric requested that a utility easement be maintained along the southern portion of the lot in order to extend three-phase power service to the proposed Casey's transformer location. Staff and the applicant discussed coordination between Casey's and utility providers regarding transformer placement and future service routing.

Oklahoma Natural Gas stated that the project manager had already been connected with the applicant's team and advised the applicant to continue coordinating directly regarding gas service planning and infrastructure needs for the site.

Staff indicated additional markups and review comments would be forwarded to the applicant team.

No action was taken.

**6. Discussion and review 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.**

The Committee reviewed the site plan request for Marlee Office #6, a commercial office development located at 7611 East 126th Street South within the South Memorial Business Park.

Public Works comments included:

- ADA parking stall modifications for van accessibility compliance.
- Clarification that utilities would connect to existing on-site infrastructure.
- Minor engineering comments related to utility review and permitting.
- No significant paving or infrastructure modifications were proposed.

No additional utility comments were provided.

No action was taken.

## **Adjournment**

There being no further business, the meeting adjourned at 10:46 a.m.

BIXBY TAC MEETING  
SIGN IN SHEET  
DATE: Wednesday, May 6, 2026

PHONE

NAME	COMPANY	PHONE
1. Gwen Plante	COB	
2. Shari Clemente	ONG	
3. Tommy Taylor	DC&E	
4. Lee Shaw	AAB Engineering	
5. Susan DeBrow	WALACE	
6. Richard Ganna	BTC BOARD	
7. Lynda Wilson	B.P.S	
8. Mike Anthony	Bixby	
9. Dylan Warner		
10. Mario Jefferson		
11. Brett Ashlock	AT&T Eng	
12. Justin Morgan	TANN	
13. Erik Enyard	" "	
Brian Beam	CAPITAL WONES	
Darshan Patel	WIDESIGN. East Central Electric Co-op/ecoLink	
Katherine Russell		
Ryan King	Fire	

# Final Plat

# Bixby Business Park

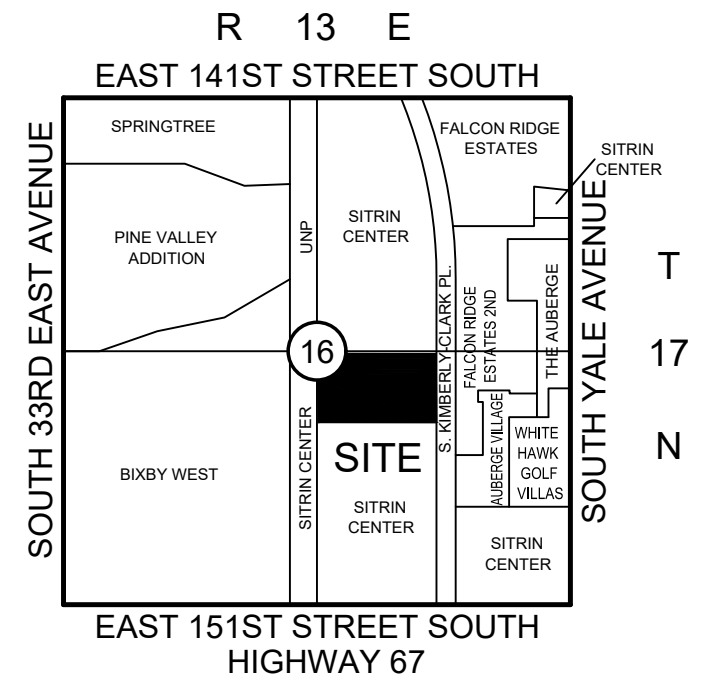
A SUBDIVISION OF PART OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

**P.U.D. NO. 12**

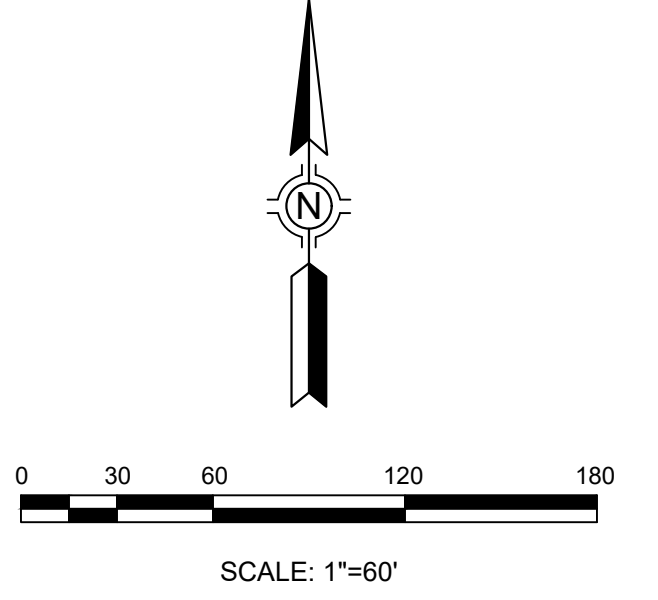
**Owner/Developer:**  
**Bixby Business Park, LLC**  
 An Oklahoma Limited Liability Company  
 1235 N. Birch Ave.  
 Broken Arrow, OK 74012  
 Phone: (918) 230-0074

**Engineer/Surveyor:**  
**Sisemore & Associates, Inc.**  
 Certificate of Authorization No. 2421 Exp. June 30, 2027  
 6660 S. Sheridan, Suite 210  
 Tulsa, Oklahoma 74133  
 Phone: (918) 665-3600  
 E-mail: dpalinskee@sw-assoc.com

Contact: Mr. Abdul Salam Alhjou, General Partner



**Location Map**  
 SCALE: 1"=2000'



**Subdivision Statistics:**

SUBDIVISION CONTAINS SEVENTEEN (16) LOTS IN FIVE (5) BLOCKS AND TWO (2) RESERVE AREAS  
 RESERVE AREA "A" CONTAINS 1.27 ACRES (55,224 SF)  
 RESERVE AREA "B" CONTAINS 1.78 ACRES (77,401 SF)  
 SUBDIVISION CONTAINS 20.04 TOTAL ACRES (873,024 SF)

**Legend:**

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- MD/E = MUTUAL DRAINAGE EASEMENT
- OD/E = OVERLAND DRAINAGE EASEMENT
- SD/E = STORM SEWER EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- L/E = LANDSCAPE EASEMENT
- R/W = RIGHT-OF-WAY
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FND = FOUND
- IP = IRON PIN
- CB = CHORD BEARING
- CL = CHORD LENGTH
- L = LENGTH
- R = RADIUS
- SK = BOOK
- PG. = PAGE
- SEC. = SECTION

**Monumentation:**

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

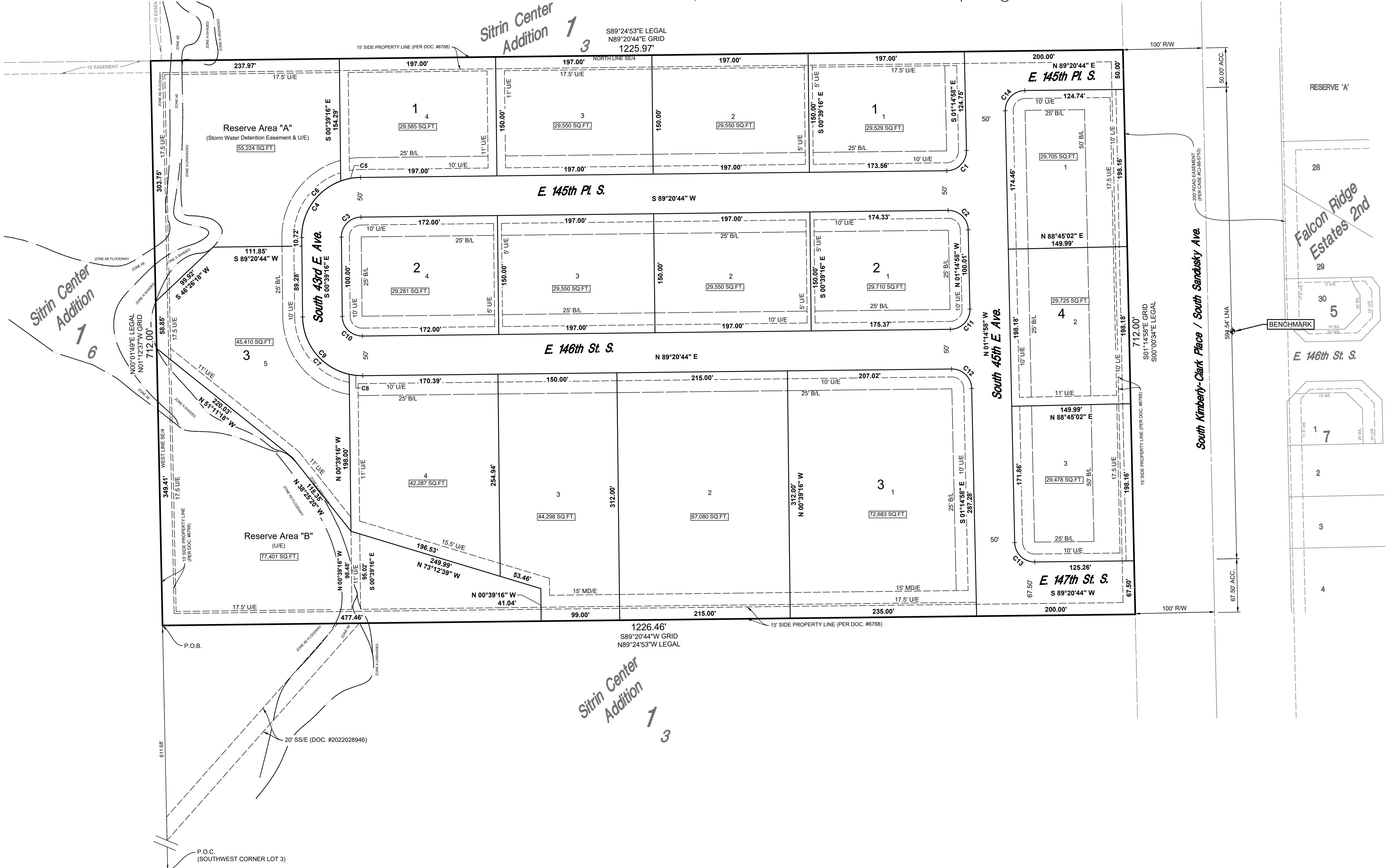
**Basis of Bearing:**

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

**Benchmark:**

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

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA (A)	CHORD LENGTH	CHORD BEARING
C1	39.53'	25.00'	90°35'42"	35.54'	N 44°02'53" E
C2	39.01'	25.00'	89°24'18"	35.17'	N 45°57'07" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 44°20'44" W
C4	92.32'	75.00'	70°31'44"	86.60'	S 34°36'36" W
C5	25.49'	75.00'	19°28'16"	25.37'	S 79°36'35" W
C6	117.81'	75.00'	90°00'00"	106.07'	S 44°20'44" W
C7	117.81'	75.00'	90°00'00"	106.07'	S 45°39'16" E
C8	17.26'	75.00'	13°11'07"	17.22'	S 84°03'43" E
C9	100.55'	75.00'	76°48'53"	93.19'	S 39°03'43" E
C10	39.27'	25.00'	90°00'00"	35.36'	S 45°39'16" E
C11	39.53'	25.00'	90°35'42"	35.54'	N 44°02'53" E
C12	39.01'	25.00'	89°24'18"	35.17'	N 45°57'07" W
C13	39.01'	25.00'	89°24'18"	35.17'	S 45°57'07" W
C14	39.53'	25.00'	90°35'42"	35.54'	S 44°02'53" W



K:\18320\_0518320\_05PFL.dwg P:\171 Apr 13, 2026 1:27:11pm SISEMORE & ASSOCIATES, INC. 2026



**OIL AND GAS CONSERVATION DIVISION  
CERTIFICATE OF RECORDS SEARCH**

Upon Written Application of: **Abdul Alhlou, Applicant**  
For Firm or Company: **Bixby Business Park, LLC**  
**1235N Birch Avenue**  
**Broken Arrow, Oklahoma 74012**

Receipt No. **2711979**  
Request Date: **February 26, 2026**

Pursuant to the provisions of Oklahoma Statute 17 O.S. Section 167, the Oklahoma Corporation Commission issues this Certificate of Records Search for the lands described as follows:

**SE/4 Section 16, Township 17 North, Range 13 East, Tulsa County, Oklahoma**

According to the records of the Oklahoma Corporation Commission there is currently:

**At least one (1) well, the Wildcat M #4\*, SW SE SE, API #143-07048 completed 10/20/1918, last known operator was Worth & Woody.**

According to public information available to the Oklahoma Corporation Commission there **has not** been recent production reported for this tract. Oklahoma Corporation Commission records **do not** indicate that other wells fall within or on the boundaries of the tract described above. Interested parties may choose to verify this well by an on-site investigation.

\*A physical inspection has been conducted and the well above cannot be located.

**PLEASE NOTE: THIS RECORDS SEARCH DOES NOT INCLUDE A HORIZONTAL WELL, IF ANY, WHICH MAY HAVE BEEN DRILLED FROM A SURFACE LOCATION OUTSIDE THE SUBJECT TRACT.**

**This Certificate of Records Search does not necessarily provide a comprehensive list of wells or well documentation for the tract described above. It does not address the existence of shut-in gas wells, leases without reported production or directionally or horizontally drilled wells, nor are any assertions made herein regarding title to the subject tract. This records search has been conducted using the Commission's records and public records available to the Oklahoma Corporation Commission. An inspection of this tract is recommended to determine the actual status of well(s) on the tract and to ascertain the existence of wells not disclosed in this Certificate, whether or not they are documented in the files of the Oklahoma Corporation Commission.**

Signed this 2<sup>nd</sup> day of March 2026

**FOR THE OKLAHOMA CORPORATION COMMISSION**

By:   
**KIM DAVID, CHAIRMAN**

ATTEST:   
**Garey Wortham, Secretary**  
**Oklahoma Corporation Commission**





February 24, 2026

Sisemore and Associates  
6660 S. Sheridan, Ste. 210  
Tulsa, Ok 74133

Attn: Deborah Palinskee

RE: Bixby Business Park

To Whom It May Concern:

Cox Communications, has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Bixby Business Park satisfy the requirements of Cox Communications for the designated use of the property as can be determined presently. Currently, Cox Communications does not have any objections on approving the final plat.

Prior to beginning any digging and/ or trenching activities, please call OKIE-ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any question or concerns, please feel free to contact our office at (918) 286-4686 or email [TULROW@cox.com](mailto:TULROW@cox.com).

Sincerely,  
  
Angela Hughes  
Cox Communications  
Land Use Agent  
11811 E. 51<sup>st</sup> St.  
(918) 286-4686  
[TULROW@cox.com](mailto:TULROW@cox.com)



**Oklahoma  
Natural Gas®**

*A Division of ONE Gas*

5848 E 15<sup>th</sup> St

Tulsa, OK 74114

918-831-8371 oklahomanaturalgas.com

April 6, 2026

Sisemore & Associates, Inc.  
6660 S Sheridan, Suite 210  
Tulsa, Oklahoma 74133

RE: Bixby Business Park

**Letter of No Objection**

Dear Sisemore & Associates,

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 Bixby Business Park 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,

A handwritten signature in blue ink, appearing to read "Chandler Eidson".

Chandler Eidson  
Manager of Engineering



Public Service Company of Oklahoma  
P.O. Box 201  
Tulsa, OK. 74102 – 0201 [www.aep.com](http://www.aep.com)

An **AEP** Company

BOUNDLESS ENERGY™

January 14, 2026

City of Bixby  
116 W Needles Ave  
Bixby Ok, 74008

Subject: **Bixby Business Park**

AEP/Public Service Company of Oklahoma agrees to the release of the Final Plat of **Bixby Business Park (Dated 3/23/2026)**. The easements presently indicated on the plat of the subdivision named above satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as we know at this date.

Also, the Deed of Dedication contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

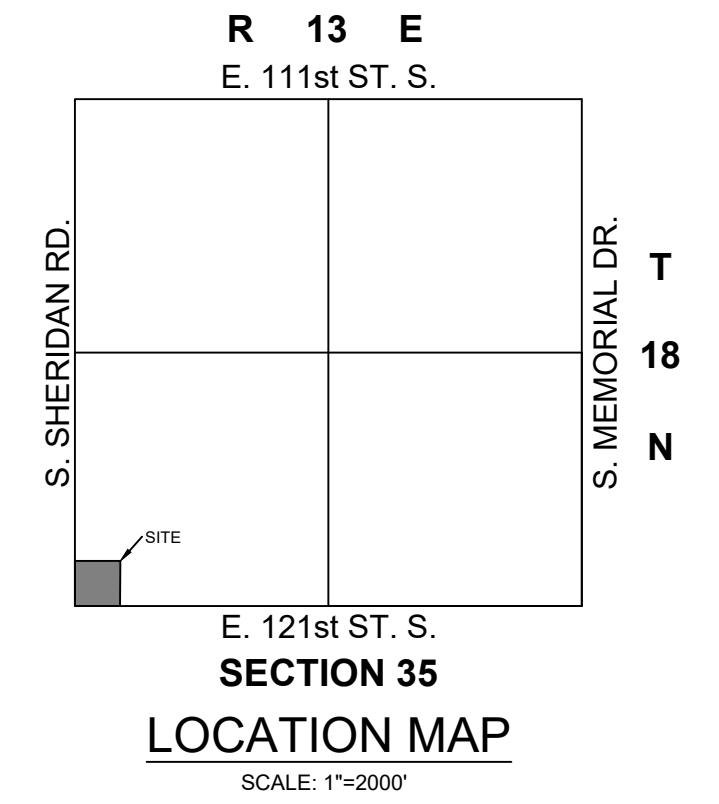
Sincerely,

*Kent Sands*

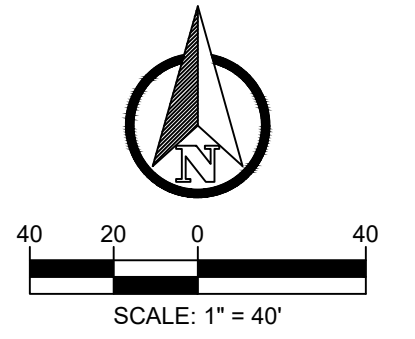
Public Service Company of Oklahoma

# PRELIMINARY PLAT SHERIDAN RESERVE

THE SOUTH 470 FEET OF THE WEST 470 FEET OF THE SW/4 OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



SECTION 35  
LOCATION MAP  
SCALE: 1"=200'



## Legend

ACC = LIMITS OF ACCESS  
B/L = BUILDING LINE  
BM = BENCHMARK  
I.P. = IRON PIN  
LNA = LIMITS NO ACCESS  
ROW = RIGHT-OF-WAY  
S/B = SETBACK  
U/E = UTILITY EASEMENT  
MAE = MUTUAL ACCESS EASEMENT  
OD/E = OVERLAND DRAINAGE EASEMENT

## Subdivision Statistics

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK  
GROSS SUBDIVISION AREA: 220,895.1SF / 5.07 AC

## Basis of Bearings

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE WEST LINE OF THE SW/4 OF SECTION 35, T18N, R13E AS NORTH 00°51'00" WEST.

## Monumentation

ALL PLAT BOUNDARY CORNERS AND LOT CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848". ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE AND CENTER OF CUL-DE-SACS SHOWN HEREON WERE SET USING A MAG NAIL WITH WASHER STAMPED "FRITZ CA5848".

## Benchmark

CUT BOX  
NORTHING: 366947.84  
EASTING: 2555357.66  
ELEVATION: 618.49

## Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0432M - SEPTEMBER 12, 2024, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

## NOTES

ALL STREET RIGHTS-OF-WAY ARE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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.

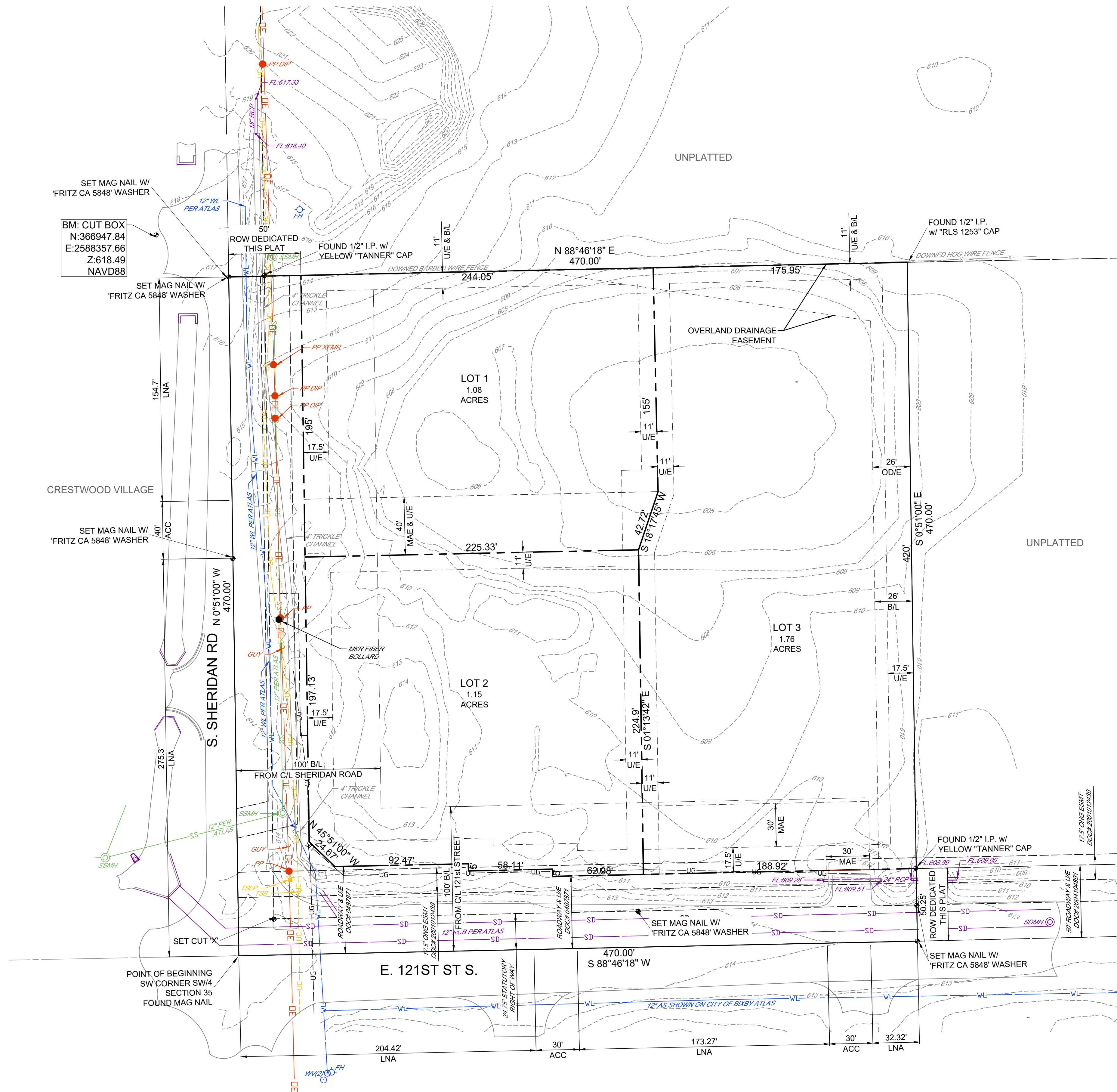
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY.

## LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 35;  
THENCE NORTH 00°51'17" WEST ALONG THE WEST LINE THEREOF 470.00 FEET;  
THENCE NORTH 88°45'52" EAST AND PARALLEL WITH THE SOUTH LINE OF THE SW/4 OF SAID SECTION 35 A DISTANCE OF 470.00 FEET;  
THENCE SOUTH 00°51'17" EAST AND PARALLEL WITH THE WEST LINE OF THE SW/4 OF SAID SECTION 35 A DISTANCE OF 470.00 FEET TO THE SOUTH LINE OF THE SW/4 OF SAID SECTION 35;  
THENCE SOUTH 88°45'52" WEST ALONG SAID SOUTH LINE 470.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 220,895.1 SQ. FEET OR 5.07 ACRES.



## OWNER / DEVELOPER

THE CRITERION FUND  
BRADEN CHEEK  
13315 E 112th ST N SUITE 300.  
OWASSO, OK 74055  
PH (918) 212-6385  
E-MAIL: braden@thecriterionfund.com

## SURVEYOR

FRITZ LAND SURVEYING, LLC  
524 E. MAIN ST., JENKS  
OKLAHOMA 74037  
PH (918) 528-5121  
E-mail: fritzlandsurveying@gmail.com  
CA No. 5848 Renewal: June 30, 2026

## ENGINEER

ROUTE 66 ENGINEERING, LLC  
5 SOUTH MAIN STREET  
SAPULPA, OK 74066  
PH (918) 248-1129  
E-mail: bcox@66eng.com  
CA No. 8853 Renewal: June 30, 2027

SURVEY DATE:  
JANUARY 06, 2026

PLAT DATE:  
APRIL 30, 2026

# PRELIMINARY PLAT SHERIDAN RESERVE

THE SOUTH 470 FEET OF THE WEST 470 FEET OF THE SW/4 OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

THE CRITERION FUND, (THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

LESS AND EXCEPT

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 35; THENCE NORTH 00°51'17" WEST ALONG THE WEST LINE THEREOF 470.00 FEET; THENCE NORTH 88°45'52" EAST AND PARALLEL WITH THE SOUTH LINE OF THE SW/4 OF SAID SECTION 35 A DISTANCE OF 470.00 FEET; THENCE SOUTH 00°51'17" EAST AND PARALLEL WITH THE WEST LINE OF THE SW/4 OF SAID SECTION 35 A DISTANCE OF 470.00 FEET TO THE SOUTH LINE OF THE SW/4 OF SAID SECTION 35; THENCE SOUTH 88°45'52" WEST ALONG SAID SOUTH LINE 470.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 220,895.1 SQ. FEET OR 5.07 ACRES.

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

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 220,900 SQUARE FEET OR 5.07 ACRES, MORE OR LESS.

AND HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, STAKED AND PLATTED IN CONFORMITY TO THE ATTACHED PLAT, WHICH IS HEREBY ADOPTED AS THE PLAT OF THE ABOVE LAND, UNDER THE NAME OF 'SHERIDAN RESERVE', AN ADDITION TO THE CITY OF BIXBY TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHT OF WAYS DESIGNATED AS "ROW" OR "RIGHT OF WAY" FOR THE PURPOSE OF CONSTRUCTING NEW PUBLIC ROADS TO THE SPECIFICATIONS PER THE CITY OF BIXBY DESIGN CRITERIA.
- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER 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 RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER 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 IS WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION. PRIVATE SERVICE LINES AND PRIVATE STORM SEWER LINES MAY CROSS THE PUBLIC UTILITY EASEMENTS BUT NOT BE LOCATED IN THE EASEMENT AND RUN PARALLEL INSIDE THE EASEMENT. FRANCHISE UTILITIES DEFINED IN SECTION 1.2 MAY BE LOCATED IN THE PUBLIC UTILITY EASEMENTS.
- ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE, THE LOT IS SUBJECT TO THE FOLLOWING:
  - OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE 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 THE EASEMENT WAYS DEDICATED FOR THE GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAYS OF THE PUBLIC STREETS, AS DEPICTED ON THE ATTACHED PLAT. SERVICE PEDESTAL AND TRANSFORMERS, AS SOURCES OF SUPPLY OF SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.
  - EXCEPT FOR BUILDINGS ON THE LOT DESCRIBED IN PARAGRAPH "A" ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL BUILDINGS WHICH MAY BE LOCATED IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH BUILDING AS MAY BE LOCATED UPON SAID LOT. PROVIDED THAT UPON THAT THE INSTALLATION OF SUCH A SERVICE CABLE OR A GAS SERVICE LINE TO A PARTICULAR BUILDING, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR GAS LINE, EXTENDING FROM THE SERVICE PEDESTAL TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE BUILDING.
  - THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR 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 SERVICE FACILITIES SO INSTALLED BY IT.
  - THE OWNER OF SHERIDAN RESERVE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE LINES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE LINE FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF SHERIDAN RESERVE WILL PAY FOR DAMAGE OR RELOCATION SO SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OF HIS AGENTS OR CONTRACTORS.
  - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH "2" SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

4. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- OWNER OF THE EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THEIR LOT.
- WITHIN THE UTILITY EASEMENTS 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, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER 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, SANITARY SEWER OR STORM SEWER FACILITIES.
- ALL PRIVATE STORM SEWER IS THE RESPONSIBILITY OF THE LOT OWNER.
- THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF THE LOTS AGREES TO BE BOUND.

5. OWNER RESPONSIBILITY WITHIN EASEMENTS.

THE OWNER OF THE SHERIDAN RESERVE SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE PLAT IN THE EVENT IT IS NECESSARY TO INSTALL, MAINTAIN, REPLACE OR REMOVE ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, GAS SERVICE LINES, CABLE TELEVISION, TELEPHONE SERVICE.

- LAND USE. ALL CONSTRUCTION IS TO BE STRICTLY ACCORDING TO THE CITY OF BIXBY, OKLAHOMA, ZONING CODES, OR AS ALLOWED BY PUD #xxxx
- SIDEWALKS. SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BIXBY ENGINEERING DESIGN STANDARDS, BY THE OWNER/DEVELOPER OF EACH LOT. SIDEWALKS WILL BE CONSTRUCTED AT THE TIME A BUILDING PERMIT IS ISSUED ON A LOT.
- LOT SURFACE DRAINAGE. EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT.
- BUILDING MATERIALS. BUILDING DESIGNS, FACADES AND MATERIALS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN ALL APPLICABLE CITY OF BIXBY ORDINANCES AND REGULATIONS OR AS ALLOWED BY PUD #xxxx.
- LANDSCAPED AREA AND SCREENING. ALL LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE REQUIREMENTS AND ORDINANCES OF THE CITY OF BIXBY.
- MUTUAL ACCESS EASEMENTS. MUTUAL ACCESS EASEMENTS, DEPICTED AS "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE STREETS AND AREAS ADJACENT TO AND WITHIN THE "PROPERTY". SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF OWNERS OF LOTS WITHIN THE "PROPERTY", THEIR RESPECTIVE GUESTS, INVITEES, SUCCESSORS AND ASSIGNS, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE "PROPERTY".
- LIMITS OF NO ACCESS. THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE STREETS AS DEPICTED ON THIS PLAT AS "LIMITS OF NO ACCESS" (LNA). LIMITS OF ACCESS AND NO ACCESS MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR AND WITH THE APPROVAL OF THE CITY OF BIXBY.
- ACCESS AND CIRCULATION. PRIMARY ACCESS TO THE SITE SHALL BE PROVIDED THROUGH THE NEW ROADS SHOWN ON FACE OF PLAT AND ACCESS SHOWN ON FACE OF PLAT. FINAL PLANS FOR ACCESS WILL BE DETERMINED DURING THE PLATTING PROCESS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, ANY OWNER OF A LOT AND THE PROPERTY OWNERS ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT OR THE 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 HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY, OKLAHOMA. 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 CITY OF BIXBY, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE RESTRICTIONS AND COVENANTS WITHIN SECTION II SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) TO CONFORM TO AMENDMENTS TO BULK AND AREA REQUIREMENTS THAT MAY SUBSEQUENTLY BE APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR IT SUCCESSORS, PURSUANT TO ITS REVIEW OF A MINOR AMENDMENT OF THE PUD, AND THE FILING OF A CERTIFIED COPY OF THE MINUTES OF THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE CITY OF BIXBY. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED. THE COVENANTS CONTAINED WITHIN SECTION III. PRIVATE RESTRICTIONS AND COVENANTS HEREIN 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. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

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

THE CRITERION FUND, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_  
BRADEN CHEEK, MANAGER

STATE OF OKLAHOMA )  
) SS.  
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY A \_\_\_\_\_ AS MANAGER OF THE CRITERION FUND A OKLAHOMA LIMITED LIABILITY COMPANY.

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "SHERIDAN RESERVE", A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

\_\_\_\_\_  
ANDY FRITZ  
LICENSED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1694

STATE OF OKLAHOMA )  
) SS.  
COUNTY OF TULSA )

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

\_\_\_\_\_  
JENNIFER FRITZ  
MY COMMISSION EXPIRES: 6/23/2026  
MY COMMISSION NUMBER: 14005589

# Planned Unit Development PUD No. XXX

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Submitted to:  
City of Bixby  
Oklahoma

May 05, 2026

Prepared By:



66 ENG GROUP  
5 S Main Street, Sapulpa, OK 74066

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## **I. Development Concept**

The Criterion Fund is the developer for Sheridan Reserve of a 5-acre tract of land on the Northeast Corner of 121<sup>st</sup> Street South and Sheridan Road. The owner intends to develop the property as approximately three (3) individual commercial lots.

The development is bordered on the east boundary by a 1.71-acre undeveloped tract currently zoned AG (Agricultural) and bordered on the North by properties zoned RS-2 (Residential). The development is currently zoned CS (Commercial).

As consistently encouraged by the Bixby Planning Commission and City Council policy, the PUD is submitted to permit development of the area subject to appropriate development standards including setbacks, landscaping, building design limitations and site plan review not typically imposed by re-zoning.

Sheridan Reserve consists of one (1) development area, as indicated on the Conceptual Site Plan Exhibit 'A'.

**II. PUD Development Standards for all Area Lots**

<b>Gross Land Area</b>	5.07 220,894.20 sq.ft.
<b>Net Land Area</b>	3.99 acres 173,804.40 sq.ft.

**Permitted Uses**

Those uses permitted under proposed zoning as a matter of right in the CS Commercial, such as professional and medical offices, retail, restaurants, convenience services, and uses customarily accessory to permitted uses.

**Excluded Uses**

Excluded uses include Sexually Oriented Business, Commercial Marijuana Grower, Medical Marijuana Dispensary, Medical Marijuana Education Facility, or Medical Marijuana Processing Facility as defined in the City of Bixby Code of Ordinance.

Lots 1 and 3 shall not be allowed to have any business with the sales of Fuel or Tobacco.

**Maximum Building Floor Area**

Commercial	not to exceed .75 FAR
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**Minimum Lot Frontage**

All lots along Arterial Street Frontage or Mutual Access Easement	50 ft.
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**Maximum Building Height**

Commercial/Office	5 stories or 70 feet
Minimum Building Setbacks	
From the centerline E 121 <sup>st</sup> Street S	100 ft.
From the centerline S. Sheridan Road	100 ft.
From the West Boundary	35 ft.
From the North Boundary	35 ft.
Internal Lot Line Setbacks	11 ft.

**Parking**

Per City of Bixby Zoning Code per applicable use unit per each lot.

Spaces

Width 9 ft.

Length 18 ft.

## **Signage**

The height of signage in the shall be within the specifications laid forth in the City of Bixby Zoning Code. No sign permits shall be issued for signs within Sheridan Reserve until a detail sign plan has been approved by the Bixby Planning Commission.

## **Landscape**

Each lot of Sheridan Reserve will meet or exceed the landscape requirements of the Bixby Zoning Code regulations and guidelines set. Plant materials chosen will utilize evergreen, flowering or deciduous plant materials that are appropriate for a sustainable landscape that will create year around interest.

An alternative plan may be approved by the Bixby Planning Commission if the Commission determines that the submitted plan is better than the required landscaping.

A Detailed Landscape Plan for each lot shall be approved by the Bixby Planning Commission prior to issuance of a building permit. In addition to meeting the City of Bixby Zoning Code, the Plan for each lot shall be determined at the time of the Detailed Landscape Plan.

## **Lighting**

Lighting used to illuminate Sheridan Reserve will be a maximum height of 35 feet. All lighting shall be arranged to shield and direct light away from adjacent residential areas.

## **Trash, Mechanical and Equipment Areas**

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or equipment provided by a franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level.

### **III. Circulation**

Sheridan Reserve will have access from East 121<sup>st</sup> Street South from 2 proposed drives, and 1 proposed drive from South Sheridan Road.

The Circulation Plan is illustrated on Exhibit 'C'.

### **IV. Topography, Drainage and Utilities**

**Topography:** The highest point of the development is the southwest corner and naturally slopes to the northeast and. Elevations range from 613' to 605' MSL.

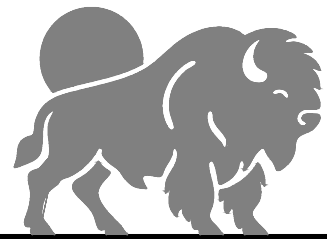
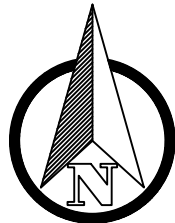
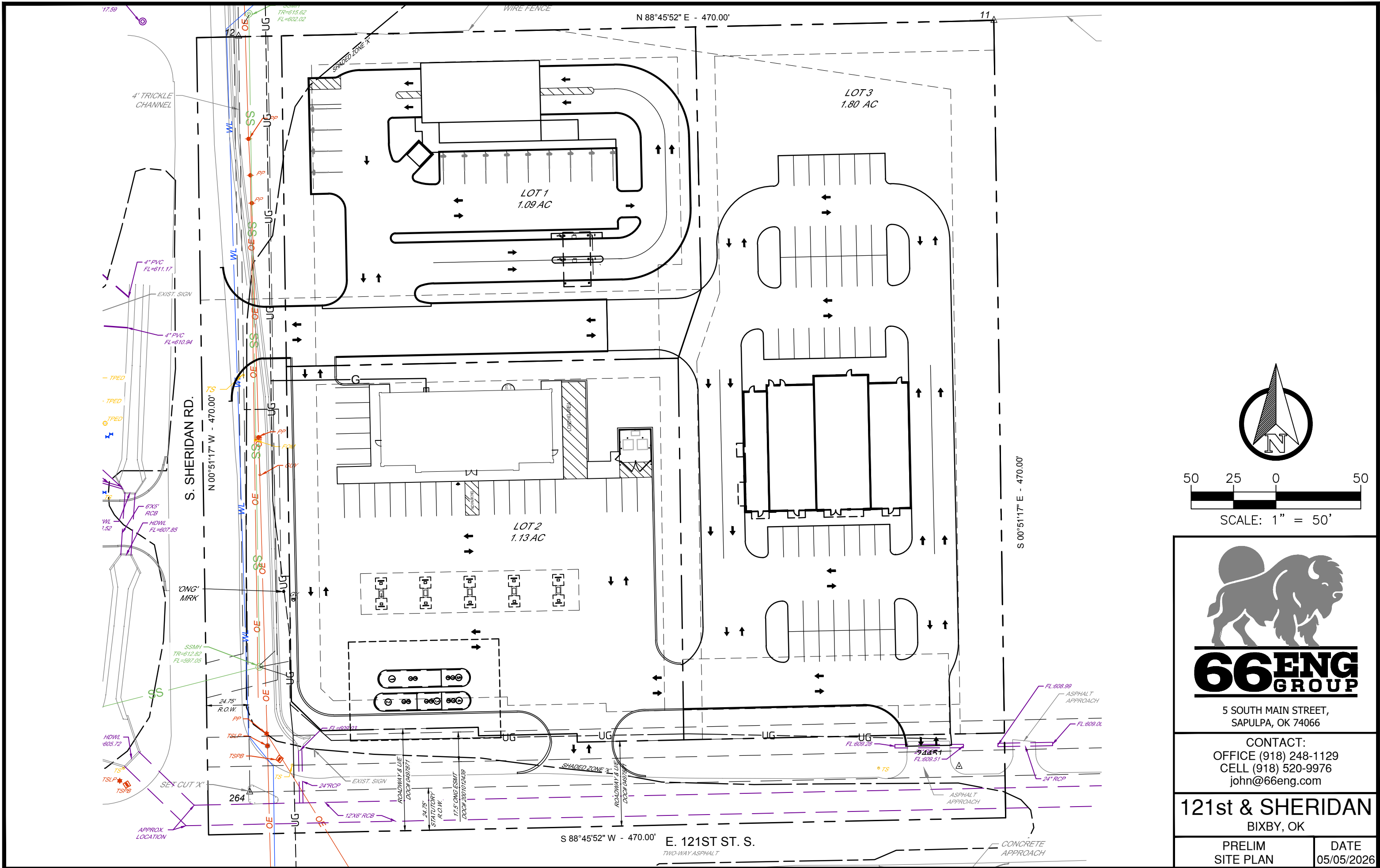
**Drainage:** Storm water will be drained to several catch basins throughout the site and be transported via storm sewer system off-site to an existing drainage area.

**Utilities:** All utilities are available in the immediate area and will be extended to the site with plans approved by the City of Bixby and private utility companies.

Site Map, Topography, Drainage Concept and Existing and Proposed Utilities are illustrated on Exhibit 'D'.

### **V. Expected Schedule of Development**

Construction will be underway in the Summer of 2026 and will continue following City approval of revised plans.



**66ENG**  
GROUP

5 SOUTH MAIN STREET,  
SAPULPA, OK 74066

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john@66eng.com

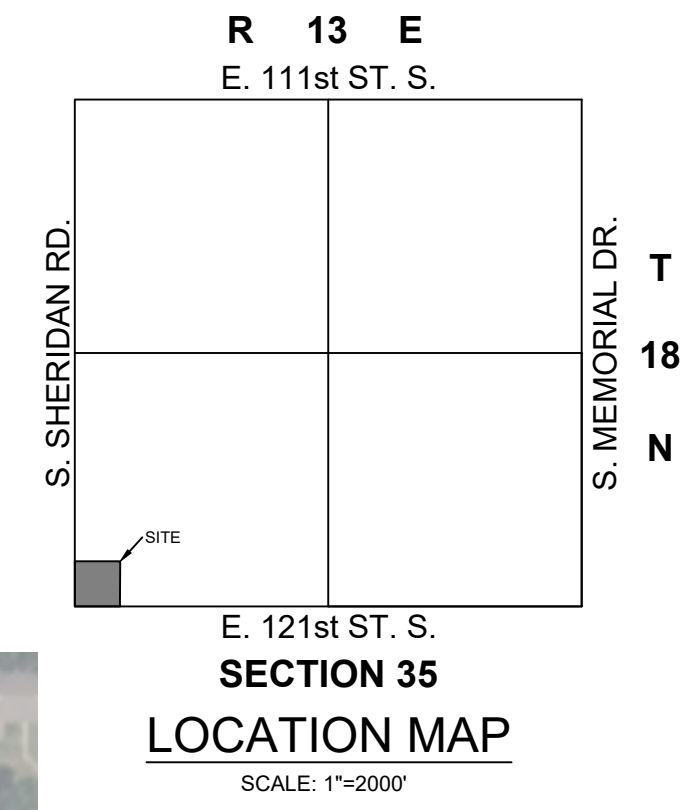
**121st & SHERIDAN**  
BIXBY, OK

PRELIM  
SITE PLAN

DATE  
05/05/2026

# SHERIDAN RESERVE

121ST & SHERIDAN,  
 BIXBY, OK 74008  
 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35)  
 TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN  
 AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



ZONING MAP



DATE	REVISION	BY

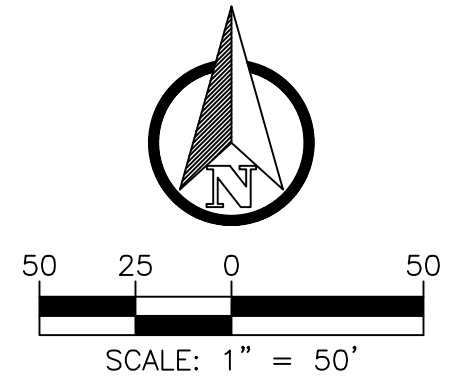
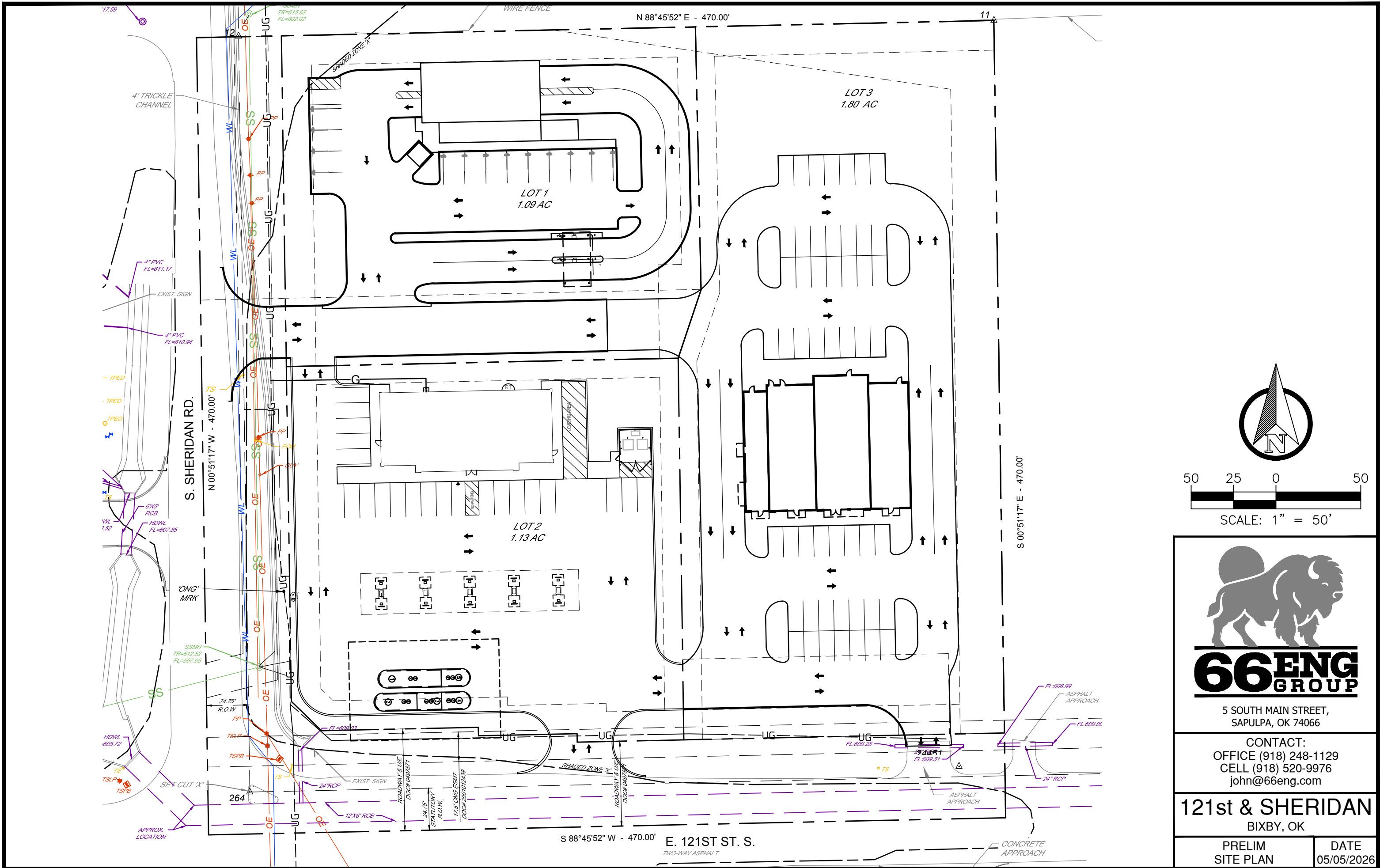


**LAND USE MAP**  
**121ST & SHERIDAN**  
 121ST & SHERIDAN  
 BIXBY, OK 74008

DRAWN BY:	LE
APPV. BY:	BC
DATE:	04/20/2026

SHEET **EX-B**

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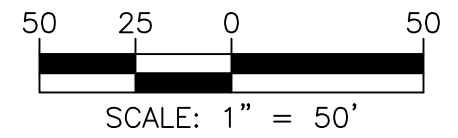
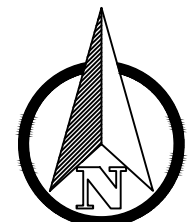
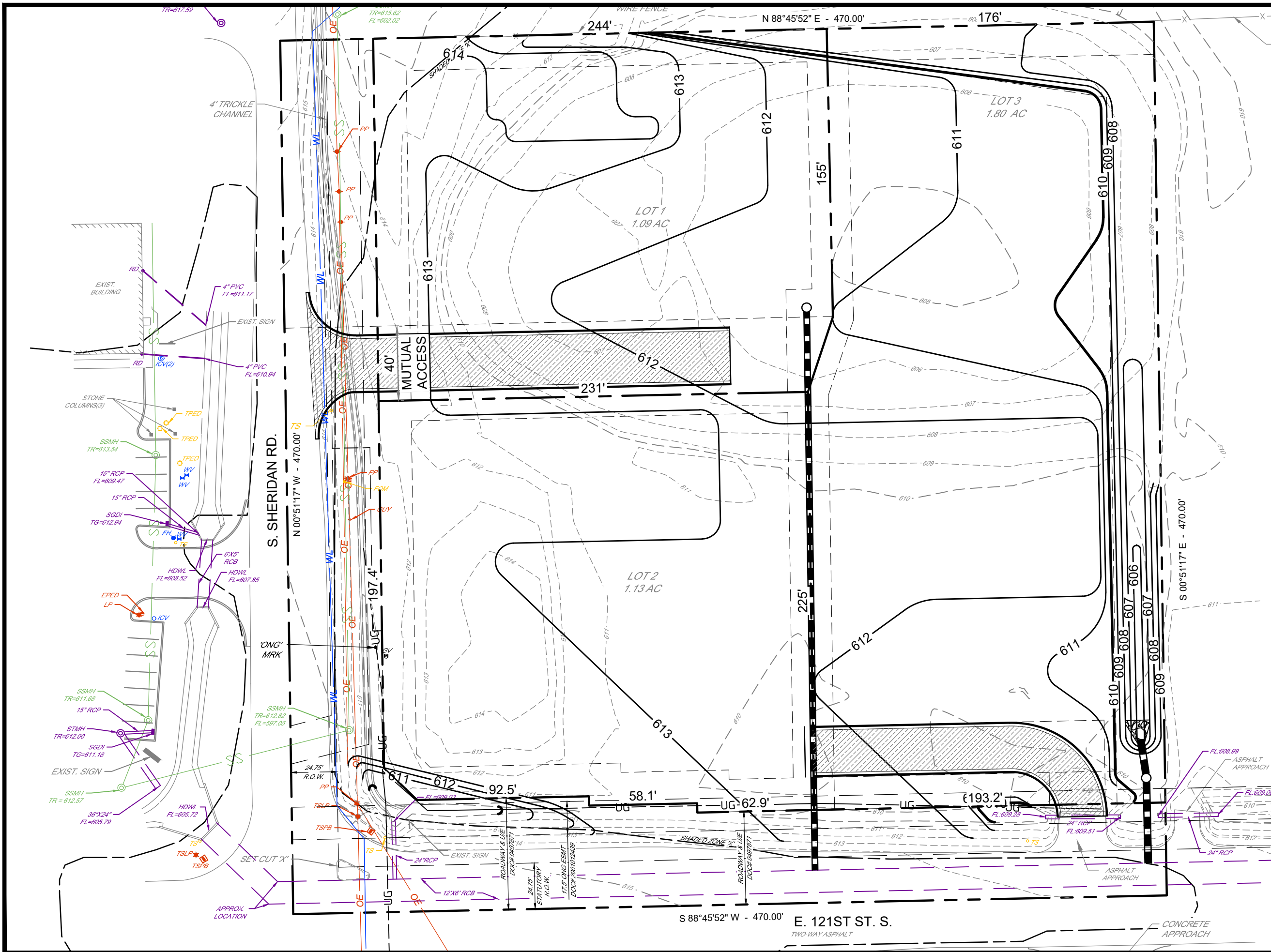
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**121st & SHERIDAN**  
BIXBY, OK

PRELIM SITE PLAN	DATE 05/05/2026
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**RT66**  
**ENGINEERING**  
 5 SOUTH MAIN STREET,  
 SAPULPA, OK 74066

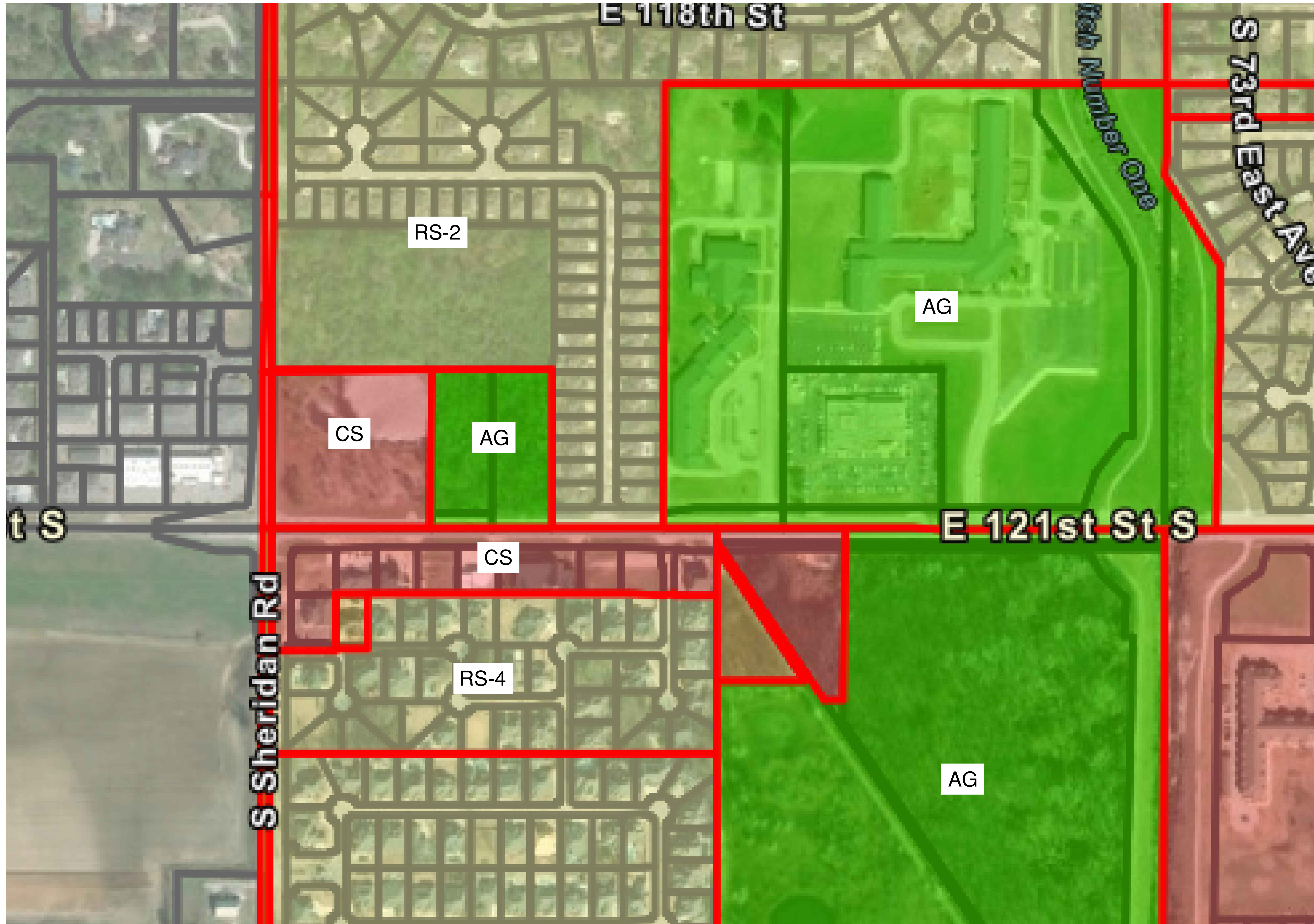
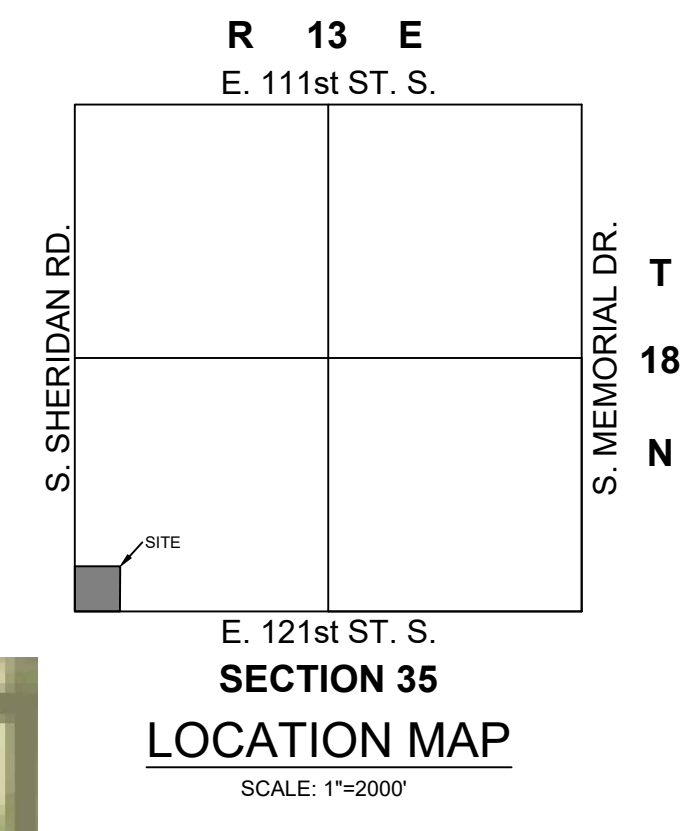
CONTACT:  
 OFFICE (918) 248-1129  
 CELL (918) 520-9976  
 john@66eng.com

**121st & SHERIDAN**  
 BIXBY, OK

PRELIM GRADING PLAN	DATE 04/21/2026
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# SHERIDAN RESERVE

121ST & SHERIDAN,  
 BIXBY, OK 74008  
 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35)  
 TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN  
 AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



BY	REVISION	DATE



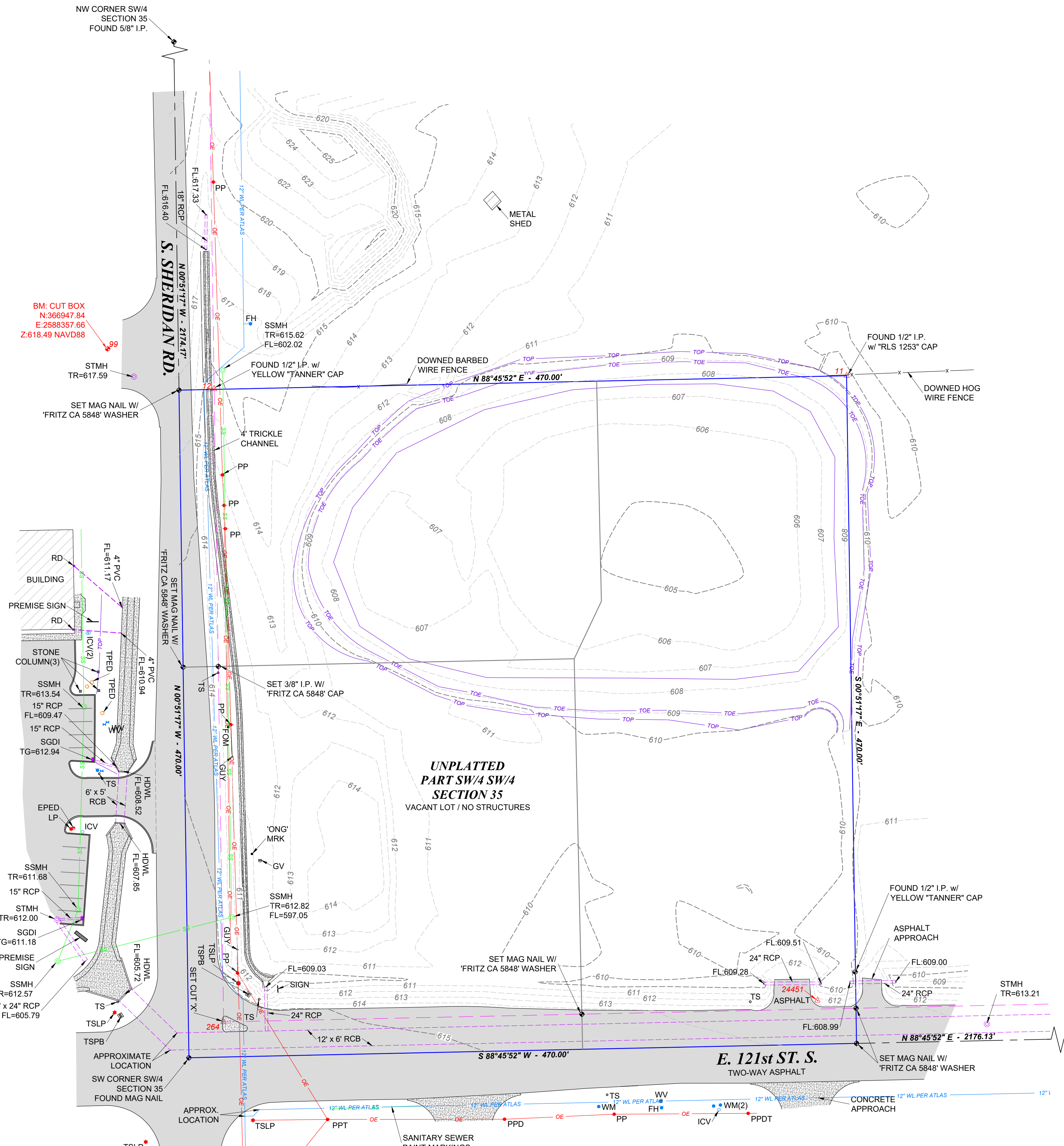
ZONING MAP  
 121ST & SHERIDAN  
 121ST & SHERIDAN  
 BIXBY, OK 74008

DRAWN BY:	LE
APPV. BY:	BC
DATE:	04/20/2026
SHEET	EX-E

ZONING MAP

Printed: 4/20/2026 4:29:55 PM  
 P:\121ST & SHERIDAN\GIS\DATA\ZONING\MAP - 121ST & SHERIDAN.DWG

- LEGEND**
- AC = AIR CONDITIONER
  - AD = AREA INLET
  - ASP = AUTO SPRINKLER
  - BC = BOTTOM OF CURB
  - BIL = BUILDING LINE
  - BM = BENCHMARK
  - BWF = BARBED WIRE FENCE
  - CATV = CABLE TV PEDESTAL
  - CL = CENTERLINE
  - CLB = CLIMB BARRIER
  - CLF = CHAIN LINK FENCE
  - CO = CLEAN OUT
  - CPS = COX POWER SUPPLY
  - CMP = CORRUGATED METAL PIPE
  - CPP = CORRUGATED PLASTIC PIPE
  - DGDI = DOUBLE GRATE DROP INLET
  - DIP = DUCTILE IRON PIPE
  - EM = ELECTRIC METER
  - EO = ELECTRIC OUTLET
  - EPED = ELECTRIC PEDESTAL
  - ET = ELECTRIC TRANSFORMER
  - FF = FINISH FLOOR
  - FG = FINISH GRADE
  - FH = FIRE HYDRANT
  - FP = FLAG POLE
  - FL = FLOWLINE
  - GLM = GAS LINE MARKER
  - GM = GAS METER
  - GR = GAS REGULATOR
  - GV = GAS VALVE
  - GL = GROUND LIGHT
  - GP = GUARD POST
  - GUY = GUY ANCHOR
  - HDWL = HEADWALL
  - HPP = HIGH POWER POLE
  - HPS = HANDICAP PARKING SIGN
  - HWF = HOG WIRE FENCE
  - ICV = IRRIGATION CONTROL VALVE
  - I.P. = IRON PIN
  - (L) = PER LEGAL DESCRIPTION
  - LP = LIGHT POLE
  - (M) = MEASURED DATA
  - MB = MAILBOX
  - MRK = UTILITY MARKER
  - MW = MONITORING WELL
  - (P) = PER PLAT
  - P/E = PIPELINE EASEMENT
  - PLF = PLASTIC FENCE
  - PLM = PIPELINE MARKER
  - PM = PARKING METER
  - PP = POWER POLE
  - PPD = POWER POLE W/ DROP SERVICE
  - PPDT = POWER POLE W/ DROP & TRANSFORMER
  - PPDLT = POWER POLE W/ DROP, LIGHT & TRANSFORMER
  - PPLT = POWER POLE W/ LIGHT & TRANSFORMER
  - PPM = POWER POLE W/ ELECTRIC METER
  - PPNS = POWER POLE / NO SERVICE
  - PPT = POWER POLE W/ TRANSFORMER
  - RCB = REINFORCED CONCRETE BOX
  - RCP = REINFORCED CONCRETE PIPE
  - RD = ROOF DRAIN
  - ROW = RIGHT-OF-WAY
  - SSLH = SANITARY SEWER LAMP HOLE
  - SSMH = SANITARY SEWER MANHOLE
  - S/B = SETBACK
  - SGDI = SINGLE GRATE DROP INLET
  - SH = SPRINKLER HEAD
  - SP = SIGN POST
  - STMH = STORM SEWER MANHOLE
  - STJB = STORM SEWER JUNCTION BOX
  - TM = TELEPHONE MANHOLE
  - TPED = TELEPHONE PEDESTAL
  - TC = TOP OF CURB
  - TD = TOP OF DECK
  - TG = TOP OF GRATE
  - TH = THRESHOLD
  - TR = TOP OF RIM
  - TS = TRAFFIC SIGN
  - TSLP = TRAFFIC SIGNAL LIGHT POLE
  - TSPB = TRAFFIC SIGNAL PULL BOX
  - TSMH = TRAFFIC SIGNAL MANHOLE
  - TVLT = TELEPHONE VAULT
  - TW = TOP OF WALL
  - U/E = UTILITY EASEMENT
  - UM = UTILITY MARKER
  - VP = VENT PIPE
  - WF = WATER FAUCET
  - WM = WATER METER
  - WSE = WATER SURFACE ELEVATION
  - WV = WATER VALVE
  - WDF = WOOD FENCE
  - (Z) = ZONING
  - CL = CENTERLINE
  - X- = FENCE LINE
  - OC- = OVERHEAD COMMUNICATION
  - OE- = OVERHEAD ELECTRIC
  - SS- = SANITARY SEWER
  - ST- = STORM SEWER
  - TOP/TOE- = TOP/TOE OF GROUND SLOPE
  - UC- = UNDERGROUND COMMUNICATION
  - UE- = UNDERGROUND ELECTRIC
  - UG- = UNDERGROUND GAS
  - UT- = UNDERGROUND TELEPHONE
  - WL- = WATERLINE
  - [Hatched Box] = ZONE AE FLOODWAY
  - [Light Blue Box] = ZONE AE 1.0% CHANCE OF FLOOD
  - [Yellow Box] = ZONE SHADED "X" 0.2% CHANCE OF FLOOD



**LEGAL DESCRIPTION - AS PROVIDED - DOC. NO. 2024056321**  
 THE SOUTH FOUR HUNDRED SEVENTY (470) FEET OF THE WEST FOUR HUNDRED SEVENTY (470) FEET OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE I.B. & M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

**SURVEYOR'S NOTES**  
 PREPARED FOR: ROUTE 66 ENGINEERING  
 PHYSICAL ADDRESS: 6501 S. 121st ST., BIXBY, TULSA COUNTY, OKLAHOMA 74008  
 EASEMENTS MAY EXIST THAT ARE NOT SHOWN.  
 REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.  
 SUBJECT PROPERTY IS ZONED CS PER TULSA COUNTY ZONING CODE.  
 SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.  
 GROSS LAND AREA: 220,895.3 SQ. FEET OR 5.07 ACRES

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0432M - SEPTEMBER 12, 2024, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
 LAST SITE VISIT: FEBRUARY 17, 2026.  
 UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!  
 BOUNDARY INFORMATION SHOWN WAS PROVIDED TO THIS SURVEYOR.

**SURVEY CONTROL TABLE**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	366928.952	2588877.878	609.34	FOUND 1/2" I.P. W/ "RLS 1253" CAP (NE CORNER)
12	366919.709	2588432.651	614.67	FOUND 1/2" I.P. W/ "TANNER" CAP (NW ROW CORNER)
99	366947.839	2588357.655	618.49	SET CUT BOX
264	366474.152	2588439.176	616.00	SET MAG NAIL W/ "FRITZ CA 5848" WASHER (SE ROW CORNER)
24451	366489.227	2588857.314	612.97	SET 3/8" I.P. W/ "FRITZ" CAP (ONSITE)

**TOPOGRAPHIC SURVEY CERTIFICATION**  
 I, ANDY FRITZ, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 17, 2026; THAT THE SURVEY WAS COMPLETED ON APRIL 14, 2026; THAT CONTOURS SHOWN AS (GRAY DASHED LINES) MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES AND BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. VERTICAL DATUM ADJUSTED TO ADS CONTROL STATION TC04, ELEV. = 611.16' AND ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM. CONTOUR INTERVAL IS 1'. SITE BENCHMARK AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 14th DAY OF APRIL, 2026.

ANDY FRITZ, PLS  
 OK LIC. 1694  
 CA #5848

ANDY FRITZ  
 1694  
 OKLAHOMA

**TOPOGRAPHIC SURVEY**  
 PART OF THE SW/4 OF SEC.35, T18N, R13E  
 6501 S. 121st ST., BIXBY, TULSA COUNTY, OKLAHOMA 74008

SURVEY: DCH	DATE: 04.14.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: RLL	DATE: 04.14.2026	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 04.14.2026	PH: 918-528-5121
REV:	PROJECT NO.: 24451	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2026



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

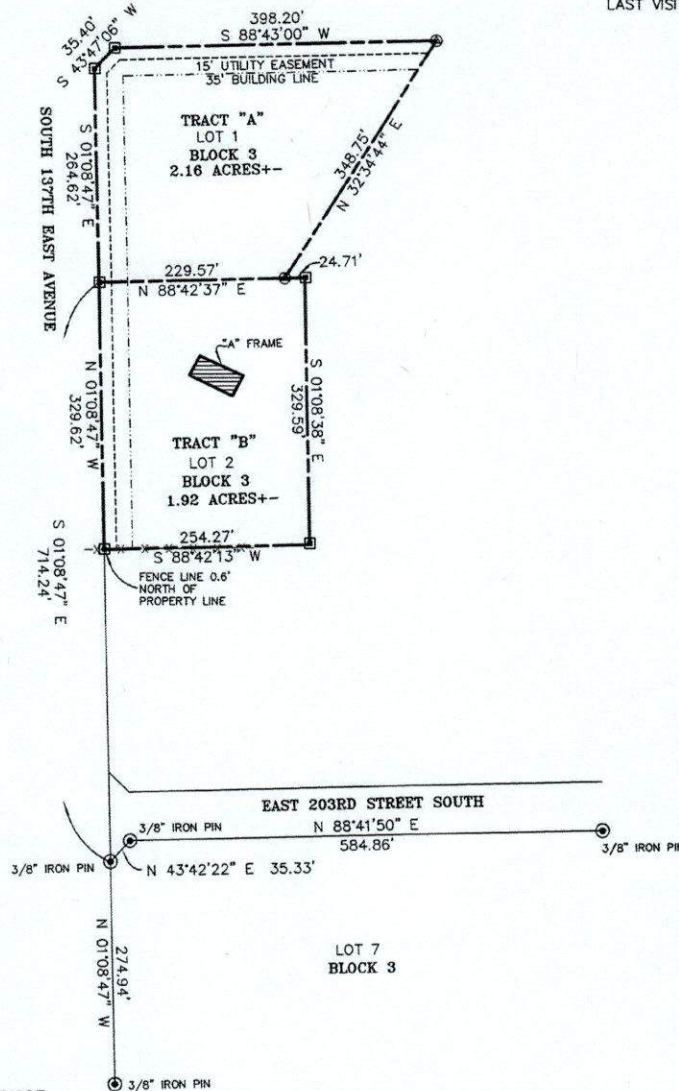
# PLAT OF SURVEY

## SURVEY NOTES:

LEGAL ACCESS PROVIDED BY WAY OF SOUTH 137TH EAST AVENUE.

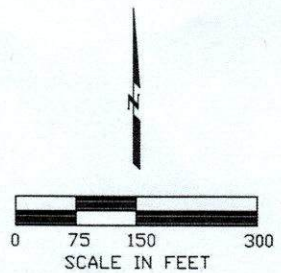
BASIS OF BEARINGS: OKLAHOMA STATE PLANE (NORTH ZONE) NAD 1983

LAST VISIT TO SITE WAS MAY 27, 2026.



- (R) DENOTES RECORD DISTANCE
- (M) DENOTES MEASURED DISTANCE
- ⊗ DENOTES SET MAG NAIL W/FLASH
- ⊙ DENOTES FOUND IRON PIN AS NOTED
- DENOTES EXISTING FENCE CORNER
- ▣ DENOTES SET 1/2" IRON PIN W/CAP

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



### CERTIFICATE

I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-27, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

#### TRACT "A"

Lot One (1), Block Three (3), BIXBY RANCH ESTATES, a Subdivision of parts of Section Sixteen (16), Township Sixteen (16) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the recorded Plat No. 3674, LESS AND EXCEPT the following described part which has been previously conveyed:

Beginning at the Northeast corner of Lot 1, Block 3, Bixby Ranch Estates, Tulsa County, Oklahoma, thence South a distance of 329.53 feet; thence West a distance of 380 feet; thence North 33°43'34" East a distance of 396.24 feet; thence East a distance of 160 feet to the Point of Beginning.

#### TRACT "B"

The North Half of Lot Two (2), Block Three (3), BIXBY RANCH ESTATES, a Subdivision of parts of Section Sixteen (16), Township Sixteen (16) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the recorded Plat No. 3674, LESS AND EXCEPT the East 25 feet thereof.

Witness my hand and seal this 14th day of April, 2026.

*Brett King*  
Brett King—Land Surveyor





1" = 100'  
0 100

**WHITE SURVEYING COMPANY**  
• 9936 EAST 56TH PLACE TULSA, OKLAHOMA 74146 • (918) 983-8924  
• EMAIL: info@whitesurvey.com • WEBSITE: whitesurvey.com

# MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

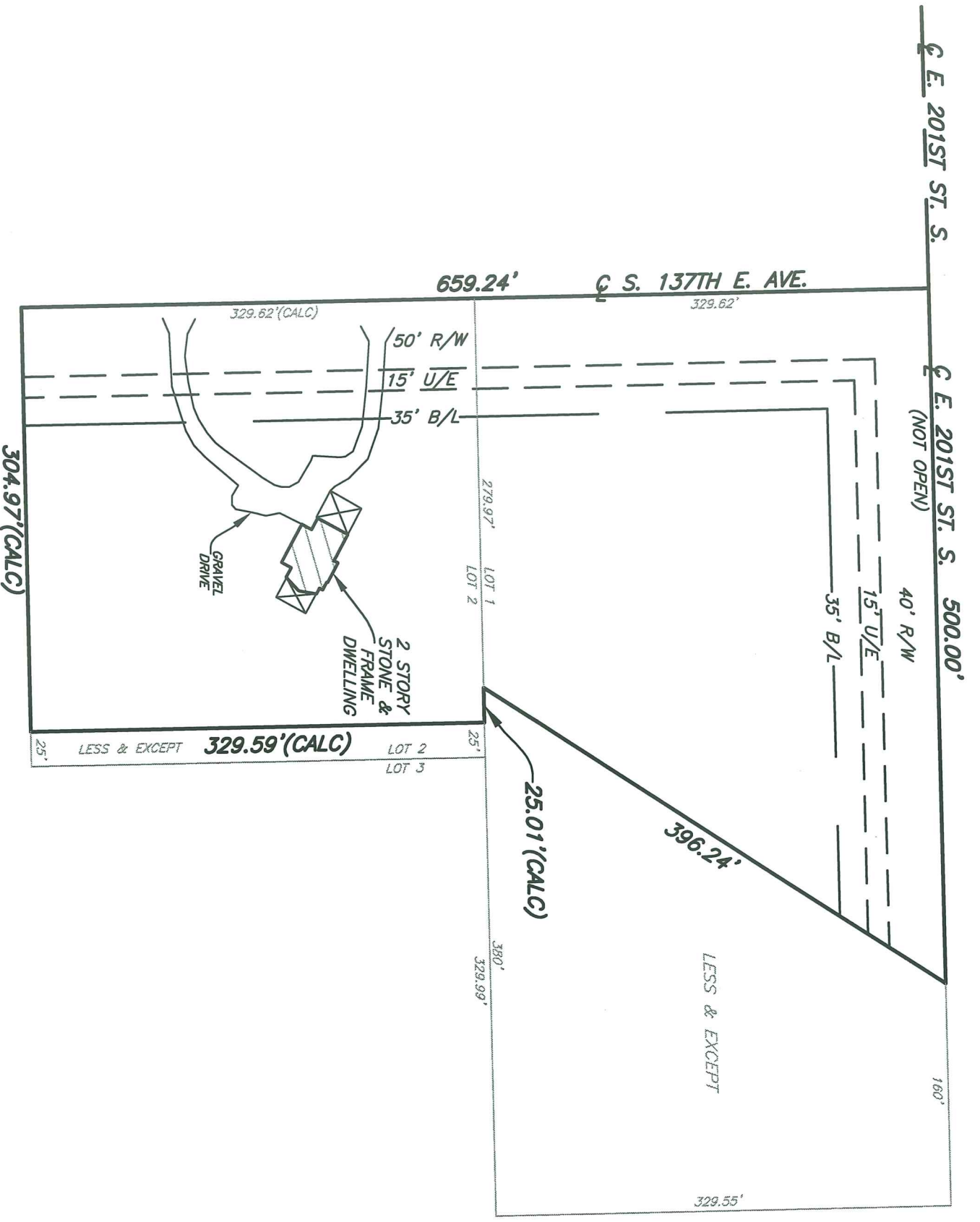


**LEGEND**  
-X- FENCE  
U/E UTILITY EASEMENT  
D/E DRAINAGE EASEMENT  
M/P METERING POINT  
R/W RIGHT-OF-WAY  
B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT  
(APPROXIMATE LOCATION)  
B/L BUILDING LINE  
O.B.L. OUTBUILDING LINE  
BEFORE YOU DIG, CALL OKIE 1-800-522-6543

INVOICE NO.: ALLIT 25-116228  
MORTGAGOR: HENDERSON, RICK J. & REBEKAH J.  
CLIENT: ALLEGIANCE TITLE & ESCROW LLC  
ASSOCIATED MORTGAGE CORPORATION, ISAQA/ATIMA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR.  
AMERICAN EAGLE TITLE INSURANCE 25-774

THE FOLLOWING RECORDED DOCUMENTS INCLUDE THIS PROPERTY:  
3. RESTRICTIONS, CONDITIONS, COVENANTS, ASSESSMENTS AND EASEMENTS RECORDED AS PLAT BOOK 6596 PAGE 1087.  
11. TERMS AND CONDITIONS CONTAINED IN THE ORDINANCE RECORDED IN BOOK 4760 PAGE 174.  
12. TERMS AND CONDITIONS CONTAINED IN THE PROTECTIVE COVENANTS AND EASEMENTS RECORDED IN BOOK 6596 PAGE 1076.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF BIXBY RANCH ESTATES ADDITION.  
BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 40143C0530K, AS LAST REVISED 08/03/2009.



LEGAL DESCRIPTION AS PROVIDED:

PLAT NO. 3674

LOT ONE (1), BLOCK THREE (3), BIXBY RANCH ESTATES, A SUBDIVISION OF PARTS OF SECTION SIXTEEN (16), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3674, LESS AND EXCEPT THE FOLLOWING DESCRIBED PART WHICH HAS BEEN PREVIOUSLY CONVEYED:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, BIXBY RANCH ESTATES, TULSA COUNTY, OKLAHOMA, THENCE SOUTH A DISTANCE OF 329.55 FEET; THENCE WEST A DISTANCE OF 380 FEET; THENCE NORTH 33°43'34" EAST A DISTANCE OF 396.24 FEET; THENCE EAST A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.  
AND  
THE NORTH HALF (N/2) OF LOT TWO (2), BLOCK THREE (3), BIXBY RANCH ESTATES, A SUBDIVISION OF PARTS OF SECTION SIXTEEN (16), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3674, LESS AND EXCEPT THE EAST 25 FEET THEREOF, AND KNOWN AS 20137 SOUTH 137TH EAST AVENUE.

### SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT IS A REPRESENTATION OF THE APPROXIMATE BOUNDARY, PRIMARY STRUCTURE(S) AND OUTBUILDINGS WITH FOUNDATIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED: THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION, AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.



Witness my hand and seal this date: 5/13/2025



# WHITE SURVEYING

• P.O. BOX 471675 TULSA, OKLAHOMA 74147 • (918) 663-6924  
• PROVIDING LAND SURVEYING SERVICES SINCE 1940

## INVOICE

MICHELLE LEACH  
ALLEGIANCE TITLE & ESCROW LLC  
4521 E 91ST ST STE 101  
TULSA, OK 74137-2810

Invoice Number: 116228  
Invoice Date: 5/13/2025  
**Terms: 2% 10 Net 30**

**All invoices after 30 days will bear interest at the rate of 21% per annum. Failure to pay within 60 days will result in the filing of a lien on the property.**

Buyer: HENDERSON, RICK AND REBEKAH

Lender: ASSOCIATED MORTGAGE CORP

Title Ins Co: AMERICAN EAGLE TITLE INSURANCE

File Number: 25-774

Seller: DONALD E SATTERTHWAITE

### LEGAL DESCRIPTION:

LOT ONE (1), BLOCK THREE (3), BIXBY RANCH ESTATES, A SUBDIVISION OF PARTS OF SECTION SIXTEEN (16), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3674, LESS AND EXCEPT THE FOLLOW DESCRIBED PART . . (SEE DRAWING FOR COMPLETE LEGAL DESCRIPTION) . . . AND KNOWN AS 20137 SOUTH 137TH EAST AVENUE, BIXBY.

MORTGAGE INSPECTION 325.00

**Invoice Total: \$325.00**