



## Tulsa Metropolitan Area Planning Commission

## Preliminary Plat Staff Report

**Hearing Date:** February 21, 2024

**Prepared by:** Austin Chapman

achapman@cityoftulsa.org

918-596-7597

### **Owner and Applicant Information**

Applicant: Mike Thedford-Wallace Design Collective

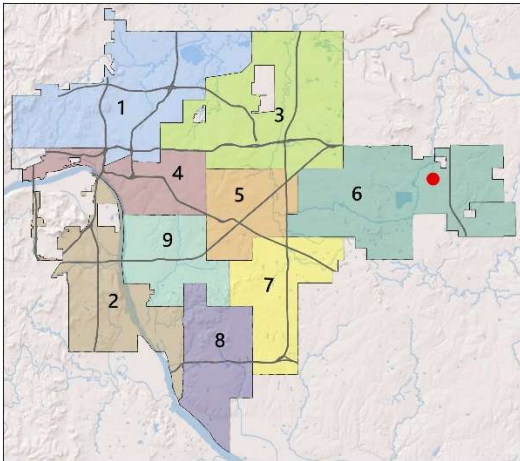
Property Owner: Hensley Development Group, LLC

### **Property Location**

Multiple lots North and West of the NW/c of S. 193rd E. Ave. and E. 11th St. S.

### **Location within the City of Tulsa**

(shown with City Council districts)



### **Elected Representatives**

City Council: District 6, Christian Bengel

County Commission: District 1, Stan Sallee

### **Public Notice Required**

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

### **Staff Recommendation**

Staff recommends approval subject to conditions.

### **Request Summary**

Platting a new subdivision named Hidden Meadows **and** a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths

Tract Size: ±25 acres

### **Zoning**

Existing Zoning: RS-1

Existing Overlays: None

Proposed Zoning: RS-3 w/ optional development plan

### **Use**

Current Use: Vacant

Proposed Use: Private Street Residential Subdivision

### **Comprehensive Plan Considerations**

#### **Land Use**

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Future Growth

#### **Transportation**

Major Street & Highway Plan: Right-of-way dedication for a Collector street is proposed on the Southern portion of the subdivision.

planitulsa Street Type: None.

Transit: None

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Traffic on Nearest Arterials (per lane)

North: E. Admiral Pl. : Low

East: S. 193rd E. Ave.: Low

South: E. 11th St. : Very Low

West: S. Lynn Lane Rd.: Very Low

#### **Environment**

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

## **Detailed Staff Recommendation**

The plat consists of 90 lots, 4 blocks, ±25 acres. Staff recommends **approval** of the preliminary subdivision plat and a modification of Section 5.030 Table 5-1 of the Subdivision and Development Regulations to permit greater block lengths subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Zoning: The property is zoned RS-1 and is in the process of re-zoning to RS-3 with an optional development plan to allow for private streets. The proposed lots must comply with the standards of the RS-3 district and any additional requirements of the development plan.
2. Addressing: Addresses must be included on the face of the final plat. Provide the standard address disclaimer.
3. Streets:
  - Private streets must be built using COT design standards.
  - Be sure ROW has been dedicated along S 193rd E Ave. This is a Primary Arterial Street which requires a total ROW of 120' or 60' from the section line/centerline of the street.
  - The emergency fire access road (7th Street) and all other roads will be required to meet the fire access road requirements within the 2018 IFC and Title 14 of the City of Tulsa Charter. Among other access road requirements within Title 14, the access roads must meet the 88,000-pound weight requirement. If a gate is going to be installed across the fire access road, a Knox box will be required.
  - Sidewalks are required along all COT streets and must be ADA compliant. 5' sidewalks along the Arterials and 4' for residential sidewalks.
  - Planned ROW closures can only be completed after addressing the frontage requirements of lots between the E edge of plat area and S 193rd E Ave.
  - The access point in the northeast corner of the addition should have enough storage for at least 2 vehicles to prevent stacking on 193rd.
  - The access point in the northeast corner of the addition should have a turnaround built into the entrance in case someone is denied access to the addition.
  - Water distribution to determine need for a bridging structure over the 54-inch City Flow line along S 193rd E Ave.
  - Easements are needed for the City's 54-inch Flow line along S 193rd E Ave.
  - The proposed access point for the neighborhood at the northeast corner of the addition should be reviewed and approved by the City's Traffic Engineer Kurt Kraft.
4. Sewer and Water:
  - Developer reached out to staff for preliminary discussion of infrastructure issues on 30JAN24. Items to be permitted through the IDP process will include sanitary sewer, waterline, storm sewer, detention facilities, culverts, streets, and driveways. Plans will need to be approved before approving the plat.
  - IDP water line extension along Street D & E.
  - Extend the waterline along Street D along the north side of the roadway and install the waterline 4' from the backside of the curb.
  - Along Street E shift the waterline to the west side of the roadway and install waterline 4' from the backside of the curb. A waterline extension across the property frontage of 9th St S., along the southside is required.
  - Sanitary sewer main extension required to serve all lots.
5. Engineering Graphics:
  - Submit subdivision control data sheet with the final plat.
  - Remove contours on final plat submittal.

- In the Location Map label the location of the plat in Location Map as either “project location” or “site”.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- Graphically label the Point of Beginning on the face of the plat. We prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). All of this incorporated into a metes and bounds written legal description of the property.
- Provide graphically on the face of the plat all proposed street names.

#### 6. Stormwater, Drainage, and Floodplain:

- Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on the site.
- Detention facilities are appropriately located in Reserves with the necessary language. Public water, sewer, and storm pipes are located in RoW or utility easements.
- Off-site easements may be required for stormwater hazard mitigation plan, which could be in both the Tulsa and Catoosa municipalities.

7. Utilities (Telephone, Electric, Gas, Cable, Pipeline, Other): All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil and gas activity on the site.

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as Neighborhood by the Tulsa Comprehensive Plan. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-1	Neighborhood	Non-conforming Salvage Yard
East	RS-1	Neighborhood	Residential lots that are mostly vacant
South	RS-1 and AG-R	Local Center	Detached houses n large lots
West	AG	Neighborhood	Vacant

### **Small Area Plans**

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

**Development Era**

The subject property is located in an area designated as Future Growth Area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

**Transportation**

Comprehensive Plan Street Designation: N/A

Arterial Traffic per Lane:

North: E. Admiral Pl. : 4,831 Vehicles per lane

East: S. 193rd E. Ave.: 5,216 Vehicle per lane

South: E. 11th St. : 1,484 Vehicles per lane

West: S. Lynn Lane Rd.: 1,902 Vehicles per lane

**Environmental Considerations**

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

**Exhibits**

Applicant's request for Modification of block length maximum

Case map

Aerial

February 13, 2024

Austin Chapman, Senior Planner  
Tulsa Planning Office  
Tulsa City Hall  
175 E. 2nd St., 4th Floor  
Tulsa, OK 74103

RE: Hidden Meadows – Preliminary Plat  
Modification to Tulsa Metropolitan Area Subdivision and Development Regulations

Mr. Chapman:

On behalf of the owner, Hensley Development Group, LLC, I hereby request modification to Section 5-030.3, Table 5-1 of the Tulsa Metropolitan Area Subdivision and Development Regulations for block length.

A summary of items that support this request are listed below:

- Hidden Meadows is an approved private subdivision per zoning case Z-7752.
- Access to the subdivision will be limited and controlled with the use of a gate at the primary entrance and a gate with Knox box at the emergency access point at E 7<sup>th</sup> Street.
- Additional connection points are not warranted or planned due to this being an approved private subdivision per zoning case Z-7752.

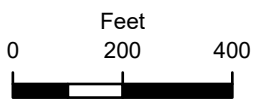
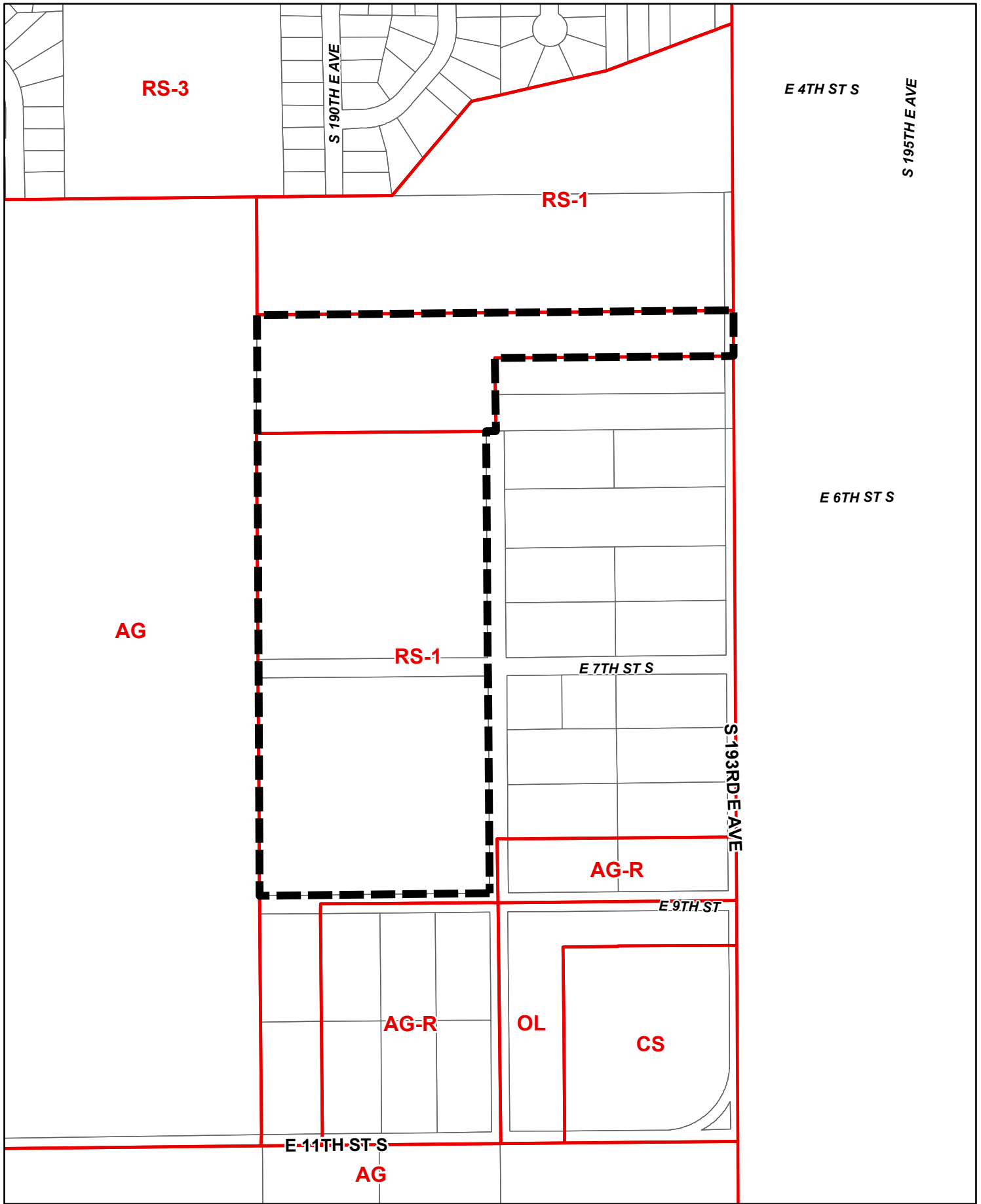
If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

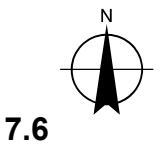


mike thedford  
land development planner

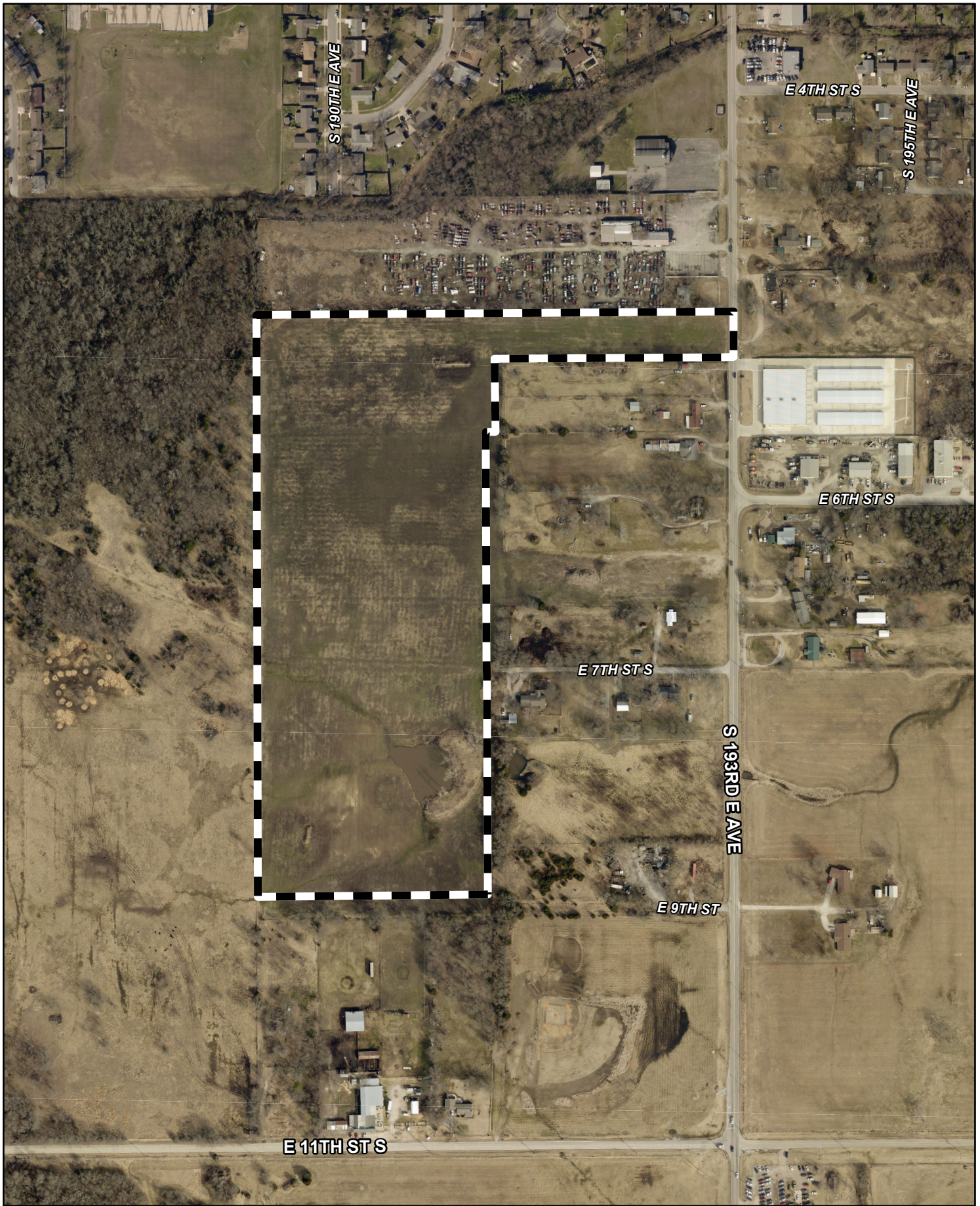
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# Hidden Meadows







0 Feet  
200  
400



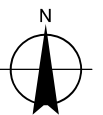
Subject  
Tract

## Hidden Meadows

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

Aerial Photo Date: 2021

7.7

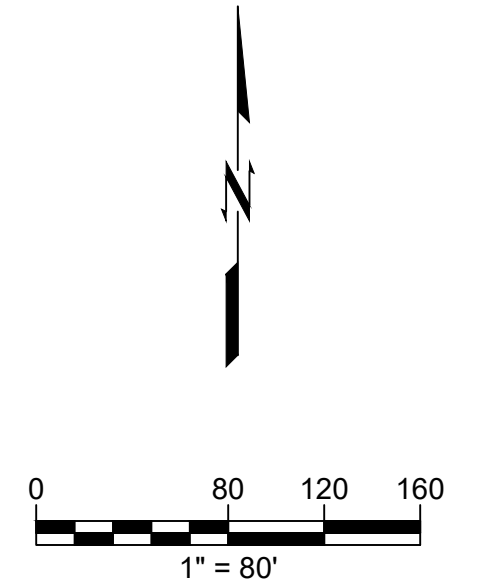
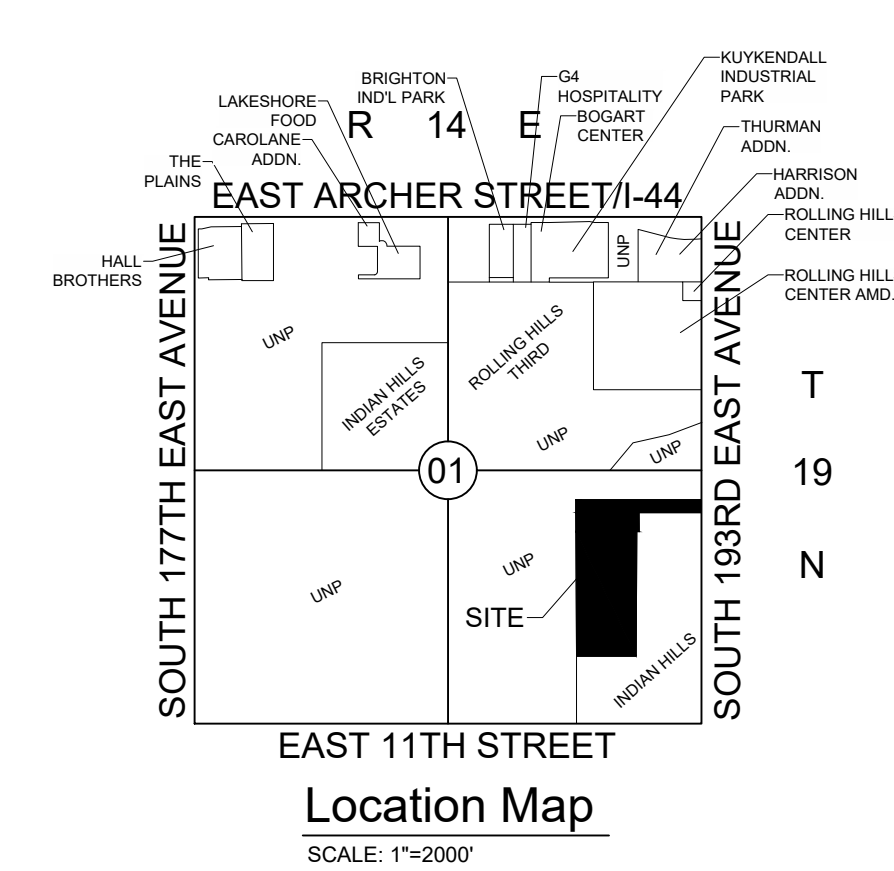




SUPPLEMENTAL EXHIBIT FOR PRELIMINARY PLAT

HIDDEN MEADOWS

PART OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1),  
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

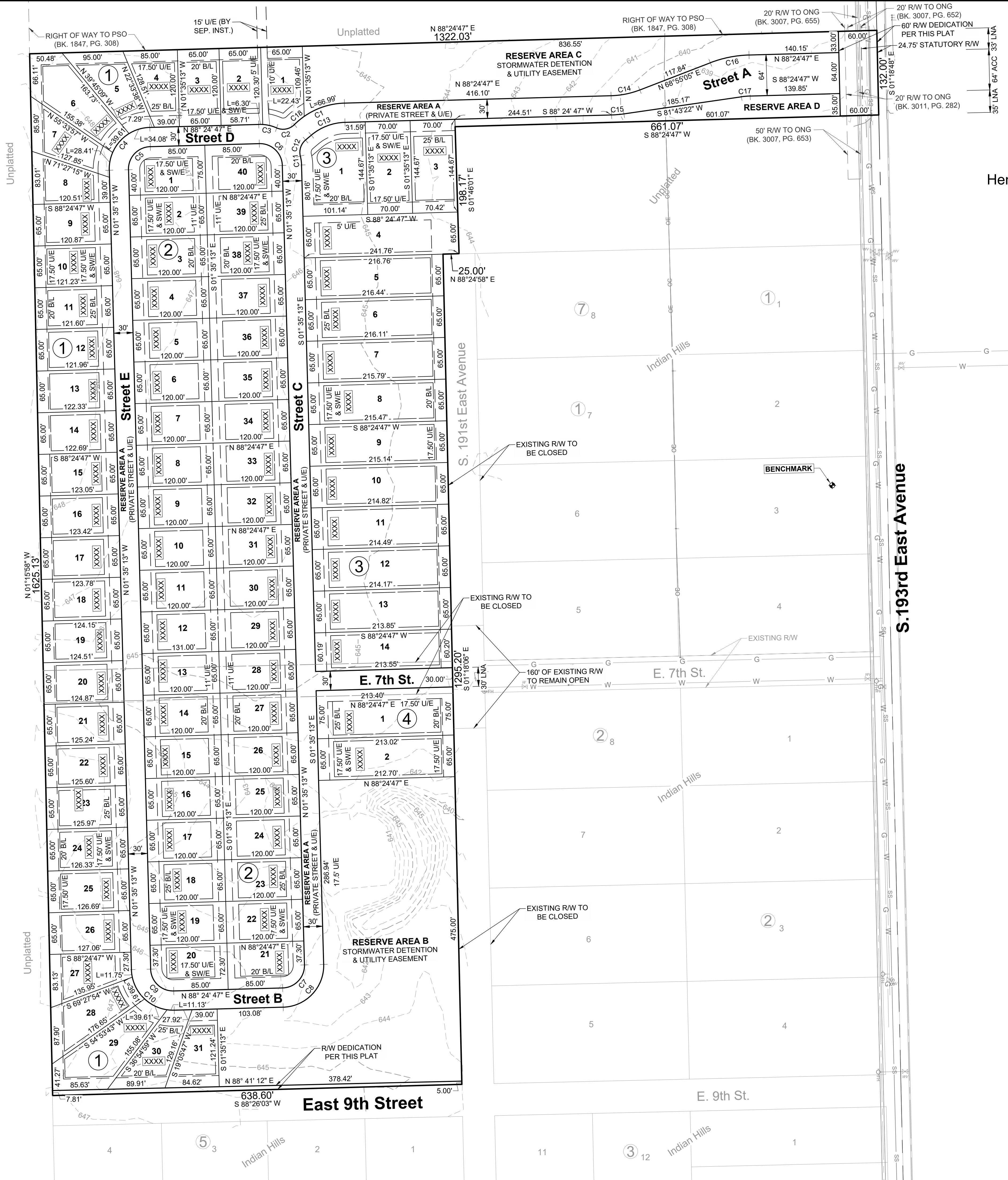


ORIG SIZE:24"x36"

PLOT:1/16/24

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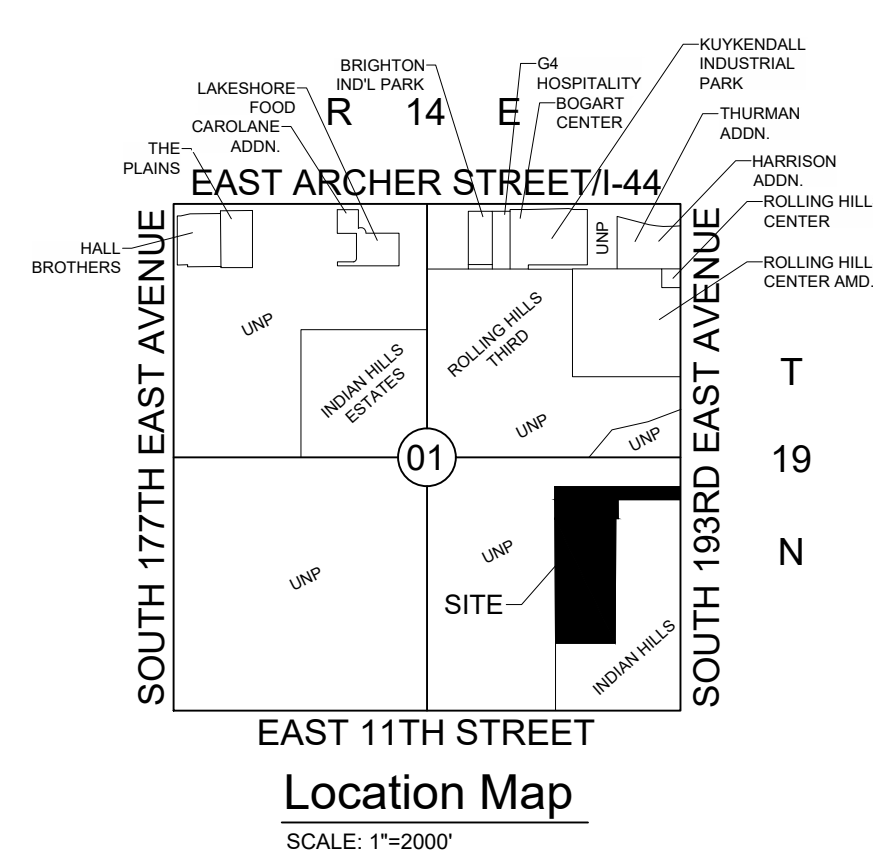
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TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
Hensley Development Group, LLC  
19929 E Woodhaven Road  
Owasso, Oklahoma, 74055  
CONTACT: DAVID HENSLEY

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
A. NICOLE WATTS P.E.  
nicole.watts@wallace.design

**SURVEYOR:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design



LEGEND	
B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
SWE	= SIDEWALK EASEMENT
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
ONG	= OKLAHOMA NATURAL GAS
PSO	= PUBLIC SERVICE COMPANY OF OKLAHOMA
BK./PG.	= BOOK/PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
XXXX	ADDRESS
①	BLOCK NUMBER
2	LOT NUMBER
●	IRON PIN SET
○	IRON PIN FOUND

SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS EIGHTY-SEVEN (87) LOTS IN FOUR (4) BLOCKS AND FOUR (4) RESERVE AREAS.	
SUBDIVISION CONTAINS 1,132,195 SF (26 ACRES)	
RESERVE A CONTAINS 135,691 SF (3.12 ACRES)	
RESERVE B CONTAINS 121,717 SF (2.79 ACRES)	
RESERVE C CONTAINS 61,579 SF (1.41 ACRES)	
RESERVE D CONTAINS 12,715 SF (0.29 ACRES)	
R/W DEDICATED BY PLAT CONTAINS 12,011 SF (0.28 ACRES)	

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

BENCHMARK	
3/8" IRON PIN	
NORTHING=427109.92	
EASTING=2629162.27	
ELEV=640.12	

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

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

FLOODPLAIN NOTE	
FEMA FIRM MAP OF TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS WITH A MAP #401430270M WITH A REVISION DATE OF SEPTEMBER 30, 2016 SHOWS NO FLOODPLAIN ON SUBJECT PROPERTY.	

NOTES:	
1. SEE SHEET 2 FOR CURVE AND LOT DATA	
2. 5' BUILDING SETBACK FOR SIDE LOTS	

SURVEYOR'S LAST SITE VISIT:	
8/02/23	

FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION APPROVAL DATE _____	
_____ TMAPC	
_____ 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.	



\\cvi\server\projects\23\0494 Hensley Subdivision - TulsaDwg\PRODUCTION\Plat\23\0494 Preliminary Plat.dwg PLOT:1/16/24 ORIG SIZE:24"x36"

PRELIMINARY PLAT

HIDDEN MEADOWS

PART OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1),  
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C1	86.95'	115.00'	43°19'22"	S 66°45'06" W	84.90'
C2	29.95'	25.00'	68°38'42"	N 79°24'47" E	28.19'
C3	28.73'	65.00'	25°19'21"	N 78°55'33" W	28.49'
C4	102.10'	65.00'	90°00'00"	S 43°24'47" W	91.92'
C5	54.98'	35.00'	90°00'00"	S 43°24'47" W	49.50'
C6	54.98'	35.00'	90°00'00"	N 46°35'13" W	49.50'
C7	54.98'	35.00'	90°00'00"	N 43°24'47" E	49.50'
C8	102.10'	65.00'	90°00'00"	N 43°24'47" E	91.92'
C9	54.98'	35.00'	90°00'00"	S 46°35'13" E	49.50'
C10	102.10'	65.00'	90°00'00"	S 46°35'13" E	91.92'
C11	13.88'	65.00'	12°14'09"	N 07°42'18" W	13.85'
C12	27.76'	25.00'	63°36'44"	N 17°59'00" E	26.35'
C13	57.30'	85.00'	38°37'25"	N 69°06'04" E	56.22'
C14	45.93'	135.00'	19°29'42"	N 78°39'56" E	45.71'
C15	19.27'	165.00'	6°41'26"	N 85°04'04" E	19.26'
C16	61.93'	182.00'	19°29'42"	S 78°39'56" W	61.63'
C17	13.78'	118.00'	6°41'26"	S 85°04'04" W	13.77'
C18	19.97'	115.00'	9°56'54"	N 50°03'53" E	19.94'

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	7,978.12	0.18
2	7,800.64	0.18
3	7,800.00	0.18
4	7,440.00	0.17
5	8,623.09	0.20
6	11,217.62	0.26
7	7,802.53	0.18
8	7,342.23	0.17
9	7,844.74	0.18
10	7,868.39	0.18
11	7,892.05	0.18
12	7,915.71	0.18
13	7,939.37	0.18
14	7,963.03	0.18
15	7,986.69	0.18
16	8,010.34	0.18
17	8,034.00	0.18
18	8,057.66	0.18
19	8,081.32	0.19
20	8,104.98	0.19
21	8,128.64	0.19
22	8,152.30	0.19
23	8,175.95	0.19
24	8,199.61	0.19
25	8,223.27	0.19
26	8,246.93	0.19
27	7,794.45	0.18
28	8,989.39	0.21
29	11,889.25	0.27
30	7,838.81	0.18
31	7,486.15	0.17

Lot Area Table (Block 2)		
Lot #	Area	(ACRE)
1	8,737.11	0.20
2	7,800.00	0.18
3	7,800.00	0.18
4	7,800.00	0.18
5	7,800.00	0.18
6	7,800.00	0.18
7	7,800.00	0.18
8	7,800.00	0.18
9	7,800.00	0.18
10	7,800.00	0.18
11	7,800.00	0.18
12	7,800.00	0.18
13	7,800.00	0.18
14	7,800.00	0.18
15	7,800.00	0.18
16	7,800.00	0.18
17	7,800.00	0.18
18	7,800.00	0.18
19	7,800.00	0.18
20	8,412.57	0.19
21	8,412.57	0.19
22	7,800.00	0.18
23	7,800.00	0.18
24	7,800.00	0.18
25	7,800.00	0.18
26	7,800.00	0.18
27	7,800.00	0.18
28	7,800.00	0.18
29	7,800.00	0.18
30	7,800.00	0.18
31	7,800.00	0.18
32	7,800.00	0.18
33	7,800.00	0.18
34	7,800.00	0.18
35	7,800.00	0.18
36	7,800.00	0.18
37	7,800.00	0.18
38	7,800.00	0.18
39	7,800.00	0.18
40	8,737.11	0.20

Lot Area Table (Block 3)		
Lot #	Area	(ACRE)
1	13,925.45	0.32
2	10,126.56	0.23
3	10,156.81	0.23
4	15,707.85	0.36
5	14,078.95	0.32
6	14,057.90	0.32
7	14,036.86	0.32
8	14,015.81	0.32
9	13,994.77	0.32
10	13,973.72	0.32
11	13,952.67	0.32
12	13,931.63	0.32
13	13,910.58	0.32
14	12,862.19	0.30

Lot Area Table (Block 4)		
Lot #	Area	(ACRE)
1	15,990.83	0.37
2	13,836.05	0.32



PRELIMINARY PLAT  
HIDDEN MEADOWS  
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

HIDDEN MEADOWS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

HENSLEY DEVELOPMENT GROUP, LLC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

ALL OF BLOCKS SIX (6) AND SEVEN (7), INDIAN HILLS ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

THE W/2 OF THE S/2 OF THE N/2 OF THE NE/4 OF THE SE/4 OF THE NORTH 132 FEET OF THE E/2 OF THE S/2 OF THE N/2 OF THE NE/4 OF THE SE/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA,

ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 94 LOTS, 4 BLOCKS, AND 3 RESERVES, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "HIDDEN MEADOWS", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "HIDDEN MEADOWS").

SECTION I. EASEMENTS AND UTILITIES

A. PUBLIC UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED ON THE ACCOMPANYING PLAT AS "UE", "UTILITY EASEMENT" OR "RESERVE D" 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 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 THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ANY SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, 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.

B. UTILITY SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE, TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN RESERVE D AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT 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.
- 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 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 SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE, TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR 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.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, TELEPHONE, CABLE, TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THE LOT.
- WITHIN THE UTILITY EASEMENTS, STORM SEWER EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF TULSA, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND 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.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, STORM SEWER EASEMENTS AND DRAINAGE EASEMENTS DEPICTED UPON 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 PUBLIC WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA OR ITS SUCCESSORS, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

- 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 OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE LOT OWNER 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 SERVICES 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 ITS AGENTS OR CONTRACTORS.

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

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. THE LOT OWNER SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNERS LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. SIDEWALKS, SIDEWALK EASEMENTS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS, CITY OF TULSA ORDINANCES AND CITY OF TULSA DESIGN STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A SIDEWALK WITHIN THE RIGHT OF WAY OF SOUTH 193RD EAST AVENUE AND WITHIN RESERVES A AND C PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION. CONTINUOUS SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED WITHIN THE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SIDEWALK EASEMENT" OR "SWE". PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE DWELLING WITHIN A LOT, THE OWNER OF THE PARTICULAR LOT SHALL CONSTRUCT THE SIDEWALK WITHIN THE SIDEWALK EASEMENT ON THE LOT, AND SHALL THEREAFTER MAINTAIN THE SIDEWALK WITHIN THE LOT. THE SIDEWALK SHALL BE CONTINUOUS WITHIN ANY EXISTING SIDEWALKS IN ADJOINING LOTS AT THE LOT BOUNDARY WITH THE EXCEPTION OF A SIDEWALK NO BUILDING, STRUCTURE, FENCE, WALL OR OTHER ABOVE GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED WITHIN A SIDEWALK EASEMENT.

THE OWNER HEREBY ESTABLISHES AN EASEMENT FOR ACCESS ON, OVER AND ACROSS THE AREAS DEPICTED IN THE ACCOMPANYING PLAT AS "SIDEWALK EASEMENT" OR "SWE" FOR THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR RESPECTIVE TENANTS, AGENTS, GUESTS AND INVITEES. THE OWNER HEREBY RESERVES, FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION III A PERPETUAL EASEMENT ON, OVER AND ACROSS THE LOCATION OF THE SIDEWALKS CONSTRUCTED WITHIN THE SUBDIVISION TO IMPROVE, MAINTAIN, OR REPLACE THE SIDEWALKS, AND ON, OVER AND ACROSS SUCH ADJOINING AREA AS IS NECESSARY TO ACCOMPLISH SUCH IMPROVEMENT, MAINTENANCE OR REPLACEMENT. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO IMPROVE, MAINTAIN OR REPLACE THE SIDEWALKS CONSTRUCTED WITHIN THE SUBDIVISION.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE LOT OWNER 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 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. CERTIFICATE OF OCCUPANCY RESTRICTIONS

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 ALONG SOUTH 193RD EAST AVENUE, RESERVE A AND RESERVE B 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, 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 OF 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. LIMITS OF NO ACCESS LNA

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH 193RD EAST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT. THE LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. RESERVES

A. RESERVE A - PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS

- USE OF RESERVE D SHALL BE LIMITED TO PRIVATE STREETS, OPEN SPACE, PUBLIC STORM SEWER LINES, STORM WATER CONVEYANCE, DRAINAGE OR OTHER PUBLIC UTILITIES, ENTRANCE SECURITY, AND DECORATIVE FENCING AND LANDSCAPING. RESERVE D IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION III HEREOF.
- STREETS LOCATED WITHIN RESERVE D AS DEPICTED ON THE ACCOMPANYING PLAT, ARE ESTABLISHED BY GRANT OF THE OWNER AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PRAR AND VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS AND PUBLIC STREETS.
- THE OWNER HEREBY GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED POSTAL SERVICE, ANY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND, AND TO THE REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE D AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO POLICE AND FIRE VEHICLES AND EQUIPMENT.
- THE OWNER, FOR ITSELF, ITS SUCCESSORS, AND THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION III, HEREOF, HEREBY COVENANTS WITH THE CITY OF TULSA, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESERVE A, IN ACCORDANCE WITH THE FOLLOWING:
  - PROVIDE STREETS IN WHICH SURFACING WIDTH, CURBING, GUTTERING, STORM LINES, GRADE, BASE AND PAVING MATERIALS, AND ALL OTHER FEATURES MEET OR EXCEED CITY OF TULSA DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET.
  - PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER THE PRIVATE STREETS WITHIN RESERVE D WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL VEHICLE OR ANY EMERGENCY VEHICLE AND PARTICULARLY ANY FIRE SUPPRESSION VEHICLE.
  - SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF TULSA, OKLAHOMA THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF TULSA, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE TULSA ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.
  - THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET THE CITY OF TULSA, OKLAHOMA STANDARDS AS TO WIDTH OF DEDICATED RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

B. RESERVE B AND C - STORMWATER DETENTION AND UTILITIES

- THE USE OF RESERVES B AND C SHALL BE LIMITED TO OPEN SPACE, LANDSCAPING, STORMWATER DETENTION AND LOCATION OF UTILITIES. RESERVES B AND C ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION REFERRED TO IN SECTION II BELOW.
- THE OWNER HEREBY DEDICATES TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER AND ACROSS RESERVE B AND C AS DESIGNATED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- STORM WATER 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.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN RESERVES B OR C, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE OR CONTOURS IN RESERVES A OR C UNLESS APPROVED BY THE CITY OF TULSA.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES IN RESERVES B AND C SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE IN THE INTENDED DRAINAGE, RETENTION AND DETENTION FUNCTIONS, INCLUDING THE REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
  - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
  - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
  - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
  - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING APPROVED BY THE CITY OF TULSA SHALL BE ALLOWED IN RESERVES B AND C.
- IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN A DETENTION EASEMENT, 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 HOMEOWNERS' ASSOCIATION. IN THE EVENT THE HOMEOWNERS' ASSOCIATION 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 EACH LOT WITHIN THE SUBDIVISION, PROVIDED THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/87TH OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA.

C. RESERVE D

- THE USE OF RESERVE D SHALL BE LIMITED TO A COMMON AREA. RESERVE D IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION REFERRED TO IN SECTION II BELOW.
- RESERVE D SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AND THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED COMMON AREA AND OPEN SPACE FUNCTIONS. RESERVE D SHALL BE MAINTAINED IN AN ORDERLY CONDITION IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE NUISANCE ORDINANCES OF THE CITY OF TULSA.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION  
THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA THE HIDDEN MEADOWS HOMEOWNERS' ASSOCIATION, INC., A NONPROFIT ENTITY (SOMETIMES REFERRED TO HEREIN AS THE HOMEOWNERS' ASSOCIATION OR ASSOCIATION). THE HOMEOWNERS' ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITHIN HIDDEN MEADOWS, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION.

B. MEMBERSHIP

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

C. COVENANT FOR ASSESSMENTS

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE HOMEOWNERS' ASSOCIATION, AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFERRING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON THE COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO, AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION

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

F. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE HOMEOWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREAS IS CONVEYED TO THE ASSOCIATION. FROM AND AFTER SAID DATE, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

G. INDEMNIFICATION OF OWNER AND CITY

THE HOMEOWNERS' ASSOCIATION AND ITS MEMBERS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE CITY OF TULSA, THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ANY CLAIMS, LIABILITIES OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVES.

SECTION IV. OPTIONAL DEVELOPMENT PLAN RESTRICTIONS

WHEREAS, THE PROPERTY WITHIN THE SUBDIVISION 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 DECEMBER 6, 2023 IN CASE NO. Z-7752, AND WAS APPROVED BY THE TULSA CITY COUNCIL ON JANUARY 10, 2024, THE IMPLEMENTING ORDINANCE NO. \_\_\_\_\_ BEING ADOPTED ON JANUARY 24, 2024, AND

WHEREAS, THE PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED OPTIONAL DEVELOPMENT PLAN; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT OF THE SUBDIVISION IN ACCORDANCE WITH THE APPROVED OPTIONAL DEVELOPMENT PLAN AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA.

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

USE AND DEVELOPMENT OF THE PROPERTY WITHIN THE SUBDIVISION SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

GENERAL PROVISIONS:

- ALL USES, SUPPLEMENTAL REGULATIONS, RESIDENTIAL BUILDING TYPES, LOT AND BUILDING REGULATIONS, AND OTHER RELEVANT REGULATIONS SHALL CONFORM WITH THE PROVISION OF THE TULSA ZONING CODE FOR DEVELOPMENT IN AN RS-3 ZONING DISTRICT EXCEPT AS OUTLINED IN IN THE OPTIONAL DEVELOPMENT PLAN
- THE ENTIRE OPTIONAL DEVELOPMENT PLAN MAY BE SERVED BY PRIVATE STREETS.

PERMITTED USES:

USES PERMITTED BY RIGHT IN THE RS-3 ZONING DISTRICT.

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

ALL LOTS WITHIN THE SUBDIVISION SHALL INCLUDE DIRECT VEHICULAR ACCESS TO EITHER A PUBLIC STREET OR A PRIVATE STREET. ALL PRIVATE STREETS SHALL BE IN A RESERVE AREA AS DEFINED ON THE FACE OF THE FINAL PLAT.

C. SIDEWALKS

SIDEWALKS WILL BE REQUIRED AND CONSTRUCTED AS DEFINED IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR THE TULSA METROPOLITAN AREA. SIDEWALKS IN THE PUBLIC STREET RIGHT-OF-WAY AND ADJACENT TO PRIVATE STREETS WHERE THEY ABUT COMMON OPEN SPACE SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR RESIDENTIAL BUILDING TYPES.

D. VEHICULAR ACCESS

- VEHICULAR ACCESS WILL BE PROVIDED BY A PRIVATELY OWNED AND MAINTAINED STREET.
- PRIVATE STREETS WILL CONFORM TO THE CITY OF TULSA ENGINEERING STANDARDS FOR A MINOR RESIDENTIAL STREET.
- PRIVATE STREETS WILL CONFORM TO THE SUBDIVISION REGULATIONS FOR THE CITY OF TULSA.
- A SITE PLAN WITH THE GATE ASSEMBLY AND TURN AROUND AREAS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO PRELIMINARY PLAT APPROVAL AT THE PLANNING COMMISSION.
- A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR THE ENTIRE STREET SYSTEM. THE CITY OF TULSA SHALL HAVE NO STREET MAINTENANCE OR REPAIR OBLIGATIONS OF ANY KIND.

E. LANDSCAPING:

STREET TREES AND LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CHAPTER 65 OR RELEVANT CHAPTER OF THE CURRENT ZONING CODE.

SECTION V. 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 AND ITS SUCCESSORS AND ASSIGNS IN TITLE. WITHIN THE PROVISIONS OF SECTION I, 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 TULSA, OKLAHOMA, 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

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES AND SECTION II, RESERVES, 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 TULSA METROPOLITAN AREA PLANNING COMMISSION OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA, THE COVENANTS CONTAINED WITHIN SECTION IV, OPTIONAL DEVELOPMENT PLAN 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 TULSA METROPOLITAN AREA PLANNING COMMISSION OR ITS SUCCESSORS.

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: HENSLEY DEVELOPMENT GROUP, LLC., AN OKLAHOMA LIMITED LIABILITY CORPORATION, EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HENSLEY DEVELOPMENT GROUP, LLC.

BY: \_\_\_\_\_

NAME: DAVID HENSLEY  
TITLE: MANAGING MEMBER OF HENSLEY DEVELOPMENT GROUP, LLC.

ACKNOWLEDGMENT

STATE OF OKLAHOMA ) SS:

COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
BY \_\_\_\_\_ AS MANAGING MEMBER OF HENSLEY DEVELOPMENT GROUP, LLC.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION NO: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS HIDDEN MEADOWS, 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 \_\_\_\_\_, 2024.



R. WESLEY BENNETT  
LICENSED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA ) SS:

COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF WALLACE DESIGN COLLECTIVE

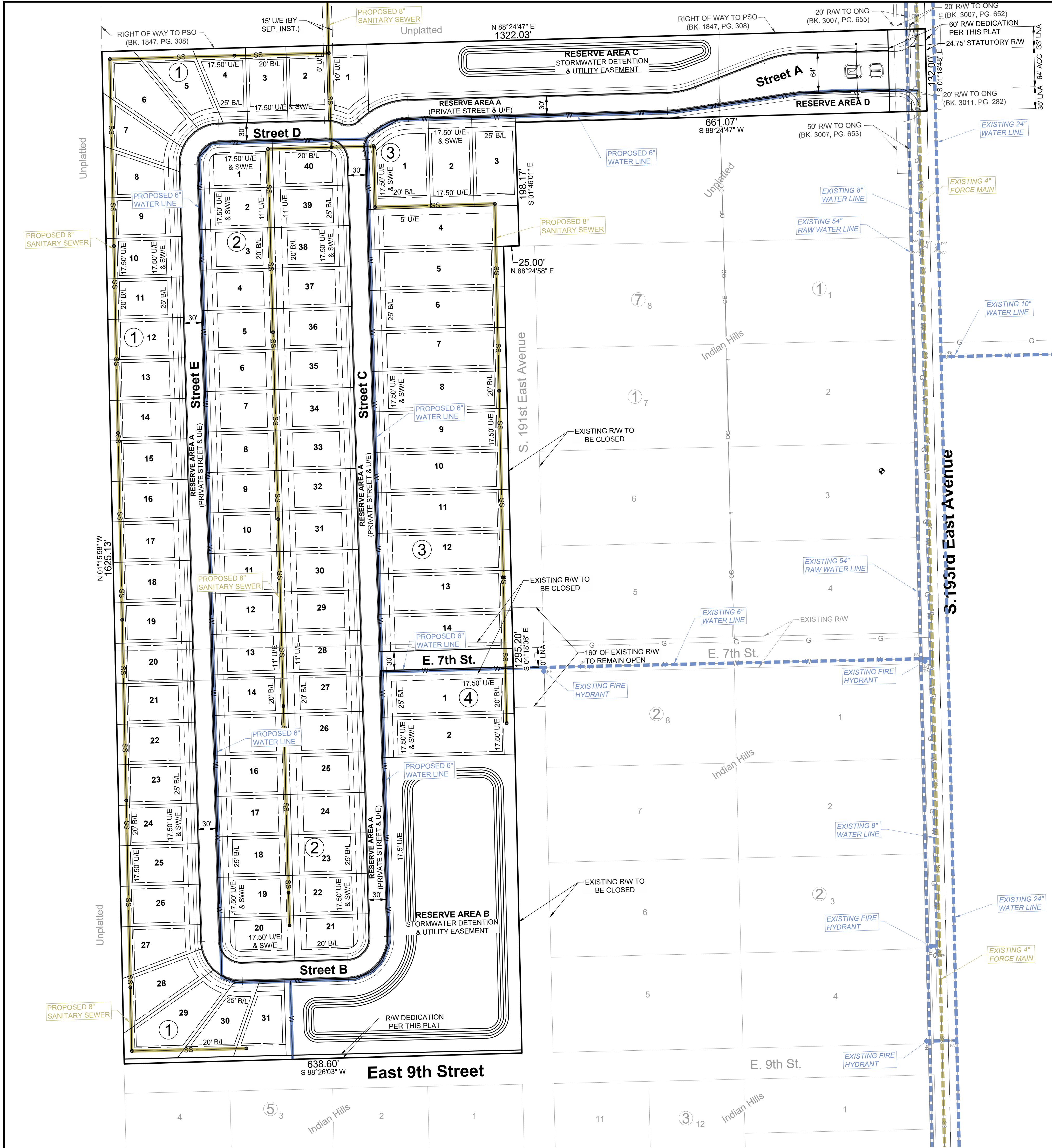
NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION NO: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL]

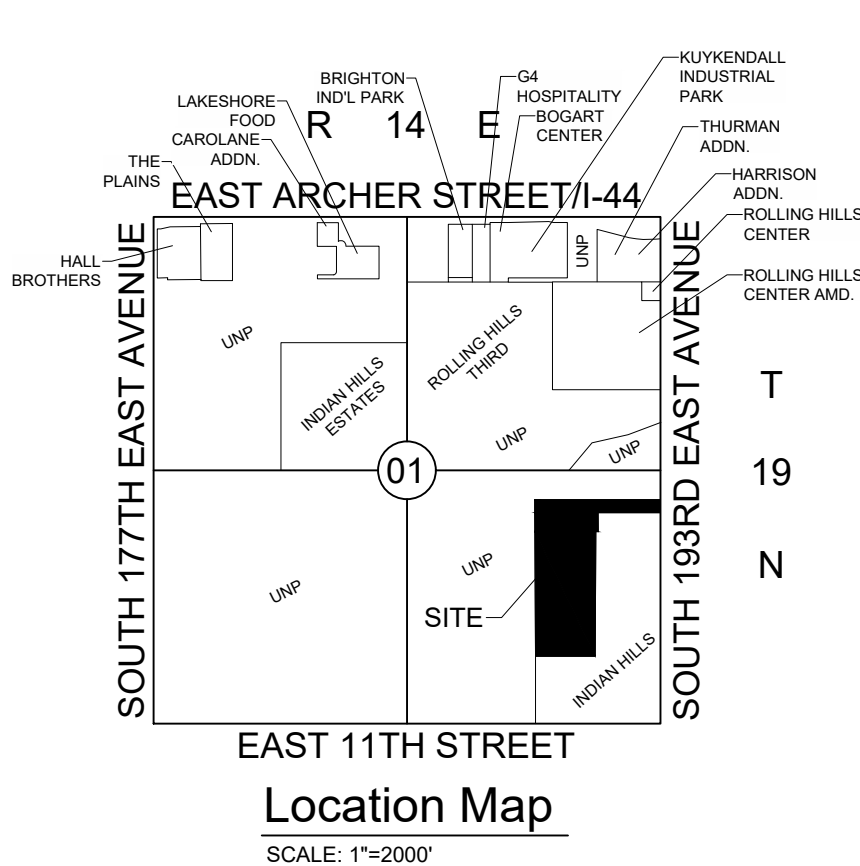




# CONCEPTUAL IMPROVEMENTS PLAN

## HIDDEN MEADOWS

PART OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1),  
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.



- LEGEND**
- B/L = BUILDING SETBACK
  - ACC = ACCESS
  - LNA = LIMITS OF NO ACCESS
  - R/W = RIGHT-OF-WAY
  - U/E = UTILITY EASEMENT
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER

