

**Tulsa Metropolitan Area  
Planning Commission**



**Case: The Estates West Staff Report**

**Hearing Date:** June 3, 2026 Continued  
from 5/20/26 Meeting

**Prepared by:** Kendal Davis  
kdavis@incog.org  
918-579-9485

**Owner and Applicant Information**

Applicant: Alan Betchan

Property Owner: Owasso 86<sup>th</sup> Development LLC

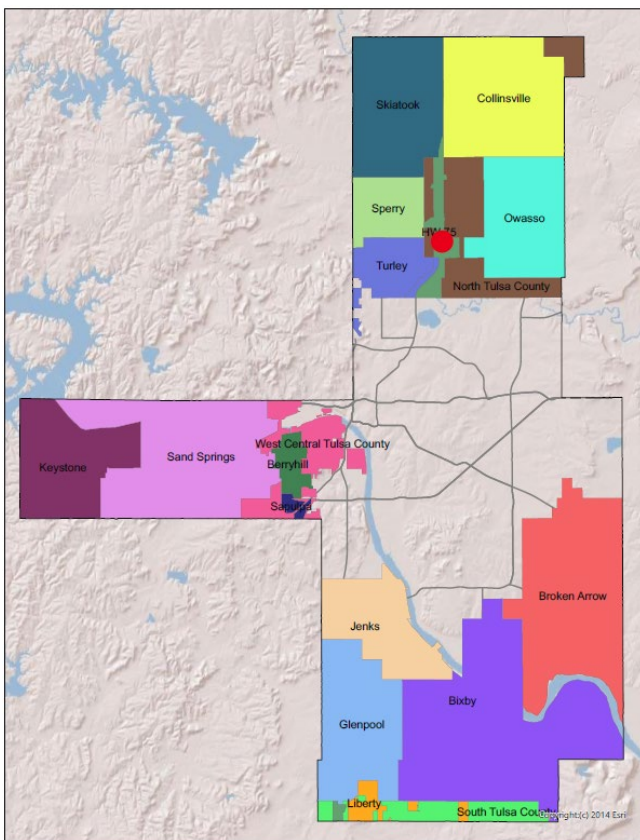
**Property Location**

Southwest Corner of East 86<sup>th</sup> Street North and North  
Yale Ave

Tract Size: ±20.06 acres

**Location within Tulsa County**

*(shown with County Commission districts)*



**Elected Representatives**

County Commission: District 1, Stan Sallee

**Staff Recommendation**

Staff recommends **approval**.

**Request Summary**

Request for Re-Plat to change the name of the previously  
approved Subdivision plat for a single-family subdivision.

**Zoning**

Existing Zoning: Commercial Shopping (CS)

**Use**

Current Use: Vacant

Proposed Use: Single-Family Residential

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Rural Commercial (North Tulsa County)

**Transportation**

Major Street & Highway Plan: N Yale Ave: Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: A sidewalk gap is shown on the  
GO Plan along N Yale Ave.

**Environment**

Flood Area: None

Parks & Open Space: None



--	--

## PRELIMINARY PLAT

### Detailed Staff Recommendation

#### **The Estates West** - (County)

Southwest Corner of East 86<sup>th</sup> Street North and North Yale Ave

This plat consists of 28 lots, 2 blocks on 20.06 ± acres.

The Technical Advisory Committee (TAC) met on March 7, 2024 and provided the following comments:

1. **Zoning:** Proposed lots conforms to the requirements of the CS district. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** 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 & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.



**SUBJECT TRACT**

**E 86TH ST N**

**E 84TH ST N**

**75**

**E 83RD ST N**

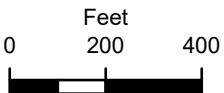
**N YALE AVE**

**N 50TH E AVE**

**E 82ND ST N**

**N 51ST E AVE**

Vexcel Imaging



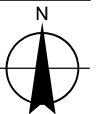
**Subject Tract**

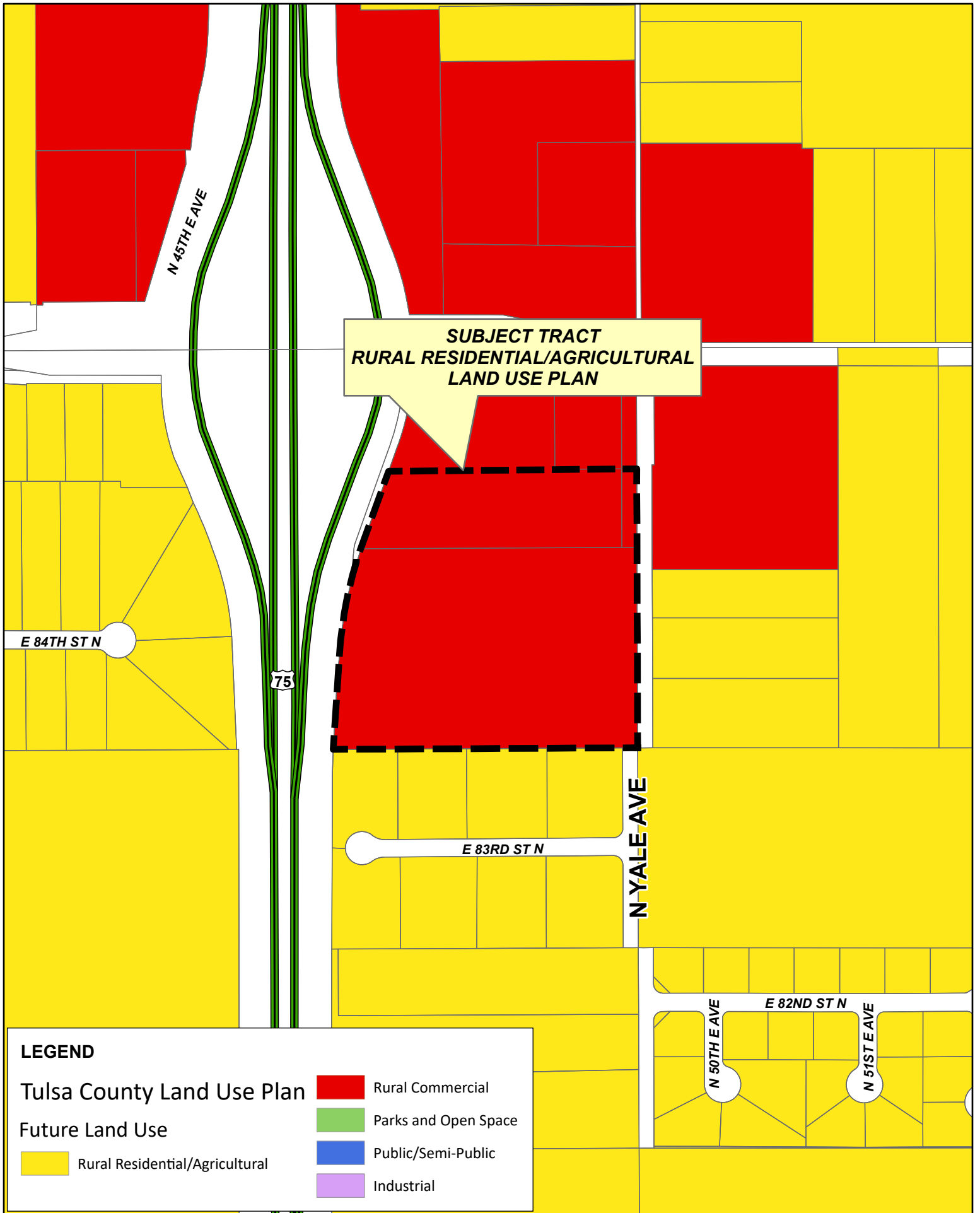
# **THE ESTATES WEST**

28 21-13

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

**Aerial Photo Date: 2024**

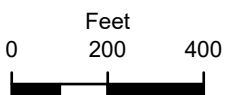




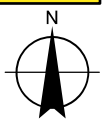
**SUBJECT TRACT  
RURAL RESIDENTIAL/AGRICULTURAL  
LAND USE PLAN**

**LEGEND**

Tulsa County Land Use Plan	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Rural Commercial
Future Land Use	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks and Open Space
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Rural Residential/Agricultural	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Public/Semi-Public
	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Industrial



# THE ESTATES WEST



PRELIMINARY PLAT

# The Estates West

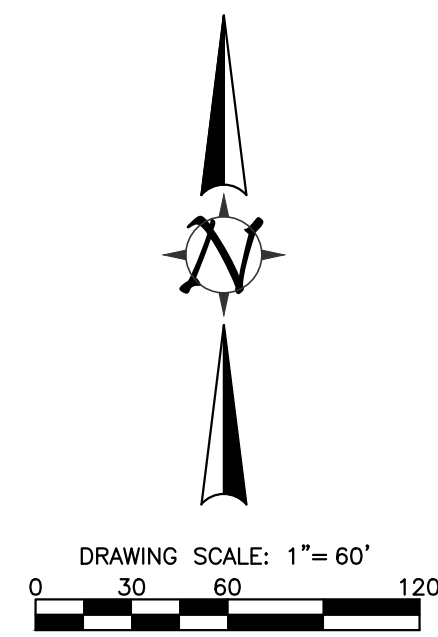
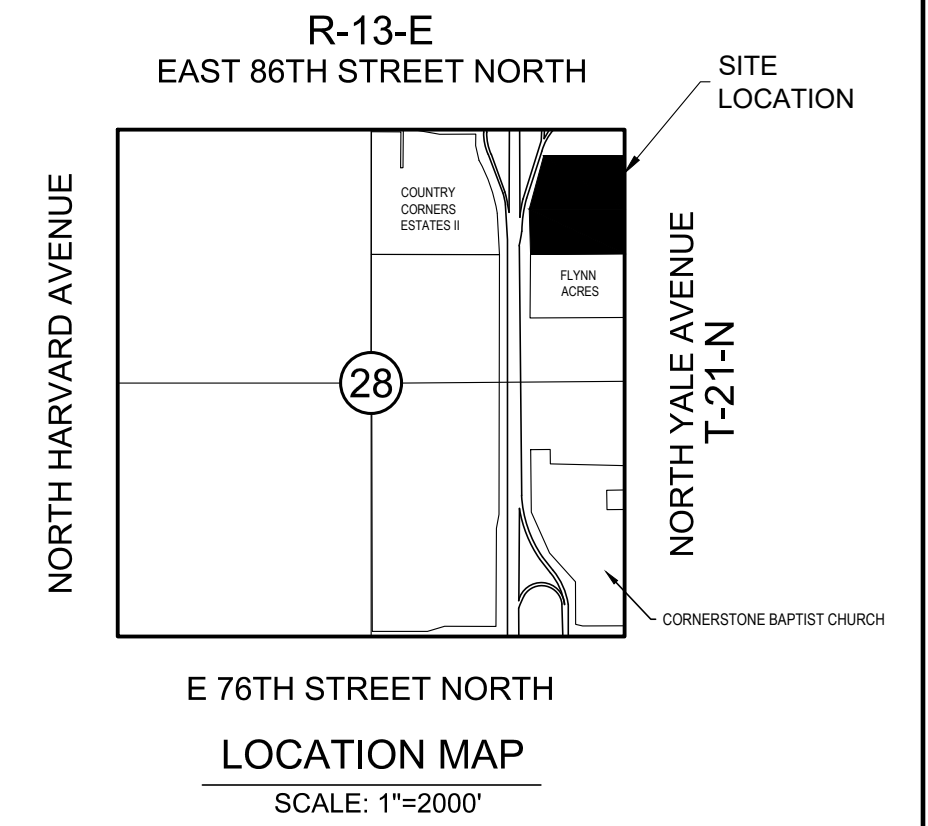
A RE-PLAT OF WEST ESTATES, PLAT #7227, A SUBDIVISION IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026  
 PO BOX 2136  
 SAND SPRINGS, OK 74063  
 PHONE: 918.514.4283  
 FAX: 918.514.4288  
 EMAIL: ALAN@AABENG.COM

**OWNER/DEVELOPER**

EXECUTIVE HOMES, LLC  
 PO BOX 521209  
 TULSA, OK 74152  
 ATTN: ALEX TRINIDAD  
 EMAIL: ALEX@EXECUTIVEHOMES.COM



**LEGEND**

- B/L.....BUILDING LINE
- LNA.....LIMITS OF NO ACCESS
- POB.....POINT OF BEGINNING
- POC.....POINT OF COMMENCEMENT
- ROW.....RIGHT OF WAY
- U/E.....UTILITY EASEMENT
- BK.....BOOK
- PG.....PAGE

**FLOODPLAIN**

THE ENTIRE PROPERTY LIES IN FEMA UNSHADED ZONE X, AS SHOWN ON FIRM PANEL "401430120L" DATED OCTOBER 16, 2012. THE ENTIRE PROPERTY LIES OUTSIDE THE TULSA REGULATORY FLOODPLAIN.

**CONTACTS**

**MUNICIPAL AUTHORITY**  
 COUNTY OF TULSA  
 218 W. 6TH ST.  
 TULSA, OK 74119

**UTILITY**

OKLAHOMA NATURAL GAS COMPANY  
 2319 W. EDISON ST.  
 TULSA, OK 74127  
 918-834-8000

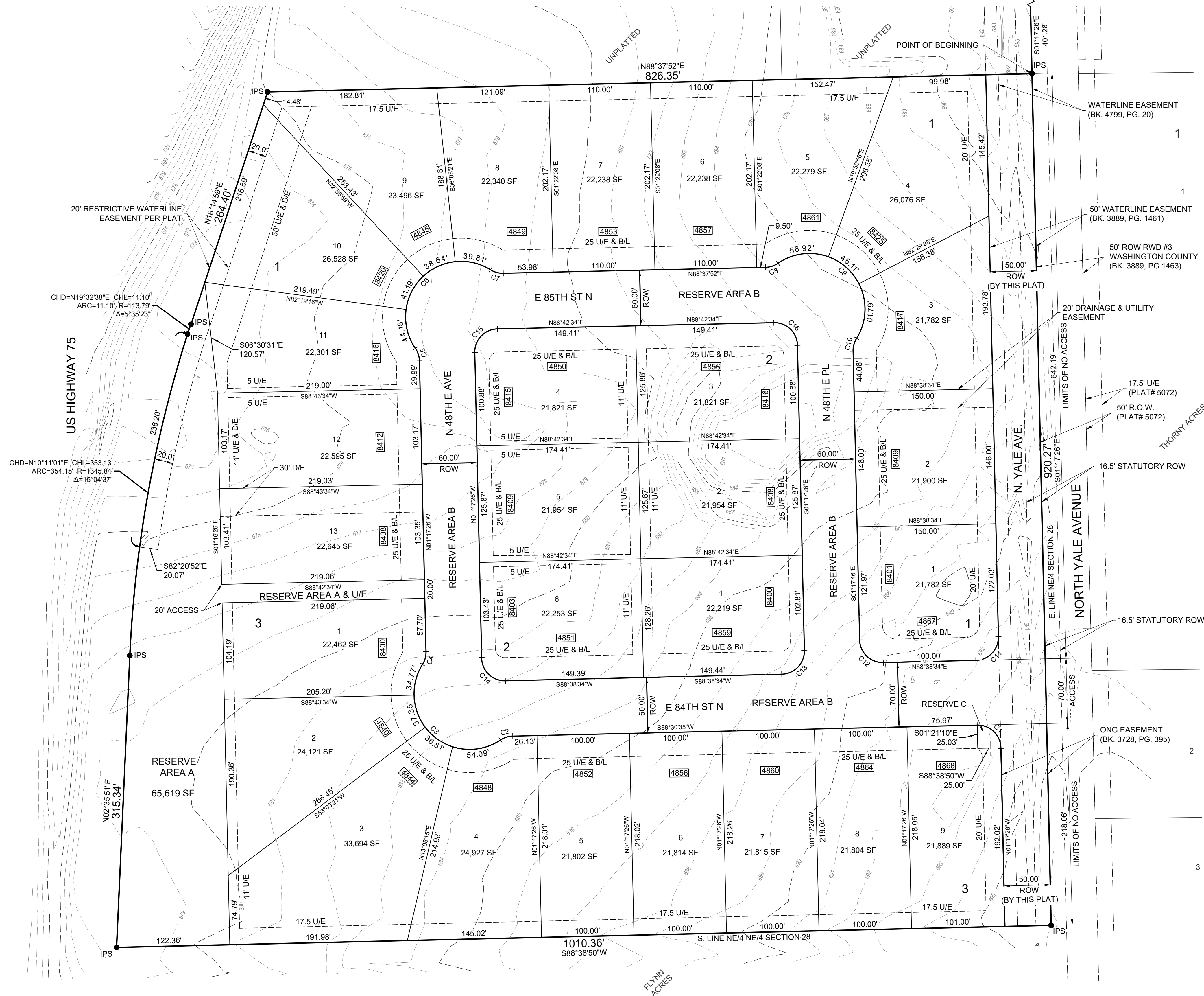
PUBLIC SERVICE COMPANY OF OKLAHOMA  
 212 E. 6TH ST.  
 TULSA, OK 74119  
 1-888-216-3523

AT&T  
 1403 S. LEWIS  
 TULSA, OK 74104  
 918-712-1803

WASHINGTON COUNTY RURAL WATER DISTRICT #3  
 17227 N. 129TH E. AVE.  
 918-371-2055

**CURVE TABLE**

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	39.30	25.00	39.30	S46°19'26"E
C2	14.13	25.00	14.13	N72°28'52"E
C3	163.02	60.00	163.02	S45°54'33"E
C4	14.49	25.00	14.49	S15°19'09"W
C5	14.49	25.00	14.49	S17°54'01"E
C6	163.82	60.00	163.82	S43°42'34"W
C7	14.49	25.00	14.49	N74°40'51"W
C8	14.49	25.00	14.49	S72°05'59"W
C9	163.82	60.00	163.82	N46°17'26"W
C10	14.49	25.00	14.49	N15°19'09"E
C11	39.24	25.00	39.24	S43°40'34"W
C12	39.30	25.00	39.30	N46°17'26"W
C13	39.30	25.00	39.30	S46°19'26"E
C14	39.27	25.00	39.27	S43°42'34"W
C15	39.27	25.00	39.27	N46°17'26"W



**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN THREE (3) BLOCKS AND TWO (2) RESERVE AREAS

BLOCK 1.....6.84 ACRES  
 BLOCK 2.....3.03 ACRES  
 BLOCK 3.....4.92 ACRES

RESERVE A.....1.51 ACRES  
 RESERVE B.....2.70 ACRES  
 RESERVE C.....0.01 ACRES

RIGHT OF WAY.....1.06 ACRES

**SUBDIVISION DATA**

**BASIS OF BEARINGS**  
 OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 NORTH, EAST LINE OF THE NE/4 NE/4 OF SECTION 28, T-21-N, R-13-E TULSA COUNTY, STATE OF OKLAHOMA, BEARING OF S 01°17'26" E

**LAND AREA**  
 873,699 SF ± / 20.06 ACRES ±

**MONUMENTATION**  
 A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE. A MAG NAIL WITH WASHER STAMPED "CA6318" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

**ADDRESSES**  
 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.

**FINAL PLAT CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_

\_\_\_\_\_

TMAPC/INCOG OFFICIAL

This approval is void if this plat is not filed in the office of the County Clerk on or before \_\_\_\_\_

\_\_\_\_\_

COUNTY OR CITY ENGINEER

PRELIMINARY PLAT

OWNER/DEVELOPER
EXECUTIVE HOMES, LLC
PO BOX 521209
TULSA, OK 74152
ATTN: ALEX TRINIDAD
EMAIL: ALEX@EXECUTIVEHOMES.COM

The Estates West

A RE-PLAT OF WEST ESTATES, PLAT #7227, A SUBDIVISION IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

KNOW ALL MEN BY THESE PRESENTS: EXECUTIVE HOMES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A REPLAT OF ALL OF WEST ESTATES, PLAT #7227, A SUBDIVISION IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4 NE/4; THENCE SOUTH 01°17'26" EAST ALONG THE EAST LINE OF SAID NE/4 NE/4, A DISTANCE OF 401.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°17'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 920.27 FEET TO THE SOUTHEAST CORNER OF SAID NE/4 NE/4; THENCE SOUTH 88°38'50" WEST ALONG THE SOUTH LINE OF SAID NE/4 NE/4, A DISTANCE OF 1010.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY SEVENTY-FIVE (75); THENCE NORTH 02°35'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 315.34 FEET TO A POINT OF CURVE; THENCE FOLLOWING SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,345.84 FEET, A CHORD BEARING OF NORTH 10°11'01" EAST, A CHORD DISTANCE OF 353.13 FEET AND A CURVE DISTANCE OF 354.15 TO A POINT OF CURVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 113.79 FEET, A CHORD BEARING OF NORTH 19°32'38" EAST, A CHORD DISTANCE OF 11.10 FEET, AND A CURVE DISTANCE OF 11.10 FEET; THENCE NORTH 18°14'59" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 264.40 FEET; THENCE NORTH 88°37'52" EAST A DISTANCE OF 826.35 FEET TO THE POINT OF BEGINNING; CONTAINING 873,699 SQUARE FEET OR 20.06 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) BEING SOUTH 01°17'26" EAST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 28 LOTS IN 3 BLOCKS AND 3 RESERVE AREAS EACH ONE REFERRED TO HEREIN AS A "LOT" OR COLLECTIVELY AS "LOTS", IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "THE ESTATES WEST", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "THE ESTATES WEST" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "THE ESTATES WEST"

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE 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 TULSA COUNTY, 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, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION. NO FENCES SHALL BE ALLOWED IN PERIMETER UTILITY EASEMENTS THAT ABUT SOUTH YALE AVENUE RIGHT OF WAY.

B. UTILITY SERVICE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN 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 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, 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
5. NO FENCES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS AND ABUTTING SOUTH YALE AVENUE.
6. 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. NO FENCES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS AND ABUTTING SOUTH YALE AVENUE, 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 WASHINGTON COUNTY RURAL WATER DISTRICT #3, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. WATER FACILITIES: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON SUCH OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS OR FROM ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO THE EASEMENT AREAS.
4. WASHINGTON COUNTY RURAL WATER DISTRICT (RWD) NO. 3 SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. RWD NO. 3 SHALL HAVE THE RIGHT TO ACCESS WITH ITS EQUIPMENT ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER FACILITIES SHALL BE ENFORCEABLE BY WASHINGTON COUNTY RWD NO. 3 AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
5. LANDSCAPE AND PAVING REPAIR: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER MAINS. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY WATER UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY, THE DISTRICT SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNERS EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE THE SAME.

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 SUCH 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
3. ONG'S EASEMENTS RECORDED IN BOOK 3728, PAGE 395 REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENTS PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.
4. 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 WITHIN THE ESTATES WEST SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA COUNTY.

F. RESERVE A STORMWATER DETENTION

- 1. THE OWNER HAS CONSTRUCTED DETENTION FACILITIES, OPEN SPACE PARK AND UTILITY EASEMENTS UPON RESERVE A TO ACCOMMODATE STORMWATER DETENTION FOR THE ESTATES WEST. SAID PARK SHALL BE FOR THE SOLE USE AND ENJOYMENT OF THE LOT OWNERS WITHIN THE ESTATES WEST AND THEIR INVITEES.
2. THE USE OF RESERVE A SHALL BE LIMITED TO USE AS OPEN SPACE, LANDSCAPING AND OVERLAND DRAINAGE AS WELL AS UTILITY EASEMENTS.
3. TULSA COUNTY, OKLAHOMA HAS THE RIGHT TO ENFORCE THE COVENANTS IN THIS PARAGRAPH F, AND ASSURE COMPLIANCE WITH ALL TULSA COUNTY, OKLAHOMA ORDINANCES, STANDARDS AND SPECIFICATIONS, REGARDING STORMWATER DRAINAGE EASEMENTS AND DETENTION FACILITIES. ANY PROPOSED CONSTRUCTION WITHIN THE DETENTION FACILITY/PARK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY, OKLAHOMA.
4. THE ASSOCIATION OF THE ESTATES WEST SHALL MAINTAIN RESERVE A IN ACCORDANCE WITH, AND AS REQUIRED BY, BUT NOT LIMITED TO, THE MAINTENANCE CRITERIA DEVELOPED FOR THIS DRAINAGE EASEMENT BY TULSA COUNTY, OKLAHOMA TO PREVENT EROSION, DEBRIS ACCUMULATION, SILTATION, AND TO INSURE ITS PROPER OPERATION FOR ITS INTENDED PURPOSE.
5. IN THE EVENT DRAINAGE/DETENTION EASEMENT AREAS SHOULD FAIL TO BE PROPERLY MAINTAINED AS ABOVE PROVIDED, TULSA COUNTY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DRAINAGE/DETENTION EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID ON A PRO-RATA BASIS BY THE LOT OWNERS.
6. LOT 1, BLOCK 3 AND LOT 13 IN BLOCK 1 INCLUDE UTILITY EASEMENTS (U/E) WHERE WATER LINES WILL BE LOCATED. THESE EASEMENTS ARE LOCATED ADJACENT TO THE SIDE AND/OR BACK LOT LINES OF THE RESPECTIVE LOTS AND ARE IN AREAS WHERE WATER LINES ARE NOT COMMONLY CONSTRUCTED. SAID U/E IN THESE LOCATIONS SHALL REMAIN FREE AND CLEAR OF TREES, STRUCTURES, FENCING AND/OR ANY OTHER OBSTACLES THAT WOULD INTERFERE WITH THE DISTRICTS ABILITY TO ACCESS SAID U/E.

G. RESERVE B - PRIVATE STREET

- 1. RESERVE B SHALL BE LIMITED TO USE FOR A PRIVATE STREET, OPEN SPACE, AND LANDSCAPING AND FOR LOCATION OF UTILITIES AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREET AND OTHER COMMON AREAS OF THE SUBDIVISION.
2. THE STREET LOCATED WITHIN RESERVE B AS DEPICTED ON THE ACCOMPANYING PLAT, IS ESTABLISHED BY GRANT OF THE OWNER AS A PRIVATE STREET FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS LOTS AND PUBLIC STREETS.
3. THE OWNER HEREBY GRANTS TO TULSA COUNTY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREET AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.
4. THE CONSTRUCTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET DEPICTED ON THE ACCOMPANYING PLAT WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE, AND PARTICULARLY ANY FIRE SUPPRESSION VEHICLE IS PROHIBITED.
5. THE PROPERTY OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREET DEPICTED ON THE ACCOMPANYING PLAT DOES NOT MEET TULSA COUNTY, OKLAHOMA STANDARDS AS TO WIDTH OF DEDICATED RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT TULSA COUNTY, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN THE PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF THE PRIVATE STREET WITHIN THE SUBDIVISION.

H. RESERVE C

THE USE OF RESERVE C SHALL BE LIMITED TO OPEN SPACE, RECREATIONS, LANDSCAPING AND UTILITIES. THE RESERVE AREA SHALL SUBSEQUENTLY BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION II FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF RESERVES AND OTHER COMMON AREAS OF THE SUBDIVISION.

I. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT 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 TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, OR SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES

J. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY TULSA COUNTY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY TULSA COUNTY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, 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 COUNTY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.

K. LIMIT OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH YALE AVENUE WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.

SECTION II. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE ESTATES WEST TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION, RESERVE "A" AND THE FENCE EASEMENT FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE ESTATES WEST. THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

B. MANDATORY MEMBERSHIP

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN THE ESTATES WEST AMENDED SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN THE ESTATES WEST SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES, FENCE EASEMENT AND OTHER COMMON AREAS OF THE SUBDIVISION.

PRELIMINARY PLAT

**OWNER/DEVELOPER**  
EXECUTIVE HOMES, LLC  
PO BOX 521209  
TULSA, OK 74152  
ATTN: ALEX TRINIDAD  
EMAIL: ALEX@EXECUTIVEHOMES.COM

# The Estates West

**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN @ AABENG.COM

A RE-PLAT OF WEST ESTATES, PLAT #7227, A SUBDIVISION IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY**

- A. **ENFORCEMENT**  
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS 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 ENFORCABLE BY TULSA COUNTY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I & II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR TULSA COUNTY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN 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 SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. **AMENDMENT**  
THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND TULSA COUNTY, OKLAHOMA.
- 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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: EXECUTIVE HOMES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS

EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.

EXECUTIVE HOMES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ALEX TRINIDAD - MANAGER

STATE OF OKLAHOMA )  
                                  ) SS  
COUNTY OF TULSA   )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2026, BY ALEX TRINIDAD, MANAGER OF EXECUTIVE HOMES, LLC.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I, MIKEL L. STEWART, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "THE ESTATES WEST" AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

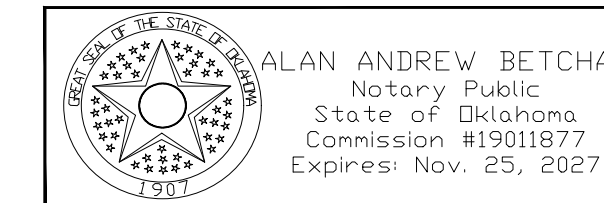
\_\_\_\_\_  
MIKEL L. STEWART  
LICENSED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 2105



STATE OF OKLAHOMA )  
                                  ) SS  
COUNTY OF TULSA   )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2026, PERSONALLY APPEARED MIKEL L. STEWART, 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  
MY COMMISSION EXPIRES: 11-25-2027  
COMMISSION NUMBER: 19011877



THE TULSA OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF ON-SITE SEWER SYSTEMS ON THE \_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
ENVIRONMENTAL PROGRAM SPECIALIST  
DEPARTMENT OF ENVIRONMENTAL QUALITY

CONCEPTUAL UTILITY

# The Estates West

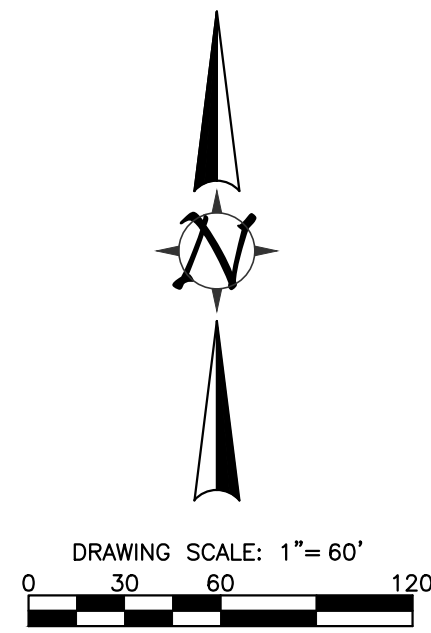
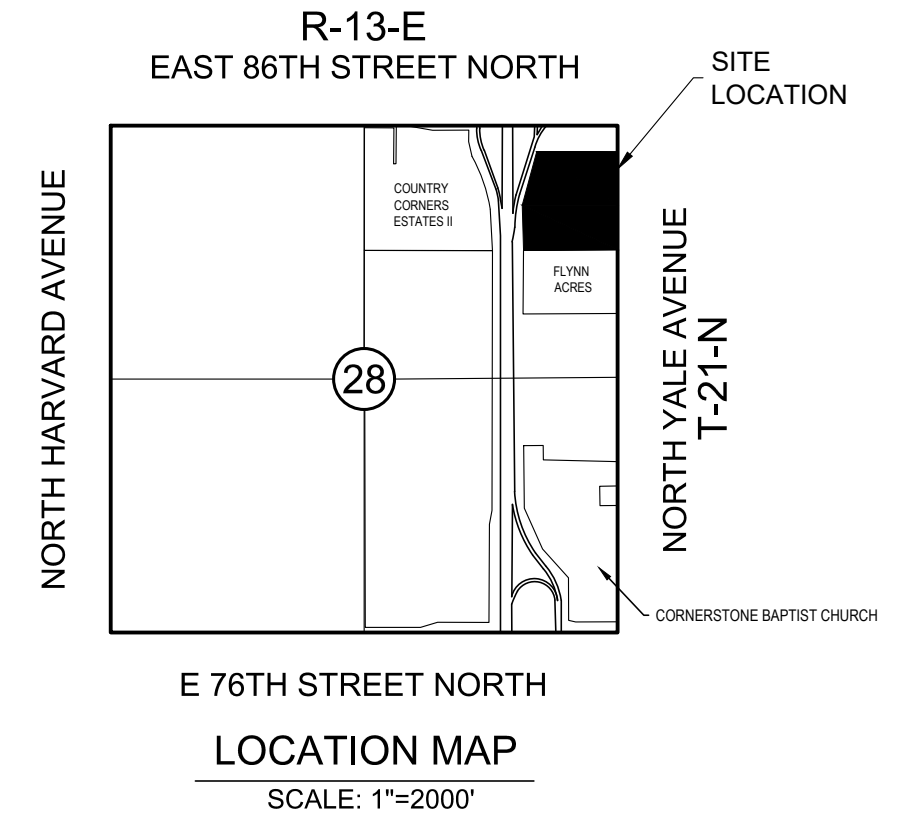
A RE-PLAT OF WEST ESTATES, PLAT #7227, A SUBDIVISION IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 13 EAST INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**ENGINEER/SURVEYOR**

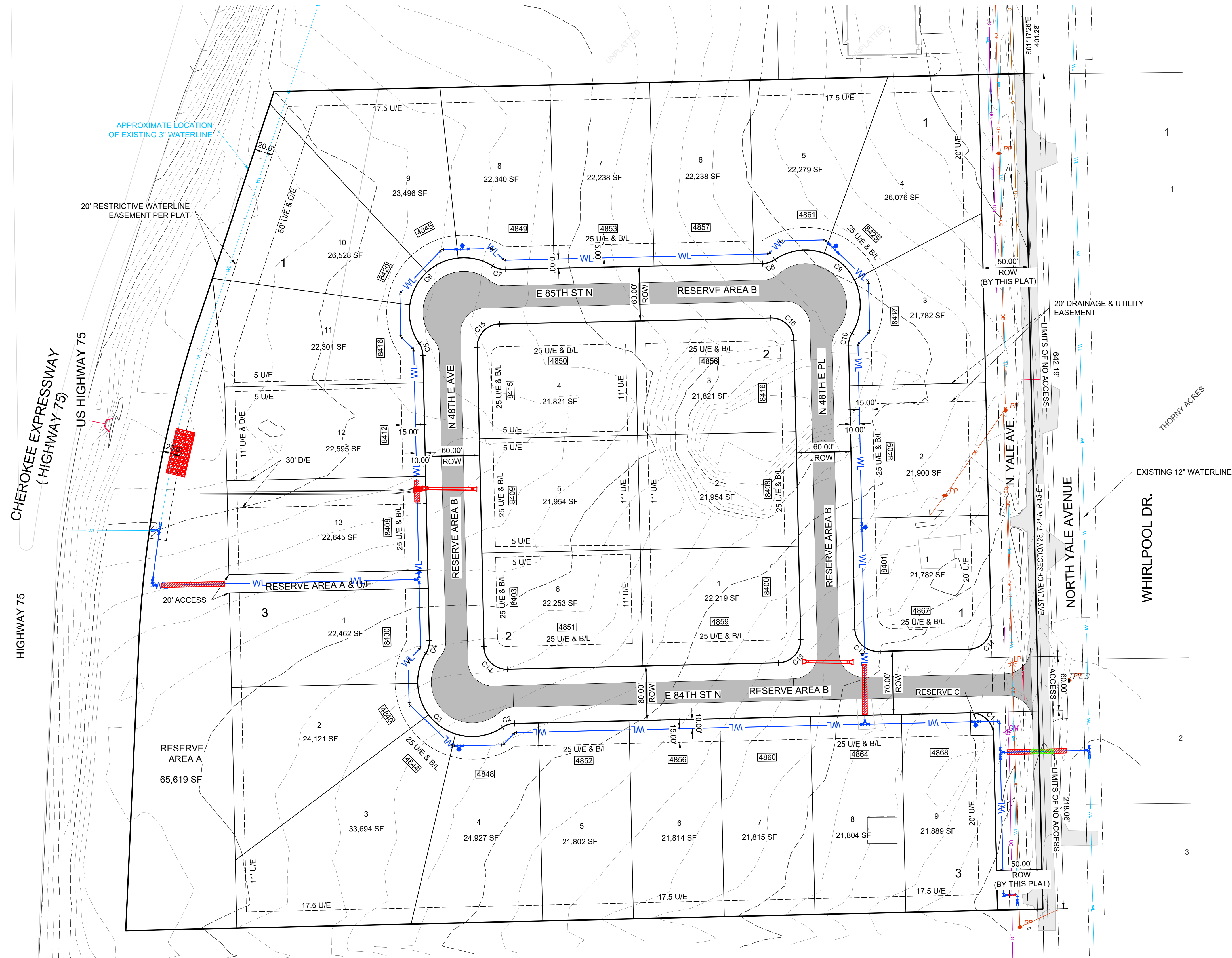
AAB ENGINEERING LLC  
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026  
 PO BOX 2136  
 SAND SPRINGS, OK 74063  
 PHONE: 918.514.4283  
 FAX: 918.514.4288  
 EMAIL: ALAN@AABENG.COM

**OWNER/DEVELOPER**

EXECUTIVE HOMES, LLC  
 PO BOX 521209  
 TULSA, OK 74152  
 ATTN: ALEX TRINIDAD  
 EMAIL: ALEX@EXECUTIVEHOMES.COM



LEGEND	
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EXISTING WATERLINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS
	EXISTING UNDERGROUND CABLE



PLOT DATE: WED, 08 JAN 2026 FILE: P:\211326\_18704\_4 HIGHWAY 75 SUBDIVISION\LAND IS SUBDIVISION