



**Tulsa Metropolitan Area  
Planning Commission**

**Preliminary Plat Extension Staff Report**

**Hearing Date:** April 1, 2026  
**Prepared by:** Austin Chapman  
 achapman@cityoftulsa.org  
 918-596-7597

**Owner and Applicant Information**

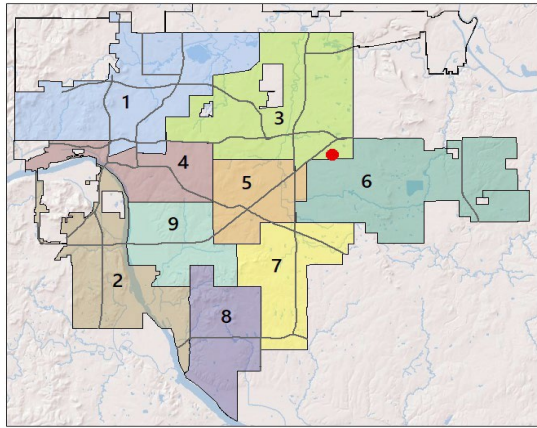
Applicant: Deborah Palinskee, Sisemore & Associates  
 Property Owner: Indus Elite Properties, LLC

**Property Location**

Northeast corner of South 129<sup>th</sup> East Avenue and East 11<sup>th</sup> Street

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 3, Jackie Dutton  
County Commission: District 1, Stan Salee

**Public Notice Required**

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

**Staff Recommendation**

Staff recommends approval of the extension to 03/20/2027.

**Request Summary**

Extension of the approval of the Indus Elite Preliminary Subdivision Plat which expired on 3/20/2026. The request is to extend the approval to 3/20/2027.

Tract Size: ±8.09 acres

**Zoning**

Existing Zoning: CG with Optional Development Plan, CH, and CS

Existing Overlays: RT66

**Use**

Current Use: Vacant  
Proposed Use: Trucking Terminal and Restaurant

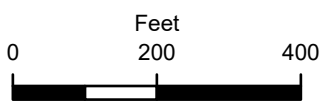
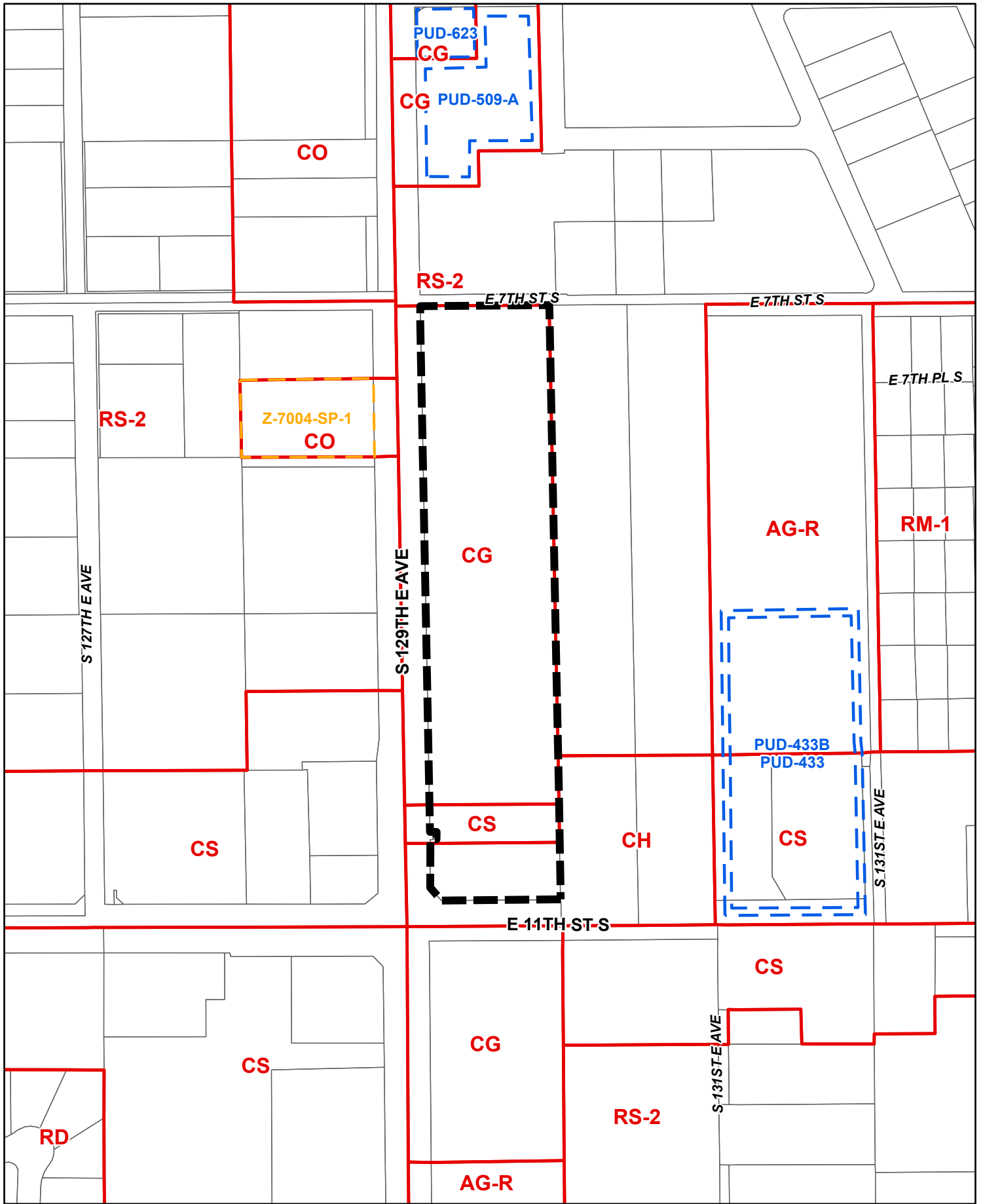
**Exhibits**

- Case map
- Aerial
- Tulsa Comprehensive Plan Land Use Map

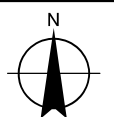
**Detailed Staff Recommendation**

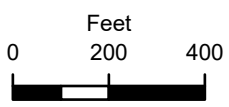
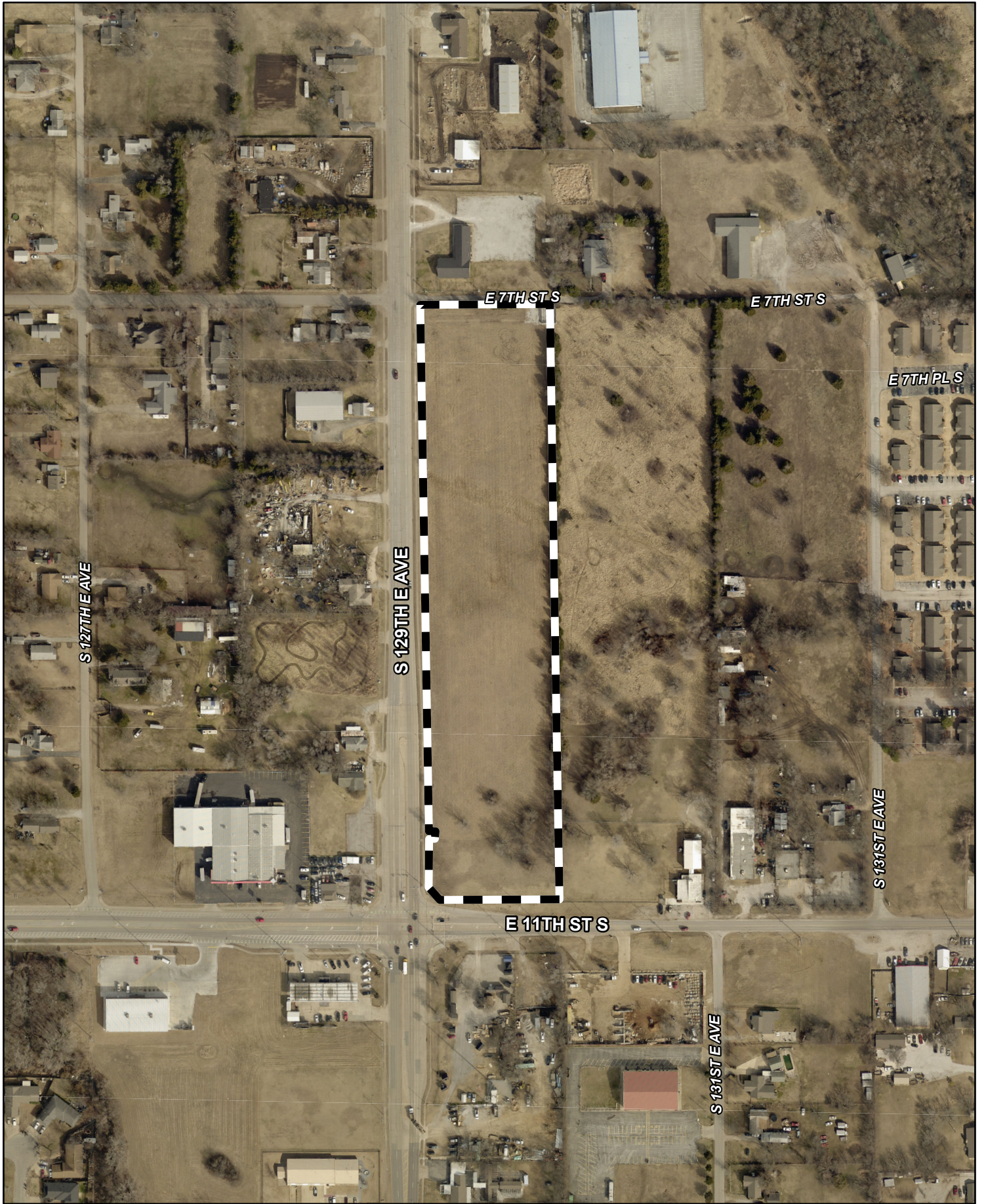
Staff recommends approval. In recommending approval staff finds the following to be true:

- a) Circumstances affecting the timing of final plat approval have changed and are beyond the control of the applicant;
- b) The applicant can meet the new deadline despite changed circumstances;
- c) All aspects of the planning commission’s original decision to approve the preliminary subdivision plat will continue to be valid if the extension is granted;
- d) There are no significant changes in or near the area included in the preliminary subdivision plat have occurred or are expected to occur within the extension period that would change the evaluation of the preliminary subdivision plat; and
- e) The provision of public facilities and services in the area will not be disrupted if the extension is granted.



# Indus Elite





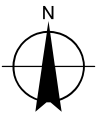
Subject Tract

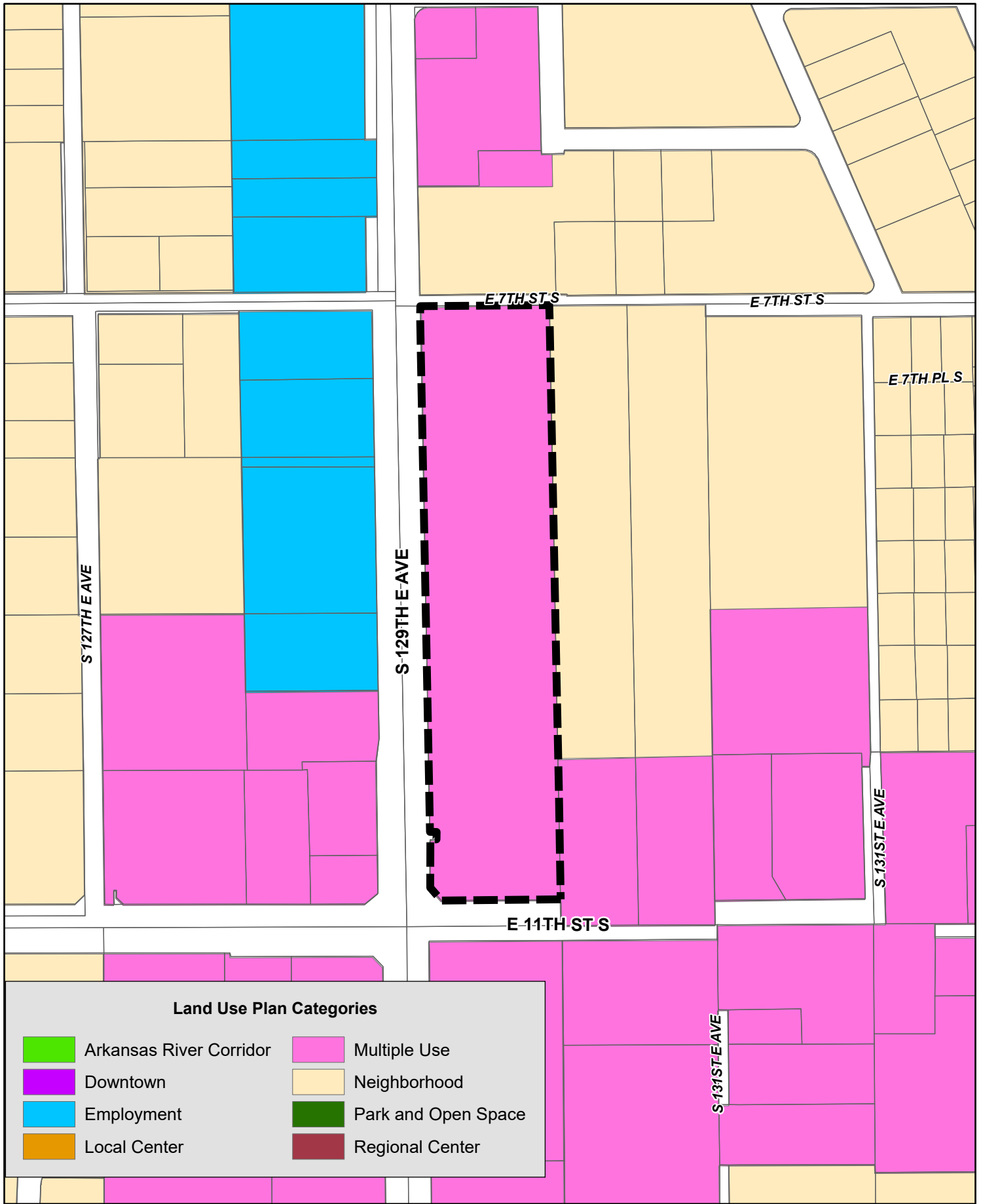
# Indus Elite

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









Aerial Photo Date: 2021

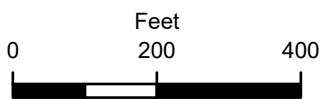
16.3



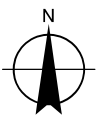


**Land Use Plan Categories**

- |   |   |
|---|---|
|  Arkansas River Corridor |  Multiple Use        |
|  Downtown                |  Neighborhood        |
|  Employment              |  Park and Open Space |
|  Local Center            |  Regional Center     |



**Indus Elite**



March 2, 2026

**Mr. Nathan Foster**  
**Tulsa Planning Office**  
**175 E 2<sup>nd</sup> Street, Suite 450**  
**Tulsa OK 74103**

**RE: Indus Elite Plat Extension**

Dear Mr. Foster:

On behalf of our client, Indus Elite Properties, LLC, we are requesting a one (1) year Plat Extension for "Indus Elite". The preliminary plat was approved by TMAPC on March 20, 2024. The two (2) year deadline is upcoming on March 20, 2026. An IDP construction is expected to be completed within the 1-year extension period, if approved. Should there be any questions, please let me know. Again, we would like to thank you for the opportunity to provide you with this proposal. Should you have any questions or comments, please call.

Sincerely,



Deborah K. Palinske, PE, CFM  
Project Engineer  
Sisemore & Associates

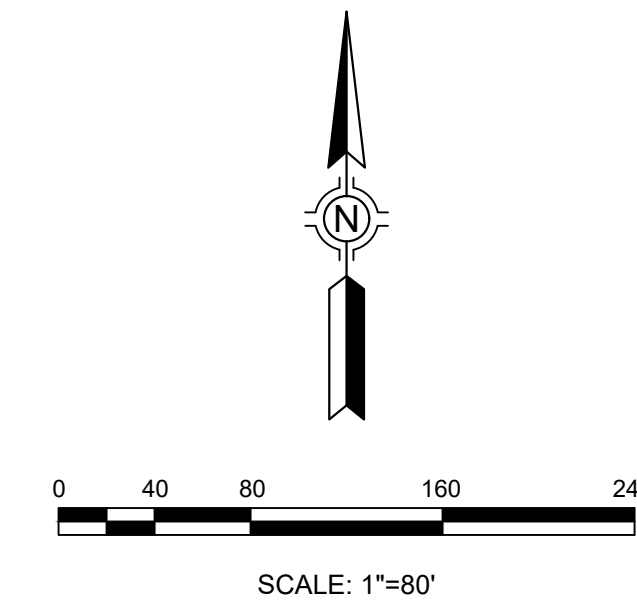
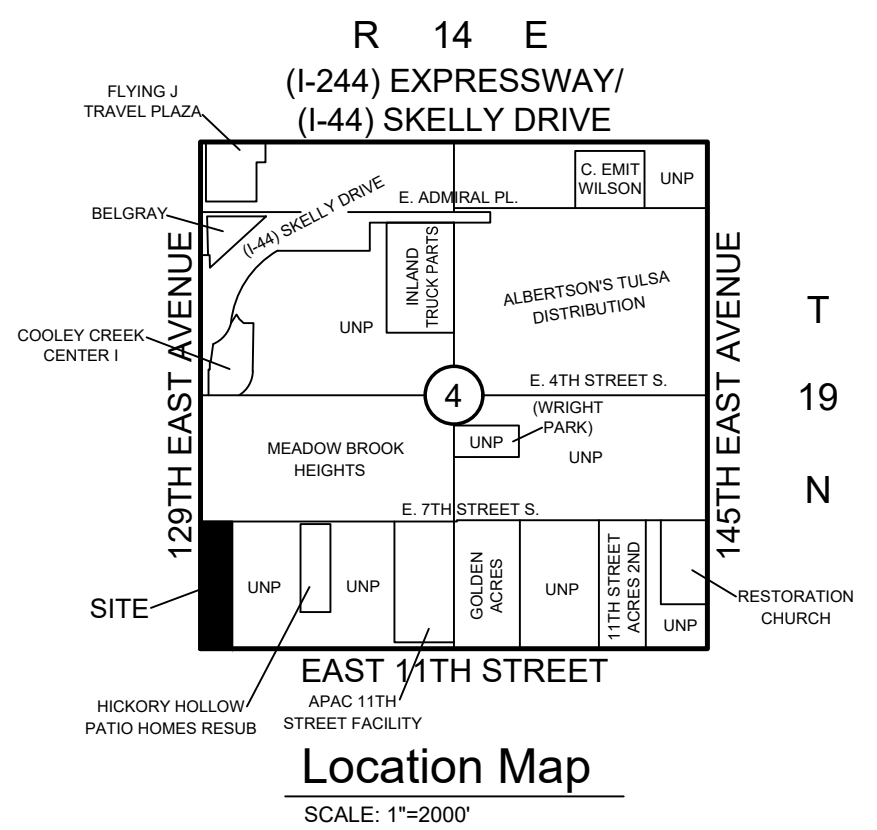
Owner:  
**Indus Elite Properties, LLC**  
 An Oklahoma Limited Liability Company  
 4108 N. Maple  
 Broken Arrow, OK, 74012  
 Phone: (918) 740-5635  
 Contact: Satpal Singh  
 Email: satpalis@yahoo.com

# Draft Final Plat Indus Elite

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2,W/2,SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

## Optional Development Plan Z-7733

Engineer/Surveyor:  
**Sisemore & Associates, Inc.**  
 Certificate of Authorization No. 2412 Exp. June 30, 2027  
 6660 S. Sheridan Rd, Ste. 210  
 Tulsa, Oklahoma 74133  
 Phone: (918) 665-3600  
 Email: dpalinskee@sw-assoc.com



### Subdivision Statistics:

SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK  
 SUBDIVISION CONTAINS 8.09 TOTAL ACRES (352,385 SF)  
 LOT ONE (1) CONTAINS 1.44 ACRES (62,483 SF)  
 LOT TWO (2) CONTAINS 6.46 ACRES (281,483 SF)  
 R/W BEING DEDICATED BY PLAT CONTAINS 0.19 ACRES (8419 SF)

### Legend:

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- OD/E = OVERLAND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FPND = FOUND IRON PIN
- IP = IRON PIN
- CB = CHORD BEARING
- CL = CHORD LENGTH
- L = LENGTH
- R = RADIUS
- BK. = BOOK
- PG. = PAGE
- SEC. = SECTION
- 905 = STREET 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.

### Monumentation:

SET 3/8" IRON PINS WITH RED PLASTIC CAPS STAMPED "SA CA 2421" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

- = FOUND IRON PIN
- = SET IRON PIN

### Basis of Bearing:

BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD 83 (1993), WITH THE WEST LINE OF SECTION 4 AS N 01°35'36" W.

### Benchmark 1:

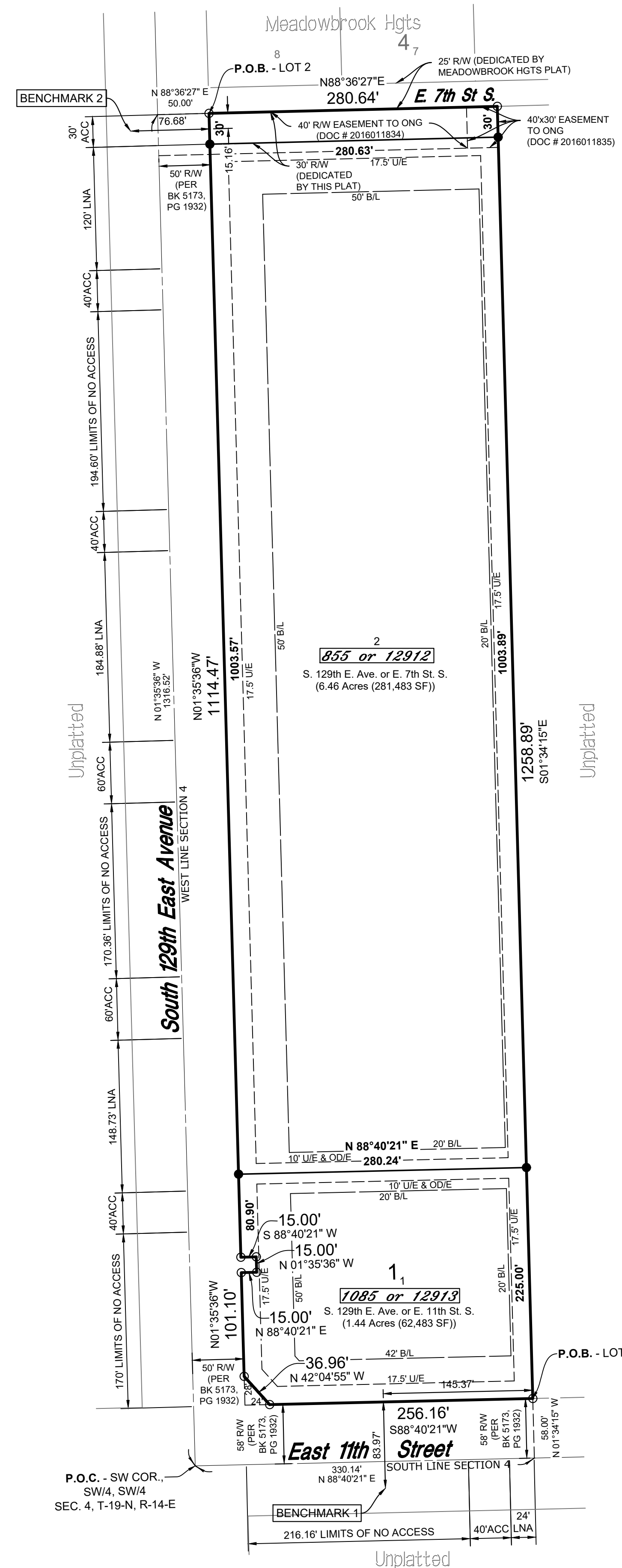
CHISELED SQUARE LOCATED SOUTH SIDE OF E. 11TH STREET  
 NAVD 1988 DATUM  
 ELEVATION=700.77  
 N 424998.60  
 E 2608342.40

### Benchmark 2:

CHISELED SQUARE LOCATED WEST SIDE OF S. 129TH E. AVENUE  
 NAVD 1988 DATUM  
 ELEVATION=600.67  
 N 426320.23  
 E 2608094.48

LAST DAY ON SITE 8-7-2025

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 the date of City Council approval if not filed in the Office of the County Clerk before that date.	



# Draft Final Plat Indus Elite

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2,W/2,SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

## Optional Development Plan Z-7733

### Deed of Dedication and Restrictive Covenants INDUS ELITE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, INDUS ELITE PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE SIMPLE TO THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 W/2 SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE N01°35'36"W, ALONG THE WESTERLY LINE OF SAID SW/4 FOR 1316.52 FEET TO THE NORTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N88°36'27"E, ALONG THE NORTHERLY LINE OF SAID SW/4 SW/4 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N89°32'7"E, CONTINUING ALONG SAID NORTHERLY LINE FOR 280.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID W/2 W/2 SW/4 SW/4; THENCE S01°34'15"E ALONG SAID EASTERLY LINE FOR 1258.89 FEET; THENCE S88°40'21"W FOR PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 FOR 256.16 FEET; THENCE N42°04'55"W FOR 36.96 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 101.10 FEET; THENCE N 88°40'21"E FOR 15.00 FEET; THENCE N01°35'36"W FOR 15.00 FEET; THENCE S88°40'21"W FOR 15.00 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 1114.47 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

AND INDUS ELITE PROPERTIES, LLC HAVE CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, AND DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE BLOCK AND TWO LOTS IN ONE BLOCK AND HAVE DESIGNATED THE SAME AS "INDUS ELITE", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER SOMETIMES REFERRED TO AS THE "SUBDIVISION").

### SECTION I. PUBLIC STREETS AND UTILITIES

#### A. STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHT-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING, REPLACING ANY AND ALL UTILITIES INCLUDING STORM SEWER, SANITARY SEWER, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER 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 INTO AND UPON SAID UTILITY EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES AFORESAID, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE PURPOSES AFORESAID, WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED UPON THE EASEMENT OR RIGHTS-OF-WAY AS SHOWN, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SANITARY SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL PUBLIC STREETS, ALLEYS, AND UTILITY EASEMENTS, SHOWN ON SAID PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SANITARY SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT.

#### B. WATER AND SANITARY SEWER SERVICE

IN CONNECTION WITH THE PROVISION OF WATER AND SANITARY SEWER SERVICE, THE LOT IS SUBJECT TO THE FOLLOWING PROVISIONS TO-WIT: THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND THE PUBLIC SANITARY SEWER FACILITIES LOCATED ON THE LOT AND UTILITY EASEMENT AREAS, IF GROUND ELEVATIONS ARE ALTERED ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APERTURES, TO INCLUDE: VALVE BOXES, FIRE HYDRANTS AND MANHOLES WILL BE ADJUSTED TO THE NEW GRADE BY THE OWNER OR AT THE OWNERS EXPENSE AND SUBJECT TO THE CITY OF TULSA APPROVAL. THE OWNER OR ITS SUCCESSORS WILL PAY DAMAGE FOR RELOCATION OF PUBLIC WATER MAINS AND PUBLIC SANITARY SEWER FACILITIES, OR NECESSITATED BY THE ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE CITY OF TULSA OR ITS SUCCESSORS THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OR DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE PUBLIC UNDERGROUND WATER, STORM SEWER AND SANITARY SEWER FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER AND SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF TULSA OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE

IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE LINES, THE LOT IS SUBJECT TO THE FOLLOWING:

- STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION. ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR THE GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY OF SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAN OF THE SUBDIVISION, SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN EASEMENT ALONG THE SOUTH, NORTH, WEST & EAST BOUNDARIES OF THE ADDITION.
- UNDERGROUND SERVICE CABLES AND NATURAL GAS SERVICE LINES TO ALL BUILDINGS WHICH MAY BE LOCATED IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST NATURAL 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 THE INSTALLATION OF SUCH A SERVICE CABLE OR A NATURAL 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 LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR NATURAL GAS MAIN TO THE SERVICE ENTRANCE ON THE BUILDING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL 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 NATURAL GAS SERVICE FACILITIES SO INSTALLED BY IT.
- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND UTILITY FACILITIES 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 NATURAL GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OR HIS AGENTS OR CONTRACTORS.

#### D. PRIVATE STORM SEWER

- ANY STORM SEWERS WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- INDUS ELITE PROPERTIES, LLC OR THEIR SUCCESSORS, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL STORM SEWER SYSTEMS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND STORM SEWER SYSTEM.
- NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED ON THE STORM SEWER THAT WILL INTERFERE WITH THE STORM SEWER SYSTEM.
- THE STORM SEWERS SHALL BE OWNED BY AND MAINTAINED, AT THE SOLE COST AND EXPENSE, OF THE OWNER OF THE LOT UPON WHICH THE STORM SEWERS ARE LOCATED.

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STORM SEWER LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID STORM SEWER. THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH STORM, SHALL BE PROHIBITED.

#### E. SURFACE DRAINAGE

- SURFACE DRAINAGE. THE 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 PROPERTY 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. NO PROPERTY OWNER SHALL MODIFY OR CHANGE THE DIRECTION OF DRAINAGE OF SURFACE STORMWATER FROM THE ORIGINAL APPROVED CONSTRUCTION PLANS ON FILE AT THE CITY OF TULSA.
- THE PROPERTY OWNER SHALL PREVENT THE ALTERATION OF GRADE WITHIN ALL EASEMENT AREAS FROM THE ORIGINAL CONTOURS (FINISH GRADE) AND SHALL PREVENT ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SUCH PUBLIC WATER MAINS, VALVES, STORM SEWERS, AND OR PUBLIC SANITARY SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SECTION SHALL BE ENFORCEABLE BY ANY AFFECTED PROPERTY OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

#### F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGING 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.

#### G. OVERLAND DRAINAGE EASEMENTS

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

#### H. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH 129TH EAST AVENUE ADJACENT TO EAST 7TH ST S, AND ADJACENT TO EAST 11TH STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE 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.

#### I. 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 IN ACCORDANCE WITH CITY ORDINANCES. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA. THE OWNER SHALL BE REQUIRED TO CONSTRUCT SIDEWALKS WITHIN RESERVE AREAS, COMMON AREAS AND ALONG ARTERIAL STREET FRONTAGES, WHERE SIDEWALKS ARE NOT REQUIRED TO BE CONSTRUCTED BY THE OWNER, THE OWNER OF THE LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK.

#### J. 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) 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.

### SECTION II. OPTIONAL DEVELOPMENT PLAN Z-7733

WHEREAS, LOT TWO AND THE NORTH TWENTY-FIVE (25) FEET OF LOT ONE, ALL WITHIN BLOCK ONE OF THE SUBDIVISION WAS MADE SUBJECT TO OPTIONAL DEVELOPMENT PLAN Z-7733 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 OCTOBER 4, 2023 IN CASE NO. Z-7733, AND WAS APPROVED BY THE TULSA CITY COUNCIL ON DECEMBER 20, 2023, THE IMPLEMENTING ORDINANCE NO. 25208 BEING ADOPTED ON JANUARY 3, 2024.

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

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE APPROVED OPTIONAL DEVELOPMENT PLAN FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS IN TITLE, AND THE CITY OF TULSA, OKLAHOMA.

WHEREAS, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

USE AND DEVELOPMENT OF LOT TWO AND THE NORTH TWENTY-FIVE (25) FEET OF LOT ONE, ALL WITHIN BLOCK ONE OF THE SUBDIVISION SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

#### A. DEVELOPMENT AREA "B" (LOT 2, BLOCK 1 AND THE NORTH 25 FEET OF LOT 1, BLOCK 1) STANDARDS

DEVELOPMENT AREA "B" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CG (COMMERCIAL GENERAL) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES .....	AS PERMITTED WITHIN THE CG ZONING DISTRICT.
NET DEVELOPMENT AREA .....	6.81 ACRES
NORTH 25 FEET OF LOT 1 .....	0.35 ACRES
ALL OF LOT 2 .....	6.46 ACRES
MINIMUM LOT AREA .....	250,000 SF
MINIMUM LOT FRONTAGE .....	280 FEET
MAXIMUM NUMBER LOTS .....	4
MINIMUM BUILDING SETBACKS:	
S. 129TH E. AVE. YARD .....	50 FEET
REAR YARD .....	20 FEET
SIDE YARD .....	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

### SECTION III. DEVELOPMENT STANDARDS

THE STANDARD REQUIREMENTS OF THE CITY OF TULSA FIRE MARSHAL, DEVELOPMENT SERVICES AND CITY ATTORNEY SHALL BE MET AS A CONDITION OF APPROVAL.

#### A. LANDSCAPED AREA AND SCREENING

ALL DEVELOPMENT AND CONSTRUCTION IN SHALL COMPLY WITH ALL APPLICABLE ZONING CODES AND REGULATIONS OF THE CITY OF TULSA.

#### B. SIGNS

- SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF TULSA ZONING CODE.
- FLASHING SIGNS, CHANGEABLE COPY SIGNS, RUNNING LIGHT OR TWINKLE SIGNS, ANIMATED SIGNS, REVOLVING OR ROTATING SIGNS WITH MOVEMENT SHALL BE PROHIBITED, EXCEPT AS REVIEWED BY THE CITY OF TULSA ZONING CODE AND SIGN PERMIT PROCESS AND PART OF THE APPROVED DETAIL SIGN PLAN.

#### C. LIGHTING

LIGHTING USED TO ILLUMINATE THE DEVELOPMENT AREA SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND RESIDENTIAL USES WITHIN THE PLAT. NO LIGHT STANDARD OR BUILDING-MOUNTED LIGHT SHALL EXCEED 14 FEET. LIGHT, AS MEASURED IN FOOTCANDLES, SHALL NOT EXCEED 0.0 FOOTCANDLES AT ALL OF THE PLAT BOUNDARIES SHARED WITH A RESIDENTIAL PROPERTY.

#### D. TRASH, MECHANICAL AND EQUIPMENT AREAS

THERE SHALL BE NO STORAGE OF RECYCLABLE MATERIALS, TRASH OR SIMILAR MATERIAL OUTSIDE A SCREENED RECEPTACLE. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS, INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY PERSONS STANDING AT GROUND LEVEL.

#### E. TOPOGRAPHY, DRAINAGE AND UTILITIES

A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORM WATER DRAINAGE STRUCTURES SERVING THE SITE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT ON THAT LOT. DURING CONSTRUCTION ON THE PROPERTY, THE OWNER OF THE DEVELOPMENT AREAS, AND ANY PLATTED LOT WITHIN THE DEVELOPMENT AREAS, WILL PROVIDE ADEQUATE EROSION CONTROL, AND AFTER CONSTRUCTION, THEY WILL PROVIDE IN CONFORMANCE WITH THE CITY OF TULSA ZONING CODE, TO MAINTAIN VEGETATIVE, LANDSCAPED GROUND COVER SO THAT SOIL DOES NOT ERODE ON OR FROM THE PROPERTY.

#### F. CIRCULATION AND PARKING

ALL DRIVES AND PARKING AREAS WITHIN THE SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED. THE LIMITS OF ACCESS (ACC) AND LIMITS OF NO ACCESS (LNA) ARE SHOWN ON THE FACE OF THE PLAT. THE LIMITS OF ACCESS (ACC) WILL BE THE ONLY ACCESS POINTS TO THE LOTS AS SHOWN.

#### G. RESTRICTIVE COVENANTS ENFORCEMENT

RESTRICTIVE COVENANTS WILL BE ADOPTED AND RECORDED FOR THE SUBDIVISION AS PLATTED. OWNERS OF THE RESPECTIVE PLATTED LOTS AND OR BUILDINGS IN THE SUBDIVISION WILL BE REQUIRED BY THE COVENANTS TO KEEP AND MAINTAIN THE LOT AND IMPROVEMENTS IN A CLEAN AND PROFESSIONAL MANNER (THE "MAINTENANCE COVENANT"). THE MAINTENANCE COVENANT WILL BE ENFORCED BY THE OWNER OR THE OWNERS' ASSOCIATION FOR EACH PLATTED LOT OR BUILDING IN THE SUBDIVISION.

### SECTION IV. PRIVATE COVENANTS AND RESTRICTIONS

USAGE OF THE FOLLOWING WORDS SHALL HAVING THE FOLLOWING MEANINGS, UNLESS THE CONTEXT CLEARLY REQUIRES OTHERWISE: "CITY" SHALL MEAN THE CITY OF TULSA; "LOT" SHALL MEAN A LOT IN THE SUBDIVISION; "LOT OWNER" SHALL MEAN A LOT OWNER IN THE SUBDIVISION; "PLAT" SHALL MEAN THE ACCOMPANYING PLAT OF THE SUBDIVISION; AND "ZONING CODE" SHALL MEAN THE CITY OF TULSA ZONING CODE. FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR MAINTAINING CONFORMITY OF THE IMPROVEMENTS THEREIN, THE FOLLOWING COVENANTS AND RESTRICTIONS HEREBY ARE IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE SUBDIVISION.

- PRIVATE COVENANTS AND RESTRICTIONS APPLICABLE TO ALL LOTS. THE FOLLOWING STANDARDS SHALL APPLY TO ALL LOTS OF THE SUBDIVISION UNLESS SPECIFICALLY MODIFIED OR SUPERSEDED BY MORE SPECIFIC PROVISIONS ADOPTED BY THE OWNER AS HEREINAFTER PROVIDED.
- LANDSCAPING AND COMMON - ELEMENTS INDUS ELITE PROPERTIES, LLC THEIR SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPING, SCREENING FENCES, GATES AND OTHER POTENTIALLY-COMMON-ELEMENTS.

#### A. LAND USE

ALL CONSTRUCTION SHALL BE STRICTLY ACCORDING TO THE ZONING ORDINANCES OF THE CITY OF TULSA, OKLAHOMA.

### SECTION V. PROPERTY OWNERS ASSOCIATION (POA)

THE DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE INDUS ELITE LLC PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE "POA"), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION.

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

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFORE, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER PRIOR TO THE CONVEYANCE OF A LOT WITHIN THE SUBDIVISION. AN ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

### SECTION VI. DURATION, AMENDMENT OR TERMINATION, SEVERABILITY, & ENFORCEMENT

#### A. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 2030, AND SHALL AUTOMATICALLY BE EXTENDED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

#### B. AMENDMENT OR TERMINATION

THE PRIVATE COVENANTS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION MAY BE AMENDED, MODIFIED, CHANGED OR CANCELED BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE INDUS ELITE PROPERTIES, LLC, EXCEPT SECTION 1, WHICH MAY BE ALTERED ONLY WITH THE WRITTEN CONSENT OF THE CITY OF TULSA.

#### C. SEVERABILITY

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

#### D. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I. WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

THE COVENANTS CONTAINED IN SECTION II OPTIONAL DEVELOPMENT PLAN AND SECTION III DEVELOPMENT STANDARDS RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE OPTIONAL DEVELOPMENT PLAN PROVISIONS OF THE TULSA ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, ANY OWNER OF A LOT IN THE SUBDIVISION, AND THE POA. THE COVENANTS CONTAINED IN SECTION IV PRIVATE COVENANTS AND RESTRICTIONS AND SECTION V PROPERTY OWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ALL LOT OWNERS WITHIN THIS SUBDIVISION AND THE POA.

IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS II, III, IV, OR V, IT SHALL BE LAWFUL FOR ANY OWNERS OF A LOT IN THE SUBDIVISION OR THE ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED, IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT IN THE SUBDIVISION OR THE ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

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

INDUS ELITE PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

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

SATPAL SINGH  
INDUS ELITE PROPERTIES, LLC,  
MANAGER

STATE OF OKLAHOMA )  
) ss.  
COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY SATPAL SINGH, AS MANAGER OF INDUS ELITE PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

### CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "INDUS ELITE", A SUBDIVISION IN THE CITY OF TULSA, 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 OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS  
LICENSED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1788

STATE OF OKLAHOMA )  
) ss.  
COUNTY OF TULSA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

