CITY OF TULSA PLANNING COMMISSION

Minor Plat Staff Report

Hearing Date: November 4, 2026
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

Applicant: Mark. B. Capron

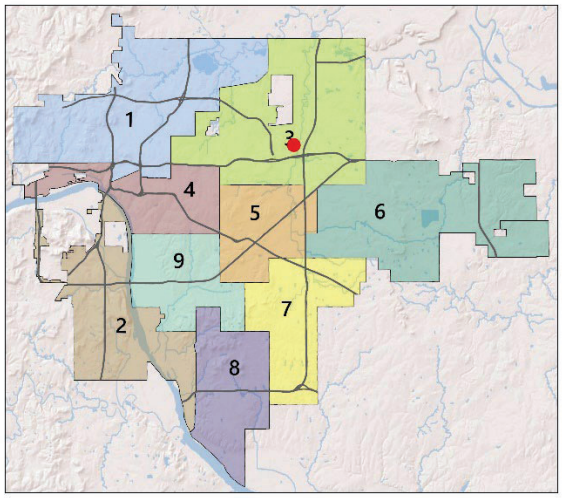
Property Owner: JR & B Construction Services, LLC

Property Location

Northeast corner of East Marshall Street and North 94th East Avenue

Location within the City of Tulsa

(shown with City Council districts)



City Councilor

District 3, Jackie Dutton

Public Notice Required

Mailed Notice to adjacent property owners a minimum of 10 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Platting a new subdivision named JR & B Office. Proposed subdivision originally received preliminary plat approval on original approval has since expired and has been resubmitted as a minor plat.

Tract Size: ±3.16 acres

Zoning

Existing Zoning: RM1/ CG with ODP

Existing Overlays: Z-7655

Use

Current Use: Vacant

Proposed Use: Housing and Offices

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan:

- East Marshall Street: Neighborhood Street
- North 94th East Avenue: Northeast corner of East Marshall Street and North 94th East Avenue

planitulsa Street Type: N/A

Transit: Regular Route

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: Sidewalks.

Environment

Flood Area: None.

Tree Canopy Coverage: 0-10%

Parks & Open Space: N/A

Detailed Staff Recommendation

The plat consists of 4 lots, 1 blocks, ±3.16 acres. Staff recommends **approval** of the minor subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations, finding that the proposed preliminary subdivision plat complies with all applicable regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned RM1/ CG with ODP, the intended use and proposed lot layouts meet the standards of that district and associated Development Plan.

Engineering Graphics

- No Comments.

Addressing

- No comments.

Article 5 of the Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)

- Associated IDP: 126111-2022
- Permit Status: Original approved 12/21/22; Addendum1 approved 9/6/24; finalized 10/14/26

Streets (transportation) (5-060)

- No Comments.

Streets (fire) (5-060)

- No Comments.

Sidewalks (5-070)

- No Comments.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- No Comments.

Stormwater Management (5-100)

- No Comments.

Sewage Disposal (5-130)

- No Comments.

Water Supply (5-130)

- No Comments.

Easements (5-150)

- No Comments.

Streets and Stormwater

- No comments.

Deed of Dedication:

- Legal to comments provided during Final Plat.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use by the Tulsa Comprehensive Plan. **Multiple Use** areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	Church	Multiple Use	RS-3
East	Business Service/ Package Store	Multiple Use	CS
South	Residential/Business Service	Multiple Use	CS/RS-3
West	Single Family Subdivision	Neighborhood	RS-3

Small Area Plans
The subject properties are not located within a small area plan.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan:
- East Marshall Street: Neighborhood Street
- North 94th East Avenue: Northeast corner of East Marshall Street and North 94th East Avenue

Comprehensive Plan Street Designation: N/A

Transit: Regular Route available along Mingo to the East.

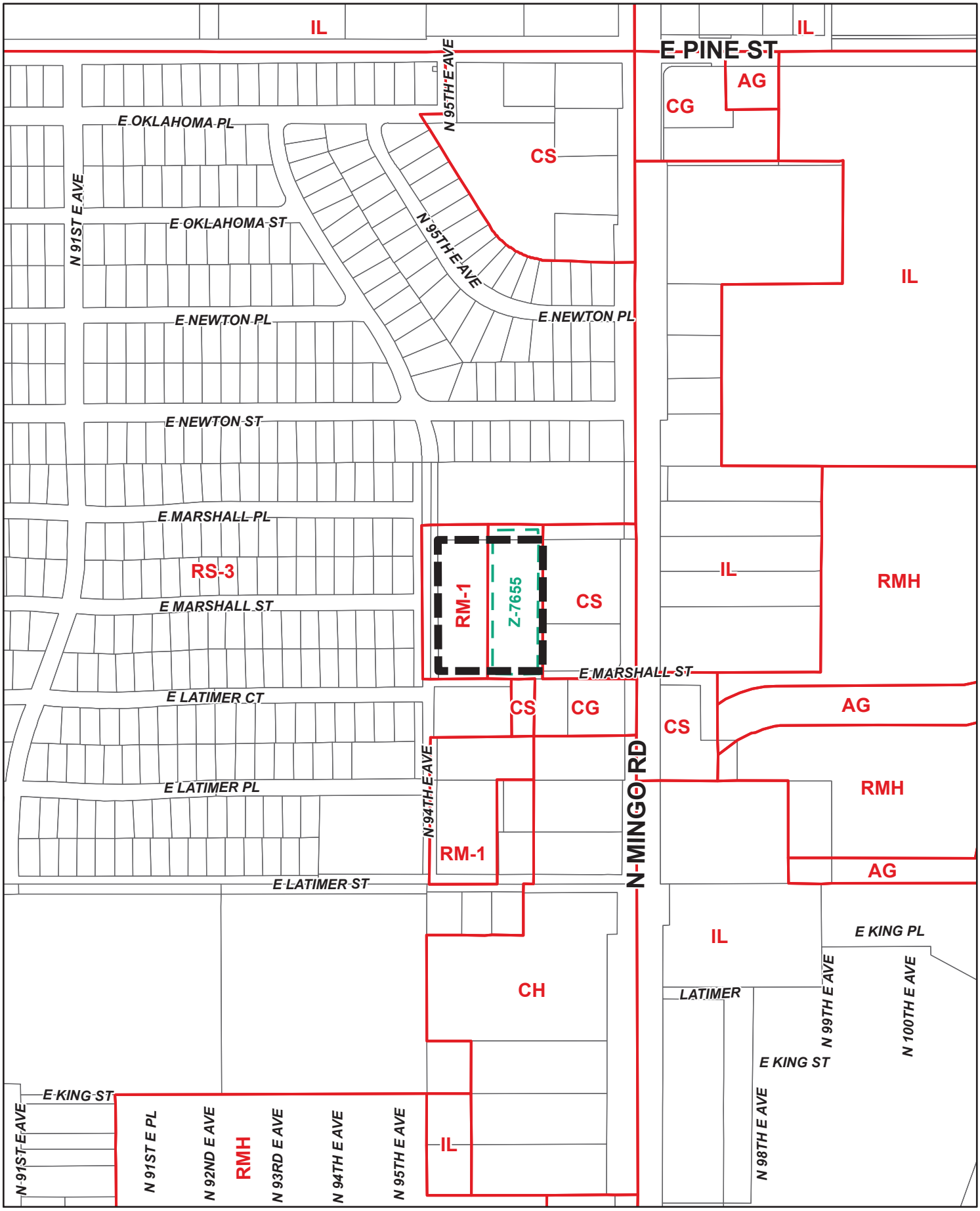
Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:
Arterial Traffic - North (E Pine St - 6,569 Vehicles per Lane)
Arterial Traffic - East (N Mingo Rd - 2,646 Vehicles per Lane)
Arterial Traffic - South (E Admiral Pl - 3,918 Vehicles per Lane)
Arterial Traffic - West (N Memorial Dr - 3,319 Vehicles per Lane)

Environmental Considerations
Tree Canopy Coverage: Tree canopy in the area is 10%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map


IL
E PINE ST
AG
CG
N 95TH E AVE
E OKLAHOMA PL
CS
N 91ST E AVE
E OKLAHOMA ST
N 95TH E AVE
IL
E NEWTON PL
E NEWTON PL
E NEWTON ST
E MARSHALL PL
RS-3
RM-1
Z-7655
CS
IL
RMH
E MARSHALL ST
E MARSHALL ST
E LATIMER CT
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N 94TH E AVE
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N 91ST E AVE
N 91ST E PL
N 92ND E AVE
RMH
N 93RD E AVE
N 94TH E AVE
N 95TH E AVE
IL
N 98TH E AVE
Feet
0
200
400
Subject Tract
JR & B OFFICE
20-13 36
N
5.4

Feet
0 50 100

Subject Tract

JR & B OFFICE

20-13 36

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025

N

Feet
0 200 400

Subject Tract

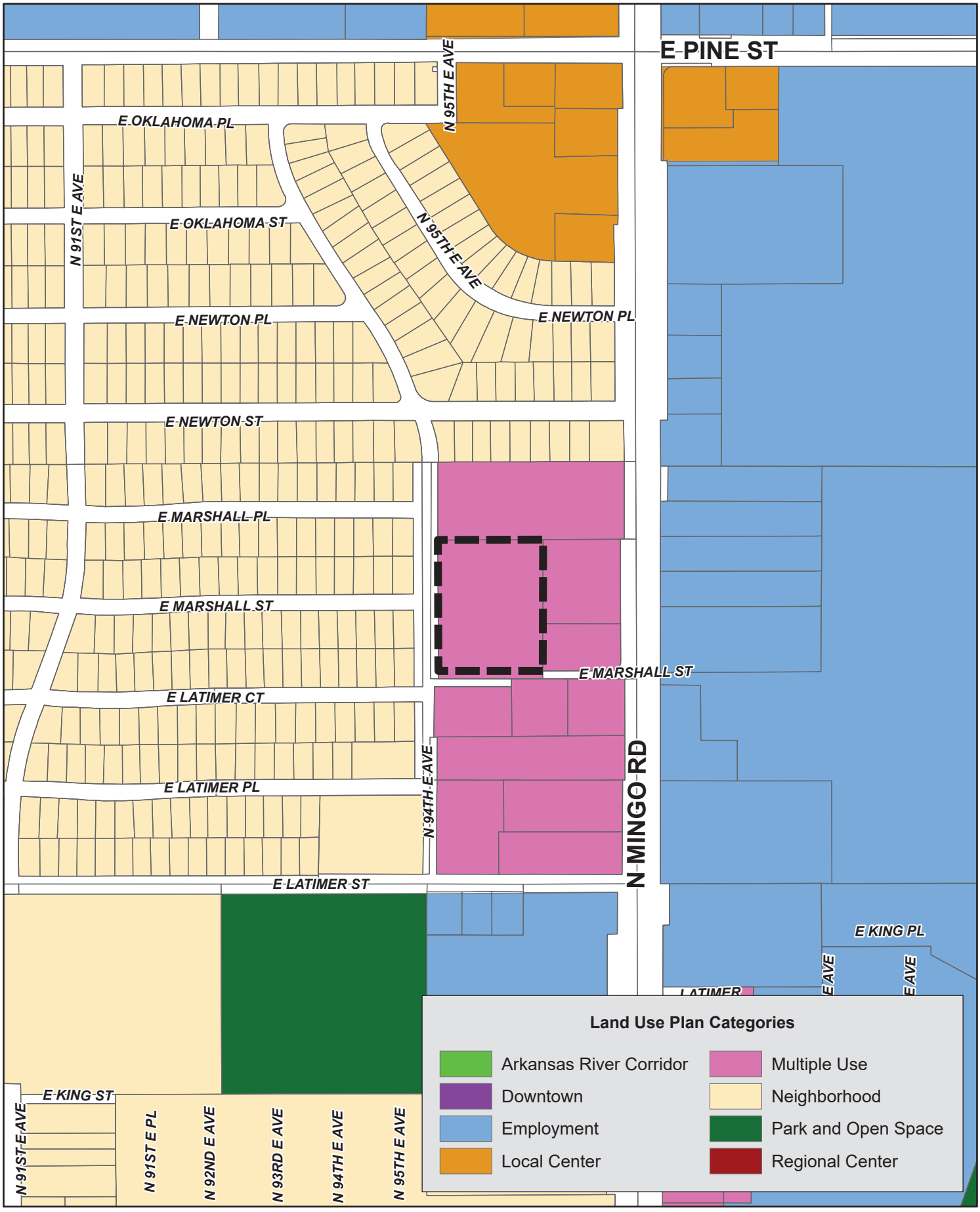
JR & B OFFICE

20-13 36

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025

N



Feet
0 200 400

Subject Tract

JR & B OFFICE

20-13 36

N

5.7

MINOR SUBDIVISION PLAT

JR & B Office

(OPTIONAL DEVELOPMENT PLAN Z-7655)

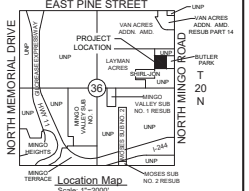
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF. A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
JR and B Construction Services, LLC
8412 South 273rd East Avenue
Broken Arrow, Oklahoma, 74104
CONTACT: JESUS FRIAS

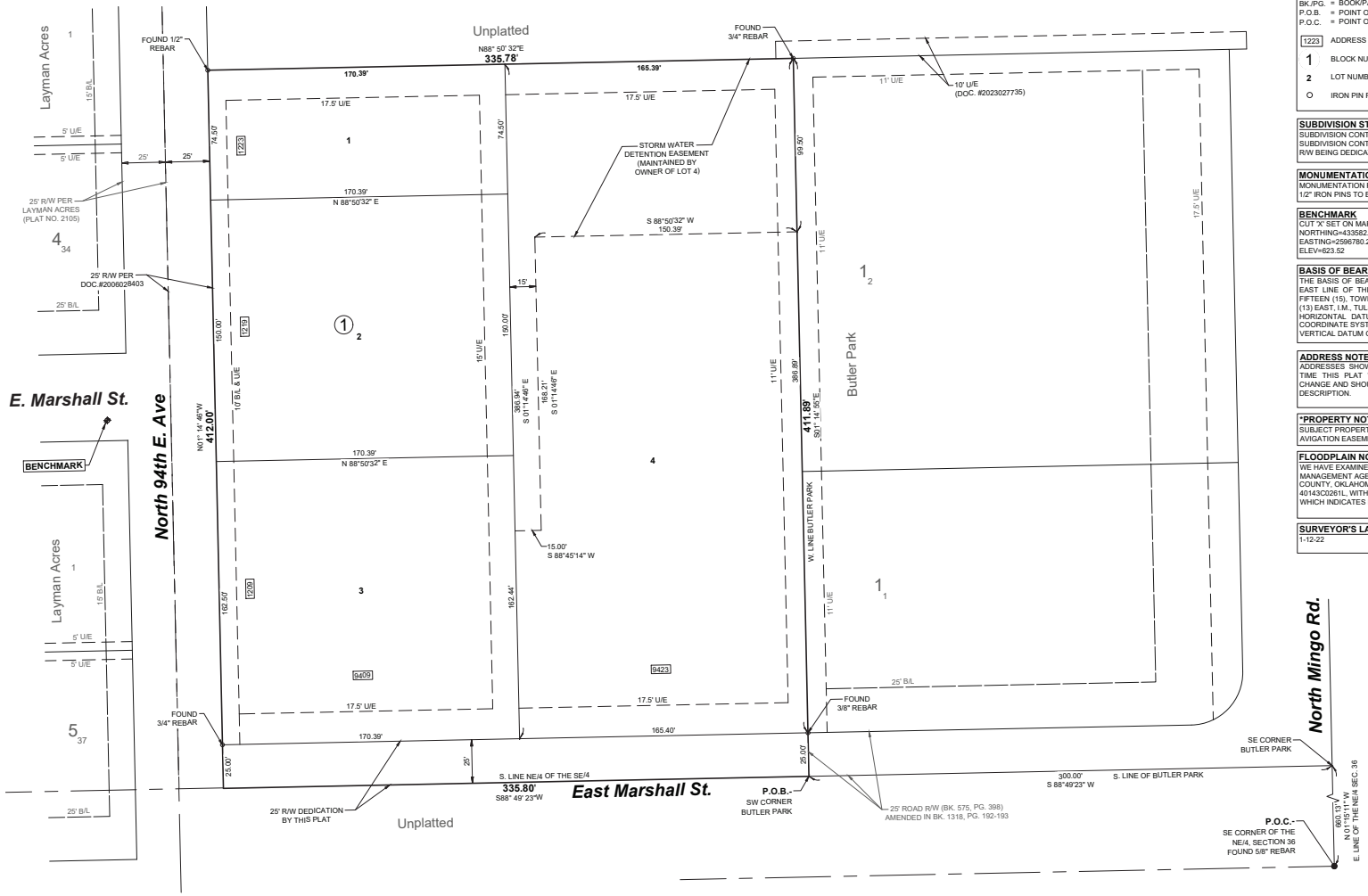
ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
JORDAN RODICH P.E.
jordan.rodich@wallace.design

SURVEYOR:
Wallace Design Collective, PC
410 North Walnut Avenue
Oklahoma City, Oklahoma, 73104
Phone: (405) 236-5858
OK CA NO. 1460, EXPIRES 6/30/2027
LEE MARTIN, RPLS
lee.martin@wallace.design

0 30 45 60
1" = 30'



Location Map
Scale: 1"=2000'



Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	12,694	0.29
2	25,559	0.59
3	27,684	0.64
4	63,994	1.47

FINAL PLAT
CERTIFICATE OF APPROVAL

CITY OF TULSA PLANNING COMMISSION APPROVAL DATE _____

PLANNING COMMISSION

CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA APPROVAL DATE _____

CHAIR

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THIS DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

LEGEND

B/L	= BUILDING SETBACK
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
ESMT.	= EASEMENT
BK./PG.	= BOOK/PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
1223	ADDRESS
1	BLOCK NUMBER
2	LOT NUMBER
O	IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 138,326 SF (3.17 ACRES)
R/W BEING DEDICATED BY PLAT CONTAINS 8,395 SF (0.19 ACRES)

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

BENCHMARK
CUT 'X' SET ON MARSHALL ST CURB
NORTHING=433582.46
EASTING=2596780.28
ELEV=623.52

BASIS OF BEARINGS
THE BASIS OF BEARINGS BEING NORTH 01°15'11" WEST AS THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST, I.M., TULSA COUNTY, STATE OF OKLAHOMA.
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), NORTH ZONE 3501.
VERTICAL DATUM GPS DATA (NAVD 1988)

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

***PROPERTY NOTE**
SUBJECT PROPERTY FULLY LOCATED WITHIN AND AFFECTED BY AVIGATION EASEMENT RECORDED AT DOCUMENT 2012041880.

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0261L, WITH A REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES NO FLOODPLAIN ON SUBJECT PROPERTY.

SURVEYOR'S LAST SITE VISIT:
1-12-22

DATE: 10/7/2026
JR & B OFFICE
(OPTIONAL DEVELOPMENT PLAN Z-7655)
MINOR SUBDIVISION PLAT
SHEET 1 OF 3

\\civil-server\projects\21404\68 - JR & B Office Development\Dwg\PRODUCTION\Plat\21404\68 Minor Sub Plat.dwg PLOT:10/7/26 ORIG SIZE:24"X36"

MINOR SUBDIVISION PLAT

JR & B Office

(OPTIONAL DEVELOPMENT PLAN Z-7655)

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

JR AND B CONSTRUCTION SERVICES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (THE "OWNER") IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

THE EAST 335.00 FEET OF THE WEST 360.00 FEET OF THE SOUTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN; THENCE NORTH 01°15'11" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION, A DISTANCE OF 660.13 FEET TO THE SOUTHEAST CORNER OF BUTLER PARK, RECORDED AT PLAT NUMBER 5465 AT THE OFFICE OF THE TULSA COUNTY CLERK; THENCE SOUTH 88°49'23" WEST ALONG THE SOUTH LINE OF SAID BUTLER PARK, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID BUTLER PARK, BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°49'23" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION, A DISTANCE OF 335.80 FEET; THENCE NORTH 01°14'46" WEST A DISTANCE OF 412.00 FEET; THENCE NORTH 88°50'32" EAST, A DISTANCE OF 335.78 FEET TO THE NORTHWEST CORNER OF SAID BUTLER PARK; THENCE SOUTH 01°14'55" EAST ALONG THE WEST LINE OF SAID BUTLER PARK, A DISTANCE OF 411.89 FEET TO THE POINT OF BEGINNING.

THE OWNER HAS CAUSED THE SUBJECT PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 4 LOTS IN ONE BLOCK AND STREET RIGHTS-OF-WAY AND HAS DESIGNATED THE SUBDIVISION AS 'JR & B OFFICE', A SUBDIVISION IN THE CITY OF TULSA, STATE OF OKLAHOMA, HEREINAFTER REFERRED TO AS THE 'SUBDIVISION'.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC, THOSE PORTIONS OF STREET RIGHTS - OF -WAY OF EAST MARSHALL STREET, AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U / E " OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS , SANITARY SEWERS , TELEPHONE 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, MANHOLES 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON 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 TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EAST SIDE OF NORTH 94TH EAST AVENUE IF PERMITTED BY THE RELEVANT FRANCHISE OR RIGHT- OF-WAY OCCUPANCY AGREEMENTS. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLES, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS - OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

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

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

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER ' S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS 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 IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS OR STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND / OR CONTRACTORS.

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF TULSA, OKLAHOMA.

F. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF TULSA. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

H. CERTIFICATE OF OCCUPANCY

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

I. STORMWATER DETENTION EASEMENT

1. THE OWNER OF LOT 4 DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BY ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA.
4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER OF LOT 4, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER OF LOT 4 IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
   a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
   b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
   c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
   d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
6. IN THE EVENT THE OWNER OF LOT 4 SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF LOT 4. IN THE EVENT THE OWNER OF LOT 4 FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOT 4. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. OPTIONAL DEVELOPMENT PLAN DEVELOPMENT RESTRICTIONS-LOT 4

WHEREAS, THE PROPERTY WITHIN LOT 4 WAS MADE SUBJECT TO AN OPTIONAL DEVELOPMENT PLAN IN ACCORDANCE WITH THE TERMS OF SECTION 70.040 OF THE TULSA ZONING CODE, WHICH WAS AFFIRMATIVELY RECOMMENDED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ("THE TMAPC") ON JUNE 15, 2022 IN CASE NO. Z-7655 AND WAS APPROVED BY THE TULSA CITY COUNCIL ON AUGUST24, 2022, THE IMPLEMENTING ORDINANCE NO. 24908 BEING ADOPTED ON AUGUST 31, 2022; AND

WHEREAS, THE CITY OF TULSA REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY, SUFFICIENT TO INSURE CONTINUES COMPLIANCE WITH THE APPROVED OPTIONAL DEVELOPMENT PLAN; AND

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

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

USE AND DEVELOPMENT OF LOT 4 SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

PERMITTED USE CATEGORIES, SUBCATEGORIES AND SPECIFIC USES

A) RESIDENTIAL (SEE ALLOWED RESIDENTIAL BUILDING TYPES BELOW)

1. HOUSEHOLD LIVING
   - SINGLE HOUSEHOLD
   - TWO HOUSEHOLDS ON A SINGLE LOT
   - THREE OR MORE HOUSEHOLDS ON SINGLE LOT
2. GROUP LIVING
   - ASSISTED LIVING FACILITY
   - COMMUNITY GROUP HOME
   - CONVENT/MONASTERY/NOVITIATE
   - ELDERLY/RETIREMENT CENTER
   - LIFE CARE RETIREMENT CENTER

B) PUBLIC, CIVIC, AND INSTITUTIONAL

1. FRATERNAL ORGANIZATION (ONLY WITH SPECIAL EXCEPTION APPROVAL)
2. LIBRARY OR CULTURAL EXHIBIT
3. NATURAL RESOURCE PRESERVATION
4. PARKS AND RECREATION
5. POSTAL SERVICES (ONLY WITH SPECIAL EXCEPTION APPROVAL)
6. RELIGIOUS ASSEMBLY
7. SAFETY SERVICE

C) COMMERCIAL

1. ANIMAL SERVICE
   - GROOMING
   - VETERINARY
2. BROADCAST OR RECORDING STUDIO (ONLY WITH SPECIAL EXCEPTION APPROVAL)
3. COMMERCIAL SERVICE
   - BUILDING SERVICE
   - BUSINESS SUPPORT SERVICE
   - CONSUMER MAINTENANCE/REPAIR SERVICE
   - PERSONAL IMPROVEMENT SERVICE
   - RESEARCH SERVICE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
4. FINANCIAL SERVICES
   - PERSONAL CREDIT ESTABLISHMENT
5. LODGING
   - BED AND BREAKFAST
   - SHORT-TERM RENTALS
6. OFFICE
   - BUSINESS OR PROFESSIONAL OFFICE
   - MEDICAL, DENTAL OR HEALTH PRACTITIONER OFFICE
8. RESTAURANTS AND BARS
   - RESTAURANT
9. RETAIL SALES
   - BUILDING SUPPLIES AND EQUIPMENT
   - CONSUMER SHOPPING GOODS
   - CONVENIENCE GOODS
   - GROCERY STORE
10. SELF-SERVICE STORAGE FACILITY
11. STUDIO, ARTIST, OR INSTRUCTIONAL SERVICE
12. TRADE SCHOOL

E) WHOLESALE, DISTRIBUTION AND STORAGE

1. EQUIPMENT AND MATERIAL STORAGE, OUTDOOR
2. TRUCKING AND TRANSPORTATION TERMINAL
3. WAREHOUSE
4. WHOLESALE SALES AND DISTRIBUTION

H) AGRICULTURAL

1. COMMUNITY GARDEN
2. FARM, MARKET OR COMMUNITY-SUPPORTED
3. HORTICULTURE NURSERY (ONLY WITH SPECIAL EXCEPTION APPROVAL)

I) PERMITTED RESIDENTIAL BUILDING TYPES

HOUSEHOLD LIVING

1. SINGLE HOUSEHOLD
   - DETACHED HOUSE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
   - TOWNHOUSE
   - PATIO HOUSE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
   - MIXED-USE BUILDING
   - VERTICAL MIXED-USE BUILDING
2. TWO HOUSEHOLDS ON SINGLE LOT
   - DUPLEX (SPECIAL EXCEPTION)
   - MIXED-USE BUILDING
   - VERTICAL MIXED-USE BUILDING
3. THREE OR MORE HOUSEHOLDS ON SINGLE LOT
   - MULTI-UNIT HOUSE (ONLY WITH SPECIAL EXCEPTION APPROVAL)
   - APARTMENT/CONDO
   - MIXED-USE BUILDING
   - VERTICAL MIXED-USE BUILDING

SITE DEVELOPMENT REQUIREMENTS: IN ADDITION TO THE SUPPLEMENTAL STANDARDS REQUIRED FOR DEVELOPMENT IN A CG DISTRICT THE FOLLOWING STANDARDS SHALL APPLY.

1. SIGNAGE:
   - IN THE CG DISTRICT DYNAMIC DISPLAY SIGNS ARE PROHIBITED.
   - THE MAXIMUM SIGN HEIGHT SHALL BE LIMITED TO 12 FEET AND GROUND SIGNAGE SHALL BE MONUMENT STYLE.
   - ILLUMINATED WALL SIGNS ARE PROHIBITED ON THE NORTH, WEST AND SOUTH FACE OF ANY BUILDING.
2. OUTDOOR STORAGE:
   - OUTDOOR STORAGE AREAS MUST BE ON A PAVED SURFACE AND MAY NOT BE LOCATED IN FRONT OF ANY BUILDING OR WITHIN 150 FEET OF MARSHALL STREET.
3. LIGHTING:
   - SITE LIGHTING (POLE MOUNTED OR WALL MOUNTED) SHALL NOT EXCEED 16 FEET IN HEIGHT AND POINTED DOWN AND AWAY FROM ANY RESIDENTIAL DISTRICT.
4. TRASH ENCLOSURES:
   - ALL TRASH ENCLOSURES MUST BE PLACED WITHIN 50 FEET OF THE EAST BOUNDARY OF THE CG DISTRICT.

ORIG SIZE: 24"X36"
PLOT: 10/7/26
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MINOR SUBDIVISION PLAT

JR & B Office

(OPTIONAL DEVELOPMENT PLAN Z-7655)

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION III. - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS RESPECTIVE GRANTEES, SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF THE OWNER, OR ITS GRANTEES, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE OR CITY OF TULSA, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

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

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY 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 TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL BE EFFECTIVE UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

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 HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, JR AND B CONSTRUCTION SERVICES, LLC HAS EXECUTED THIS INSTRUMENT THIS _____DAY OF _____, 2026.

JR AND B CONSTRUCTION SERVICES, LLC

BY: _____
JESUS FRIAS, MANAGER

STATE OF OKLAHOMA)
) SS .
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF_____, 2026, BY JESUS FRIAS, AS MANAGER OF JR AND B CONSTRUCTION SERVICES, LLC.

_____
NOTARY PUBLIC

MY COMMISSION NUMBER: 26004858
MY COMMISSION EXPIRES: 05-12-2030
[SEAL]

Notary Public
State of Oklahoma
LISA DENNIS
MAYES COUNTY
Commission #26004858
Comm. Exp. 05-12-2030

CERTIFICATE OF SURVEY

I, LEE MARTIN, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS JR& B OFFICE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

REGISTERED PROFESSIONAL LAND SURVEYOR
LEE MARTIN 2004
STATE OF OKLAHOMA

_____
LEE MARTIN, PLS
OK PLS 2004

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY LEE MARTIN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

DATE: 10/7/2026
JR & B OFFICE
(OPTIONAL DEVELOPMENT PLAN Z-7655)
MINOR SUBDIVISION PLAT
SHEET 3 OF 3

ORIG SIZE:24"X36"
PLOT: 10/7/26
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