

AGENDA
SPECIAL MEETING
JENKS PLANNING COMMISSION
6:00 P.M. MONDAY, OCTOBER, 28, 2024
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

- 1.A. Plat 24-05: Request to approve Final Plat for Reserve at Southern Woods

Documents:

[1. SR.RESERVE_SOUTHERN_WOODS.PRELIMPLAT.10.23.24PC.PDF](#)
[01_ THE RESERVE AT SOUTHERN WOODS_FINAL PLAT.PDF](#)
[02_ THE RESERVE AT SOUTHERN WOODS_PUD_148_FINAL.PDF](#)
[04_ THE RESERVE_ENTRY RENDERINGS_PUD 148.PDF](#)
[05_ THE RESERVE AT SOUTHERN WOODS_DRAINAGE.PDF](#)
[06_ THE RESERVE AT SOUTHERN WOODS_LEGAL DESCRIPTION.PDF](#)
[07_ THE RESERVE AT SOUTHERN WOODS CONCEPT UTILITY.PDF](#)
[08_ THE RESERVE GATE LOCATIONS.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

To	Chair, Scott West and Planning Commission
Hearing Date	October 28, 2024
Case Number	Plat 24-05 Reserve at Southern Woods
Request	Final Plat Approval
Location	South of 111th St and east of S. 33 rd W. Ave.
Applicant	No Limits LLC

Staff Report

Preparer | Marcaé Hilton

Attachments

✓ Preliminary Plat Document

Preparer

NO LIMITS LLC.

Background Information

STAFF COMMENTARY | No change to the following statements: The Reserve at Southern Woods is a gated single-family community west of Highway 75 and south of 111th Street South. The project has (3) three development areas including large estates and small lot “Villas” dedicated to 55 (fifty-five) and older living. The Comprehensive Land Use Plan designates these parcels as Medium Intensity Single-family. This request is for approval of the Preliminary Plat.

CC SUMMARY | APPROVED at the October 1, 2024 City Council Regularly Scheduled Meeting | This item was on consent, there were no comments and it was not advertised.

PC SUMMARY | APPROVED at the “Reconvened Planning Commission Meeting held on September 23, 2024” 5-2-0 | 5 Present, 2 absent | Item was on consent, there were no comments, and it was not advertised.

JZ 24-PUD 148 Minor Amendment No. 1 (On this same agenda) | This request is to update and reestablish the bulk and dimensional standards to meet the intent of the initial application and add other restrictions not previously included.

***PUD 148 | CC SUMMARY** | February 06, 2024 | regularly Scheduled Meeting | Approved | Ord. No. 1640*

***PUD 148 | PC SUMMARY** | January 18, 2024 | Regularly Scheduled Meeting | Recommendation of Approval (7-0-0)*

***PUBLIC COMMENT** Staff received one or two calls prior to the PC hearing from citizens with concern about runoff, traffic and general questions about the requested new zoning.*

REQUEST
CURRENT ZONING
INTENDED USE
ANNEXATION

Preliminary Plat Approval
RS-3 PUD 148 Overlay District
Single-family Residential
January 16, 2024

LEGAL
OWNER
PROP_ADD
TR_SEC
GROSS ACRES

98234823416210
E699.34 W1230.34 N854.03 NW SEC 34 18 12 13.711ACS
NO LIMITS LLC
2926 W 111 ST S
8234
13.71

LEGAL

OWNER
TR_SEC
GROSS ACRES

98234823471500
PRT N/2 NW BEG 794.30W NEC THEREOF TH S1322.36 W1101.83 N467.70
E477.33 N304.03 E475 N550 E150.93 POB LESS N50 THEREOF FOR RD SEC 34 18
12 18.030ACS
CARTLEDGE ENERGY LLC (NOT UPDATED ON ASSESSOR DATA)
8234
18.03

LEGAL
OWNER
PROP_ADD
TR_SEC
GROSS ACRES

98234823416010
PRT N/2 NW BEG 945.23W NEC THEREOF TH S550 W475 N550 E475 POB SEC
34 18 12 5.997ACS
GATES, CLETA & JOHNNIE RAY (NOT UPDATED ON ASSESSOR DATA)
2912 W 111 ST S
8234
6.00



Page 2 | 7

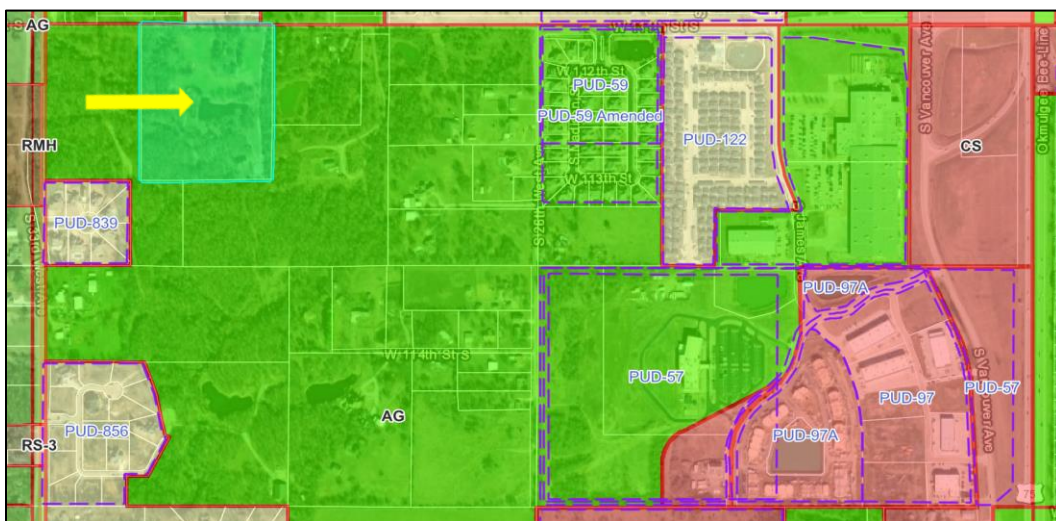
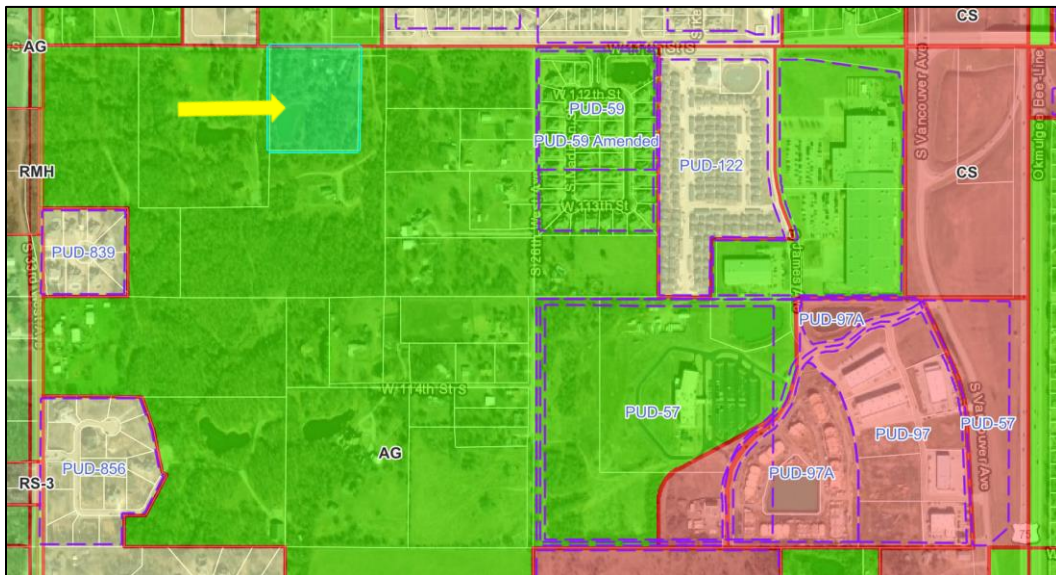
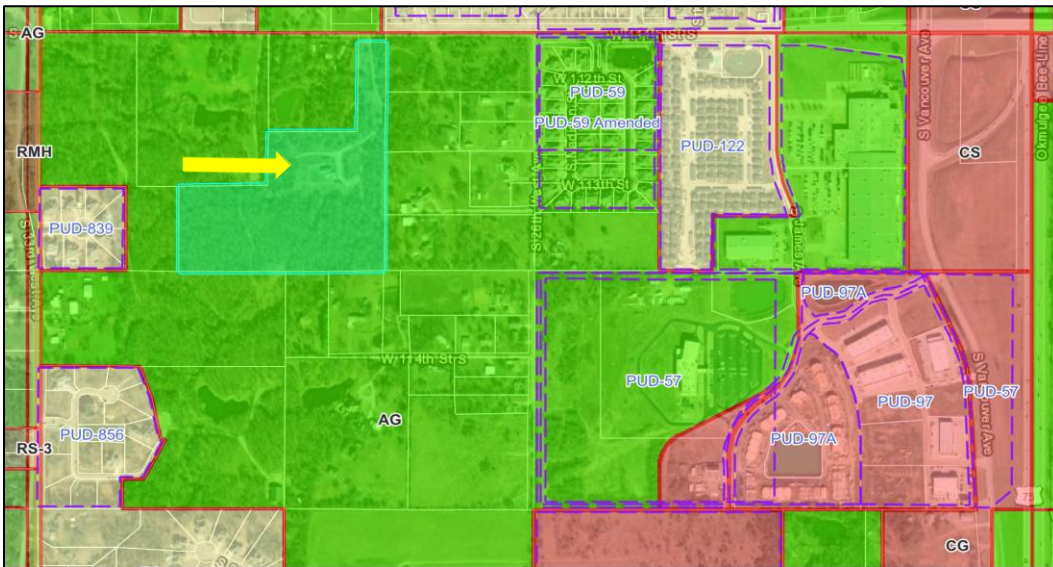


Figure 2 | Zoning map(s) of the parcel(s) in question

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Medium Intensity Single-family. The development is in the process of platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance if exceptions are not noted in the PUD.

The Reserve at Southern Woods

Standard	Estates	PUD Amend. 1	Reserve	PUD Amend. 1	Villas	PUD Amend. 1	RS3
Lot Area (sqft)	6,600	6,600	6,600	6,600	6,600	6,600	5,000
Lot Area/DU (sqft)	6,600	6,600	6,600	6,600	6,600	6,600	5,000
Lot Width (ft)	66	90	66	70	66	60	45
Front (ft) (with exceptions)	35	50	35	50	35	50	20 (3)
Side Yard abutting 111th		20		20		20	20
Exterior Side (ft)	25	25	10	10	5	10	15 (3)
Interior Side (ft)	10/10 (20)	10/10 (20)	5/5 (10)	5/5 (10)	5/5 (10)	5/5 (10)	5
Rear (ft)	20	20	20	20	20	20	20
Height* (ft)	35	35	35	35	35 (Single Story)	35 (Single Story)	35
Impervious Surface Coverage	60	26%	60	43%	60	48%	60%
Development Area (acres)	16.48	15.14	12.25	12.28	9.2	8.75	36.17 Acres
Masonry	85%	85%	60%	60%	75%	75%	NA
Minimum/Max House Size	3200-10,000 sq ft	3600-10,000 sq ft	2800-4400 sq ft	2800-4400 sq ft	1800-2800 sq ft	1800-2800 sq ft	NA
Off Street Parking**	3 Car Garage	3 Car Garage	3 Car Garage	3 Car Garage	2 Car Garage	2 Car Garage	NA
Density Dwelling Units (DU) 94	14 DU	16 DU	40 DU	42 DU	41 DU	36 DU	188 DU
Amenities	Gated (2), Pickle-ball, walking trails, pond with water feature, greenspace, playground, provisional bus stop						
*Height	Chimneys, cupolas, other architectural structures may extend to a maximum of 45 ft.						
**Parking	Garages shall be setback a minimum of 25 feet from the front property line.						

Sec. 16-8-4. Subdivision Procedures.

- (A) *Types of Subdivision of Land.*
 - (3) *Major Subdivisions.*
 - (a) Preliminary Plat.
 - (b) Final Plat.
 - (6) *Final Plat.* The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.
 - (a) *Final Plat Review Requirements.* The final plat shall contain the following:
 - The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.

- The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
 - The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
 - The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
 - The size in acres and total number of lots in the subdivision.
 - The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
 - Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
 - Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,
 - (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,
 - (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
 - Additional Engineering Checklist Items: See section (5)(b).
- (b) *Record Plat Document Review Requirements.*
 - Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
 - The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.
- (c) Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.

- (d) Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
 - (e) Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
 - (7) Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.
 - (8) Vacated Plats. The vacation of a plat by District Court action or by written instrument as provided by Title 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.
 - (9) Platting Waiver. The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.
- (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VI, 10-17-2023)

TAC COMMENTS: | OCTOBER 18, 2024

Alex Mills, PE, CFM, Tulsa County Engineer

218 West 6th Street, Room 847, Tulsa, OK 74119

918.596.5736, amills@tulsacounty.org

For the Reserve at Southern Woods, can I see how the access points on 111th St S align with the Tulsa County Unincorporated properties (road/driveways) to the north side?

Timothy Mikles, Right-of-Way & Damage Agent II

22096 West Highway 73, Clinton, Okla. 73601

Mobile: 405-830-0156, Email: tim.mikles@oneok.com, www.oneok.com

Please be advised that there are no ONEOK Pipelines or Facilities that will be impacted by the Fidler Acre | Correction of Plat Buildline and Easement; or the Final Plat | Reserve Southern Woods.

Dani Fields, Real Estate Representative,

One Williams Center, OTC-9, Tulsa, OK 74172

Phone: 918-574-7024 | Mobile: 918-729-2259 | Email: dani.fields@oneok.com

Hello! ONEOK's RPCO (Magellan) lines are clear of the two projects listed. Please reach out if you have any questions on the Magellan assets. Thank you,

Recommendation | Staff recommends conditional approval of the Final Plat "Reserve at Southern Woods" which includes JZ 24 PUD 148(Minor Amendment No. 1).

Conditions of Approval:

1. *The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.*
2. *Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,*
 - (i) *The location of the base line and base line monuments,*
3. *The following certifications shall be shown on the record plat:*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*

(iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.

(v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.

(vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.

(vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

- 4. Correct any outstanding engineering comments.*
- 5. Add any missing information from the subdivision regulations in the UDO.*
- 6. Add LNA and Access to face of plat along 111th.*
- 7. See Section 19-5-1 of the City Code for details on private streets.*
- 8. See Section 16-8-8 & 16-8-7 of the UDO (Street Design Standards).*
- 9. Use the PUD language provided in the email and edit the DOD accordingly.*

DEVELOPER/OWNER
NO LIMITS, LLC
122 N. 6TH ST.
JENKS, OKLAHOMA 74037

RESERVE AT SOUTHERN WOODS

Part of the NW/4 of Section 34
T-18-N, R-12-E
Creek County, State of Oklahoma

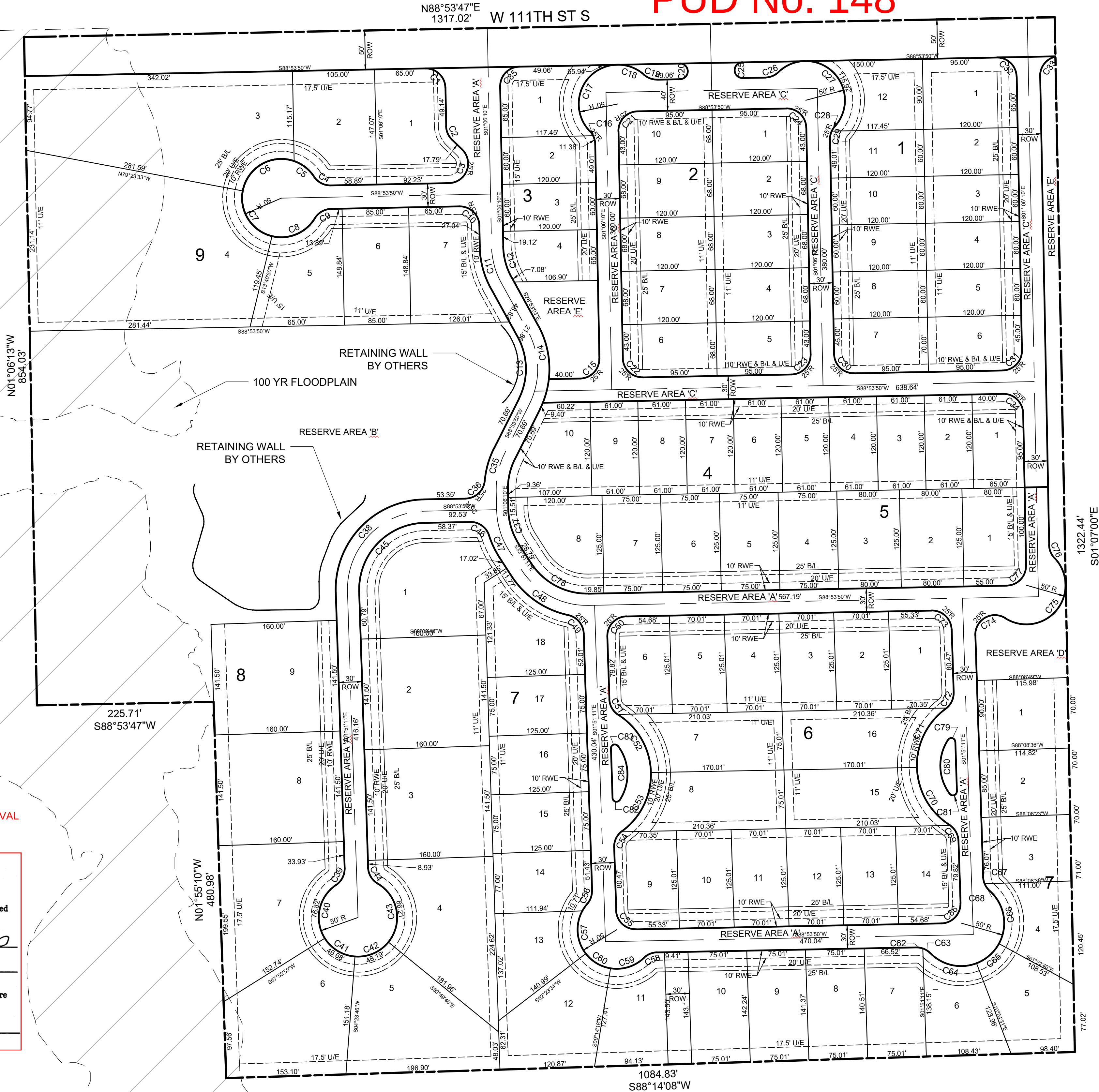
PUD No. 148

ENGINEER

McGUIRE BROTHERS, LLC
8415 SOUTH REGENCY DRIVE
TULSA, OK 74131
(918) 224-2764
OKLAHOMA CA #4697
EXP DATE 6/30/2025

SURVEYOR

WALLACE DESIGN COLLECTIVE,PC
123 NORTH MLK JR. BLVD
TULSA, OK 74103
TEL: 918-584-5858
RPLS 1815, CA #1460
EXPIRES 6/30/2025
CLIFF.BENNETT@WALLACE.DESIGN



Curve #	Length	Radius	Chord Dist	Chord Bear
C1	39.270	25.000	35.36	S 46°08'11"E
C2	19.635	25.000	19.32	S 23°38'10"E
C3	58.905	25.000	46.19	S 21°23'50"E
C4	25.207	25.000	25.14	N 62°13'08"W
C5	32.713	50.000	32.13	N 52°04'37"E
C6	86.020	50.000	75.80	S 59°53'37"W
C7	75.858	50.000	68.79	S 32°51'21"E
C8	53.314	50.000	59.17	N 67°24'16"E
C9	25.207	25.000	24.15	N 60°09'46"E
C10	39.270	25.000	35.36	S 46°08'10"E
C11	55.761	115.000	55.22	S 14°59'37"E
C12	41.215	85.000	35.36	S 46°08'11"E
C13	62.429	85.000	79.24	S 01°08'10"E
C14	70.923	115.000	68.80	S 11°25'59"E
C15	39.270	25.000	35.36	N 43°53'50"E
C16	18.690	25.000	18.26	N 22°31'10"W
C17	115.918	50.000	91.65	N 22°28'48"E
C18	37.380	50.000	36.52	S 69°41'12"W
C19	18.690	25.000	18.26	S 69°41'10"E
C20	31.416	10.000	20.00	N 01°06'10"W

Curve #	Length	Radius	Chord Dist	Chord Bear
C21	39.270	25.000	35.36	S 43°53'50"W
C22	39.270	25.000	35.36	S 46°08'10"E
C23	39.270	25.000	35.36	N 43°53'50"W
C24	39.270	25.000	35.36	N 46°08'10"E
C25	31.416	10.000	20.00	S 01°06'10"E
C26	18.690	25.000	14.98	S 61°21'45"E
C27	153.298	50.000	99.93	S 46°08'10"E
C28	7.311	25.000	7.28	S 33°21'12"W
C29	11.379	25.000	11.28	N 11°58'12"E
C30	39.270	25.000	35.36	S 46°08'10"E
C31	39.270	25.000	35.36	N 43°53'50"E
C32	39.270	25.000	35.36	N 46°08'10"W
C33	34.248	25.000	31.63	S 38°08'34"W
C34	39.270	25.000	35.36	N 46°08'10"W
C35	43.311	115.000	43.06	S 15°52'22"W
C36	36.563	25.000	33.39	S 46°59'55"E
C37	47.102	85.000	46.50	S 16°58'41"E
C38	182.147	115.000	163.70	S 43°31'19"W
C39	25.207	25.000	24.15	S 27°01'53"W
C40	76.823	50.000	64.49	S 11°33'59"W

Curve #	Length	Radius	Chord Dist	Chord Bear
C41	46.676	50.000	45.00	S 58°51'38"E
C42	48.193	50.000	46.35	N 66°47'00"E
C43	86.213	50.000	75.92	N 10°13'33"W
C44	25.207	25.000	24.15	N 30°44'15"W
C45	134.631	85.000	120.99	N 43°31'19"E
C46	32.028	25.000	29.88	S 54°24'13"E
C47	30.405	115.000	30.32	N 25°16'43"W
C48	90.502	115.000	88.18	S 55°23'54"E
C49	33.201	25.000	30.81	S 39°53'54"E
C50	39.597	25.000	36.55	S 43°31'19"W
C51	24.253	25.000	22.84	N 30°15'18"E
C52	87.967	90.000	84.51	S 29°28'13"E
C53	86.657	90.000	83.35	S 26°08'52"W
C54	24.253	25.000	23.31	S 25°56'21"E
C55	38.943	25.000	35.12	S 46°28'41"E
C56	18.690	25.000	18.26	S 19°33'49"W
C57	68.588	50.000	63.33	S 01°41'12"W
C58	18.690	25.000	18.26	S 67°28'50"W
C59	21.490	50.000	44.76	S 72°39'04"W
C60	32.104	50.000	36.78	S 59°11'04"E

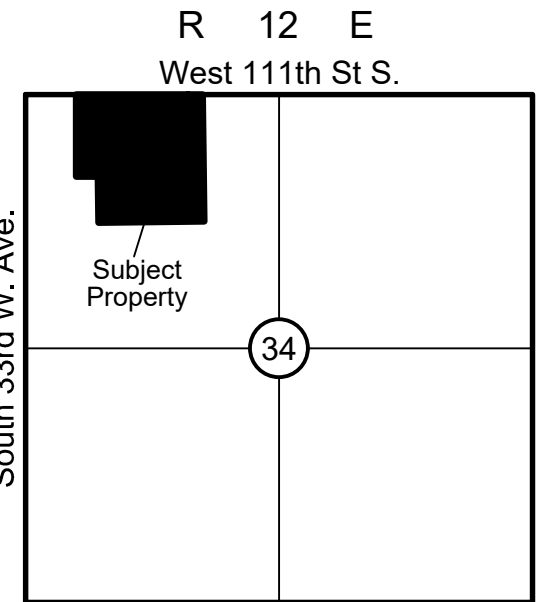
Curve #	Length	Radius	Chord Dist	Chord Bear
C61	N/A	N/A	N/A	N/A
C62	8.674	25.000	8.63	S 81°09'47"E
C63	11.645	25.000	11.54	S 57°52'45"E
C64	63.714	50.000	60.21	S 77°43'19"E
C65	38.847	50.000	38.04	N 48°51'27"E
C66	73.956	50.000	68.51	N 58°53'57"W
C67	9.114	25.000	9.06	N 12°17'50"W
C68	11.205	25.000	11.11	N 35°34'51"W
C69	23.174	25.000	22.35	N 28°24'32"W
C70	89.051	90.123	85.47	N 29°49'46"W
C71	86.657	90.000	83.35	N 26°08'52"W
C72	24.253	25.000	23.31	N 25°56'21"E
C73	38.943	25.000	35.12	N 46°28'41"W
C74	54.267	25.000	44.22	N 60°19'50"E
C75	145.257	50.000	99.30	N 39°17'25"E
C76	18.690	25.000	18.26	N 22°31'10"W
C77	39.270	25.000	35.36	S 43°53'50"W
C78	86.415	85.000	82.74	N 61°58'41"W
C79	12.645	5.000	9.53	N 74°18'06"W
C80	73.520	60.000	69.01	S 01°51'11"E

Curve #	Length	Radius	Chord Dist	Chord Bear
C81	12.645	5.000	9.53	N 70°35'43"E
C82	12.645	5.000	9.53	N 74°18'06"W
C83	12.645	5.000	9.53	N 70°35'43"E
C84	73.520	60.000	69.01	S 01°51'11"E
C85	39.270	25.000	35.36	N 43°53'49"E
C86	39.597	25.000	36.59	N 43°31'19"E

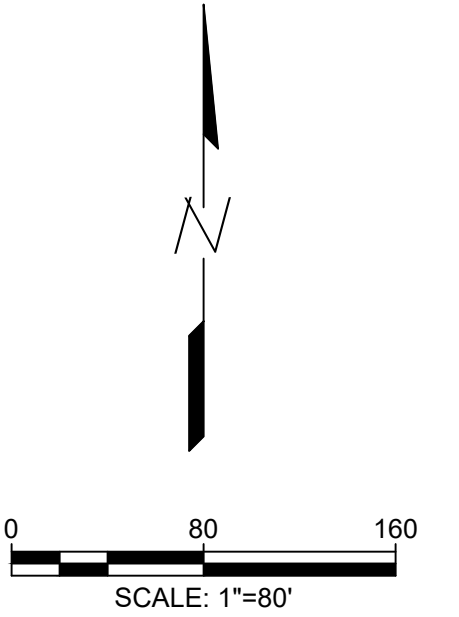
Legal Description

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.



W. 121st St. S
Location Map
Scale 1"=2000'



LOT INFO

LOT	AREA	Block
BLOCK 1		
1	0.245 acres	BLOCK 1
2	0.165 acres	BLOCK 1
3	0.165 acres	BLOCK 1
4	0.165 acres	BLOCK 1
5	0.165 acres	BLOCK 1
6	0.190 acres	BLOCK 1
7	0.190 acres	BLOCK 1
8	0.165 acres	BLOCK 1
9	0.165 acres	BLOCK 1
10	0.165 acres	BLOCK 1
11	0.248 acres	BLOCK 1
12	0.224 acres	BLOCK 1
BLOCK 1: 12		
BLOCK 2		
1	0.184 acres	BLOCK 2
2	0.187 acres	BLOCK 2
3	0.187 acres	BLOCK 2
4	0.187 acres	BLOCK 2
5	0.184 acres	BLOCK 2
6	0.187 acres	BLOCK 2
7	0.187 acres	BLOCK 2
8	0.187 acres	BLOCK 2
9	0.187 acres	BLOCK 2
10	0.184 acres	BLOCK 2
BLOCK 2: 10		
BLOCK 3		
1	0.221 acres	BLOCK 3
2	0.165 acres	BLOCK 3
3	0.165 acres	BLOCK 3
4	0.175 acres	BLOCK 3
BLOCK 3: 4		
BLOCK 4		
1	0.176 acres	BLOCK 4
2	0.168 acres	BLOCK 4
3	0.168 acres	BLOCK 4
4	0.168 acres	BLOCK 4
5	0.168 acres	BLOCK 4
6	0.168 acres	BLOCK 4
7	0.168 acres	BLOCK 4
8	0.168 acres	BLOCK 4
9	0.168 acres	BLOCK 4
10	0.245 acres	BLOCK 4
BLOCK 4: 10		
BLOCK 5		
1	0.226 acres	BLOCK 5
2	0.230 acres	BLOCK 5
3	0.230 acres	BLOCK 5
4	0.215 acres	BLOCK 5
5	0.215 acres	BLOCK 5
6	0.215 acres	BLOCK 5
7	0.215 acres	BLOCK 5
8	0.283 acres	BLOCK 5
BLOCK 5: 8		
BLOCK 6		
1	0.225 acres	BLOCK 6
2	0.201 acres	BLOCK 6
3	0.201 acres	BLOCK 6
4	0.201 acres	BLOCK 6
5	0.225 acres	BLOCK 6
6	0.313 acres	BLOCK 6
7	0.314 acres	BLOCK 6
8	0.225 acres	BLOCK 6
9	0.201 acres	BLOCK 6
10	0.201 acres	BLOCK 6
11	0.201 acres	BLOCK 6
12	0.201 acres	BLOCK 6
13	0.201 acres	BLOCK 6
14	0.225 acres	BLOCK 6
15	0.313 acres	BLOCK 6
16	0.314 acres	BLOCK 6
BLOCK 6: 16		

LOT INFO

LOT	AREA	Block
BLOCK 7		
1	0.238 acres	BLOCK 7
2	0.223 acres	BLOCK 7
3	0.221 acres	BLOCK 7
4	0.225 acres	BLOCK 7
5	0.274 acres	BLOCK 7
6	0.243 acres	BLOCK 7
7	0.241 acres	BLOCK 7
8	0.243 acres	BLOCK 7
9	0.244 acres	BLOCK 7
10	0.246 acres	BLOCK 7
11	0.248 acres	BLOCK 7
12	0.331 acres	BLOCK 7
13	0.243 acres	BLOCK 7
14	0.218 acres	BLOCK 7
15	0.215 acres	BLOCK 7
16	0.215 acres	BLOCK 7
17	0.291 acres	BLOCK 7
BLOCK 7: 18		
BLOCK 8		
1	0.523 acres	BLOCK 8
2	0.520 acres	BLOCK 8
3	0.520 acres	BLOCK 8
4	0.522 acres	BLOCK 8
5	0.521 acres	BLOCK 8
6	0.521 acres	BLOCK 8
7	0.521 acres	BLOCK 8
8	0.523 acres	BLOCK 8
9	0.522 acres	BLOCK 8
BLOCK 8: 9		
BLOCK 9		
1	0.328 acres	BLOCK 9
2	0.339 acres	BLOCK 9
3	0.963 acres	BLOCK 9
4	1.347 acres	BLOCK 9
5	0.309 acres	BLOCK 9
6	0.290 acres	BLOCK 9
7	0.334 acres	BLOCK 9
BLOCK 9: 7		
RESERVE		
RES A	3.372 acres	RESERVE
RES B	5.071 acres	RESERVE
RES C	1.703 acres	RESERVE
RES D	0.507 acres	RESERVE
RES E	0.222 acres	RESERVE
ROW	0.086 acres	RESERVE
RESERVE: 6		

SAMPLE OF CERTIFICATE OF APPROVAL

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Jenks City Council
on January 21, 2020

MAYOR VICE MAYOR
This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

Deed of Dedication and Restrictive Covenants

The Reserve at Southern Woods

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, No Limits, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed, staked, platted, dedicated and access rights reserved, and subdivided into Nine (9) Blocks, One Hundred (100) Lots, Reserves "A" & "B", and Streets in conformity with the accompanying plat and has designated the same as "Frazier Meadows I", an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

Now, therefore, the Owner/Developer, for the purpose of providing for the orderly development of the Subdivision and for the purpose of insuring adequate restrictions for the mutual benefit of the Owner/Developer, its successors, grantees and assigns, and the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall be enforceable by the Owner/Developer or owners of any property within the Subdivision and by the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only.

Section 1 Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north 50 feet from the section line associated with West 111th Street South. Use for streets and utility purposes including the utility easements as depicted on the accompanying plat as "UE" or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying 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 and/or storm sewer services to the area included in the plat, provided the interior streets as depicted on the accompanying plat are herein designated as public streets for access and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property owner and shall be enforceable by the City of Jenks, 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 shall be placed, erected, installed or maintained, provided however, nothing therein shall be deemed to prohibit drives, parking areas, curbing, fencing and landscaping that do not constitute an obstruction.

1.2 All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

1.1 Electric, Telephone, Cable Television and Other Utility Services

1.1.1 Street light poles and standards shall be served by underground cable. All supply lines in the Subdivision, including electric, telephone, cable television and gas lines shall be located underground, in the easement-ways dedicated for general utility services and in the public streets as depicted on the Plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.

1.1.2 Underground service lines to all structures which may be located within the subdivision may be run from the nearest service pedestal, gas main or transformer to the point of usage determined by the location of construction of such structures as may be located upon the lot, provided that, upon installation of a service line to a particular building, the supplier of the service shall thereafter be deemed to have a definitive, permanent and effective right-of-way easement on the lot, covering a five-foot strip extending 2.5 feet on each side of the service line, extending from the service pedestal, gas main or transformer to the service entrance on the structure. This easement shall terminate when said service line is no longer in use by the supplier.

1.1.3 The supplier of electric, telephone, cable television, gas and other utility services, through its agents and employees, shall at all times have right of access to all utility easements depicted on the attached 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 or other utility services installed by the supplier of the utility service.

1.1.4 The owner of the lot shall be responsible for the protection of the underground electric, telephone, cable television, gas and other utility service facilities located on their property, and shall prevent the alteration of grade or any construction activity which may interfere with the electric, telephone, cable television, gas and other utility service facilities. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors. Said alterations of grade and limitation of construction activities shall be limited to easements and does not apply to areas outside of the easements designated on the Plat.

1.1.5 The foregoing covenants concerning underground electric, telephone, cable television facilities and other services shall be enforceable by the supplier of the electric, telephone, cable television service or other services, and the owner of the lot agrees to be bound hereby.

1.2 Water and Sanitary Sewer Service

1.2.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on his lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, or public sanitary sewer main. Waterlines less than 6" diameter and sanitary sewer lines less than 8" diameter are private service lines and the ownership, maintenance, repair, removal and/or replacement shall be the responsibility of the lot owner served by said service lines. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited. Further, each owner shall pay for damages or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors, including but not limited to damages, repair or relocation caused by the alteration of grade.

1.2.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sewer mains, 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.

1.2.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.2.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of each lot agrees to be bound hereby.

1.3 Gas Service

1.3.1 The supplier of gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of gas facilities installed by the supplier of gas service.

1.3.2 The owner of each lot shall be responsible for the protection of the underground gas facilities located on their lot, and the alteration of grade or any construction activity which may interfere with the underground gas facilities shall be prohibited. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or their agent or contractors.

1.3.3 The foregoing covenants concerning underground gas facilities shall be enforceable by the supplier of gas service, and the owner of the lot agrees to be bound hereby.

1.4 Landscaping and Other Improvements within Easements

1.4.1 The owner of the lot affected shall be responsible for the repair of any landscaping, paving, interior fencing or other improvements affected by necessary maintenance of water, sewer, natural gas, communication, cable television, or electric facilities within the utility easement areas depicted upon the accompanying plat, provided however, the City of Jenks, Oklahoma or supplier of utility service shall use reasonable care in the performance of such activities.

1.4.2 The Reserve at Southern Woods Homeowners Association shall be responsible for Perimeter Fencing along West 111th Street South & South 33rd West Avenue. Including Entrance Fencing, Landscaping & Utilities associated with (Entrance Signing, Lighting, Irrigation & Landscaping).

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 40 feet All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks. All streets to be private and maintained by The Reserve at Southern Woods Homeowners Association.

Section 2 Planned Unit Development Restrictions

2.1 "The Reserve at Southern Woods" was filed as a planned unit development (Designated as PUD NO 148). The planned unit development provisions of the City of Jenks zoning code, require the establishment of covenants of record inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the PUD, and any amendments thereto. The Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/ Developer, its successors and assigns, and the City of Jenks, Oklahoma.

2.2 Therefore, 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/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

2 Planned Unit Development Overlay District (PUD 148)

2.1 Approval
The PUD Overlay District was created to visually represent areas of the community that are governed by an approved planned unit development as detailed in section 16-9-8 of the UDO. Upon approval of a planned unit development by the city council, the zoning map shall be amended to reflect the PUD Overlay. "The Reserve At Southern Woods, PUD 148" development is part of an approved planned unit development (PUD) Overlay District. PUD 148 was affirmatively recommended by the Jenks Planning Commission on January 18, 2024, and approved by the Jenks city council on February 6, 2024

2.2 Amendment(S)
Any PUD Overlay District Amendments transpiring hereafter shall be as processed as provided within section 16-9-8 (J) Amendments to approved planned unit development of the unified development ordinance (UDO) of the City of Jenks

The PUD provisions of the UDO ordinance require the establishment of covenants of record, unerring to and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation of and continued compliance with the approved PUD and any future amendments.

2.3 Filing of a new PUD and/or Amendment(S)
The City of Jenks, in order to provide an accurate record of the approved established covenants identified in the approved ordinance and detailed in the development criteria and standards of the PUD overlay district does require that all approved PUD documents (Minor or Major) be filed by "separate instrument" as an addendum to the deed of dedication of the plat of record with the Tulsa County Clerk and separate instrument document shall be available to the public at the City of Jenks Planning Department per City of Jenks policy

2.4 PUD Overlay district document access
Regarding developments governed by a PUD overlay district, prior to any site development or design contact the City of Jenks or perform a title search for the approved plat addendum document.

Section 3 Surface Drainage

3.1 Surface Drainage - Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his/her lot. The foregoing covenants set forth in this sub-section shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

Section 4 Reserve Areas

4.1 Conveyance and Maintenance of All Reserve Areas

4.1.1 All Reserve Areas shown on the accompanying Plat are reserved for subsequent conveyance to a Homeowners Association comprised of the owners of residential lots within the subdivision as set forth under Section 6. The Homeowners Association shall perform all maintenance to the extent necessary to achieve the intended purpose of each Reserve Area. Maintenance shall be at the cost of the applicable Homeowners Association as set forth under Section 6.

Section 5 Limits of No Access

5.1 The Owner/Developer and each owner of a lot hereby relinquishes rights of vehicular ingress or egress from any portion of the property within the bounds designated as "limits of no access" (L.N.A.) on the accompanying plat, which "limits of no access" may be amended or released by the Jenks planning commission, or its successor, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto.

Section 6 Homeowners Association

6.1 The Reserve at Southern Woods Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with "The Reserve at Southern Woods" an association of the owners of the lots within this plat hereinafter referred to as the "The Reserve at Southern Woods Homeowners Association" to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas including, but not without limitation, common areas, landscaping, fencing, reserves, detention facilities, and enhancing the value, desirability and attractiveness, as well as the maintenance of the right of way along and adjacent to the property along West 111th Street.

6.2 Membership: Every person or entity who is a record of the fee interest of a lot shall be a member of the The Reserve at Southern Woods Homeowners Association. Membership shall be mandatory and 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 The Reserve at Southern Woods Homeowners Association as of the date of its incorporation, or as in time of the date of recording of the deed, whichever occurs last.

6.3 Covenant of Assessment: The owner and each subsequent owner of a lot, by acceptance of a deed therefor, covenants and agrees to pay to the The Reserve at Southern Woods Homeowners Association dues and assessments to be established by the Owner/Developer or the board of directors in accordance with a declaration to be executed and recorded by the Owner/Developer prior to the conveyance of a lot. Notwithstanding anything herein to the contrary, Owner/Developer shall not be obligated to pay any assessment on any lot within The Reserve at Southern Woods owned by the Owner/Developer until the Class B Membership as provided in the By-Law of the Homeowners Association shall have terminated.

6.4 Uniform Rate of Assessment: Both annual and special assessments shall be fixed at a uniform rate for each Lot, provided however, that Lots owned by the Developer shall not be subject to assessment during Developer's ownership of the Lot.

6.5 Certificate of Assessment: The Homeowners Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Homeowners Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Homeowners Association as to the status of assessments on a Lot is binding upon the Homeowners Association as of the date of its issuance.

6.6 Non-payment Remedies: An assessment which is not paid when due shall be delinquent and shall constitute a lien on the Lot against which the assessment is made. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at a rate of interest per annum as set by the Board of Directors from time to time, not to exceed the maximum rate of interest allowed by law, and the Homeowners Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose its lien against the property, or both, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of the assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas, or abandonment of his Lot.

6.7 Certain Rights of the Association: Without limitation of such powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as a property owner.

Section 7 Architectural Committee and Private Restrictions

7.1.1 An Architectural Committee will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and construction standards contained herein. The Owner/Developer and his appointed shall be the designated Architectural Committee. If the Owner/Developer is unable to fulfill this duty, his designated heirs and assignees will serve as the Architectural Committee. The Owner/Developer or committee may appoint additional members. At a point agreeable to Owner/Developer, a duly elected Architectural Committee shall be formed consisting of members of the The Reserve at Southern Woods Homeowners Association. No building, fence, wall, free-standing mailbox or any other improvements or structure may be commenced, erected, constructed or placed on any lot in the Subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance herewith shall be submitted in duplicate and shall include, at a minimum, the following, as applicable, with regard to each improvement to be constructed on any lot in the Subdivision, which must be approved in writing prior to submittal to the City of Jenks for a Building Permit.

- i) An accurate site plan including structure designs
- ii) All square footage shall be stated on the building plans submitted to the Architectural Committee;
- iii) Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;
- iv) Details regarding the composition of all roofing and external building materials, including color schemes;
- v) Drainage and grading plans; and
- vi) Any other plans or details required by the Architectural Committee.

In passing upon such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structures and of the material of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surrounding buildings and lots and the effect of the building or other structures as planned on the view from the adjacent or neighboring lots.

7.1.2 In the event of the death or resignation of any member of the above named committee, the remaining member or members shall have authority to fill any vacancy or vacancies created by the death or resignation of any of the aforesaid members, and said newly appointed member shall have the same authority hereunder as their predecessors, as above set forth. In the event the Architectural Committee fails to approve or disapprove any such plans, specifications, materials and plot plans submitted as herein required within twenty (20) days after such submission, such approval shall not be required and this covenant shall be deemed to have been fully complied with. The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of its proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area.

7.1.3 The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage, or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver.

7.2 Carports are not permitted.

7.3 FENCING:

7.3.1 All fencing plans including material must be pre-approved by the Architectural Committee.

7.3.2 Fences may not exceed 6 feet in height, except developer-installed perimeter fence.

7.3.3 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. There shall be concrete curbing along the entire length of the subdivision perimeter fencing. Fence to be capped and trimmed and built using steel posts.

7.3.4 Perimeter fencing along West 111th Street shall be completed prior to release of any occupancy permits.

7.4 DRIVEWAYS:

7.4.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee.

7.4.2 Driveways are required on each lot, and shall be constructed of all-weather surface such as concrete, brick, or other masonry materials acceptable to the Architectural Committee. Driveways must extend from street to garage door opening.

7.5 Pre-existing Buildings: No pre-existing or off -site pre-built residence or building may be moved onto any lot; provided however, that the Owner/Developer of the subdivision, may maintain a sales office in a temporary structure for the sale of lots in the subdivision.

7.6 Out Buildings: No outbuildings or accessory buildings are allowed without the written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials, design and colors as the primary residence.

7.7 Pools: Above ground swimming pools are prohibited. Pools must be in-ground with spas in or above ground. Lots with in-ground swimming pools shall have sufficient security fencing as required by City of Jenks Code or any other city, county, state or other law or regulation applicable thereto. Swimming pool ancillary equipment shall be shielded from view from the street and adjacent lots.

7.8 Antennas: No exterior radio or television tower, aerial or antenna shall be located upon any lot; provided however, a satellite dish no greater than 3 feet in diameter may be installed with the approval of the Architectural Committee; provided further, no more than one satellite dish shall be installed upon each lot and shall be located only on the active side and shall not be visible from the street. The location of any such satellite dish must be approved by the Architectural Committee and shall be, whenever possible, such that the satellite dish is not visible from any public or private street.

7.12 Roof Mounted Equipment: Roof mounted equipment, including mechanical, or air conditioning is not allowed. This provision excludes satellite dishes and solar equipment.

7.13 Recreational Vehicles: No campers, boats, trailers, motor homes or other recreational vehicles or inoperative vehicles shall be parked or stored in the Subdivision for a period to exceed 48 hours except within an enclosed garage which garage door must be closed except for normal operation for entering and exiting the garage. Pre-approval must be obtained for temporary storage exceeding 48 hours.

7.14 Athletic and Recreational equipment: Basketball goals allowed in driveway no greater than 10 feet from garage (side of drive by garage), swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards without written consent of Architectural Committee. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 2.2 - General.

7.15 Clean Lots: Each lot shall be maintained in a neat and orderly manner free of clutter, rubbish, trash or other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass. Grass and landscaping shall be maintained on a regular basis. Trash containers, except during periods of collection, shall be stored out of view from the public and from adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.

7.16 Clothes Lines: Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot.

7.17 Upkeep: All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times. In case of a dispute concerning these matters, the decision of the Architectural Committee or the officers and directors of the Homeowners Association shall be final.

7.18.1 Signs: No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed standard size. Political and school-related signs less than four (4) square feet are allowed as per the City of Jenks sign ordinance. Any other exception must be approved by the Architectural Committee.

7.18.2 Signs: One entry identification sign on each side of the entry and a double-sided center island sign. The maximum display surface shall be 32 square feet per sign surface.

7.19 Mailbox: So long as a rural type mailbox is in use under this plat by the United States Postal Service, all mailboxes and mailbox pedestals shall conform in design to the specific plan approved by the Architectural Committee and the location and design shall conform to the specifications of the United States Postal Service. The mailbox shall be positioned so that the front face is approximately 6 inches from the face of the curb and 6 feet from the inside edge of a driveway. "Inside edge" shall mean the edge of the driveway that borders the largest contiguous lot area. The bottom height of the mailbox shall be 38 inches from street level. A mailbox may be located on an adjacent property if required by Post Office Rules. All mailboxes shall be architecturally congruent with the house and must be approved by the Architectural Committee.

7.20 Rooftop Protrusions: Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted to match shingles or approved paint color

7.21 Roof Material: Roofing shall be self-sealing 30 year **Altus** or similar Estate Gray or Onyx Black composition shingles, metal or slate tile or equivalent providing, however, in the event such roofing should hereinafter not be reasonably available, alternative roofing of comparable quality shall be permitted upon a determination by the Architectural Committee that the proposed alternative is of comparable or better quality of a design and quality which is compatible with the roofing first described.

7.22 Roof Pitch: Residences shall have a roof pitch of at least 3/12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for a design compatible with lower roof pitch. This criteria is primarily intended for dormers and back covered patios.

7.23 Storage and Materials: No lot shall be used for the storage of materials for greater than thirty (30) days prior to the start of construction. Construction shall be complete within twelve (12) months. The owner of the lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.

7.24 Drainage: Each property owner shall consult and follow the final grading plan filed at the City of Jenks. It is the responsibility of the property owner to ensure their lot is graded in accordance with said grading plan. If it is discovered that a lot has not been graded properly, the non-compliant property owner must make immediate changes to bring said lot into compliance with the drainage plan.

7.25 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.

7.26 Washing out of Concrete Trucks or Concrete Spills: Ready mix concrete trucks may wash out only at a location approved by Owner/Developer. Property owners shall be responsible to other property owners for assuring that concrete delivered to their lot remains on their lot. The property owner shall be held responsible for cleanup if concrete delivered to a lot is spilled or washed onto streets or other lots.

7.27 Garbage: Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection

7.28 Animals: Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors. All pets shall be restrained in such a manner to prevent them entering upon neighboring lots. When outside the lot in which the pet resides, or in the common areas of the subdivision, all pets are to be accompanied by their Owner or Owner's family member or guest and are to be on a leash. The pet's owner is responsible for the immediate removal and proper disposal of all excrement outside of the Owner's lot including the common areas of the Subdivision. Barking dogs may be considered a nuisance.

7.29 Windows: All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum.

7.30 Noise: No noxious, loud, annoying or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7.31 Guttering: Home guttering shall disperse water in the same direction as the natural water flow of the lot. Whenever possible, guttering shall direct water toward the street or toward natural drainage flow of the lot. Full guttering is required for all homes. Tight lines shall be used as necessary to divert water so as to not affect adjacent properties and shall be directed to the street where possible.

7.32 Erosion Control: The owner of each lot shall be responsible at all times for the maintenance of appropriate erosion control measures as required by the City of Jenks policies.

7.33 Utility Transformers. All transformers and similar equipment located on a lot shall be screened from view where reasonably possible.

7.34 Law Compliance: The disposal of hazardous substances anywhere with the The Reserve at Southern Woods community that might contaminate or impact the lake (Reserve B) and soil content of surrounding or neighboring properties is prohibited. Each owner shall promptly and properly comply with all federal, state, county or local laws, statutes, ordinances, rules and regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including but not limited to, applicable zoning, land use and health and safety issues.

7.35 Leasing: In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the The Reserve at Southern Woods Homeowners Association, and the terms and conditions of the restrictive covenants set forth herein. The owner shall provide a copy of the covenants to the tenant. The owner shall insure that the tenant complies with the covenants and requirements herein; and shall provide the undersigned Owner/Developer and the then president of the Homeowners Association with the name and phone number of the tenant and the address and phone number where the property owner can be contacted in the event any problems regarding compliance with the covenants or other requirements set forth herein occur. Owner acknowledges he/she is aware that compliance with the terms and conditions of the covenants is the owner's ultimate responsibility regardless of any agreement between the owner and the tenant and any action or inaction on the part of the tenant. Short Term Rentals are prohibited. All leases should have a 1 year minimum term.

7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot. 3 automobile garages required in Reserve & Estates

7.37 Landscape: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first.

7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property owner/builder, within six (6) months of completion of construction, shall plant one 3" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.

7.39 These restrictive covenants, together with the other documents incorporated herein by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance of this instrument void or unenforceable, and the same shall be thereafter construed as if such clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor or any successor in title to enforce any given restriction, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants. In matters pertaining to the appearance of specific homes or the overall appearance of the subdivision, the Architectural Committee shall be responsible for interpreting these covenants, or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.

7.40 The Owner/Developer reserves the right, in its sole discretion and without joinder of any of the owners of any other lot at any times, so long as it is owner of one or more lots, to amend, revise or abolish any one or more of the above covenants and restrictions contained in this Section 7 by instrument duly executed and acknowledged by it as Owner/Developer and filed in the County Clerk's office of Tulsa County, Oklahoma. Subsequent to the formation of the The Reserve at Southern Woods Homeowners Association, the Owner/Developer may assign this reservation to the Association. However, the By-Laws and Certificate of Incorporation of the Association shall provide that a (any) covenant shall not be changed or abolished unless approved by sixty (60) percent of the members of the Association.

Section 8 Enforcement, Duration, Amendment and Termination

8.1 The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If any owner, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

8.2 The covenants contained within Section 1 - Streets and Utility Easement , Section 2 - Planned Unit Development Restrictions, Section 3 - Surface Drainage, Section 4 - Reserve Areas Perimeter Fencing and Landscaping, Section 5 - Limits of No Access, and Section 6 - The Reserve at Southern Woods Homeowners Association herein may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision and approved by the Jenks Planning Commission and the Jenks City Council. All other covenants may be amended or terminated by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision; PROVIDING, HOWEVER, that so long as the Owner/Developer owns any lot in the Subdivision any such amendment must be approved in writing by the Owner/Developer. The Owner/Developer may delegate its right to approve any such amendment to the Architectural Committee. Any such amendment shall be effective from and after the date it is properly executed and recorded in the Office of the County Clerk of Tulsa County, Oklahoma.

8.3 At any time prior to the termination of the Class B Membership in the Homeowners Association as set forth in the By-laws of the Homeowners Association, the Owner/Developer may specifically assign its rights and obligations hereunder in the capacity of "Owner/Developer" and the successor shall succeed to such rights and obligations as if original designated Owner/Developer hereunder.

8.4 In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks zoning code as the same existed on 2024 or as subsequently amended.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this ___day of 2024.

No Limits, LLC,
an Oklahoma limited liability company

by: _____
Amy Prosser, Managing Member

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this _____ day of _____, 2024, personally appeared Amy Prosser to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its managing member and acknowledged to me that he executed the same as his free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Signature

My commission no. _____

Expires _____

Certificate of Survey

I, _____, a 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 above, and that the accompanying plat designated herein as 'The Reserve at Southern Woods, an addition to the City of Jenks, 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 of this date, signed and sealed this _____ day of _____, 2024.

Surveyor Signature

Registered Professional Land Surveyor
Cliff Bennett
Oklahoma No. 1815

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this _____ day of _____, 2024, personally appeared _____ to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Notary Signature

My commission no. _____

Expires _____

Planned Unit Development (PUD 148)

The Reserve at Southern Woods (Villas, Reserve & Estates)

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

(Three Separate Communities all under the same PUD, to be designed,
built and sold at the same time; will not phase)

Date Prepared 1/3/2024

Minor Amendment #1 Date 8/5/24

FINAL PLAT - DATE 9/30/24



Zemanek Architecture + Design, PLLC
107 E. Main Street
Jenks, OK 74037



AMIAN Homes, LLC
124 N. 6th St.
Jenks, OK 74037

RS-3 – Single Family Residential Subdivisions

Prepared By:

Zemanek Architecture + Design, PLLC

Chris Zemanek

107 E. Main Street

Jenks, OK 74037

Phone: 918.606.2090

Email: chris@zemanekad.com

AMIAN Homes, LLC

Amy Prosser

124 N. 6th St.

Jenks, OK 74037

Phone: 918.918.805.9713

Email: amy@amianhomes.com

Prepared For:

No Limits, LLC

Amy Prosser

124 N. 6th St.

Jenks, OK 74037

Phone: 918.505.5876

Email: amy@amianhomes.com

The Reserve at Southern Woods is a multifaceted, gated single family community sitting on nearly 40 acres of undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South, approximately a quarter mile west of highway 75. The property is surrounded by creeks, greenbelts and un-platted family parcels with Stonewood neighborhood located on the north side of 111th Street. This Planned Unit Development will have three distinctive areas of livability: all benefitting from the designer's master plan for the subdivision.

A homeowners' association will be created for the development and homeowners' dues will be established for the maintenance and sustainability of the subdivision and offered amenities. Those offered amenities include but are not limited to private roads within gated areas, curb and gutter, pond with water feature, green space, walking trails, pickleball and parks. Covenants for the neighborhood have been prepared to set forth minimum and maximum dwelling sizes, percentage of masonry, quality of construction, and other criteria which establish and maintain the quality and vision of this community.

The Reserve at Southern Woods will be a meticulously and professionally planned development with three distinctive communities, all working in unison together. The first community, as you approach from the East, will be The Reserve at Southern Woods (Villas) which will contain 36 lots within its own gated area and will be strategically marketed to the patriarch and matriarch of homeowners: the 55+ community. It will have privacy, intimacy, comradery, walkability, as well as masonry walls on much of the exterior to strategically create a divide from the other homes, while still enjoying chosen connection through combo locked walking gates. This will allow for easy access to neighbors and family alike, along with enjoyment of the other features and amenities within the 40 acres. The next community will be The Reserve at Southern Woods, which will facilitate a more family friendly driven approach to the overall community and will offer 42 lots. This community will enjoy a gated entry, bus stop directly outside the community with walking gate access, walking trails and recreational areas. The final piece to the community trifecta is the Reserve at Southern Woods (Estates), which sits on the most Western section of the parcel and enjoys the majority of greenbelt, creek and ponds views. This exclusive area is reserved for the 16 largest homesites and has an additional gate for added privacy and security for block 8.

Additional plans for the neighborhood include necessary detention facilities with fountains/aerators, preservation of existing mature trees where possible, masonry / iron screening walls with masonry columns along north property boundary and beyond, entry/exit gates with keypad, new tree plantings, as needed, sitting areas with benches, and substantial green space for the enjoyment of the residents in The Reserve at Southern Woods.

Land Area Villas: 8.75 Acres
Land Area Reserve:12.28 Acres
Land Area Estates: 15.14 Acres
Total Land Area: 36.17 Acres

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (1,575,565 / 8,400 square feet): 188

Maximum dwelling units (residential lots) allowed by this PUD: 94

Minimum lot width Blocks – at building setback line

The Villas –60 feet
The Reserve –70 feet*
The Estates –90 feet**

* Due to curb radius Block 7, lots 4, 5, 6, 12, 13 shall be a minimum of 56’

** Due to curb radius Block 8, lots 5, 6 shall be a minimum of 70’

Minimum lot area: 6,600 square feet

Maximum structure height: 35 feet*

* with the exception of chimneys, cupolas, or other architectural structures which may extend to a maximum of 45 feet. In addition, The Reserve at Southern Woods “Estates” designated lots may extend to 45 feet on the structure itself.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit*

*with the exception of The Reserve at Southern Woods “Villas” which will require (2) enclosed per dwelling unit

Garage:Garages shall be setback a minimum of 25 feet from the front property line.

Front yard abutting a private street reserve area: 25 feet *

* with the exception of Block 9 which shall be a minimum of twenty-five (25) feet

Rear yard abutting 111th Street.....20 feet
Side yard Abutting 111th Street.....20 feet
Rear yard: 20 feet

Side yard interior:..... 5 feet*
Side yard exterior (Villas):5 feet*
Side yard exterior (Reserve):10 feet*
Side yard exterior (Estates):25 feet*

*No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences, excluding the Reserve at Southern Woods Estates. These (16) lots require (20) feet total, (10) feet on each side.

All other yards abutting an arterial street: 15 feet *

* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set at a minimum of twenty-five (25) from the private street reserve.

Total Impervious cover: 13.44 Acres or 37%*

Villas: 4.22 Acres or 48%

Reserve: 5.27 Acres or 43%

Estates: 3.95 Acres or 26%

* Impervious totals shown are for roads and estimated houses with pools. Once development is completed, total impervious cover will not exceed 60%.

Build Standards ~ The Reserve at Southern Woods

The Reserve at Southern Woods (Villas) 8.75 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 1800 sqft and a maximum sqft of 2800 sqft of finished heated living areas. Homes must be Single Story.

Masonry: All homes will be 75% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (*without pickets above top rail*), masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

No accessory buildings allowed.

Long-term rentals are allowed. The rental period shall be no less than (6) Six months. Changes to this requirement will require a Major Plat Amendment.

The Reserve at Southern Woods (Reserve) 12.28 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 2800 sqft and a maximum sqft of 4400 sqft of finished heated living areas. Block 5, Lots 1-8 shall be designated as only single-story homes which may be 2600sqft or larger.

Masonry: All homes will be 60% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (without pickets above top rail), masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

Accessory buildings are allowed ONLY on Lots 7, 8, 15 & 16 of Block 6. Accessory buildings shall match to style and material of the main structure. All accessory buildings require approval by the architectural committee.

Long-term rentals are allowed. The rental period shall be no less than (6) Six months. Changes to this requirement will require a Major Plat Amendment.

The Reserve at Southern Woods (Estates) 15.14 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 3600 sqft and a maximum sqft of 10,000 sqft of finished heated living areas. One home site may sit on up to two lots. No three adjacent lots may be purchased for one home site.

Masonry: All homes will be 85% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (without pickets above top rail), or masonry. No wood fences will be allowed, except for on the East side of the lots abutting adjacent community; The Reserve at Southern Woods. In addition, the two lots adjacent to the main access and Villas must be iron.

Accessory buildings allowed on all lots in the Estates. Accessory buildings shall match to style and material of the main structure. All accessory buildings require approval by the architectural committee.

No rentals of any kind shall be allowed.

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The property shall be accessed from West 111th Street South along the north side of the property. Interior vehicular access shall be derived from two gated main entrances with curbed, asphalt or concrete private streets (26 feet in width) throughout. A secondary, gated emergency access (20' wide) shall be provided near the northeast corner of the property. The private street shall be designed and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

Topography

The property consists of mostly wooded areas and with elevations ranging from 738 feet in the Southeast corner feet to 685 feet in the Northwest corner. Refer to Exhibit C.

Utilities and Drainage

Utilities are available across 111st. street on the Northeast corner of the development boundary. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural creek along the West boundary of the property. This area contains a regulated flood zone. This area will be utilized for natural trails and green space, for use by residents.

There is an existing pond on the property which will be enhanced and used as the detention facilities. This pond will provide an amenity to wildlife and for neighborhood recreation opportunities. This open space will also contain landscaping and seating as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents.

Amenities

- | | |
|--|--|
| • Pond fountains / aerators | • More than 2 acres of green space / reserve areas |
| • Sitting areas with benches | • Walking Trails |
| • New tree planting and professional landscaping | • Pickleball Courts – Recreation setback, lighting and gate. |
| • Natural stream channel & native vegetation preservation area | • Playground |

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Anticipated Construction Schedule

The Reserve at Southern Woods anticipated construction schedule begins in August of 2024 and is expected to be complete January 2025.

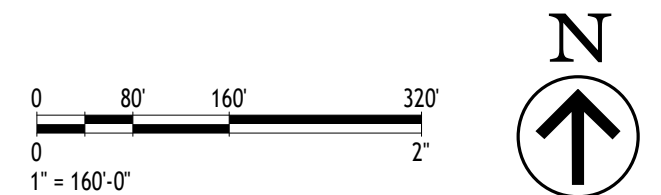
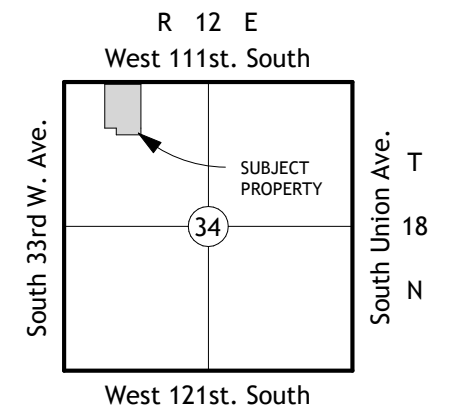
Legal Description ~ The Reserve at Southern Woods

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S 88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

Exhibits

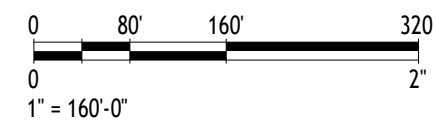
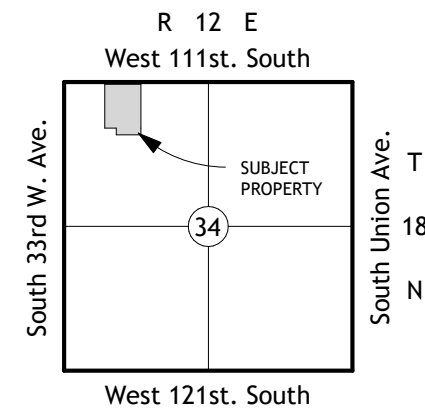
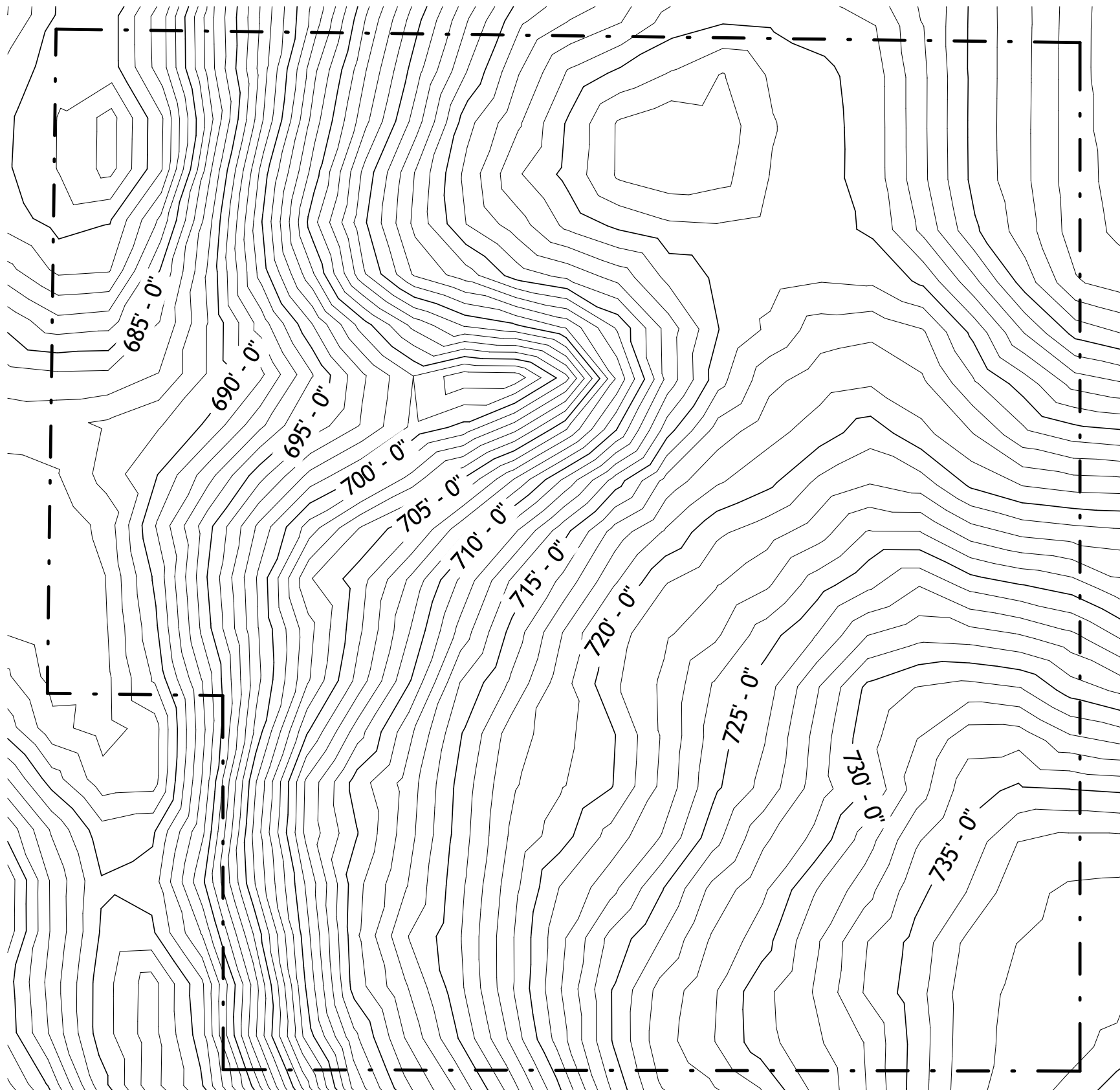
Exhibit A:.....Aerial Photography
Exhibit B:..... Site Topography
Exhibit C: Reserve Area D layout
Exhibit D: Signage Exhibit



THE RESERVE AT SOUTHERN WOODS

AERIAL PHOTO

EXHIBIT "A"

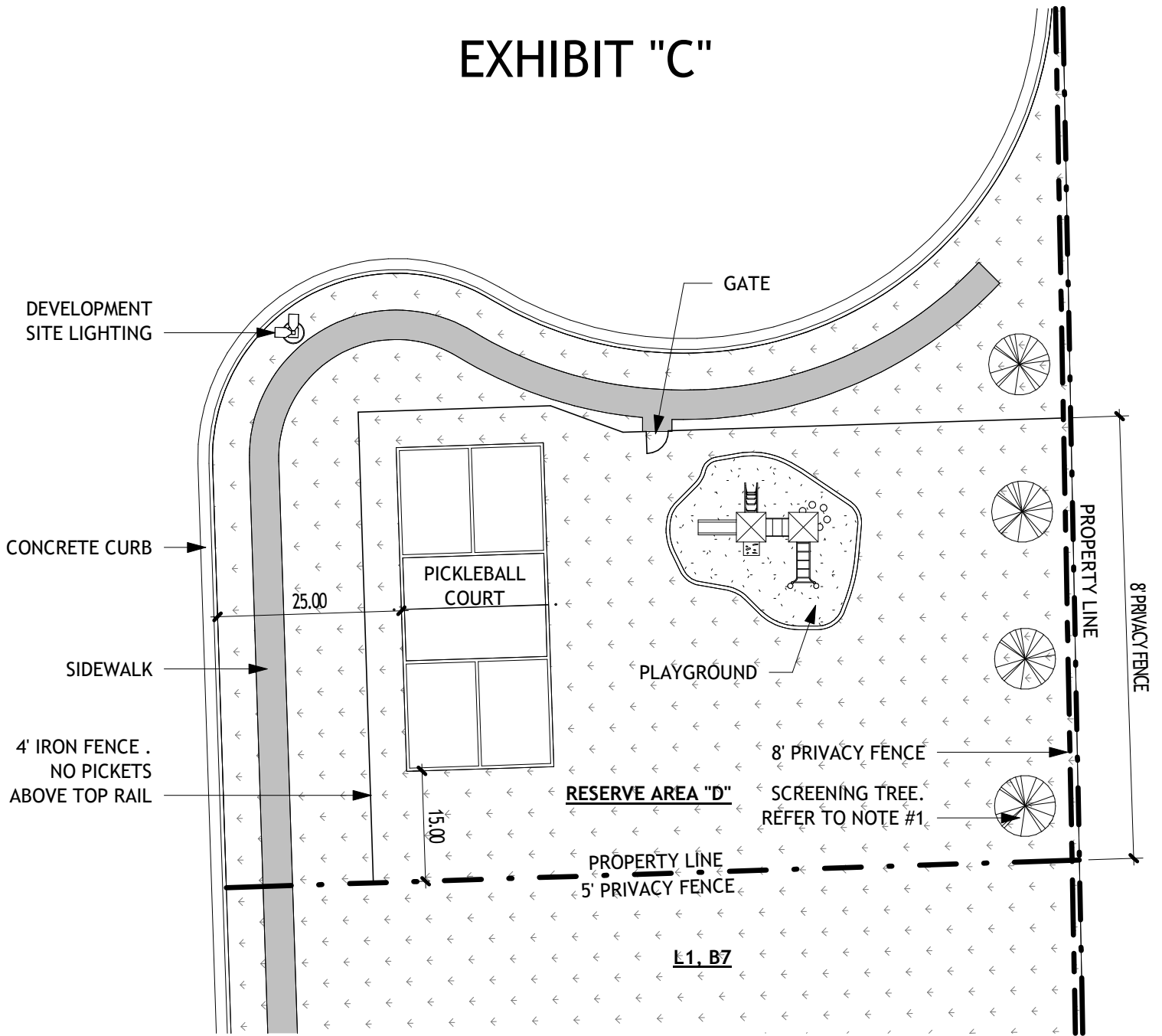


THE RESERVE AT SOUTHERN WOODS

TOPOGRAPHY

EXHIBIT "B"

EXHIBIT "C"



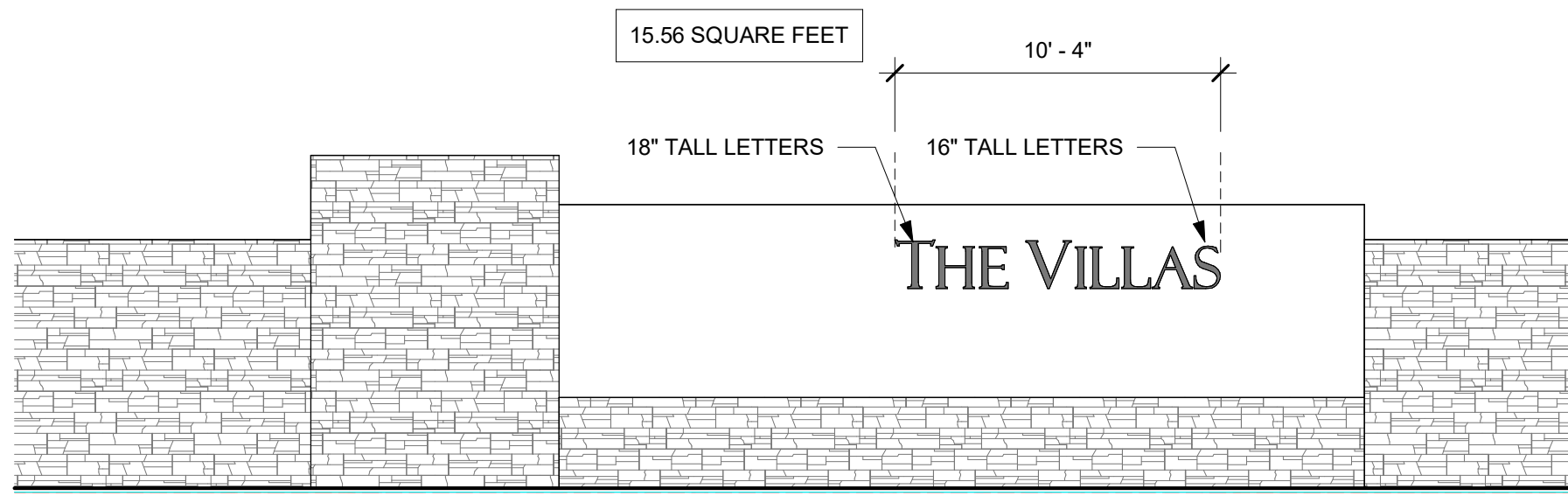
NOTES:

1. ALL PROPERTIES TO THE EAST OF THE RESERVE AT SOUTHERN WOODS ARE ZONED RESIDENTIAL. PER TABLE 16-6-3(F)(2) OF THE JENKS UNIFIED DEVELOPMENT CODE, NO SCREENING IS REQUIRED BETWEEN RESIDENTIAL AND AGRICULTURAL ZONING. DEVELOPER WILL PROVIDE (4) SCREENING TREES ALONG EAST BOUNDARY OF RESERVE "D" AT THE REQUEST OF THE CITY.

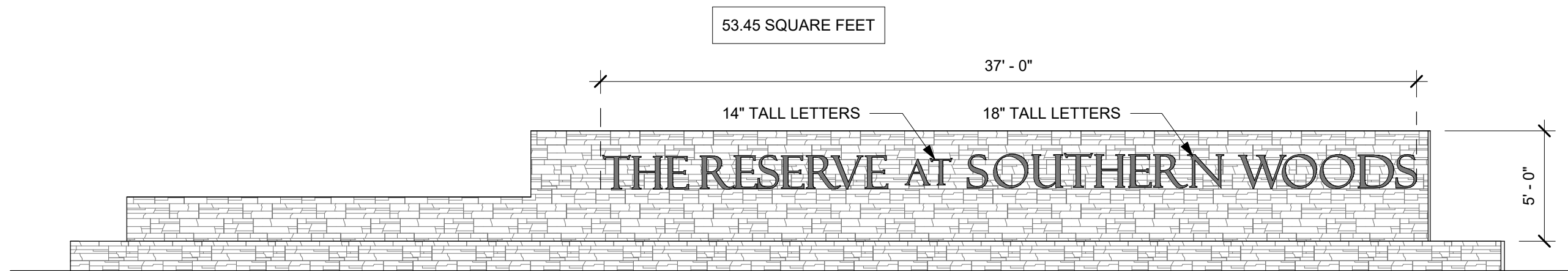
2. RESERVE D HOURS SHALL BE BETWEEN 8:00AM AND 10:00PM

1 RESERVE "D" LAYOUT
1" = 20'-0"





② THE VILLAS SIGNAGE
3/16" = 1'-0"



① THE RESERVE SIGNAGE
3/16" = 1'-0"

Planned Unit Development (PUD 148)

Jenks Planning Director Acknowledgment of Approved PUD and any associated Approved Amendments:

Executed this ____ day of _____, 2024

Marcae Hilton, City of Jenks Planning Director

State of Oklahoma)
) s.s.
County of Tulsa)

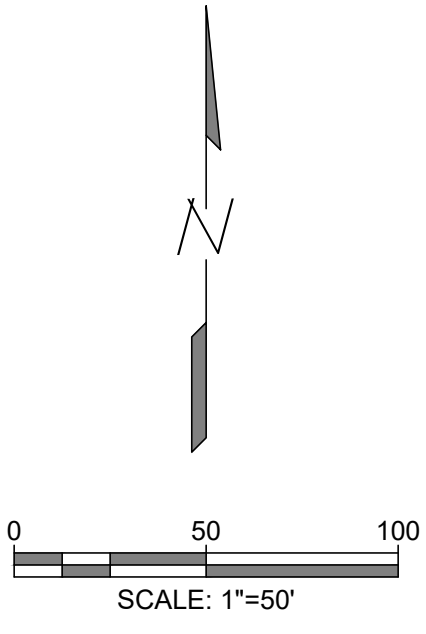
The foregoing Acknowledgment of Recordation was acknowledged before me this ____ day of _____, 2024, by Marcae Hilton.

Notary Public
My commission No.:
My commission expires:

THE RESERVE AT SOUTHERN WOODS



W 111TH ST S



- 1 15" PCES
- 2 STUB INTO WALL
- 3 STUB INTO WALL
- 4 4' ID MH
- 5 4' ID MH
- 6 4' ID MH
- 7 4' ID MH
- 8 4' ID MH
- 9 4' ID MH
- 10 4' ID MH
- 11 4' ID MH
- a CICI DES. 2
- b CICI DES. 2 W/ ACCESS MH
- c CICI DES. 4(2B)
- d CICI DES. 4
- e CICI DES. 4
- f CICI DES. 4
- g CICI DES. 4
- h CICI DES. 4
- j CICI DES. 2 W/ ACCESS MH
- k CICI DES. 4
- l CICI DES. 4

EARTH CHANGE ONLY



CERTIFICATE OF AUTHORIZATION NO. 4697, EXP. 6-30-25

THE RESERVE AT SOUTHERN WOODS

CONSTRUCTION PLANS

CITY OF JENKS, OK

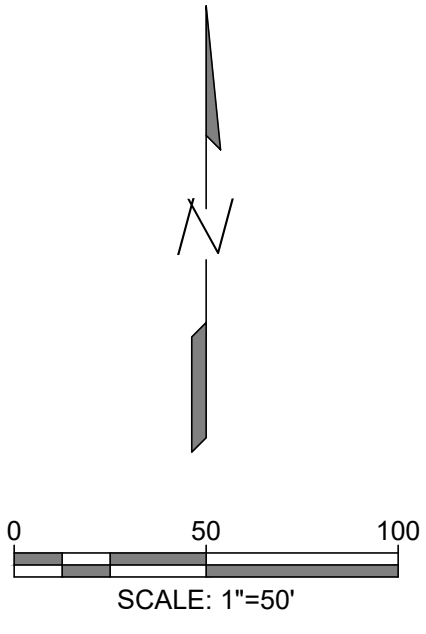
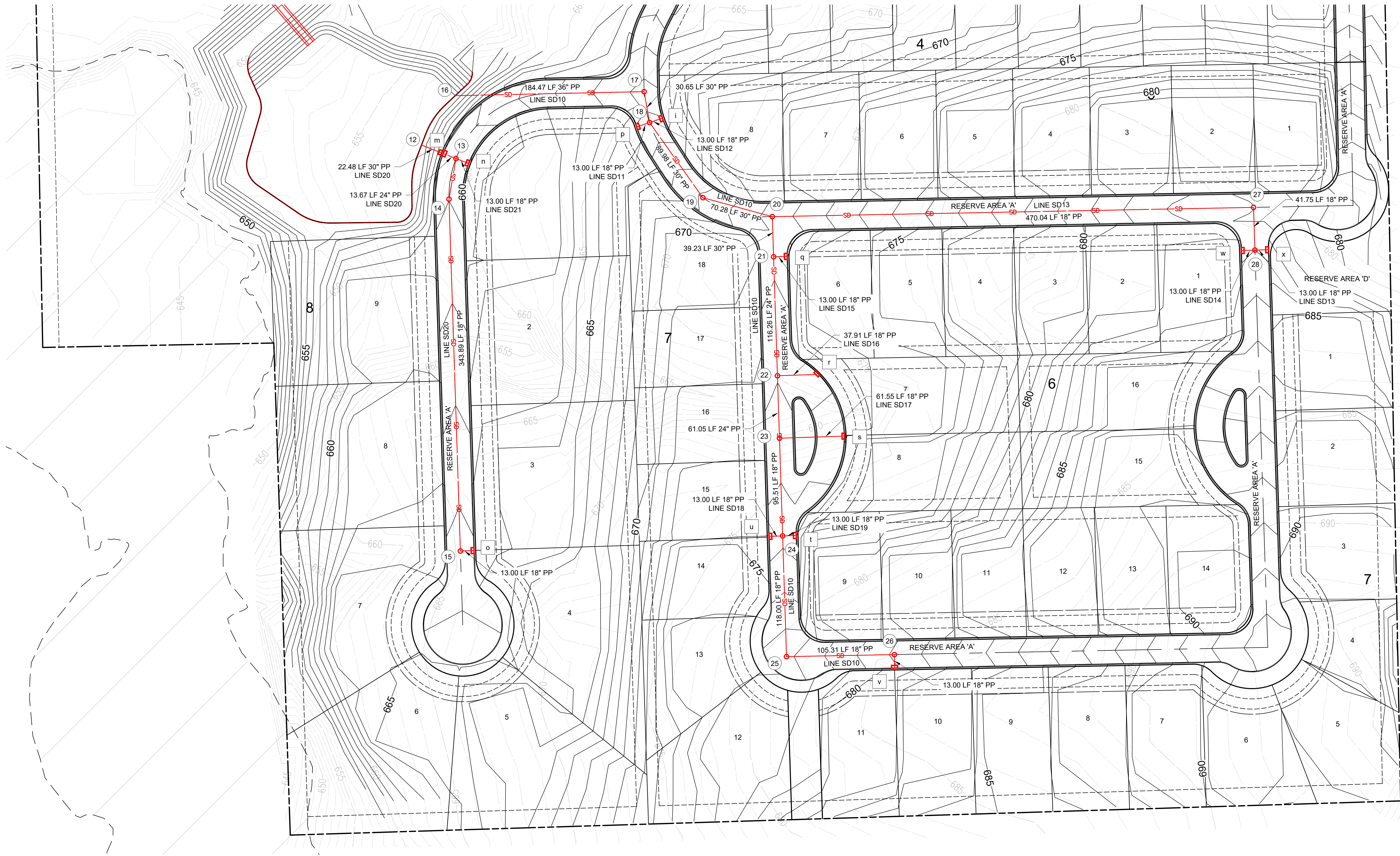
PLANS AND ESTIMATES PREPARED BY:
McGUIRE BROTHERS, LLC
8413 South Regency Drive, Tulsa OK 74131

PLAN SCALE: 1" = 50'	STORM SEWER PLAN (1)	APPROVED:
PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	RECOMMENDED: DEVELOPMENT SERVICES RECOMMENDED: ENGINEERING SERVICES	DIRECTOR OF PUBLIC WORKS
FILE:	DRAWING:	DATE: 8-5-24
ATLAS PAGE NO.:		SHEET 6 OF 17 SHEETS

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF JENKS PUBLIC WORKS DEPT.
SPECIFICATIONS, INCLUDING ODOT 2019 EDITION.

REVISION	BY	DATE





- 12 STUB INTO WALL
- 13 4' ID MH
- 14 4' ID MH
- 15 4' ID MH
- 16 STUB INTO WALL
- 17 4' ID MH
- 18 4' ID MH
- 19 4' ID MH
- 20 4' ID MH
- 21 4' ID MH
- 22 4' ID MH
- 23 4' ID MH
- 24 4' ID MH
- 25 4' ID MH
- 26 4' ID MH
- 27 4' ID MH
- 28 4' ID MH
- i CICI DES. 4
- m CICI DES. 2 W/ ACCESS MH
- n CICI DES. 4(2B)
- o CICI DES. 4
- p CICI DES. 4
- q CICI DES. 4
- r CICI DES. 4
- s CICI DES. 4

EARTH CHANGE ONLY



- t CICI DES. 4
- u CICI DES. 4
- v CICI DES. 4
- w CICI DES. 4
- x CICI DES. 4

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF JENKS PUBLIC WORKS DEPT. SPECIFICATIONS, INCLUDING ODOT 2019 EDITION.

REVISION	BY	DATE

CERTIFICATE OF AUTHORIZATION NO. 4697, EXP. 6-30-25		
THE RESERVE AT SOUTHERN WOODS		
CONSTRUCTION PLANS		
CITY OF JENKS, OK		
PLANS AND ESTIMATES PREPARED BY: McGUIRE BROTHERS, LLC 8413 South Regency Drive, Tulsa OK 74131		
PLAN SCALE: 1" = 50'	STORM SEWER PLAN (2)	APPROVED:
PROFILE SCALE: HORIZONTAL: N/A VERTICAL: N/A	RECOMMENDED: DEVELOPMENT SERVICES: RECOMMENDED: ENGINEERING SERVICES:	DIRECTOR OF PUBLIC WORKS
FILE:	DRAWING:	DATE: 8-5-24
ATLAS PAGE NO.:	SHEET 7 OF 17 SHEETS	

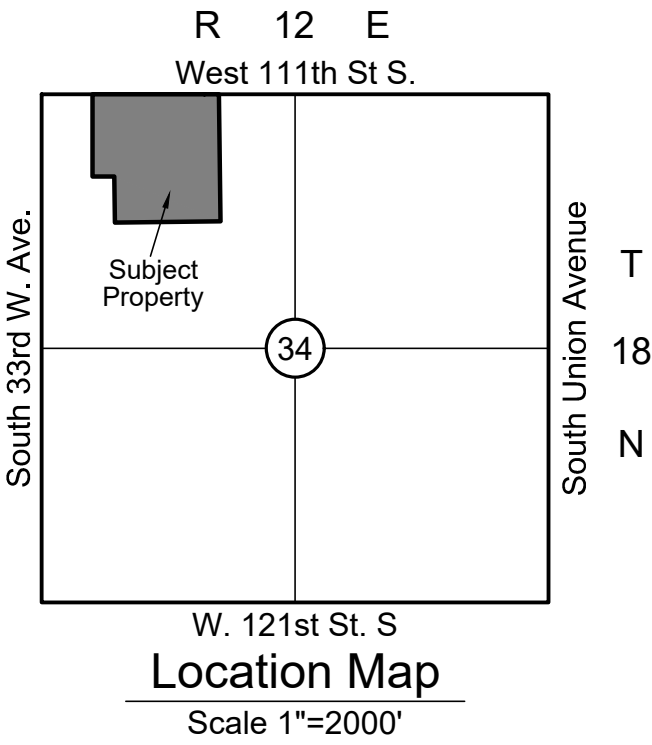
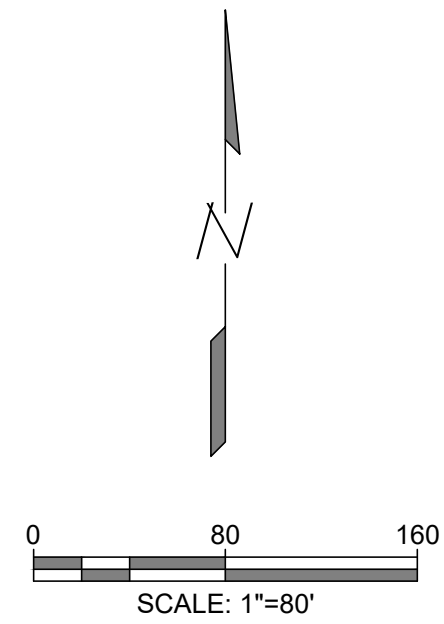
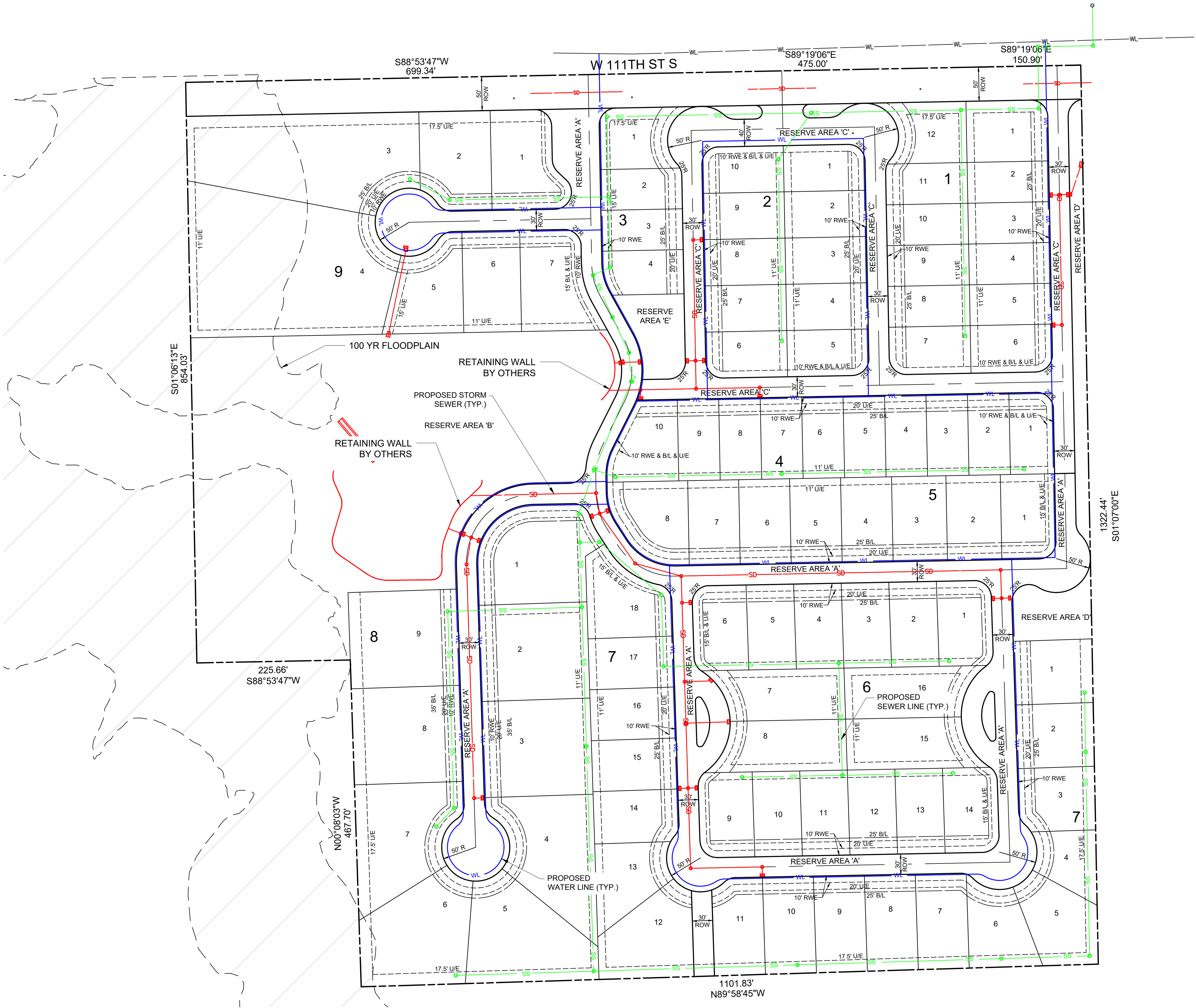


The Reserve at Southern Woods

Legal Description

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

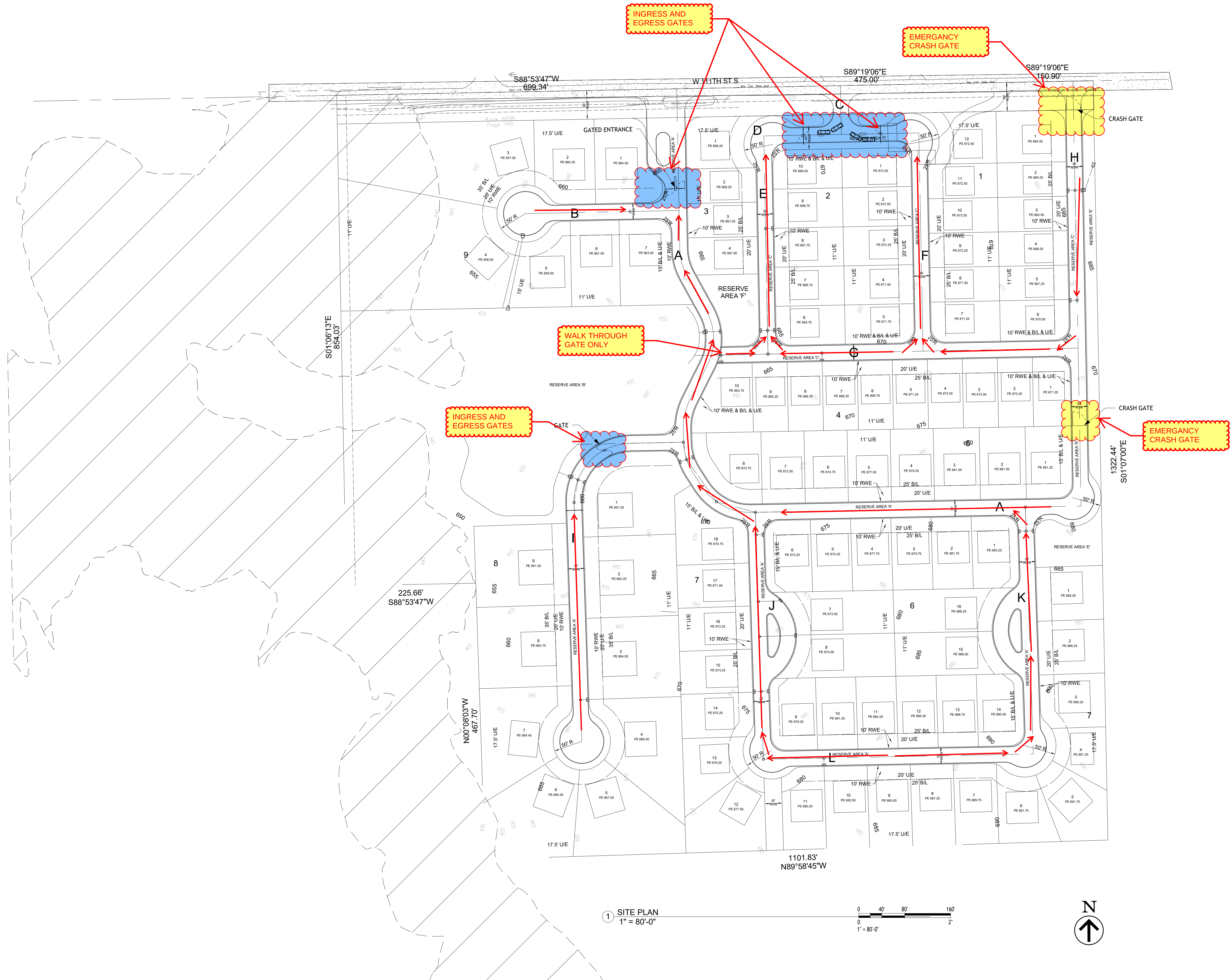
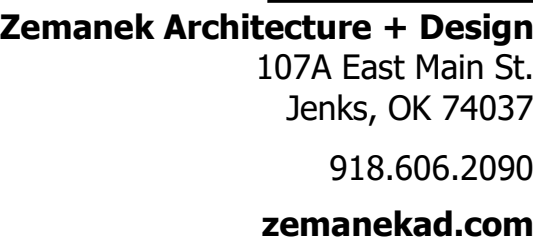
COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S 88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.



CERTIFICATE OF AUTHORIZATION NO. 4697, EXP. 6-30-25		
THE RESERVE AT SOUTHERN WOODS		
CONSTRUCTION PLANS		
CITY OF JENKS, OK		
PLANS AND ESTIMATES PREPARED BY: McGUIRE BROTHERS, LLC 8413 South Regency Drive, Tulsa, OK 74131		
PLAN SCALE: 1" = 80'	CONCEPT UTILITY PLAN	APPROVED: DIRECTOR OF PUBLIC WORKS
PROFILE SCALE: HORIZONTAL: N/A VERTICAL: N/A		
FILE:	DRAWING:	DATE: 8-13-24
ATLAS PAGE NO.:	SHEET 1 OF 1 SHEETS	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF JENKS PUBLIC WORKS DEPT. SPECIFICATIONS, INCLUDING ODOT 2019 EDITION.

REVISION	BY	DATE



SITE PLAN