



City of Bixby Planning Commission Meeting Agenda

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

Monday, June 15, 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 May 18, 2026.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Planned Unit Development Case No. BXPUD-26.02, a request for a Planned Unit Development (PUD) overlay for property zoned CS, Commercial Shopping District, to be known as Sheridan Reserve, consisting of approximately 5.07 acres located at the northeast corner of East 121st Street South and South Sheridan Road.
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat Case No. BXPT-26.07, a request for a commercial development to be known as Sheridan Reserve, 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 121st Street, Bixby, Oklahoma.

Commissioner Comments

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of June 12, 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
May 18, 2026 at 6:00 PM

Call to Order

Chairman Jason Mohler called the meeting to order at 6:00 p.m.

Roll Call

Roll call was conducted by the Secretary, Gladys Gill.

Commissioners present:

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

With all members present, a quorum was declared.

Staff present:

Gladys Gill, Assistant Planner/Secretary

Consent Agenda

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

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

Ayes: Whisman, Holland, Covey, Mohler
Nays: None

Vice Chair Nave abstained from the vote.

Motion carried 4-0-1.

Public Hearing

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.

Chairman Mohler introduced Item 1 on the agenda for discussion. Ms. Gill presented the staff report, noting the property is zoned RE with an approved PUD amendment. The final plat is consistent with the previously approved preliminary plat and PUD standards. The development consists of estate-sized lots within a gated community and includes a turnaround meeting Fire Department requirements. Staff recommended approval.

The applicant stated the subdivision would feature approximately one-acre lots, a stone masonry entrance wall, walking trails, and amenities. The applicant also noted that the development design would help mitigate existing flooding concerns in the area.

Commissioners discussed lot dimensions and confirmed that the final plat conforms to the approved preliminary plat and PUD requirements.

No public comments.

Chairman Mohler called for a motion on Item 1. Motion to recommend approval of Final Plat Case No. BXPT-25.01 FP was made by Vice Chair Nave and seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Whisman, Mohler
Nays: None

Motion carried 5-0.

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.

Chairman Mohler introduced Item 2 on the agenda for discussion. Ms. Gill reviewed the approved PUD and rezoning history for the development. She explained that the preliminary plat complies with the approved PUD standards and development areas. Engineering comments had been received and would be required to be addressed prior to final plat approval. Staff recommended approval.

Ms. Gill further noted that approval of the preliminary plat does not authorize construction or issuance of building permits and that final plat approval and infrastructure requirements must be satisfied

before permits may be issued.

Nathan Cross, representing the applicant, stated the preliminary plat conforms to the approved zoning, PUD, and subdivision regulations. He indicated that remaining engineering comments would be addressed prior to final plat approval and agreed with staff's recommendation and conditions.

No public comments.

Commissioners discussed the role of the Planning Commission in reviewing preliminary plats and the distinction between land use decisions made during the zoning and PUD approval process versus plat compliance review. Discussion also occurred regarding engineering comments and compliance with the approved PUD standards.

Chairman Mohler called for a motion on Item 2. Motion to recommend approval of Preliminary Plat Case No. BXPT-26.05, subject to staff and engineering comments, was made by Commissioner Whisman and seconded by Vice Chair Nave. The vote was taken with the following results:

Ayes: Whisman, Nave, Covey, Holland, Mohler

Nays: None

Motion carried 5-0.

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.

Chairman Mohler introduced Item 3 on the agenda for discussion. Ms. Gill presented the staff report and reviewed the history of the approved PUD and subsequent amendment that expanded the development area. Staff found the preliminary plat generally consistent with Development Area C standards of the approved PUD. Staff identified several conditions to be addressed prior to final plat approval, including:

- Updating floodplain references to reflect current FEMA mapping and Zone X designation;
- Revising proposed street names to comply with City standards;
- Including approved PUD development standards on the final plat;
- Obtaining all required departmental and utility approvals;
- Addressing engineering comments and technical corrections.

Staff recommended approval subject to the stated conditions.

The applicant explained that the block numbering system continues the previously approved Rowan Grove development and maintains consistency with earlier plats. The applicant confirmed the development complies with the governing PUD and acknowledged the need to update floodplain

references to reflect current FEMA mapping.

The applicant also discussed roadway connectivity and noted that the development improves access to surrounding neighborhoods.

No public comments.

Commissioners discussed the development's relationship to prior phases of Rowan Grove, roadway connectivity, emergency access, floodplain mapping updates, and compliance with the approved PUD.

Chairman Mohler called for a motion on Item 3. Motion to recommend approval of Preliminary Plat Case No. BXPT-26.06, subject to staff comments and conditions, was made by Commissioner Holland and seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Holland, Whisman, Covey, Nave, Mohler

Nays: None

Motion carried 5-0.

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.

Chairman Mohler introduced Item 4 on the agenda for discussion. Ms. Gill explained that while site plans are typically approved administratively, the governing PUD requires Planning Commission approval. The proposed office building consists of approximately 3,177 square feet and complies with applicable PUD standards for landscaping, parking, setbacks, and building height.

Staff recommended approval subject to all departmental comments being addressed prior to issuance of building permits or a Certificate of Occupancy.

The applicant described the proposed building as the eighth office building within the development and stated that the design incorporates materials and architectural features consistent with the existing business park.

No public comments.

Commissioners discussed the architectural design, compatibility with surrounding development, and the project's role as a transition between commercial and residential land uses. Commissioners expressed support for the quality and consistency of the overall business park development.

Chairman Mohler called for a motion on Item 4. Motion to approve Site Plan Case No. BXSP-26.05, subject to staff comments, was made by Vice Chair Nave and seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Nave, Whisman, Covey, Holland, Mohler

Nays: None

Motion carried 5-0.

New Business

Chairman Mohler initiated a discussion regarding a future Planning Commission work session to review zoning procedures, PUDs, preliminary and final plats, and applicable legal considerations. Commissioners expressed interest in meeting with the City Attorney and staff to discuss statutory requirements, Planning Commission responsibilities, and ongoing zoning code updates.

Ms. Gill informed the Commission that comments on the proposed zoning code update should be submitted to staff for consideration. She also provided an update on the ongoing Comprehensive Plan update process and anticipated schedule.

No formal action was taken.

Adjournment

There being no further business, Chairman Mohler adjourned the meeting at approximately 6:54 p.m.



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: June 15, 2026

NAME: Sheridan Reserve

CASE(S): PUD | BXPUD-26.02
PRELIMINARY PLAT | BXPT-26.04

LOCATION: 13001 S. Memorial Drive, Bixby, Oklahoma

EXISTING ZONING: Commercial Shopping (CS)

PROPOSED ZONING: Commercial Shopping (CS) with PUD overlay

STR: Section 35, Township 18N, Range 13E

APPLICANT: Route 66 Engineering Group

REQUEST: Review of Planned Unit Development (PUD) Case No. BXPUD-26.02, a request for a PUD for a commercial development to be known as Sheridan Reserve, consisting of approximately 5.07 acres located at the northeast corner of East 121st Street South and South Sheridan Road.

BACKGROUND: The applicant is requesting approval of a Planned Unit Development (PUD) to establish development standards for a proposed commercial development to be known as Sheridan Reserve. The subject property consists of approximately 5.07 acres located at the northeast corner of East 121st Street South and South Sheridan Road.

The proposed PUD is intended to establish development standards for a unified commercial development consisting of three (3) commercial lots. The development is anticipated to accommodate a variety of neighborhood-serving commercial uses, including professional and medical offices, retail establishments, restaurants, convenience services, and other uses permitted within the CS District. In addition, Auto Wash facilities permitted under Use Unit 17 (Automotive and Allied Activities) are proposed to be allowed, while all other automotive uses

under Use Unit 17 would require approval of a Specific Use Permit (SUP) in accordance with the City of Bixby Zoning Code.

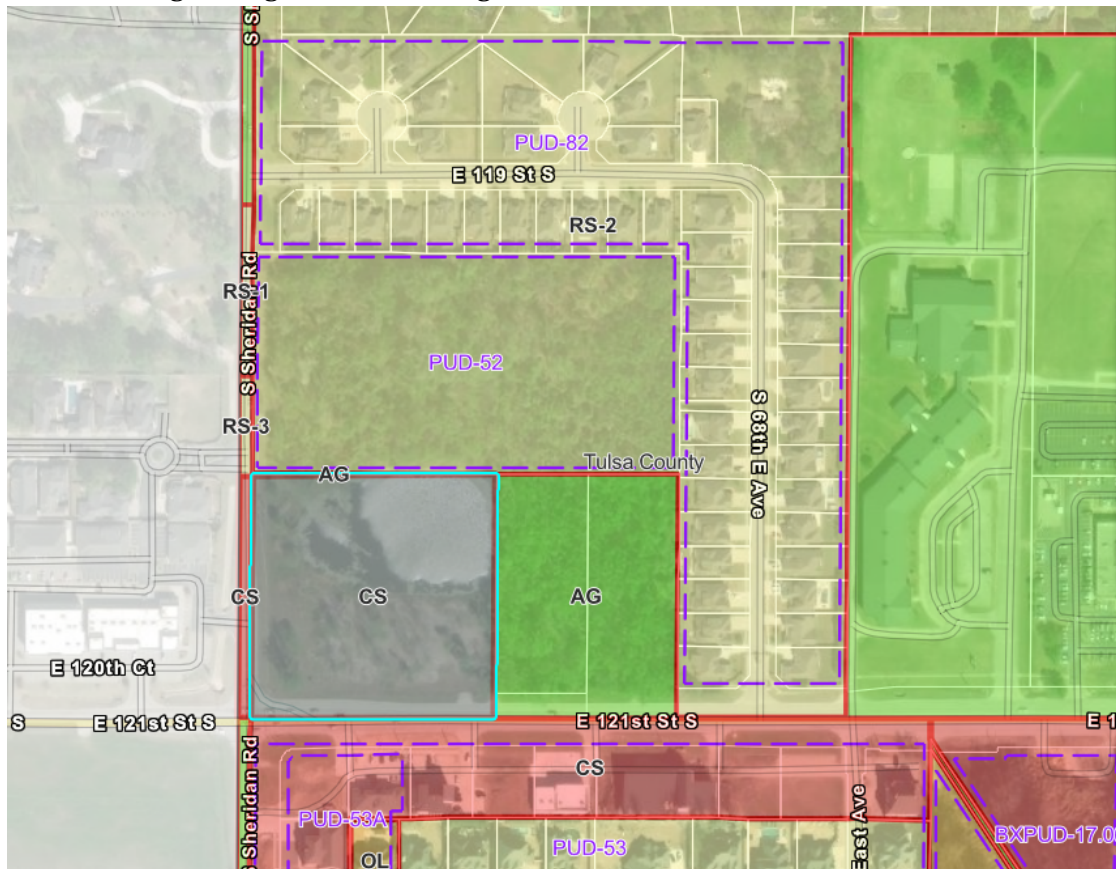
The purpose of the PUD is to provide a coordinated framework for future development by establishing standards related to permitted uses, site design, setbacks, landscaping, lighting, signage, parking, and screening. The applicant has indicated that the PUD is intended to promote a cohesive commercial development pattern while providing compatibility with adjacent residential properties and surrounding land uses.

The applicant has concurrently submitted a Preliminary Plat creating three commercial lots and associated easements, access drives, and utility corridors.

SURROUNDING ZONING AND LAND USE:

- North: (RS-1) Residential Single-Family with PUD-52: Sheridan Hollow
- South: (CS) Commercial Shopping, (OL) Office Light and (RS-1) Residential Single-Family all within PUD-53: WOODMERE
- East: (AG) Agriculture: undeveloped
- West: City of Tulsa City limits with (CS) Commercial Shopping and (RS-3) Residential Single-Family within PUD-759: Tulsa Ord. No. 21854

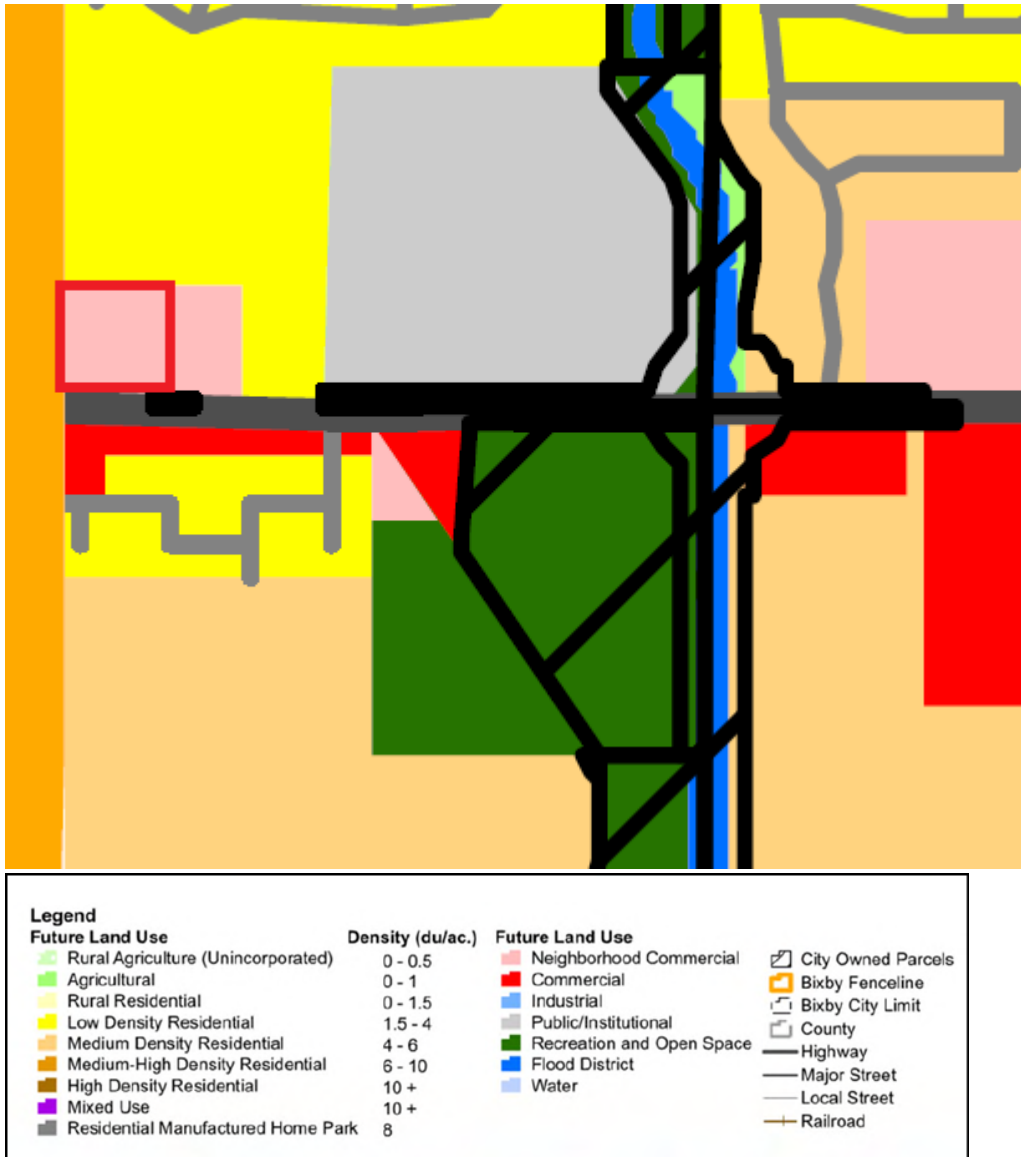
Figure 1: Existing zoning for surrounding areas.



COMPREHENSIVE PLAN:

The subject property is located at a major arterial intersection and is adjacent to existing commercial development along Sheridan Road. The proposed commercial development is consistent with the established commercial development pattern in the area and serves as a transition between existing commercial development and surrounding undeveloped property.

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



DEVELOPMENT STANDARDS

The Sheridan Reserve Planned Unit Development establishes development standards intended to govern the future development of the approximately 5.07-acre commercial project. The development is proposed as a unified commercial center consisting of three (3) commercial lots.

Key development standards include:

- Uses permitted by right within the CS Commercial Shopping District shall be permitted unless specifically prohibited by the PUD.
- Auto Wash facilities permitted under Use Unit 17 (Automotive and Allied Activities) shall be permitted. All other Use Unit 17 automotive uses shall require approval of a Specific Use Permit (SUP).
- Excluded uses include Sexually Oriented Businesses, Commercial Marijuana Growers, Medical Marijuana Dispensaries, Medical Marijuana Education Facilities, and Medical Marijuana Processing Facilities.
- Maximum commercial floor area ratio (FAR) shall not exceed 0.75.
- Maximum building height shall be limited to five (5) stories or seventy (70) feet.
- Minimum building setbacks shall be:
 - 100 feet from the centerline of East 121st Street South;
 - 100 feet from the centerline of South Sheridan Road;
 - 35 feet from the north property boundary;
 - 35 feet from the west property boundary; and
 - 11 feet from internal lot lines.
- Off-street parking shall be provided in accordance with the applicable requirements of the City of Bixby Zoning Code and corresponding Use Units.
- No sign permits shall be issued until a detailed sign plan has been reviewed and approved by the Planning Commission.
- Each lot shall meet or exceed the landscaping requirements of the City of Bixby Zoning Code. Detailed landscape plans shall be submitted for review prior to issuance of a building permit.
- Site lighting shall not exceed thirty-five (35) feet in height and shall be arranged to shield and direct light away from adjacent residential properties.
- All trash, mechanical, and equipment areas shall be screened from public view in accordance with the PUD requirements.

The proposed development standards are intended to provide a coordinated commercial development while ensuring compatibility with adjacent properties and maintaining the visual character of the East 121st Street South and South Sheridan Road corridor.

PRELIMINARY PLAT ANALYSIS

The Preliminary Plat proposes three commercial lots served by mutual access easements and access points from East 121st Street South and South Sheridan Road. Internal circulation is intended to provide connectivity between the lots while maintaining access to the surrounding arterial street network.

The Preliminary Plat has been reviewed by City staff and outside agencies through the Technical Advisory Committee (TAC) process. Comments received include utility easement requirements, stormwater considerations, access design, utility coordination, and drainage review. Additional revisions may be required prior to Final Plat approval.

PUBLIC INPUT: After the public notice and publication on May 20, 2026, no public comments were received.

TAC: On June 3, 2026, TAC reviewed Sheridan Reserve and provided comments on the existing and proposed infrastructure serving the site. BTC Broadband requested clarification on the locations of existing fiber facilities and utility easements adjacent to the development, while other utility providers indicated that they would submit additional comments through the formal review process. Utility coordination remains ongoing to ensure adequate service can be provided and that existing facilities are properly identified and protected prior to final plat consideration.

ENGINEERING COMMENTS:

The engineering review identified several technical items, including the requirement for a 17.5-foot-perimeter utility easement, the provision of a drainage report, and clarification of utility and detention design. The applicant has responded to these comments and revised the plans accordingly, including relocating detention to reserve areas and clarifying that internal utilities will remain private. Remaining items will be addressed through the engineering and construction plan review process.

STAFF COMMENTS:

While staff finds the proposed commercial development generally appropriate for the subject property, additional refinements to the Planned Unit Development could further strengthen the long-term quality and character of the development. Staff recommends consideration of enhanced architectural standards, residential buffering, access management, signage controls, parking lot design, and operational standards. Particular attention should be given to establishing quality building materials, increased screening adjacent to residential properties, coordinated site access and circulation, unified signage design, and enhanced landscaping throughout the development. If an auto wash facility is proposed, staff further recommends development standards addressing vehicle stacking, equipment screening, lighting, noise mitigation, and compatibility with adjacent residential uses.

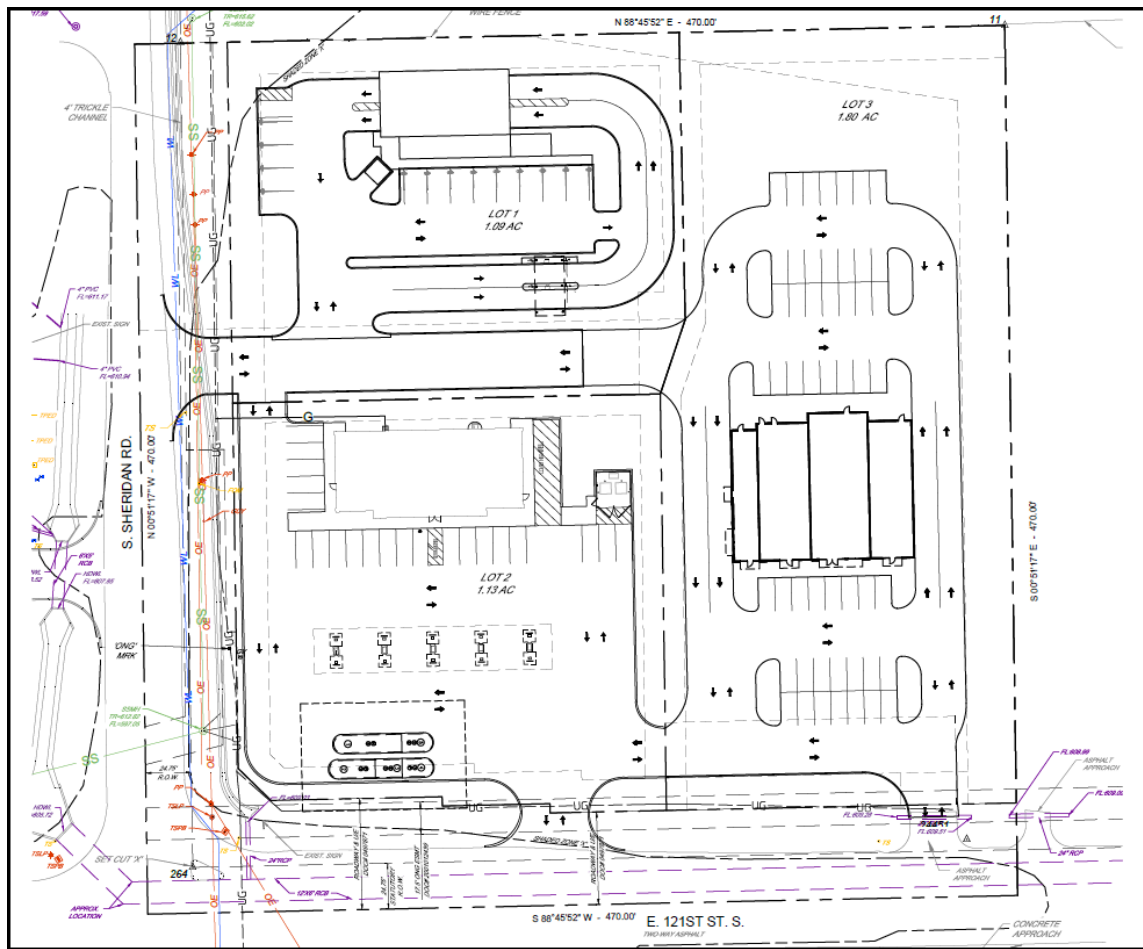
These enhancements would help create a cohesive, high-quality commercial development while ensuring compatibility with surrounding properties and supporting the long-term vision for the East 121st Street South and South Sheridan Road corridor.

Staff recommends approval of Planned Unit Development Case No. BXPUD-26.02 with the following conditions:

1. Compliance with all provisions of the approved Planned Unit Development document.
2. Compliance with all applicable City of Bixby Codes and Ordinances unless specifically modified by the approved PUD.
3. Resolution of all outstanding Technical Advisory Committee (TAC) comments and requirements prior to Final Plat approval.
4. Approval of all required site plans, landscape plans, sign plans, drainage plans, utility plans, and construction plans by the City of Bixby prior to issuance of permits.
5. Any substantial modification to the approved Planned Unit Development shall require review and approval in accordance with the City of Bixby Planned Unit Development procedures.

Staff further encourages the applicant to consider the Recommended PUD Enhancements identified within this report to strengthen the long-term quality, appearance, and compatibility of future development within Sheridan Reserve.

Figure 3: Conceptual Site Plan



Planned Unit Development PUD No. XXX

Submitted to:
City of Bixby
Oklahoma

May 05, 2026

Prepared By:



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

TABLE OF CONTENTS

SECTION	Page
I. Development Concept	1
II. Development Standards	2
III. Circulation	4
IV. Topography, Soils, Drainage and Utilities	4
V. Expected Schedule of Development	5
EXHIBITS	
A. Concept Illustration	
B. Aerial Photograph and Adjacent Land Uses	
C. Circulation Plan	
D. Site Map, Topography, Drainage Concept and Existing and Proposed Utilities	
E. Zoning Map Detail Topographic Survey Legal Description	

I. Development Concept

The Criterion Fund is the developer for Sheridan Reserve of a 5-acre tract of land on the Northeast Corner of 121st 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

Gross Land Area	5.07 220,894.20 sq.ft.
Net Land Area	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 st 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 121st 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.

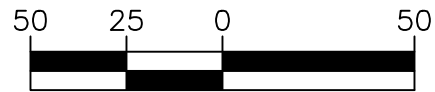
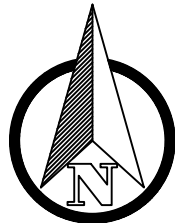
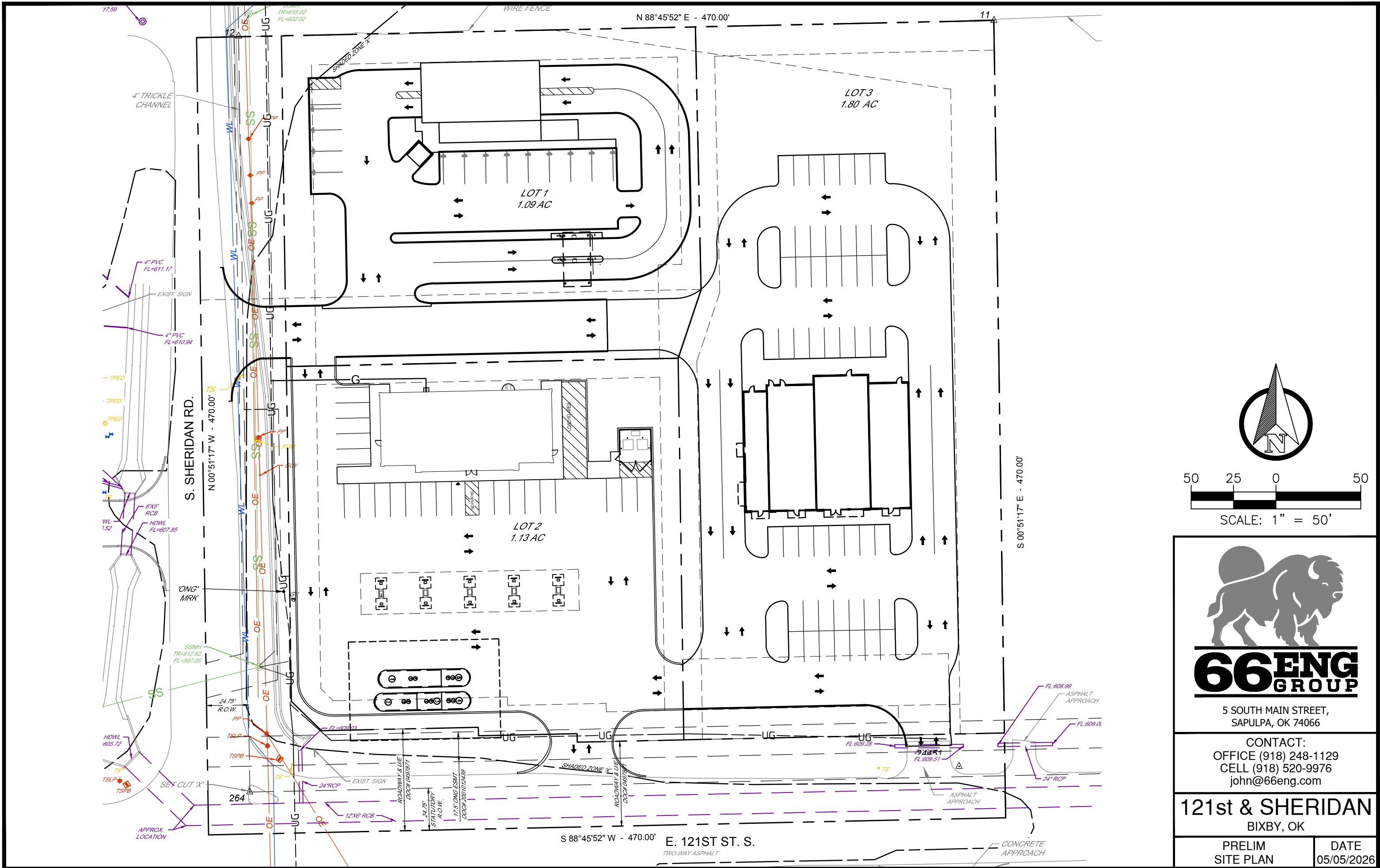
Drainage: Storm water will be drained to several catch basins throughout the site and be transported via storm sewer system off-site to an existing drainage area.

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.

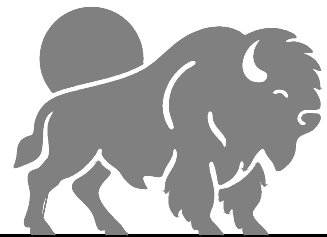
Site Map, Topography, Drainage Concept and Existing and Proposed Utilities are illustrated on Exhibit 'D'.

V. Expected Schedule of Development

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



SCALE: 1" = 50'



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GROUP

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SAPULPA, OK 74066

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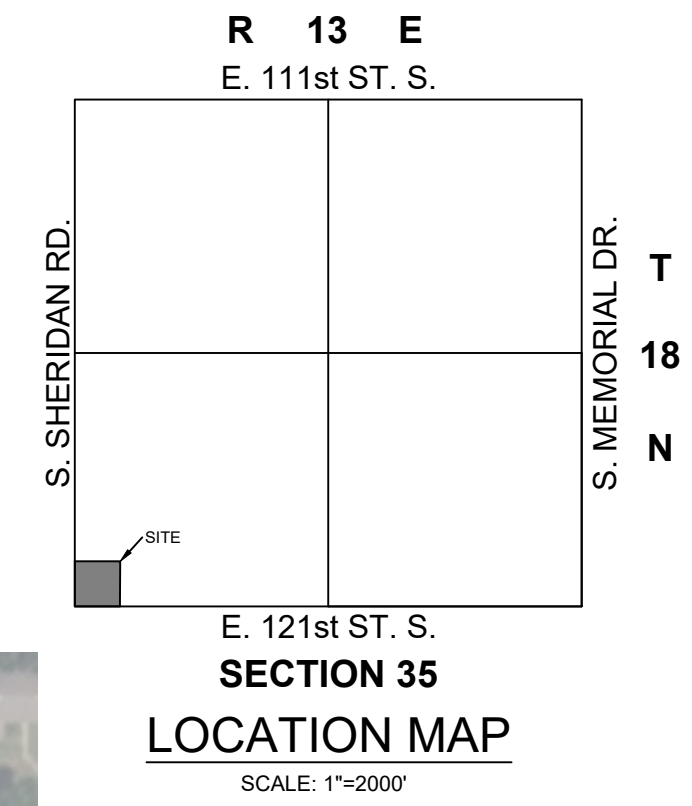
121st & SHERIDAN
BIXBY, OK

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



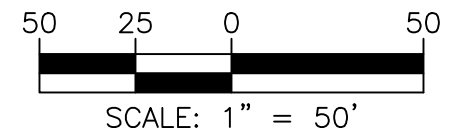
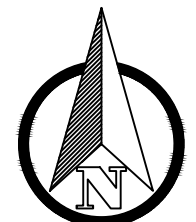
DATE	REVISION	BY



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

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

SHEET EX-B



RT66
ENGINEERING
 5 SOUTH MAIN STREET,
 SAPULPA, OK 74066

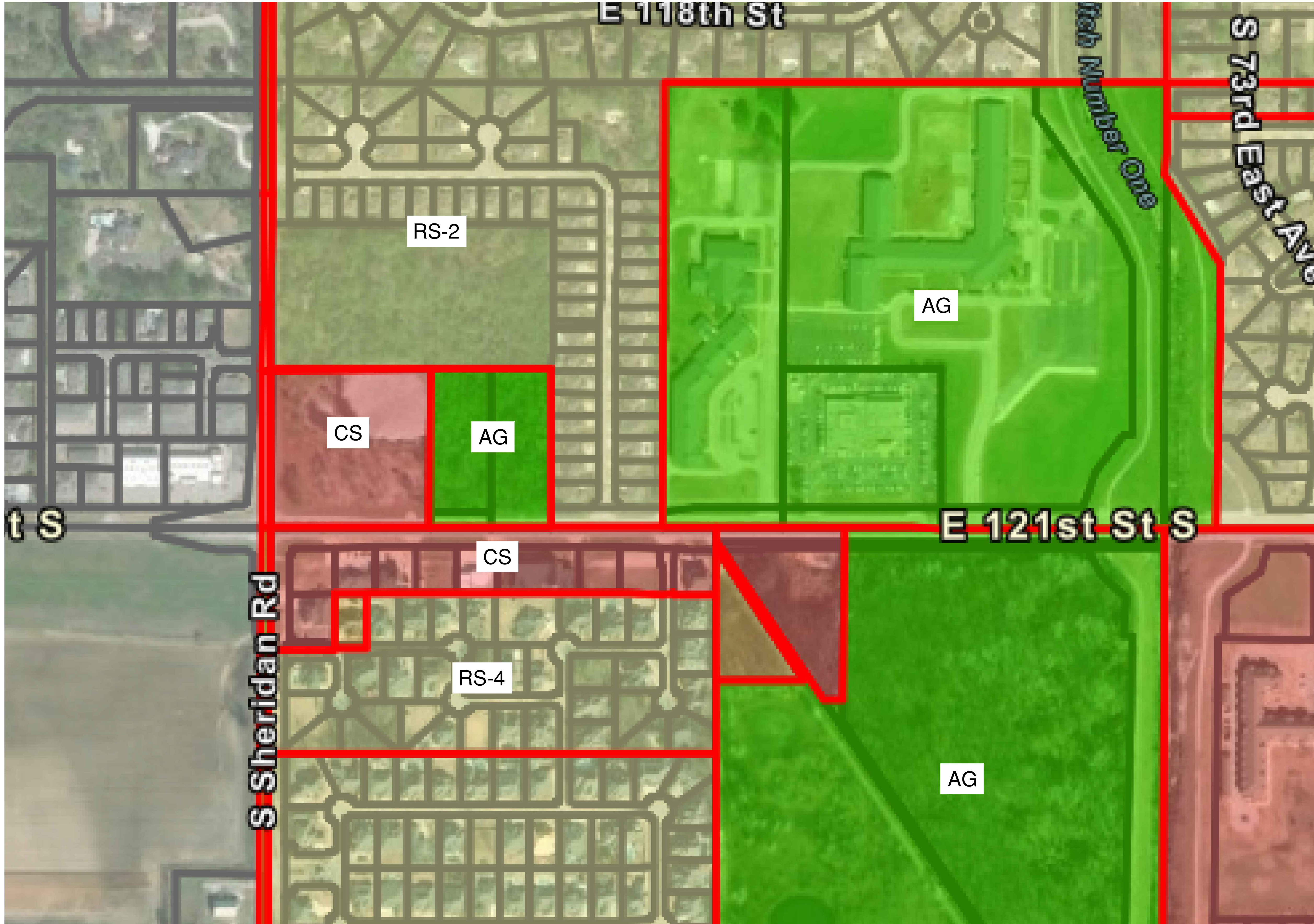
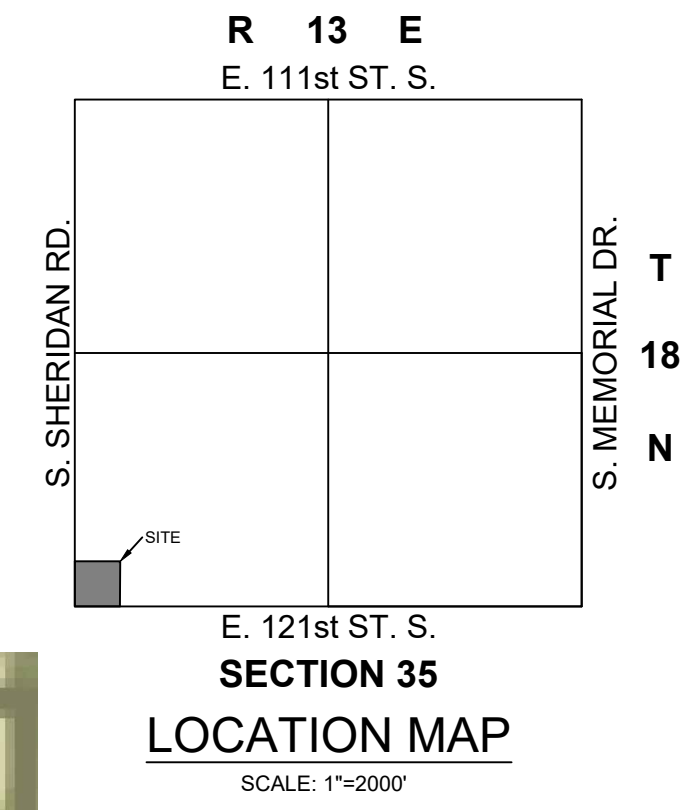
CONTACT:
 OFFICE (918) 248-1129
 CELL (918) 520-9976
 john@66eng.com

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



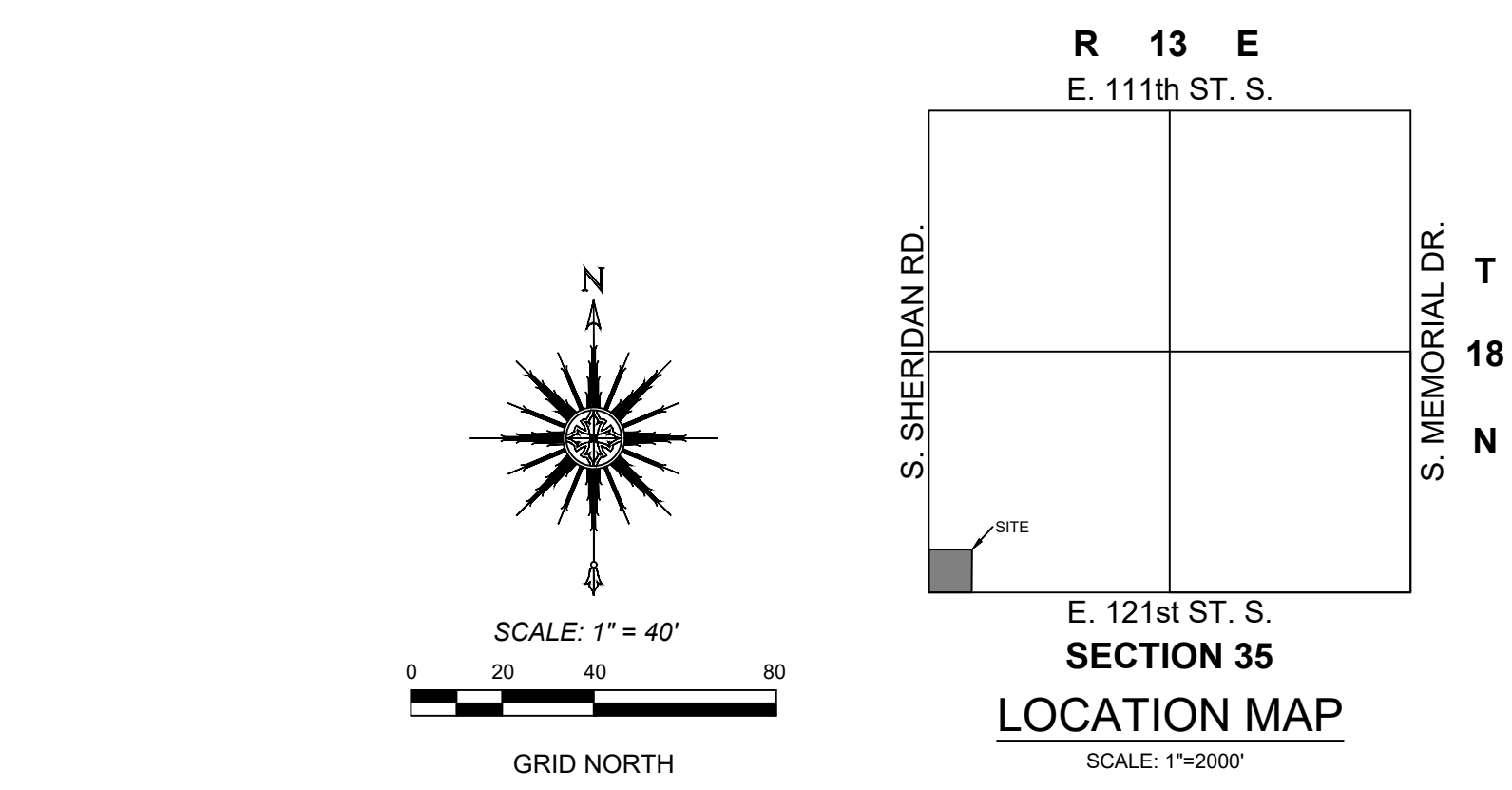
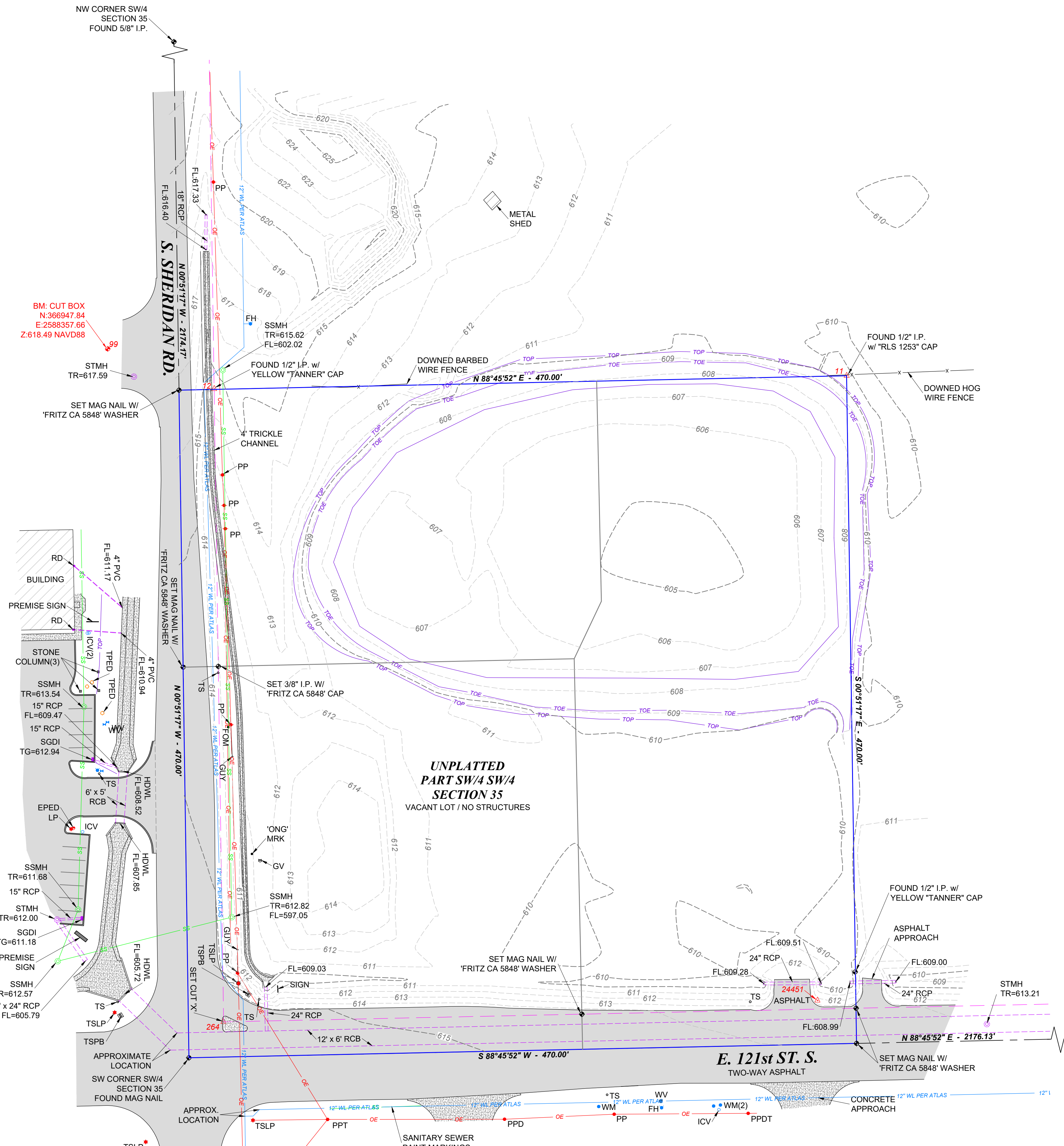
ZONING MAP
 121ST & SHERIDAN
 121ST & SHERIDAN
 BIXBY, OK 74008

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

ZONING MAP

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- 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.

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

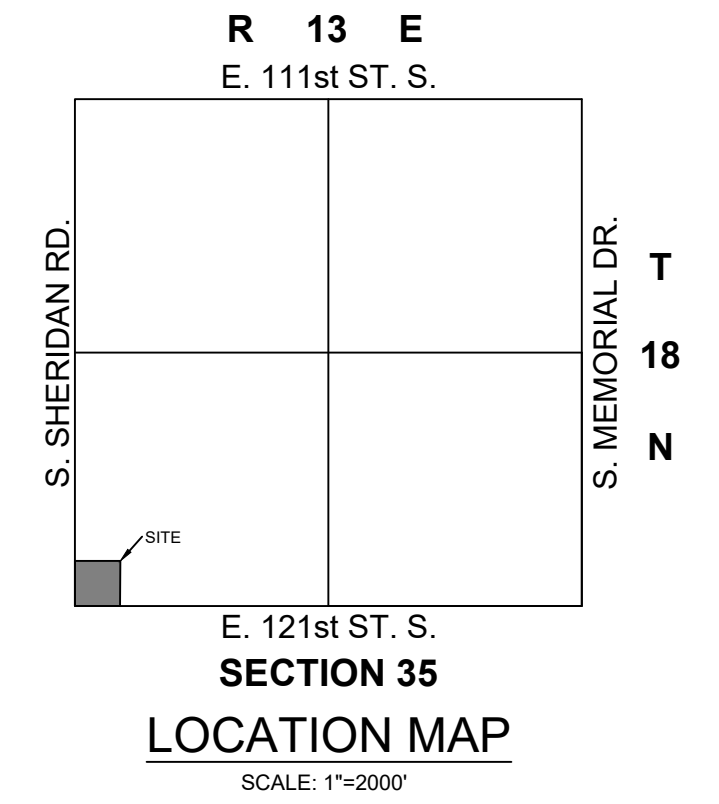


TOPOGRAPHIC SURVEY
 PART OF THE SW/4 OF SEC.35, T18N, R13E
 6501 S. 121st ST., BIXBY, TULSA COUNTY, OKLAHOMA 74008

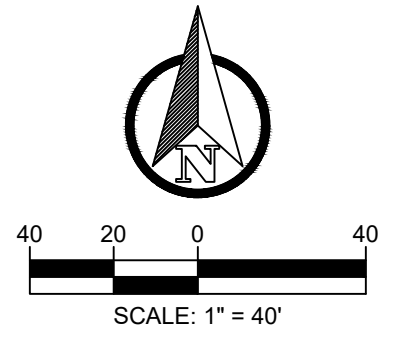
SURVEY: DCH	DATE: 04.14.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: RLL	DATE: 04.14.2026	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 04.14.2026	PH: 918-528-5121
REV:	PROJECT NO.: 24451	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2026

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"=2000'



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.

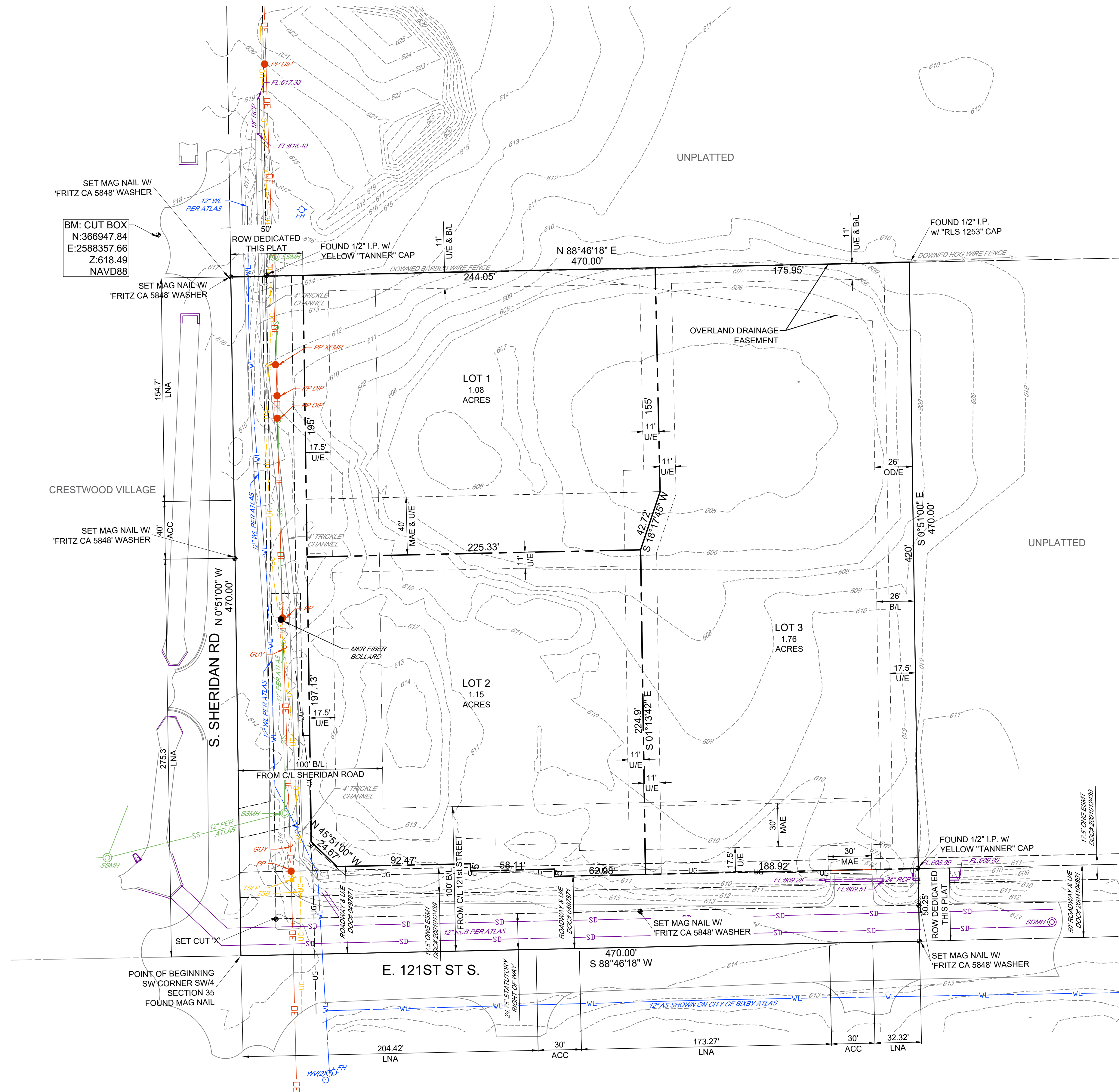
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY.

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