

AGENDA
JENKS PLANNING COMMISSION
THURSDAY, SEPTEMBER 3, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

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.)
 - A. Approve minutes of the regular meeting held on August 06, 2026.
 - B. Approve Plat 26-26 - a Preliminary Plat for Coal Creek Village. General Location: 121st St & HWY 75.
 - C. Notice of Easements for South County Crossing to be approved at the September 15, 2026, City Council meeting.
 - D. Continue JZ 26 PUD 151.MA1, a request for a Major Amendment to Planned Unit Development 151 to increase the dwelling units per acre, allowing for an additional 10 units, to the October 08, 2026, Planning Commission meeting. General Location: E 131st St & S Harvard Ave.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 26-705, request for a zone change from AG (Agriculture) to RS-1 (Residential), and

JL 26-425, a Minor Subdivision (Lot Split). General Location: 1410 W 91st St

4. JZ 26-706, request for a zone change from RE (Residential Estate) to AG (Agriculture), and JL 26-426, a Minor Subdivision (Lot Split and Combination). General Location: 205 E 116th.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, AUGUST 6, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Agenda for the Jenks Planning Commission was posted on the City's website at 5:47 PM on July 31, 2026. The meeting was called to order at 06:00 PM on the above date with Chair Scott West presiding at Jenks City Hall.

ROLL CALL

Present

Amy Bors
Craig Bowman
Rob Sellers
Greg Nixon
Dakota Williams
Chair Scott West

Absent

Gina Wilson

INVOCATION

Pastor Mitch Wilburn of The Park Church of Christ gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

BUSINESS

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.)
 - A. Approve minutes of the regular meeting held on July 09, 2026
 - B. Approve JL 26-424 - a request for a lot combination. General Location: 470 E 113th St S.
 - C. Approve PUD 116.mi5 - a Minor Amendment to PUD 116 (Frazier Meadows II) to change the front building line on Lots 1-8 Block 10 of Frazier Meadows II from 25 feet to 20 feet. General Location: 131st & 20th Pl

Chair Scott West stated that Item 1.B was his property. Rob Sellers made a motion to approve Item 1. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Greg Nixon, Rob Sellers, Scott West, Dakota Williams
No: None
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

Withdrawn.

3. JZ 26-703 - A request for a zone change from RS-1 (Residential) to RD (Residential Duplex). General Location: 822 N Birch Pl

Planning Director Marcae Hilton introduced Item 3 and answered questions. The following individuals gave public comments:

- Anita Hayes (923 N Birch)
- Richard Cates (918 N Birch)
- Kavid Cates (22 Deer St, Cash, OK)
- Brandon Handcock (824 N Birch)
- Pamela Smith (908 N Birch)

Tim Walterbach (applicant) addressed the Commission and answered questions. Rob Sellers made a motion to approve Item 3. Scott West seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: Craig Bowman

Motion Carried.

4. JZ 26-702, a request for a zone change from AG (Agriculture) to RS-1 (Residential) and JL 26-421, a Minor Subdivision (Lot Split and Lot Combination). General Location: 11607 S 5th St

Planning Director Marcae Hilton introduced Items 4 & 5 together and answered questions. Robert Bell (101 E Aquarium Pl) addressed the Commission about the applications and answered questions. Amy Bors made a motion to approve Item 4. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

5. JZ 26-704, a request for a zone change from AG (Agriculture) to RS-1 (Residential) and JL 26-420, a Minor Subdivision (Lot Split and Lot Combination). General Location: 11623 S 5th St

Amy Bors made a motion to approve Item 5. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

6. JZ 26 PUD 127.mil - a request for a Minor Amendment to PUD 127 (Frazier Falls) remove the requirement for shared amenities with Frazier Meadows and other PUD clarifications. General Location: 12701 S Harvard

Planning Director Marcae Hilton introduced Item 6 and answered questions. *Planning Commission took a recess at 7:32 PM and returned at 7:41 PM.* Charlie

Wollmershauser addressed the Commission and answered questions. The following

individuals gave public comments:

- Robert Bell (101 E Aquarium Pl)
- Matthew Albright (2060 E 128th Pl)

Charlie Wollmershauser addressed the Commission again. Rob Sellers made a motion to approve Item 6, removing shared amenities and including a sidewalk and consistent perimeter fence installed by the builder or developer. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

7. Amendments to the Jenks Unified Development Ordinance: Article 3 – Base District Specific Standards, Article 6 – Development Standards, Article 7 – Sign Standards, and Article 8 – Subdivision Standards.

Planning Director Marcae Hilton introduced Item 7 and answered questions. Charlotte Montgomery (10612 S Fir Ave) gave a public comment. Rob Sellers made a motion to approve Item 7. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

OTHER BUSINESS

1. Planning Updates

Planning Director Marcae Hilton gave the Planning Update.

ADJOURNMENT

Jenks Planning Commission adjourned at 08:41 AM.

To	Dr. Scott West, Chair and Planning Commission
Hearing Date	September 3, 2026
Case	JZ 26-26 Coal Creek Village Preliminary Plat
Request	<i>Approval of Preliminary Plat Consent Agenda</i>
Location	West of Highway 75 and North of 121 st Street

Staff Report

Preparer | Karl Fritschen; MH

Attachments
Plat Documents

Preparer
Steven Cooksey PE, Kimley-Horn

Background Information

SUMMARY OF ENTITLEMENTS:

JZ 23 PUD 141 | CS (Commercial Shopping) Zoning and PUD 141 Overlay

CC SUMMARY | **July 18, 2023**, Approved | Ordinance 1619

PC SUMMARY | **June 22, 2023**, *Approved 6-0-1 (One PC seat was vacant at the time of the hearing).*

PC SUMMARY | **May 18, 2023**, *This item was continued to the June 22, 2023 PC meeting.*

PC SUMMARY | **April 20, 2023**, *This item was continued to the May 18, 2023 PC meeting.*

STAFF COMMENTARY | The City of Jenks has received a preliminary plat for a commercial development known as Coal Creek Village. This parcel is designated as Development Area "B" within the previously approved PUD 141. The City of Jenks has been working with Sooner Development, who submitted PUD 141, for several years on a development with a mix of uses, located near the NW (northwest) corner of 121st and HWY 75, just north of the Glenpool Walmart commercial corner. This plat serves as the first phase activating the overall development concept of PUD 141, focusing on the retail component of the PUD.

OWNERSHIP DATA:

R98234823455900
Lahoma Family, LLC
Attn: Richard A. Langston, Trustee
9855 South Louisville Avenue
Tulsa, OK 74137

R98234823460480
R98234823463310
R9823482346321
R98234823463210
XIUXI OK Holdings, LLC
c/o Adam Maurer
12910 Pierce Street, Suite 110
Omaha, NE 68144

R98234823460280
City of Jenks, Oklahoma
c/o Teresa Nowlin, Esquire
211 North Elm Street
Jenks, OK 74037

R98234823449010
Brett A. Bennett & Curtis R. Bennett
c/o Brett A. Bennett
1908 W. 118th Street
Jenks, OK 74037

R98234823447110
R98234823448410
Virginia R LLC
c/o Shane Matson
1719 S. Boston Avenue
Tulsa, OK 74119

R98234823458745
Retail Bulidings, Inc.
Elaine M. Braum, President
c/o Helen Pacione, Director of Real Estate
3000 NE 63rd Street
Oklahoma City, OK 731217

R98234823460680
R98234823461880
Patricia Ann Winkle, as Trustee of
the Winkle Family Trust, dated
September 10, 2010

PLAT DATA

Request	Approval of Preliminary Plat for 63.11 Acres
General Location	West of HWY 75 and north of 121 st Street
Public Comment	None Not Advertised
Proposed Use	Commercial/Retail
Comprehensive Plan	Regional Commercial
Current Zoning	CS (Commercial Shopping) & PUD-141 (Ord. 1619)
Owner	Multiple
Address	TBD
Plat Name	Coal Creek Village
STR	Section: 34, Township: 18N, Range: 12E
Gross Acres	63.11
Blocks/Lots	Block 1, Lots 1 - 12
Reserve Areas	Five (5)
Access Points	Two (2) off E 121 st St S, four (4) off of South Union Ave.
Oil Wells	3 capped identified with 50 ft. radius
Access and Circulation	1 (one) public street, four (4) private in reserves
Signage	Comprehensive sign Plan (Exhibit C) & UDO Article 7

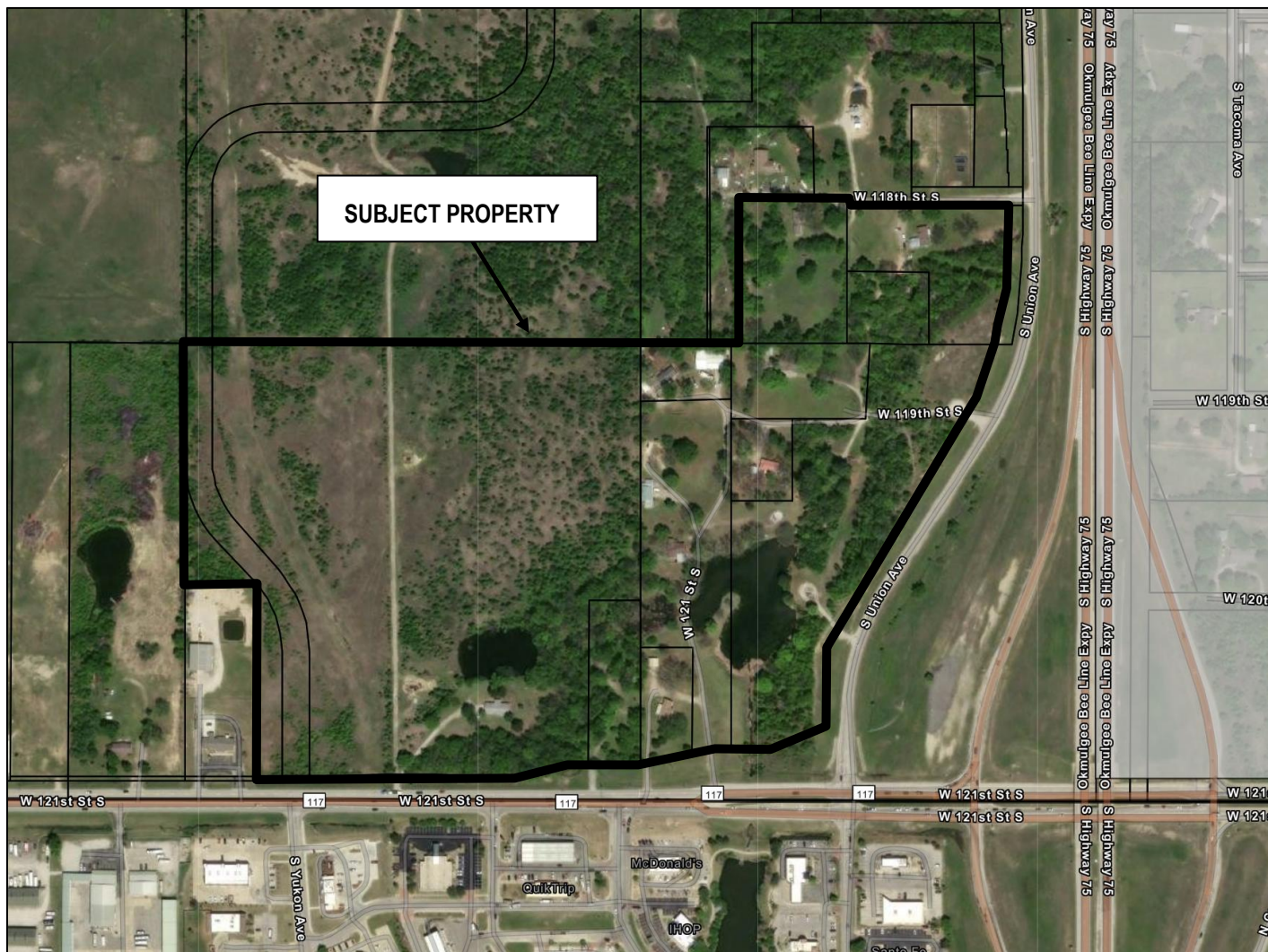
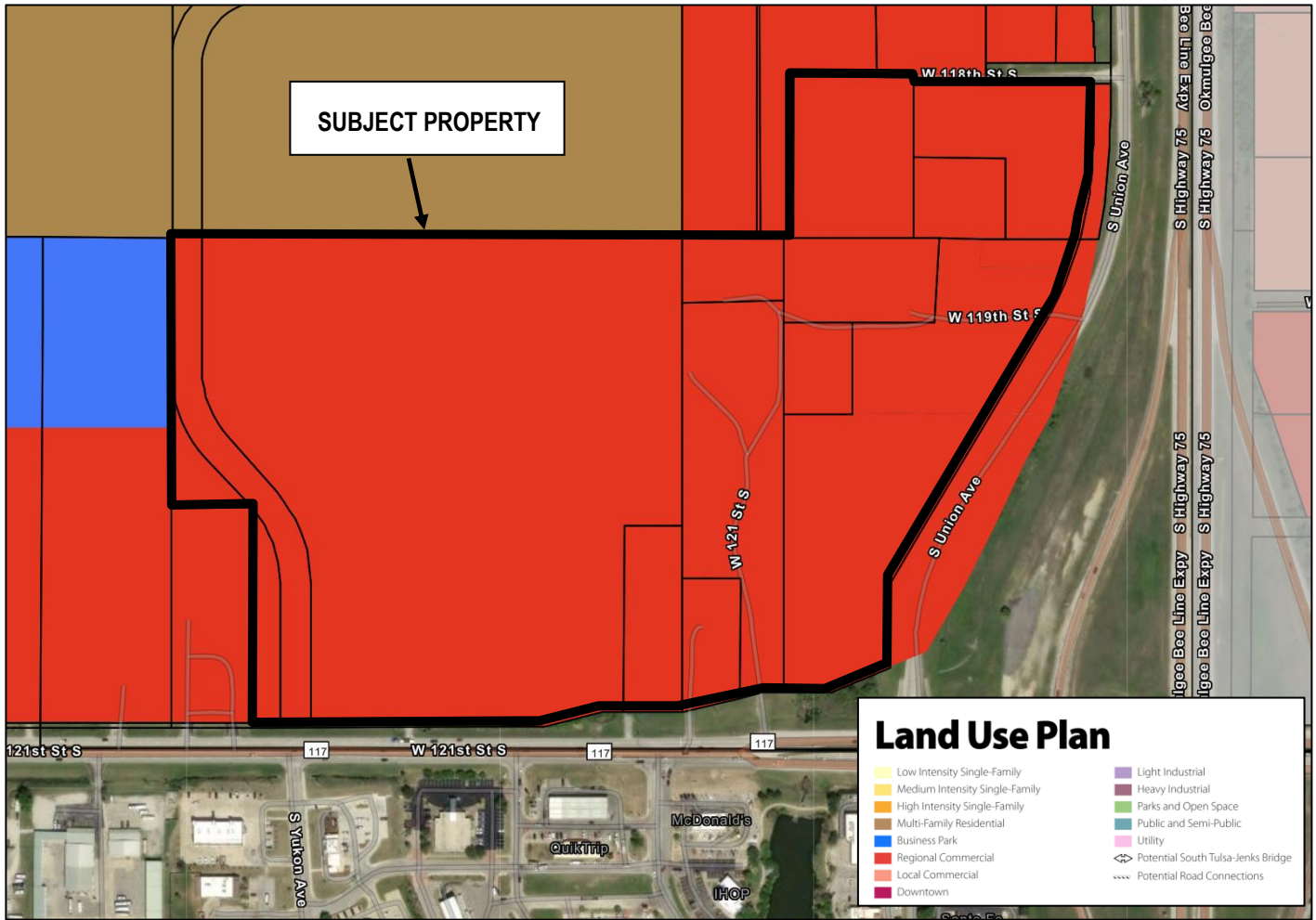


Figure 1 - Aerial Photo



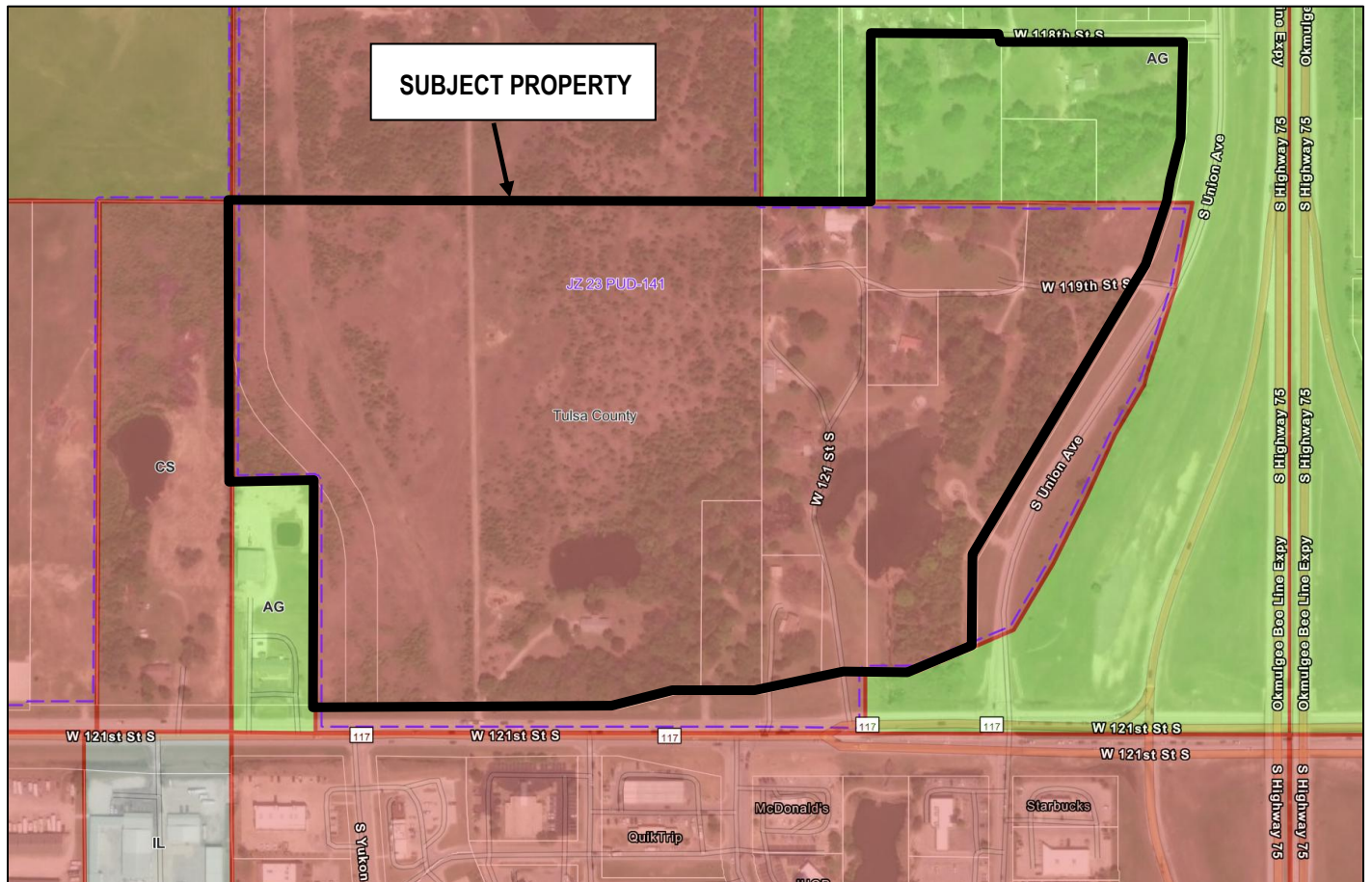


Figure 3 – Existing Zoning

Surrounding Zoning

North | PUD 97, PUD 57 & CS, CG (Commercial Shopping/General)

East | AG (Agriculture) & CS (Commercial Shopping)

South (Glenpool) | CG (Commercial General)

West | PUD 156-RM2 (Residential Multi-family)&CS (Commercial Shopping) and AG (Agriculture)

(E) Major Subdivisions.

(1) Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).

(2) Major Subdivision Review Criteria.

(a) Comprehensive Plan Alignment. The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(b) UDO Compliance. The Major Subdivision is consistent with the provisions of the UDO and the governing district.

(3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.

(4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.

(a) The conference provides the City the opportunity to describe the community's vision to the applicant.

(b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.

(c) Preplatting Conference. The mandatory discussion is for following:

- ☐ Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
- ☐ General topography of the tract,
- ☐ Existing adjoining developments,
- ☐ Existing streams, floodplains, and storm drainage (if any),
- ☐ Existing public and private utilities and easements,
- ☐ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
- ☐ Proposed layout of streets, lots and blocks,
- ☐ Proposed subdivision name,
- ☐ Name, address and telephone of tract landowner and subdivider,
- ☐ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.

(5) Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.

(a) Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:

- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
- ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),

- Key or location map showing location of subdivisions within the mile section,
 - An accurate legal description of the property,
 - The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - The location and description of all existing structures, water bodies and watercourses,
 - The areas subject to flooding based upon the regulatory flood plain boundary,
 - The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - All proposed lots progressively numbered and building setback lines,
 - Blocks progressively numbered,
 - A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - Conforms to Subdivision Regulations for design and layout,
 - Connects with current and anticipated future abutting development(s),
 - Lot dimensions and shapes facilitate private use and infrastructure placement,
 - Takes advantage of existing environmental features of the property,
 - Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.
- (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.
- (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.
- (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.
- (b) Additional Engineering Review Items:
- Are all lots serviced with public street access?

- ☐ Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
 - ☐ Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?
 - ☐ Are all lots serviced with water and are adequate easements dedicated for water?
 - ☐ Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?
 - ☐ Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
 - ☐ Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
 - ☐ If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
 - ☐ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.
- (d) Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

TAC: August 11, 2026

No significant comments to date.

- ☐ Provide a certificate of closure
- ☐ Provide a closure report if not already provided.
- ☐ Provide a letter from the Corporation Commission regarding the capped wells on this site.
- ☐ See additional comments on the attached PDF.

Staff Evaluation & Recommendation

EVALUATION

The applicant has their entitlements in place and are asking for PC and CC to approve the subdivision procedure of Preliminary Plat, which will allow the developer to continue to move forward in the development process on the subject property. PUD 141 shall govern the uses and specifics on this property.

RECOMMENDATION

Staff and TAC recommend conditional approval of this Preliminary Plat "Coal Creek Village".

PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

COAL CREEK VILLAGE

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.



OWNER:
Lahoma Family, LLC
Attn: Richard A. Langston, Trustee
9855 South Louisville Avenue
Tulsa, OK 74137
Email: rlangston00@gmail.com

OWNER:
Patricia Ann Winkle, as Trustee of
the Winkle Family Trust, dated
September 10, 2010
c/o Justin Brown
7060 S. Yale Avenue, Suite 900
Tulsa, OK 74136
Email: justin@walmartcommercial.com

OWNER:
Retail Buildings, Inc.
Elaine M. Braum, President
c/o Helen Pacione, Director of Real Estate
3000 NE 63rd Street
Oklahoma City, OK 731217
Email: helen.pacione@braums.com

ENGINEER:
Kimley-Horn and Associates Inc.
4727 Gailardia Parkway Suite 250,
Oklahoma City, Oklahoma, 73142
Phone: (405) 241-5423
OK CA NO. 2740, EXPIRES 6/30/2027
Steven Cooksey, P.E.
Steven.Cooksey@kimley-horn.com

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design

OWNER:
XIUXI OK Holdings, LLC
c/o Adam Maurer
12910 Pierce Street, Suite 110
Omaha, NE 68144
Email: adam@lockwooddev.com

OWNER:
City of Jenks, Oklahoma
c/o Teresa Nowlin, Esquire
211 North Elm Street
Jenks, OK 74037
Email: tnowlin@jenksok.org

OWNER:
Brett A. Bennett & Curtis R. Bennett
c/o Brett A. Bennett
1908 W. 118th Street
Jenks, OK 74037

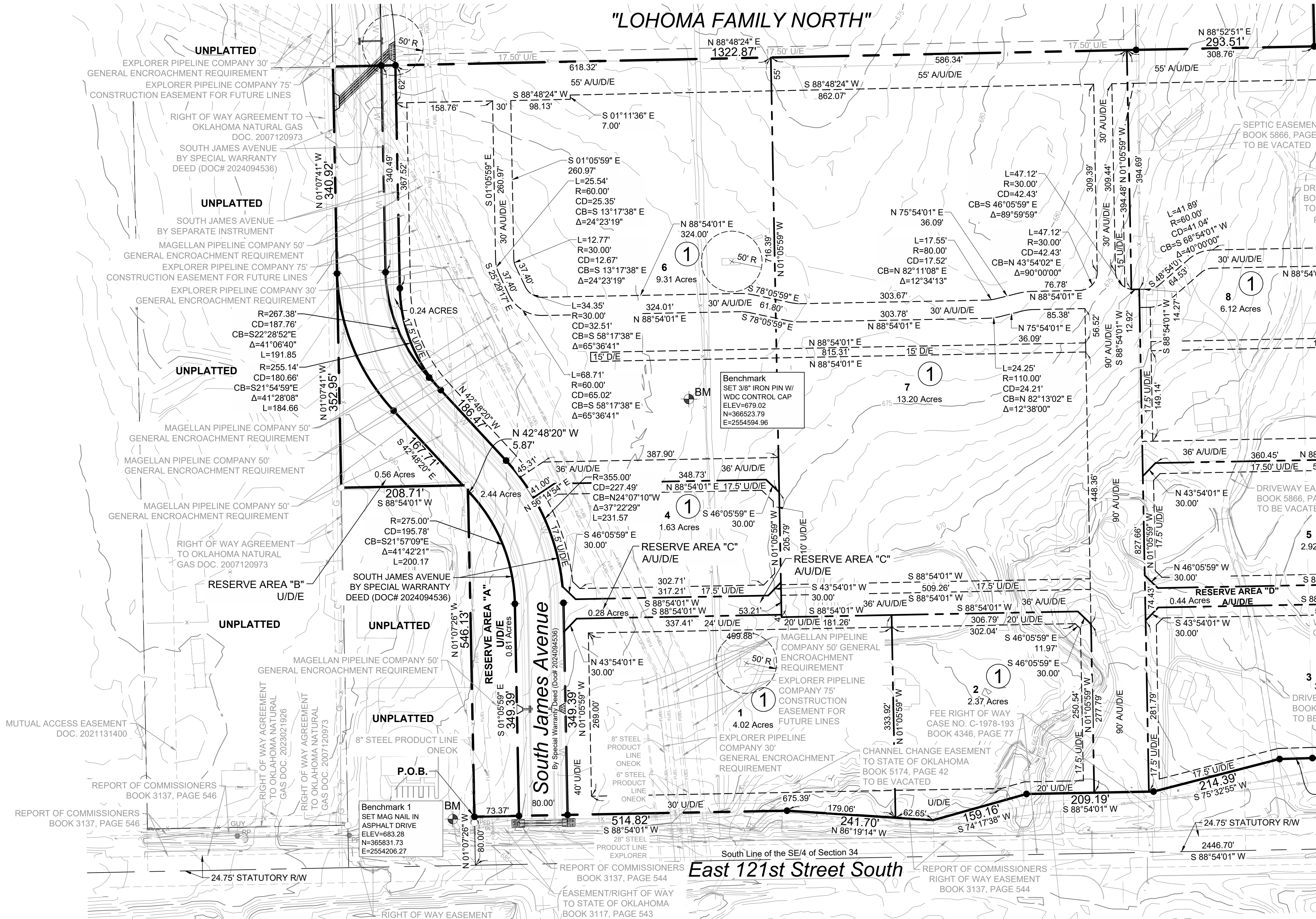
OWNER:
Virginia R LLC
c/o Shane Matson
1719 S. Boston Avenue
Tulsa, OK 74119

FINAL PLAT CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON:

MAYOR-VICE MAYOR

THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER



FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, CITY OF JENKS, MAP NO. 40143C047L, WITH A
REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES ALL
OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X NOT
SHADED OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
JULY 17, 2026

PLUGGED OIL WELLS/WATER OR GAS WELLS NOTE:
50' SETBACK RADIUS RECOMMENDATION FOR
PLUGGED WELLS PER OKLAHOMA CORPORATION
COMMISSION.

LEGEND
A/U/D/E = ACCESS, UTILITY, & DRAINAGE EASEMENT
U/D/E = UTILITY & DRAINAGE EASEMENT
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

XXXX ADDRESS
1 BLOCK NUMBER
2 LOT NUMBER
● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ELEVEN (11) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS 2,748,817 SF (63.11 ACRES)
LOT 1, BLOCK 1 CONTAINS 174,762 SF (4.02 ACRES)
LOT 2, BLOCK 1 CONTAINS 103,280 SF (2.37 ACRES)
LOT 3, BLOCK 1 CONTAINS 143,853 SF (3.30 ACRES)
LOT 4, BLOCK 1 CONTAINS 71,059 SF (1.63 ACRES)
LOT 5, BLOCK 1 CONTAINS 127,250 SF (2.92 ACRES)
LOT 6, BLOCK 1 CONTAINS 405,611 SF (9.31 ACRES)
LOT 7, BLOCK 1 CONTAINS 574,955 SF (13.20 ACRES)
LOT 8, BLOCK 1 CONTAINS 266,696 SF (6.12 ACRES)
LOT 9, BLOCK 1 CONTAINS 221,238 SF (5.08 ACRES)
LOT 10, BLOCK 1 CONTAINS 40,984 SF (0.94 ACRES)
LOT 11, BLOCK 1 CONTAINS 94,154 SF (2.16 ACRES)

RESERVE "A" CONTAINS 35,120 SF (0.81 ACRES)
RESERVE "B" CONTAINS 24,572 SF (0.56 ACRES)
RESERVE "C" CONTAINS 12,138 SF (0.28 ACRES)
RESERVE "D" CONTAINS 19,212 SF (0.44 ACRES)
RESERVE "E" CONTAINS 317,775 SF (7.30 ACRES)

RIGHT OF WAY CONTAINS 116,182 SF (2.67 ACRES)

PROPERTY ZONED COMMERCIAL/PUD 141

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
1/2" IRON PINS TO BE SET AT MAIN EXTERIOR CORNERS.

BENCHMARK 1
NAIL IN ASPHALT DRIVE
ELEV=683.28
N=365831.73
E=2554206.27
NAVD 1988 DATUM
BENCHMARK 2
Benchmark CHISELED "X"
ELEV=672.02
N=365859.6870
E=2556683.2950
NAVD 1988 DATUM

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

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

PLACE HOLDER
CO. CLERK STAMPPLACE HOLDER
CO. TAX STAMP

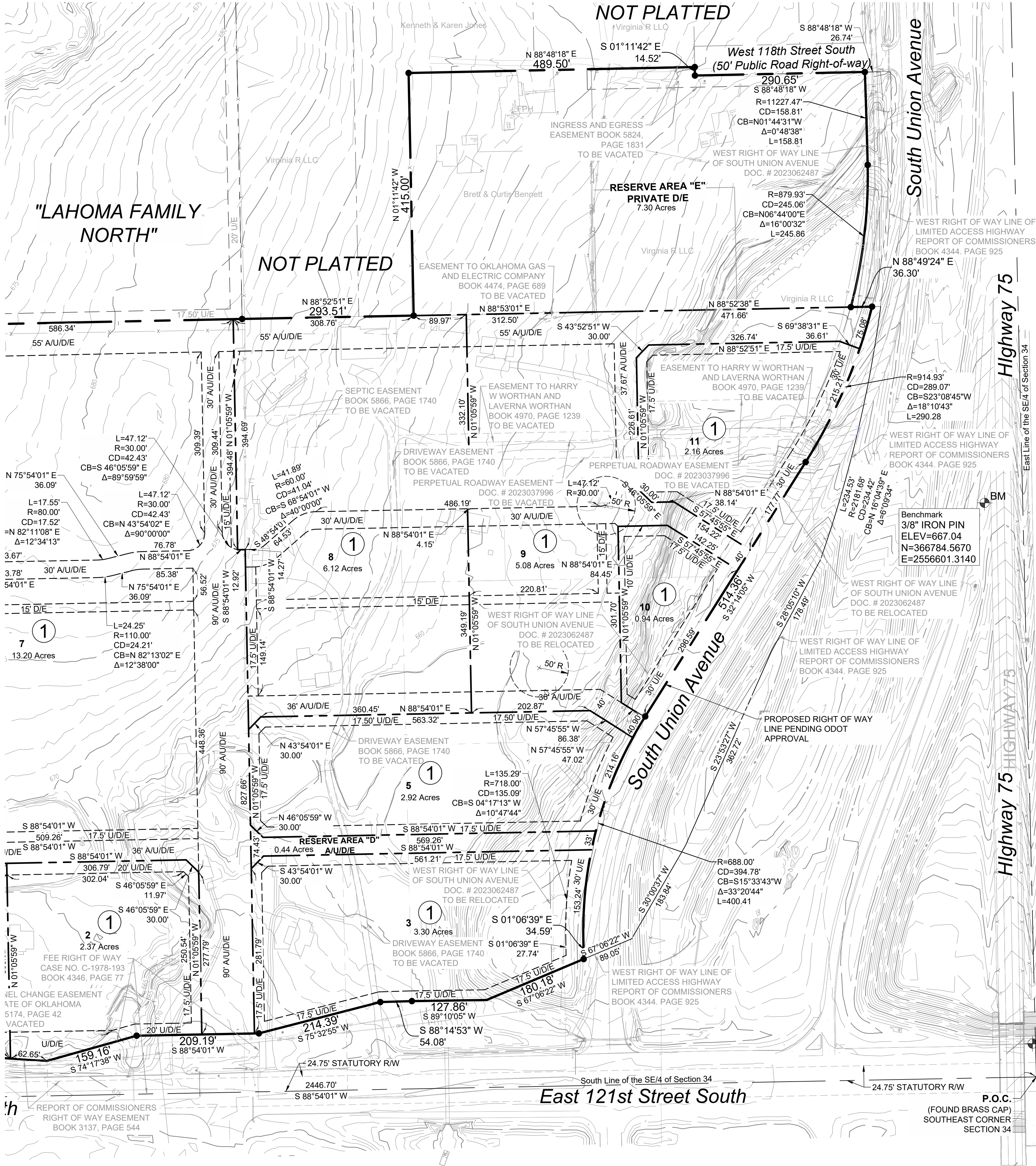
\\Chouteau-Server\Root\Jobs\2540500.03 - Coal Creek Village Phase 2 - Sooner Investment\Final Drawing\Preliminary Plat 07-31-2026.dwg PLOT:7/31/26 ORIG SIZE:24"x36"

PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

COAL CREEK VILLAGE

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.



OWNER:
Lahoma Family, LLC
Attn: Richard A. Langston, Trustee
9855 South Louisville Avenue
Tulsa, OK 74137
Email: rlangston00@gmail.com

OWNER:
XIUXI OK Holdings, LLC
c/o Adam Maurer
12910 Pierce Street, Suite 110
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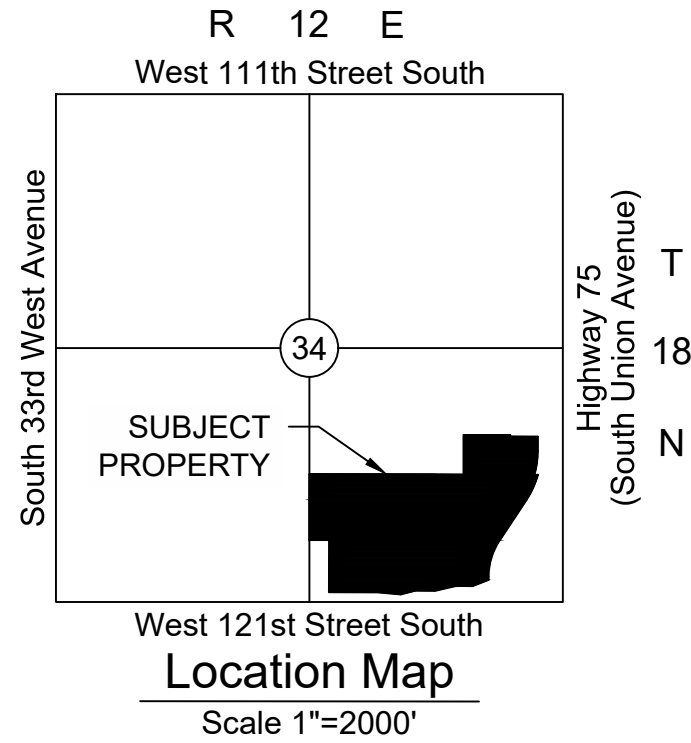
OWNER:
City of Jenks, Oklahoma
c/o Teresa Nowlin, Esquire
211 North Elm Street
Jenks, OK 74037
Email: tnowlin@jenksok.org

OWNER:
Brett A. Bennett & Curtis R. Bennett
c/o Brett A. Bennett
1908 W. 118th Street
Jenks, OK 74037

OWNER:
Virginia R LLC
c/o Shane Matson
1719 S. Boston Avenue
Tulsa, OK 74119

OWNER:
Retail Bulidings, Inc.
Elaine M. Braum, President
c/o Helen Pacione, Director of Real Estate
3000 NE 63rd Street
Oklahoma City, OK 73127
Email: helen.pacione@braums.com

Benchmark 2
CHISELED "X"
ELEV=672.02
N=365859.6870
E=2556683.2950



OWNER:
Patricia Ann Winkle, as Trustee of
the Winkle Family Trust, dated
September 10, 2010
c/o Justin Brown
7060 S. Yale Avenue, Suite 900
Tulsa, OK 74136
Email: justin@walmancommercial.com

ENGINEER:
Kimley-Horn and Associates Inc.
4727 Gailardia Parkway Suite 250,
Oklahoma City, Oklahoma, 73142
Phone: (405) 241-5423
OK CA NO. 2740, EXPIRES 6/30/2027
Steven Cooksey, P.E.
Steven.Cooksey@kimley-horn.com

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design

FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
BY THE JENKS CITY COUNCIL ON:

MAYOR-VICE MAYOR

THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS
NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

PLUGGED OIL WELLS/WATER OR GAS WELLS NOTE:

50' SETBACK RADIUS RECOMMENDATION FOR
PLUGGED WELLS PER OKLAHOMA CORPORATION
COMMISSION.

PLACE HOLDER
CO. CLERK STAMP

LEGEND
A/U/D/E = ACCESS, UTILITY, & DRAINAGE EASEMENT
U/D/E = UTILITY & DRAINAGE EASEMENT
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

XXXX ADDRESS

1 BLOCK NUMBER

2 LOT NUMBER

● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ELEVEN (11) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS 2,748,817 SF (63.11 ACRES)
LOT 1, BLOCK 1 CONTAINS 174,762 SF (4.02 ACRES)
LOT 2, BLOCK 1 CONTAINS 103,280 SF (2.37 ACRES)
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LOT 10, BLOCK 1 CONTAINS 40,984 SF (0.94 ACRES)
LOT 11, BLOCK 1 CONTAINS 94,154 SF (2.16 ACRES)

RESERVE "A" CONTAINS 35,120 SF (0.81 ACRES)
RESERVE "B" CONTAINS 24,572 SF (0.56 ACRES)
RESERVE "C" CONTAINS 12,138 SF (0.28 ACRES)
RESERVE "D" CONTAINS 19,212 SF (0.44 ACRES)
RESERVE "E" CONTAINS 317,775 SF (7.30 ACRES)

RIGHT OF WAY CONTAINS 116,182 SF (2.67 ACRES)

PROPERTY ZONED COMMERCIAL/PUD 141

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
1/2" IRON PINS TO BE SET AT MAIN EXTERIOR CORNERS.

BENCHMARK 1
NAIL IN ASPHALT DRIVE
ELEV=683.28
N=365831.73
E=2554206.27
NAVD 1988 DATUM
BENCHMARK 2
Benchmark CHISELED "X"
ELEV=672.02
N=365859.6870
E=2556683.2950
NAVD 1988 DATUM

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

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

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, CITY OF JENKS, MAP NO. 40143C047L, WITH A
REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES ALL
OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X NOT
SHADED OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
JULY 17, 2026

PLACE HOLDER
CO. TAX STAMP

PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

COAL CREEK VILLAGE

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:

Lahoma Family, LLC
Attn: Richard A. Langston, Trustee
9855 South Louisville Avenue
Tulsa, OK 74137
Email: rlangston00@gmail.com

OWNER:

Patricia Ann Winkle, as Trustee of
the Winkle Family Trust, dated
September 10, 2010
c/o Justin Brown
7060 S. Yale Avenue, Suite 900
Tulsa, OK 74136
Email: justin@walmancommercial.com

OWNER:

Retail Bulidings, Inc.
Elaine M. Braum, President
c/o Helen Pacione, Director of Real Estate
3000 NE 63rd Street
Oklahoma City, OK 73127
Email: helen.pacione@braums.com

ENGINEER:

Kimley-Horn and Associates Inc.
4727 Gailardia Parkway Suite 250,
Oklahoma City, Oklahoma, 73142
Phone: (405) 241-5423
OK CA NO. 2740, EXPIRES 6/30/2027
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Phone: (918) 584-5858
OK CA NO.1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design

OWNER:

XIUXI OK Holdings, LLC
c/o Adam Maurer
12910 Pierce Street, Suite 110
Omaha, NE 68144
Email: adam@lockwooddev.com

OWNER:

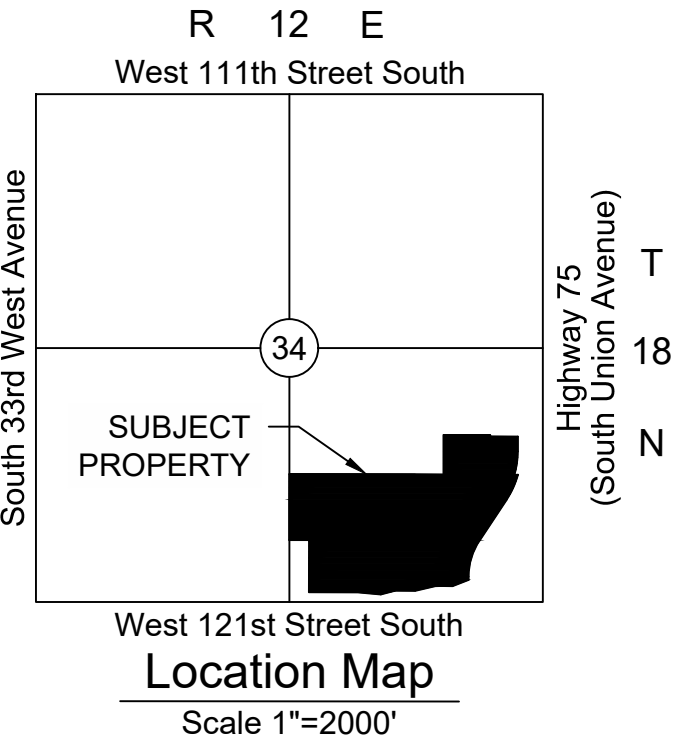
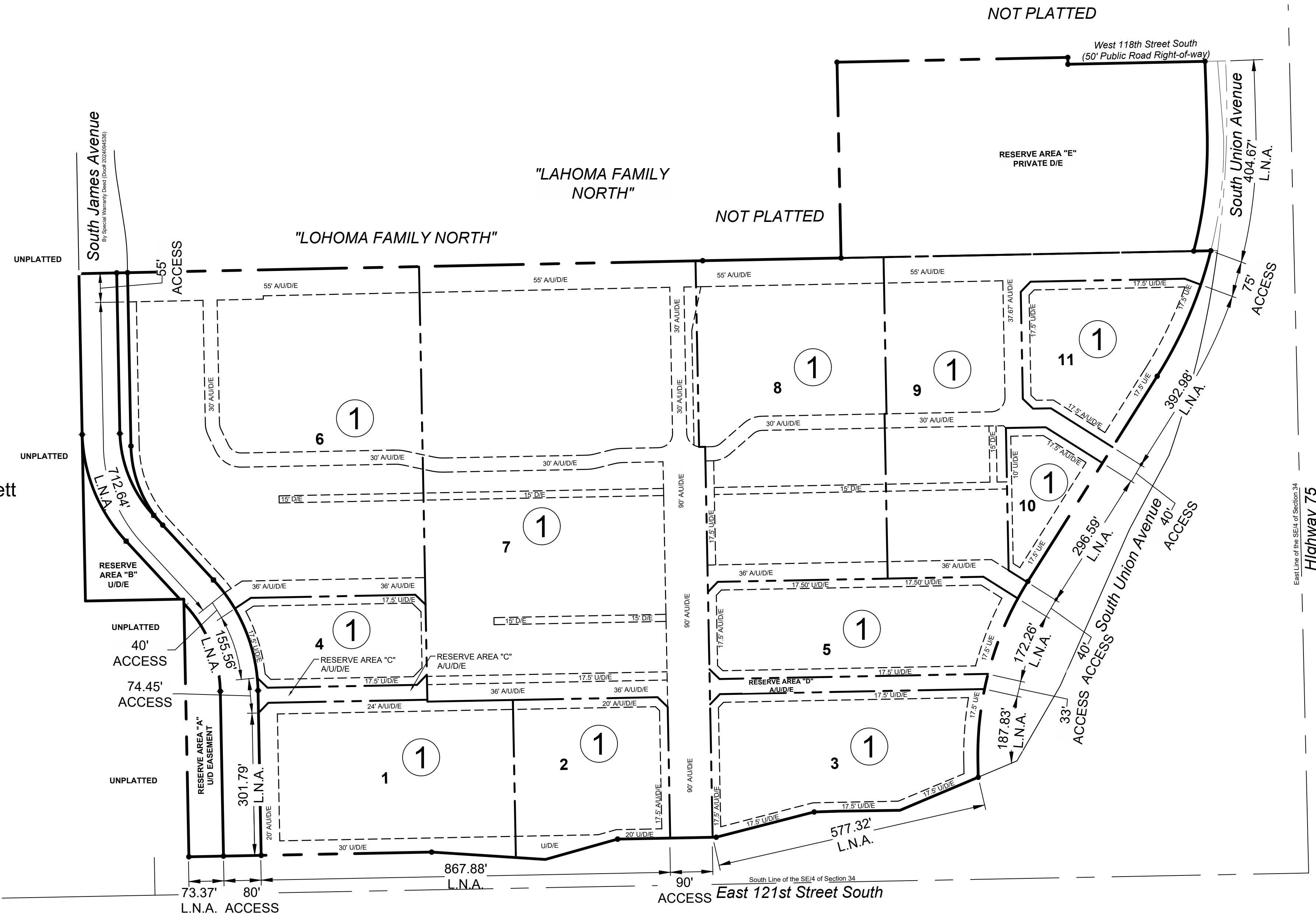
City of Jenks, Oklahoma
c/o Teresa Nowlin, Esquire
211 North Elm Street
Jenks, OK 74037
Email: tnowlin@jenksok.org

OWNER:

Brett A. Bennett & Curtis R. Bennett
c/o Brett A. Bennett
1908 W. 118th Street
Jenks, OK 74037

OWNER:

Virginia R LLC
c/o Shane Matson
1719 S. Boston Avenue
Tulsa, OK 74119



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Benchmark CHISELED "X"
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HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
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ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:

JULY 17, 2026

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CERTIFICATE OF APPROVAL

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BY THE JENKS CITY COUNCIL ON:

MAYOR-VICE MAYOR

CITY MANAGER

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50' SETBACK RADIUS RECOMMENDATION FOR
PLUGGED WELLS PER OKLAHOMA CORPORATION
COMMISSION.

PLACE HOLDER
CO. CLERK STAMP

PLACE HOLDER
CO. TAX STAMP

ORIG SIZE: 24"X36"

PLOT: 7/31/26

\\Chouteau-Server\Root\Jobs\2540500.03 - Coal Creek Village Phase 2 - Sooner Investment\Final Drawing\Preliminary Plat 07-31-2026\2540500.03 Preliminary Plat DOD 07-31-2026.dwg

PRELIMINARY PLAT

COAL CREEK VILLAGE

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

LAHOMA FAMILY, LLC, PATRICIA ANN WINKLE, AS TRUSTEE OF THE WINKLE FAMILY TRUST, DATED SEPTEMBER 10, 2010, RETAIL BUILDINGS, INC., XIUXI OK HOLDINGS, LLC, CITY OF JENKS, BRETT A. BENNETT & CURTIS R. BENNETT, AND VIRGINIA R LLC, HEREINAFTER REFERRED TO AS THE "OWNERS", ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHEAST CORNER OF SAID SECTION THIRTY-FOUR (34) THENCE S88°54'01"W AND ALONG THE SOUTH LINE OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 2446.70 FEET; THENCE N01°07'26"W FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°07'26"W FOR A DISTANCE OF 546.13 FEET; THENCE S88°54'01"W FOR A DISTANCE OF 208.71 FEET; THENCE N01°07'41"W FOR A DISTANCE OF 693.87 FEET; THENCE N88°48'24"E FOR A DISTANCE OF 1322.87 FEET; THENCE N88°52'51"E FOR A DISTANCE OF 293.51 FEET; THENCE N01°11'42"W FOR A DISTANCE OF 415.00 FEET; THENCE N88°48'18"E FOR A DISTANCE OF 489.50 FEET; THENCE S01°11'42 E FOR A DISTANCE OF 14.52 FEET; THENCE N88°48'18"E FOR A DISTANCE OF 290.65 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 00°48'38", HAVING A RADIUS OF 11227.47 FEET, A LENGTH OF 158.81 FEET AND WHOSE LONG CHORD BEARS S01°44'31"E FOR A DISTANCE OF 158.81 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 16°00'32", HAVING A RADIUS OF 879.93 FEET, A LENGTH OF 245.86 FEET AND WHOSE LONG CHORD BEARS S06°44'00"W FOR A DISTANCE OF 245.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N88°49'24"E FOR A DISTANCE OF 36.30 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18°10'43", HAVING A RADIUS OF 914.93 FEET, A LENGTH OF 290.28 FEET AND WHOSE LONG CHORD BEARS S23°08'45"W FOR A DISTANCE OF 289.07 FEET; THENCE S32°14'05"W FOR A DISTANCE OF 514.36 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 33°20'44", HAVING A RADIUS OF 688.00 FEET, AND WHOSE LONG CHORD BEARS S15°33'43"W FOR A DISTANCE OF 394.78 FEET; THENCE S01°06'39"E FOR A DISTANCE OF 34.59 FEET; THENCE S67°06'22"W FOR A DISTANCE OF 180.18 FEET; THENCE S89°10'05"W FOR A DISTANCE OF 127.86 FEET; THENCE S88°14'53"W FOR A DISTANCE OF 54.08 FEET; THENCE S75°32'55"W FOR A DISTANCE OF 214.39 FEET; THENCE S88°54'01"W FOR A DISTANCE OF 209.19 FEET; THENCE S74°17'38"W FOR A DISTANCE OF 159.16 FEET; THENCE N86°19'14"W FOR A DISTANCE OF 241.70 FEET; THENCE S88°54'01"W FOR A DISTANCE OF 514.82 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 63.11 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 11 LOTS, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "COAL CREEK VILLAGE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "COAL CREEK VILLAGE").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED 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, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, 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 THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO

CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.
- WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES
 - THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
 - WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.
 - CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
 - CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
 - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF "COAL CREEK VILLAGE", SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM 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, TULSA COUNTY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. RESERVE "E"- STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "E" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE RESERVE SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
 - LANDSCAPING, APPROVED BY THE CITY OF JENKS, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.
 - IN THE EVENT THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

G. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE PROPERTY OWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREA IS CONVEYED TO THE ASSOCIATION FROM AND AFTER SAID DATE. THE PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND

MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

SECTION II - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "COAL CREEK VILLAGE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD 141) AS PROVIDED WITHIN THE UDO (UNIFIED DEVELOPMENT ORDINANCE), PUD 141 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON JULY 20, 2023 AND BY THE JENKS CITY COUNCIL ON AUGUST 1, 2023; AND

WHEREAS, PUD 141 AND SUBSEQUENT PUD AMENDMENTS ESTABLISH THE ALLOWED USES AND DEVELOPMENT STANDARDS.

WHEREAS, THE DETAILS AND SUBSEQUENT PUD AMENDMENTS CAN BE FOUND AT THE CITY OF JENKS, 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. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, 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.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, 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 OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

E. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH JAMES AVENUE, EAST 121ST STREET SOUTH, AND SOUTH UNION AVENUE 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 CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

F. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE JENKS SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF JENKS. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

\\Chouteau-Server\Root\Jobs\2540500.03 - Coal Creek Village Phase 2 - Sooner Investment\Final Drawing\Preliminary Plat 07-31-2026\2540500.03 Preliminary Plat DOD 07-31-2026.dwg PLOT:7/31/26 ORG SIZE:24"X36"

PRELIMINARY PLAT

COAL CREEK VILLAGE

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

IN WITNESS WHEREOF:
LAHOMA FAMILY, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

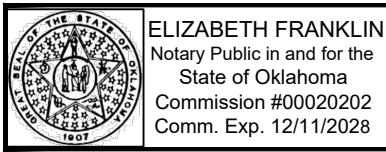
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:
PATRICIA ANN WINKLE, AS TRUSTEE OF THE WINKLE FAMILY TRUST, DATED SEPTEMBER 10, 2010, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

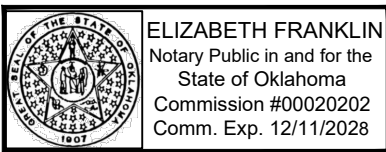
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:
RETAIL BUILDINGS, INC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

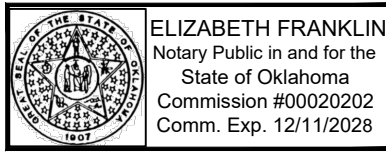
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:
XIUXI OK HOLDINGS, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

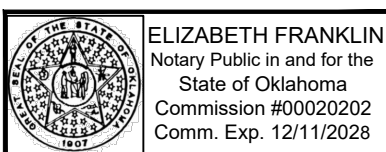
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:
CITY OF JENKS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

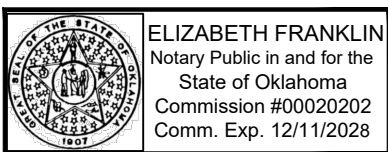
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:
BRETT A. BENNETT & CURIS R. BENNETT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

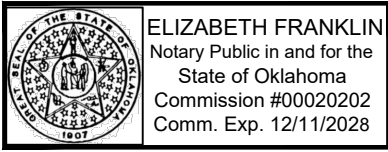
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:
VIRGINIA R LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.
BY: _____

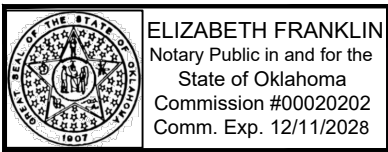
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,
BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:



MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEY

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "LAHOMA FAMILY SOUTH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

AARON BURNS, PLS
OK PLS 1923



ACKNOWLEDGMENT

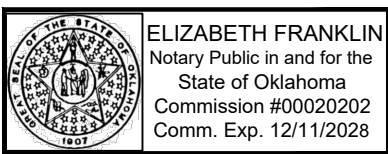
STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED AARON BURNS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

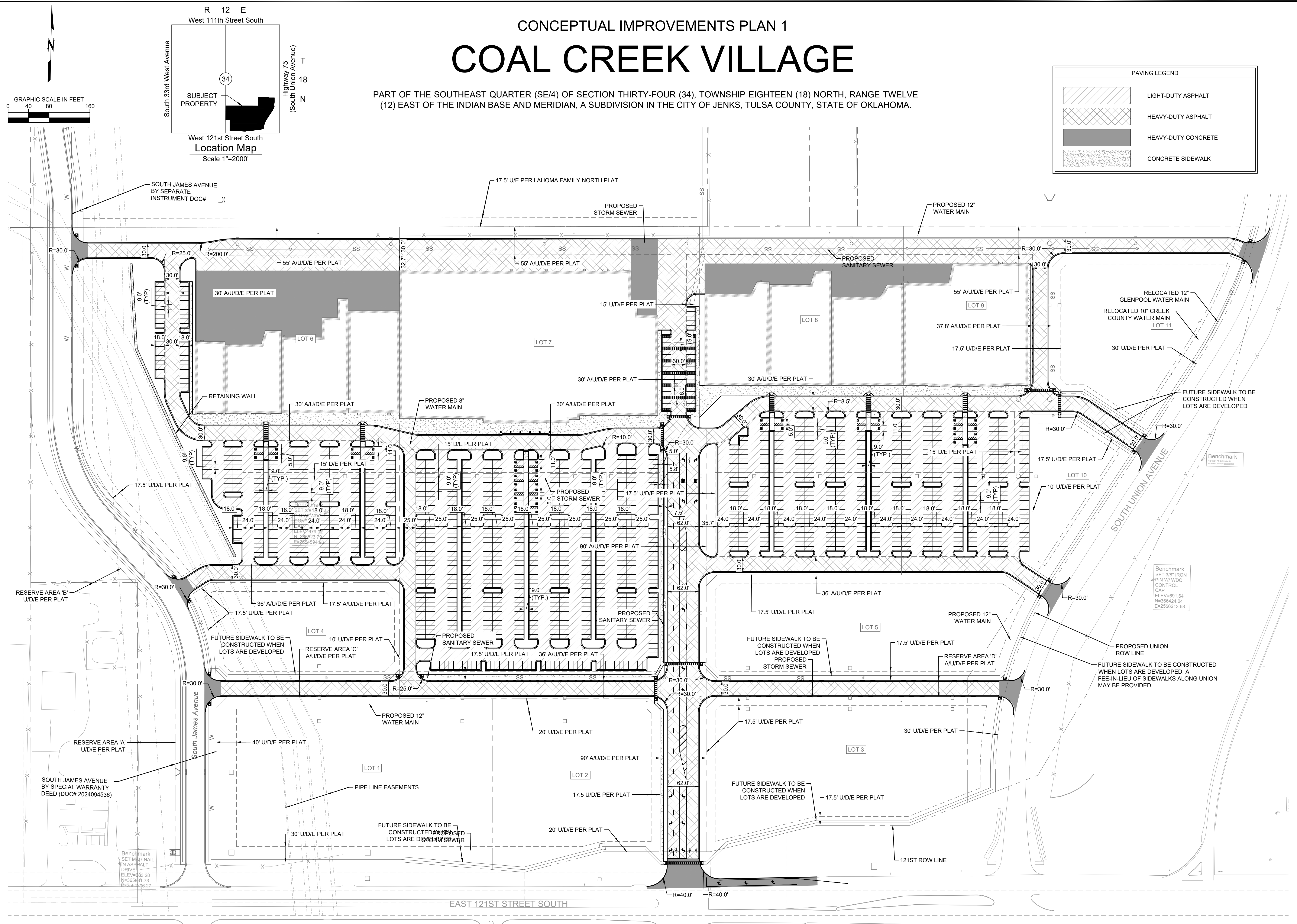
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

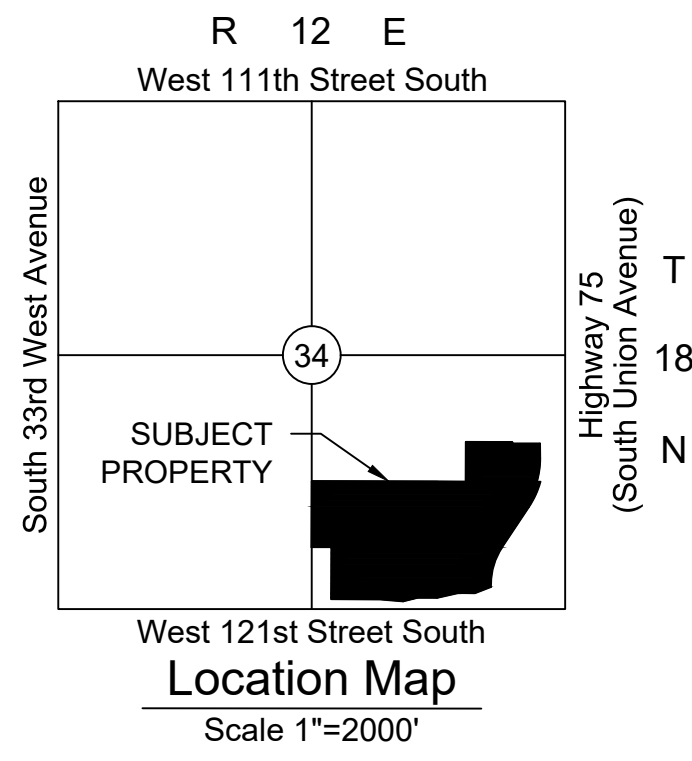
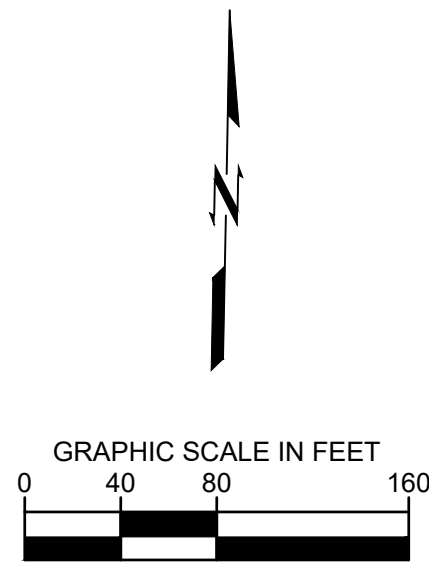
MY COMMISSION NUMBER: _____



Plotted By:Biddy, Joke Date: July 31, 2026 06:01:05pm File Path: C:\ACC\ACCDocs\Krimley-Horn\060074100_Coal Creek Village\Project Files\5_CAD\Exhibits\Conceptual Improvement Plan.dwg



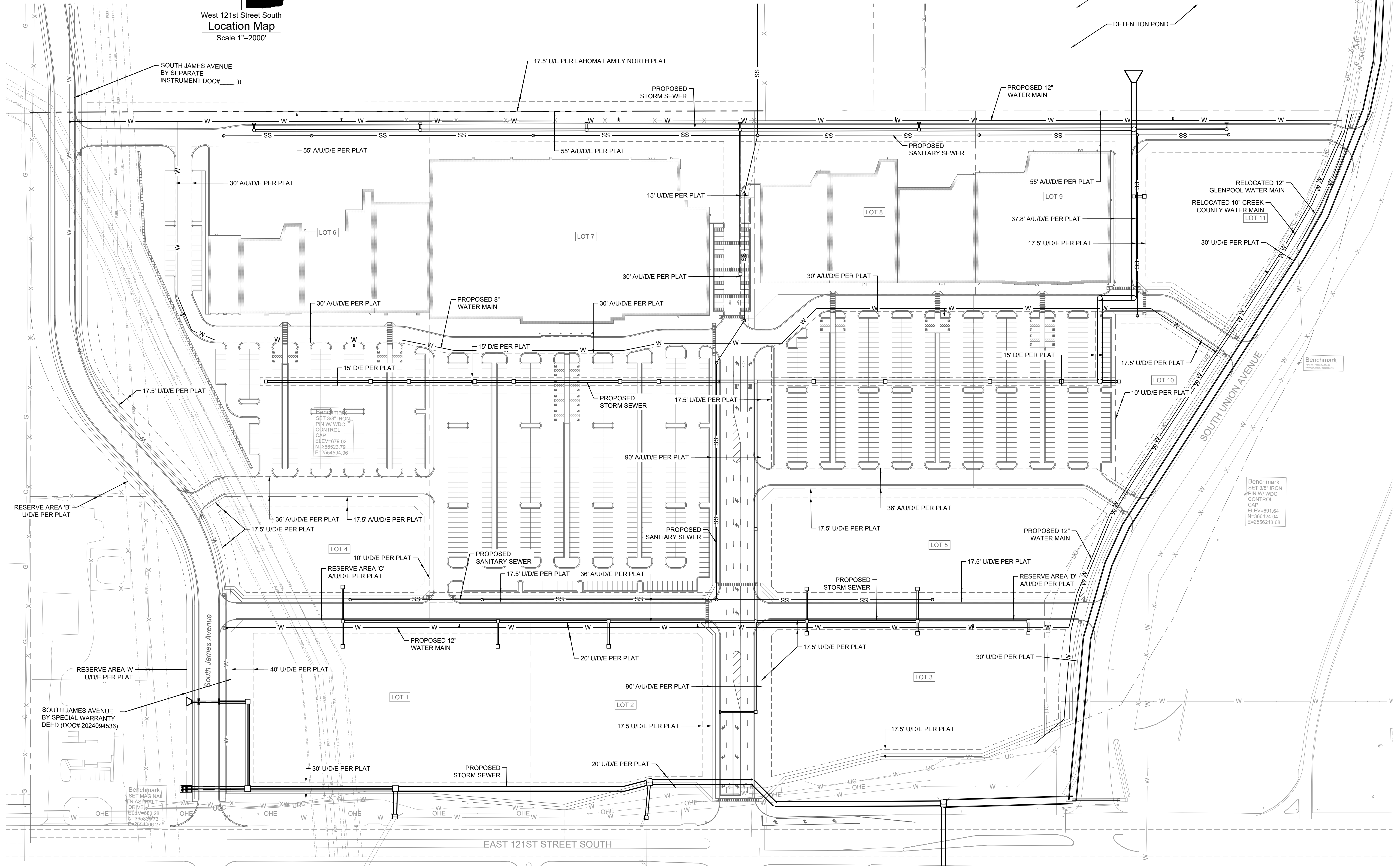
Plotted By:Biddy, Joke Date: July 31, 2026 06:01:05pm File Path: C:\ACC\ACCDocs\Krimley-Horn\060074100_Coal Creek Village\Project Files\5_CAD\Exhibits\Conceptual Improvement Plan.dwg

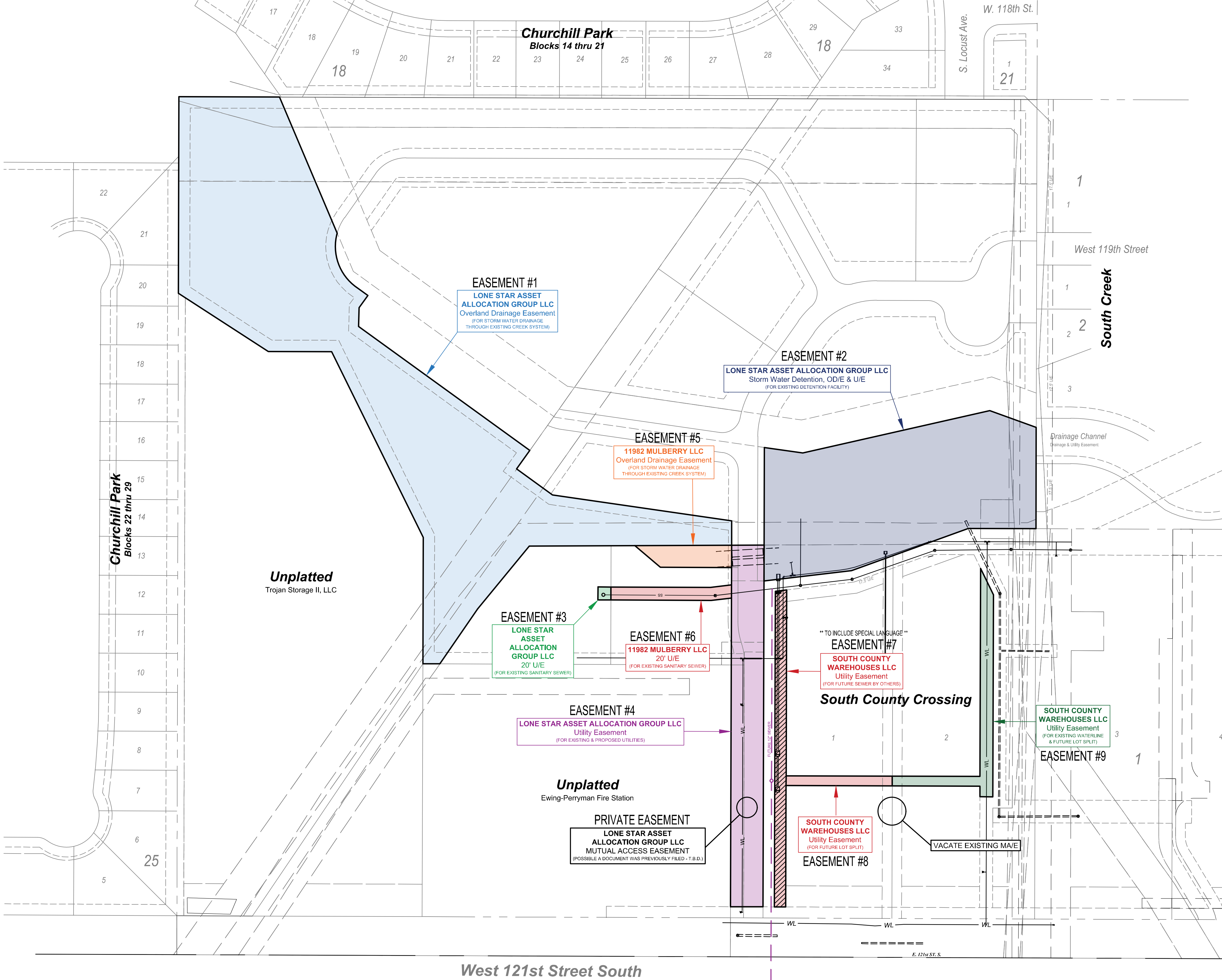


CONCEPTUAL IMPROVEMENTS PLAN 2

COAL CREEK VILLAGE

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.





No.	Property Owner	Easement Type	Subdivision (Lot / Block)	Tulsa County Parcel No.	Area (SF)	Area (AC)
1	LONE STAR ASSET ALLOCATION GROUP LLC	OVERLAND DRAINAGE EASEMENT	Unplatted	98236-82-36-48010	174,139.7	4.00
2	LONE STAR ASSET ALLOCATION GROUP LLC	TEMP. STORMWATER DETENTION, OVERLAND DRAINAGE & UTILITY EASEMENT	Unplatted	98236-82-36-48010	77,705.7	1.78
3	LONE STAR ASSET ALLOCATION GROUP LLC	UTILITY EASEMENT	Unplatted	98236-82-36-48010	400.0	0.01
4	LONE STAR ASSET ALLOCATION GROUP LLC	UTILITY EASEMENT	Unplatted	98236-82-36-48010	27,840.5	0.64
5	11982 MULBERRY LLC	OVERLAND DRAINAGE EASEMENT	Unplatted	98236-82-36-50240	4,390.2	0.10
6	11982 MULBERRY LLC	UTILITY EASEMENT	Unplatted	98236-82-36-50240	3,719.6	0.09
7	SOUTH COUNTY WAREHOUSES LLC	UTILITY EASEMENT W/ SPECIAL LANGUAGE	South County Crossing (L1 / B1)	60903-82-36-46900	91,797.2	2.11
8	SOUTH COUNTY WAREHOUSES LLC	UTILITY EASEMENT	South County Crossing (L1 / B1)	60903-82-36-46900	2,452.6	0.06
9	SOUTH COUNTY WAREHOUSES LLC	UTILITY EASEMENT	South County Crossing (L2 / B1)	60903-82-36-46900	8,612.5	0.20

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	September 3, 2026
Case Number	JZ 26-705
Applicant	Brandi True
Location	1410 West 91 st Street
Request	<i>AG (Agriculture) to RS-1 (Residential Single-Family)</i>

Staff Report

Preparer | Karl Fritschen/MH

Attachments	Preparer
Public Notice	INCOG & City Clerk
Legal	INCOG

Background Information

STAFF COMMENTARY

City of Jenks received a rezoning request from Ms. Brandi True to rezone a 1.60-acre tract located at 1410 West 91st Street. This rezoning case is associated with a companion lot split (**Case JL 26-425**) in which the property will be split into 3 tracts. This rezoning is necessary to ensure that the lot split creates conforming lots. The context of the surrounding area is comprised entirely of single-family homes, some of which are on ½ acre or larger tracts, so the request is in keeping with the surrounding uses. Further, the request aligns with the "Horizon Jenks Comprehensive Plan," which designates this area for medium-intensity, single-family residential uses. All statutory public notifications—including direct mailers to neighboring owners, newspaper publication, and on-site signage were completed.

PARCEL DATA

Requested Zoning	RS-1 (Single Family Residential)
Current Zoning	AG (Agriculture)
Parcel ID	98223-82-23-28380
Location	1410 West 91 st Street
Owner	Tallgrass Homes LLC
Subdivision	Not Platted
Gross Acres	1.60 ACRES
Council Ward No.	5
STR	SECTION 23, TOWNSHIP 18, RANGE 12

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map and conforms to the RS-1 bulk and area standards of the Unified Development Ordinance (UDO). The surrounding area is primarily used for residential purposes, so the rezoning request is in keeping with the context of the area.

Sec. 16-3-1. Bulk and Dimensional Standards.

- (A) Table 16-3-1(A) addresses the requirements applicable to development or use of a lot in a residential zoning district.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards									
Standard	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Lot Standards (Minimum)									
Lot Area (sqft)	24,000	10,000	8,000	5,000	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sqft)	24,000	10,000	8,000	5,000	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150	70	55	45	60	60	60	50	100
Yard Setbacks (Minimum)									
Front (ft)	35	35	20 (3)	20 (3)	20	15	10	10	10
Exterior Side (ft)	35	35	15 (3)	15 (3)	20	15	10	10	10
Interior Side (ft)	15	15 (1)	5	5	10 (2)	10 (2)	10 (2)	10 (2)	10 (2)
Rear (ft)	25	25	20	20	20	20	10	10	10
Building Standards (Maximum)									
Height (ft)	35	35	35	35	35	35	40	45	45
Impervious Surface Coverage	20%	35%	40%	60%	40%	60%	70%	70%	70%
Notes									
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.									
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.									
(3) Garages shall be setback a minimum of 25 feet from the front property line.									

Figure 1 – Bulk and Dimensional Table from UDO



Figure 2 - Aerial Image



Figure 3 – Oblique Aerial View Looking North



Figure 4 – INCOG Location/Zoning Map

Surrounding Zoning:

- North: AG (Agriculture -Tulsa County)
- South: RS-3 (Residential Single-Family)
- East: RS-2 (Residential Singel-Family)
- West: RE (Residential Estate)

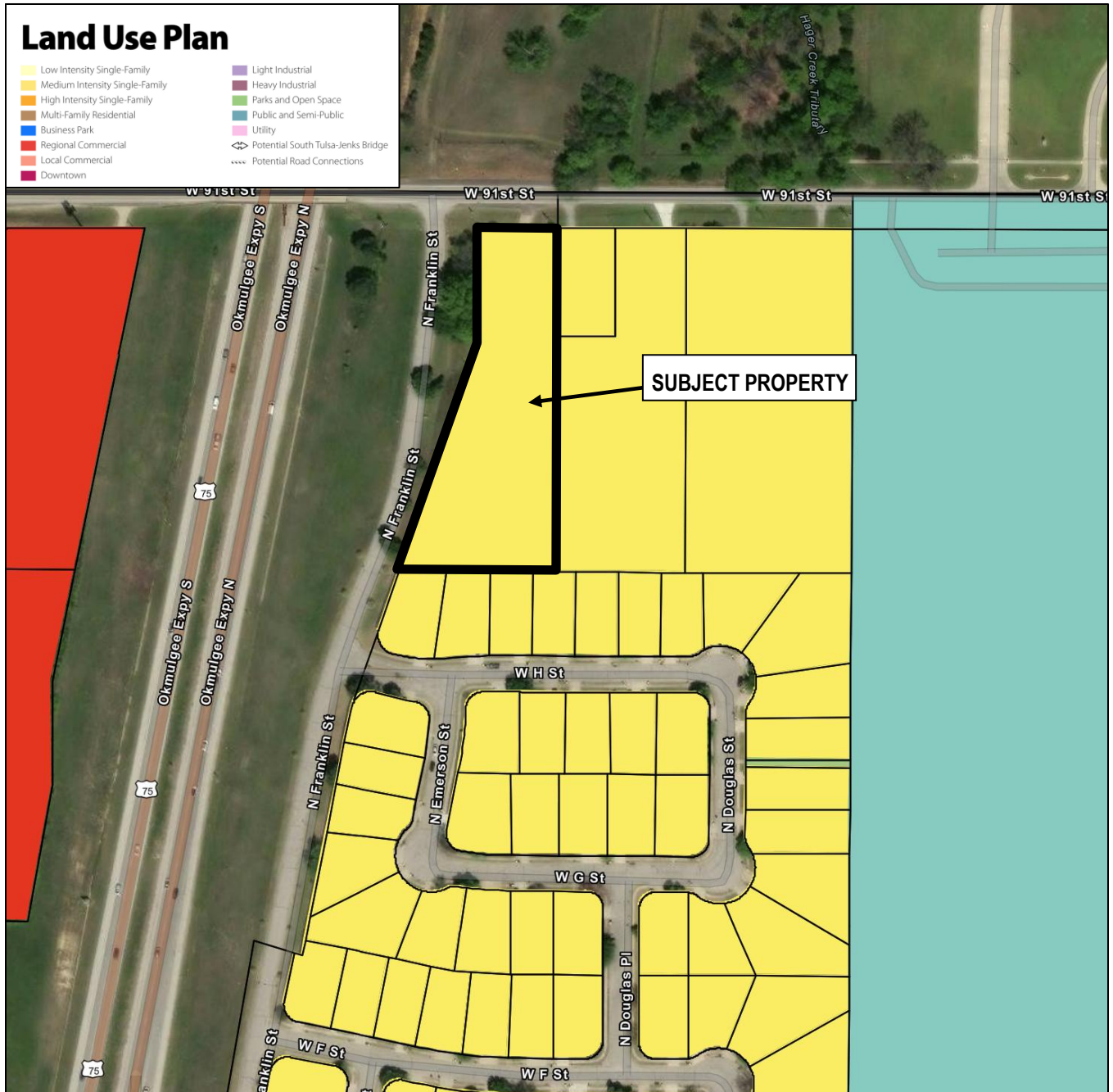


Figure 5 – Jenks Horizon Land Use Plan Map

RECOMMENDATION

Staff recommends approval of this rezoning request to RS-1 (Residential Single-Family)

To	Chair, Dr. Scott West and Planning Commission
Hearing Date	September 3, 2026
Case Number	JL 26-425
Request	Lot Split 3 Tracts
Location	1410 W 91 st St
Applicant	Brandi True

Staff Report

Preparer | Karl Fritschen/MH

Attachments

☐ Legal Exhibits

Preparer

David D Lacy, Licensed Surveyor 1666

Background Information

STAFF COMMENTARY | The applicant requests a lot split to divide a 1.60-acre parent tract into three smaller parcels. This request is filed concurrently with rezoning case **JZ 26-05**, which proposes changing the property's zoning designation from Agriculture (AG) to Residential Single Family (RS-1).

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases
Zoning	AG Agriculture (RS-1 Pending approval of JZ 26-05)
General Location	1410 W 91 st St
Plat	Not platted
Area	Parent Tract 1.60 Acres
	Proposed Split Tracts
	Tract 1 – 0.57 Acres
	Tract 2 – 0.45 Acres
	Tract 3 – 0.57 Acres

Assessor Data Parent Tract

Account #:	R98223822328380
Owner:	TALLGRASS HOMES LLC
Address:	1410 W 91 st St S

EVALUATION

The applicant requests a lot split to subdivide a 1.60-acre parent parcel into three new tracts: Tracts 1 and 3 will each be 0.57 acres, and Tract 2 will be 0.45 acres. An existing single-family residence will remain on Tract 1. Because the current Agriculture (AG) zoning requires a minimum lot size of two acres, the applicant has submitted an accompanying rezoning request (Case JZ 26-705) to transition the property to the RS-1 (Single-Family Residential) district. Pending the rezoning, all three proposed parcels will fully comply with current dimensional and area regulations.

To facilitate utility infrastructure, a new sanitary sewer easement will extend 265 feet north from the subdivision to the south, running along the eastern boundaries of Tracts 2 and 3, and a small portion of Tract 1. This easement ensures all three lots can access a future sanitary sewer line. Domestic water service is readily available via an existing 12-inch water main along N. Franklin Street.

To address staff concerns regarding traffic safety and minimize curb cuts along N. Franklin Street, the applicant has integrated an access management plan. A mutual access easement will be shared between Tracts 2 and 3, while a separate driveway location will serve the southern end of Tract 1. This design limits the entire development to just two (2) access points along N. Franklin Street.

Sec. 16-8-4. Subdivision Procedures.

(C) Lot Splits. Subdivisions containing three or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

(1) Lot Split Review Requirements.

- ☐ *Lot split application is complete.*
- ☐ *Lot split fees paid.*
- ☐ *Scaled drawing of lot split(s) provided.*
- ☐ *Drawing shows all existing and proposed lot lines.*
- ☐ *Drawing shows adjacent streets and street widths.*
- ☐ *Drawing shows existing access limitations.*
- ☐ *Drawing shows a north arrow and map scale.*
- ☐ *Lot dimensions and area conform with UDO requirements of Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.*
- ☐ *If public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).*
- ☐ *If the lot split results in inadequate access to utility easements, dedication of easement has been provided.*
- ☐ *If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.*

(2) Procedure.

(a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:

- ☐ *All existing and proposed lot lines,*
- ☐ *All existing buildings, and*

- *All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,*
- *A north arrow, and map scale.*

(b) *City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.*

(3) *Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:*

(a) *Lot Characteristics.*

- *Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment. The Lot dimensions do conform.*
- *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department. Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.*

(b) *Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.*

(c) *Access and Streets.*

- *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
- *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured. Each lot has access to a public street.*
- *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - (i) *All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - (ii) *The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*

CONDITIONS

- 1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
- 2) Provide City Planner with copy of recorded Deeds and Easement Instruments

RECOMMENDATION:

Staff recommends approval of JL 26-425 pending TAC comments and approval of JZ 26-705.

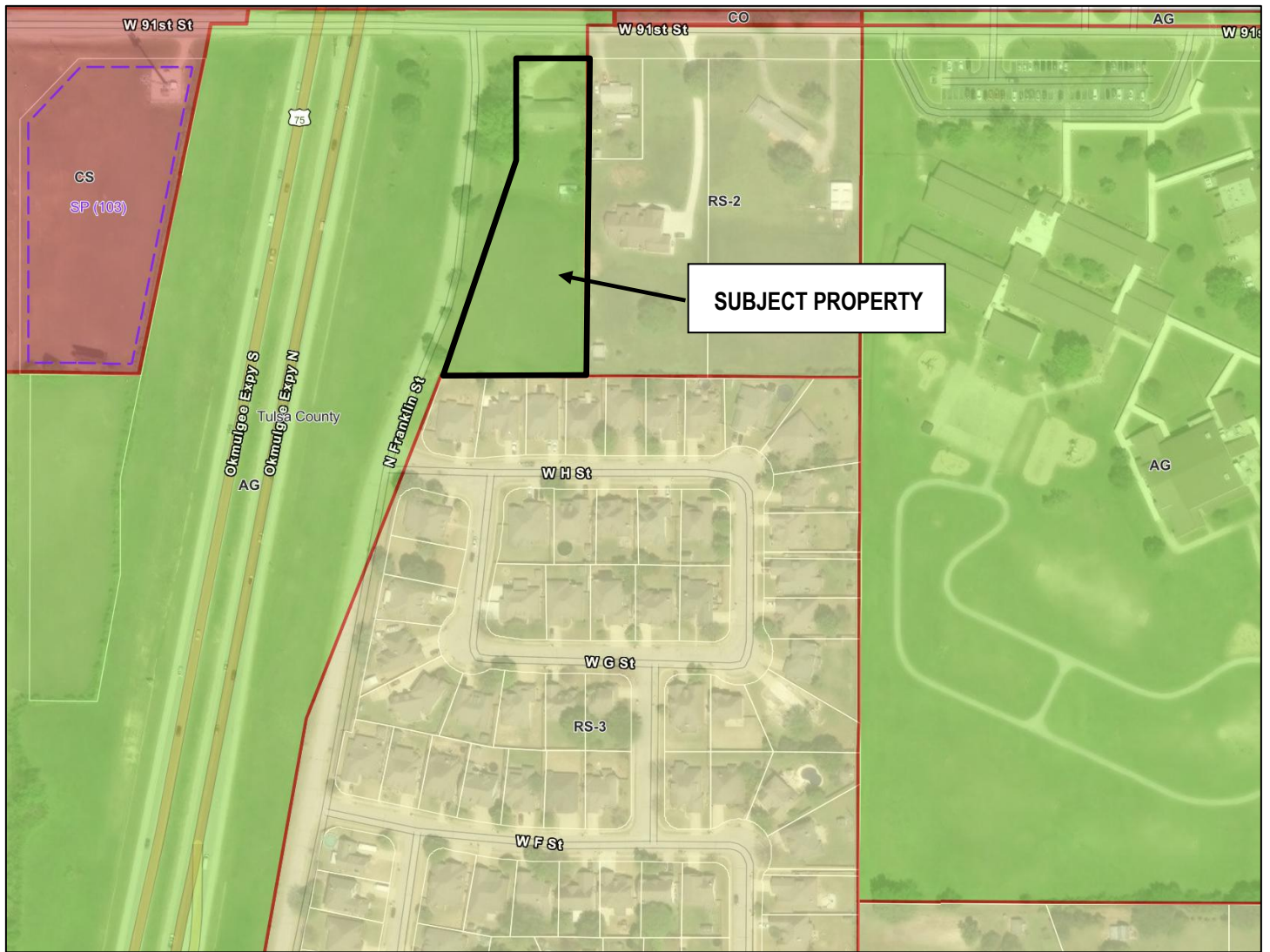


Figure 1: Zoning Map | INCOG



Figure 2: Aerial Map with Water and Sewer Lines

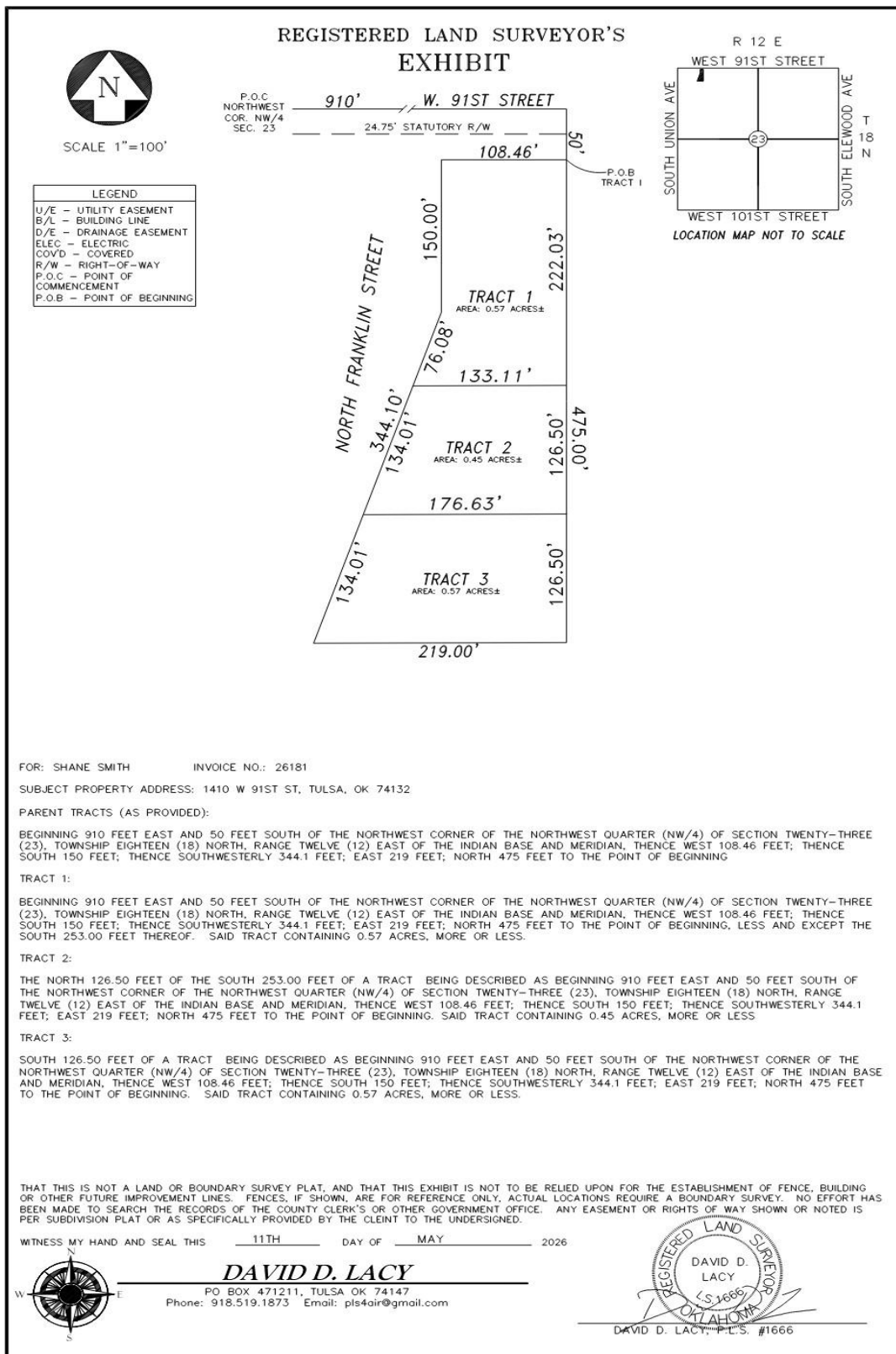


Figure 3: Lot Split Exhibit

REGISTERED LAND SURVEYOR'S EXHIBIT



SCALE 1"=100'

LEGEND
U/E - UTILITY EASEMENT
B/L - BUILDING LINE
D/E - DRAINAGE EASEMENT
ELEC - ELECTRIC
COVD - COVERED
R/W - RIGHT-OF-WAY
P.O.C - POINT OF COMMENCEMENT
P.O.B - POINT OF BEGINNING

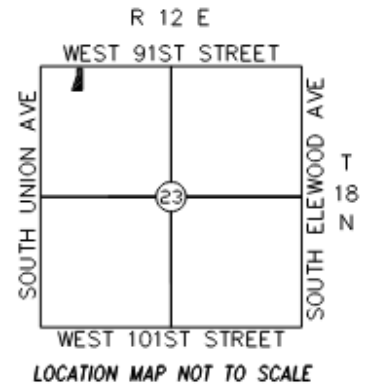
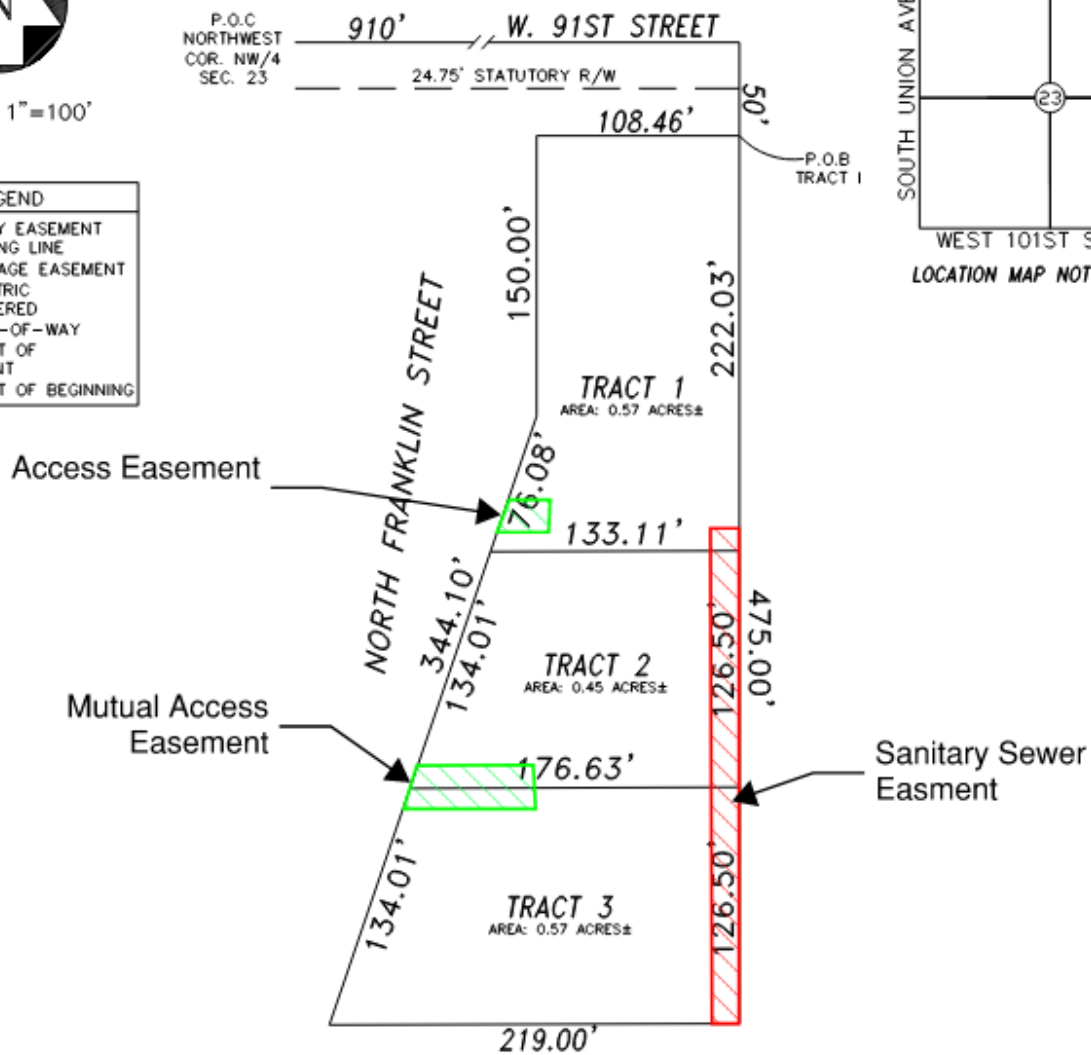
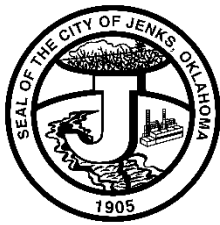


Figure 4: Lot Split Exhibit with Easement Locations



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 26-705

Request: Zone Change

Request by Brandi True for a zone change from AG (Agriculture) to RS-1 (Residential)

Legal Description:

Subdivision: UNPLATTED (98223)

Legal: BEG 910E & 50S NWC NW TH W108.46 S150 SW344.1 E219 N475 POB SEC 23 18 12

Section: 23 Township: 18 Range: 12

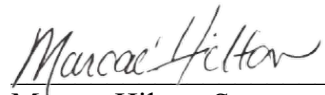
General Location: 1410 W 91st St

Hearing Date: 03 September 2026 at 6 p.m.

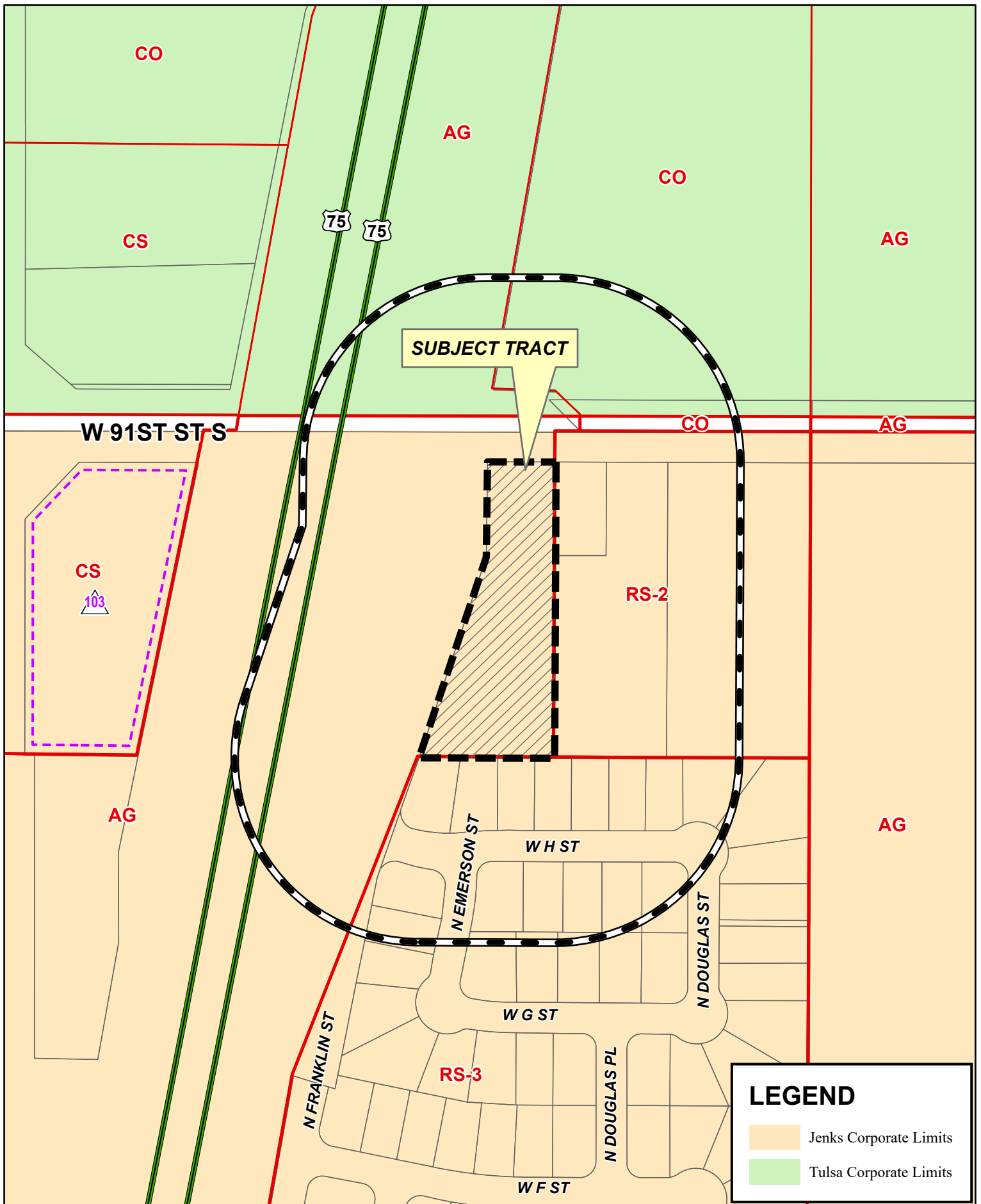
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 20 July 2026.



Marcae Hilton, Secretary
Jenks Planning Commission

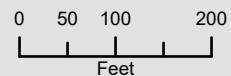


300' Radius



Subject Tract

JZ 26-705



23 18-12



REGISTERED LAND SURVEYOR'S
EXHIBIT



SCALE 1"=100'

LEGEND
U/E - UTILITY EASEMENT
B/L - BUILDING LINE
D/E - DRAINAGE EASEMENT
ELEC - ELECTRIC
COVD - COVERED
R/W - RIGHT-OF-WAY
P.O.C - POINT OF COMMENCEMENT
P.O.B - POINT OF BEGINNING

P.O.C
NORTHWEST
COR. NW/4
SEC. 23

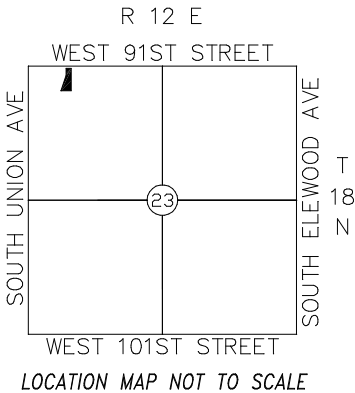
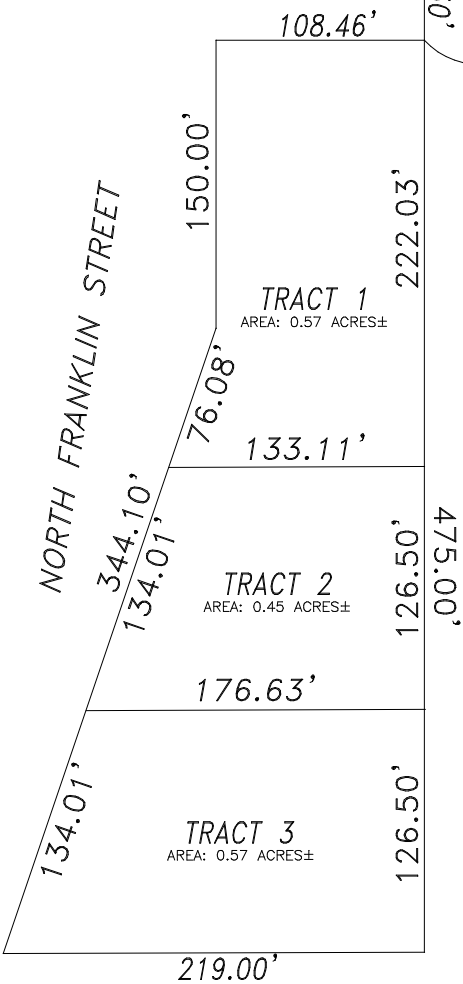
910'

W. 91ST STREET

24.75' STATUTORY R/W

50'

P.O.B
TRACT 1



FOR: SHANE SMITH INVOICE NO.: 26181
SUBJECT PROPERTY ADDRESS: 1410 W 91ST ST, TULSA, OK 74132
PARENT TRACTS (AS PROVIDED):

BEGINNING 910 FEET EAST AND 50 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, THENCE WEST 108.46 FEET; THENCE SOUTH 150 FEET; THENCE SOUTHWESTERLY 344.1 FEET; EAST 219 FEET; NORTH 475 FEET TO THE POINT OF BEGINNING

TRACT 1:

BEGINNING 910 FEET EAST AND 50 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, THENCE WEST 108.46 FEET; THENCE SOUTH 150 FEET; THENCE SOUTHWESTERLY 344.1 FEET; EAST 219 FEET; NORTH 475 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 253.00 FEET THEREOF. SAID TRACT CONTAINING 0.57 ACRES, MORE OR LESS.

TRACT 2:

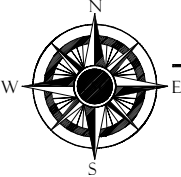
THE NORTH 126.50 FEET OF THE SOUTH 253.00 FEET OF A TRACT BEING DESCRIBED AS BEGINNING 910 FEET EAST AND 50 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, THENCE WEST 108.46 FEET; THENCE SOUTH 150 FEET; THENCE SOUTHWESTERLY 344.1 FEET; EAST 219 FEET; NORTH 475 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.45 ACRES, MORE OR LESS

TRACT 3:

SOUTH 126.50 FEET OF A TRACT BEING DESCRIBED AS BEGINNING 910 FEET EAST AND 50 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, THENCE WEST 108.46 FEET; THENCE SOUTH 150 FEET; THENCE SOUTHWESTERLY 344.1 FEET; EAST 219 FEET; NORTH 475 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.57 ACRES, MORE OR LESS.

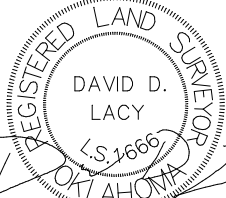
THAT THIS IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND THAT THIS EXHIBIT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. FENCES, IF SHOWN, ARE FOR REFERENCE ONLY, ACTUAL LOCATIONS REQUIRE A BOUNDARY SURVEY. NO EFFORT HAS BEEN MADE TO SEARCH THE RECORDS OF THE COUNTY CLERK'S OR OTHER GOVERNMENT OFFICE. ANY EASEMENT OR RIGHTS OF WAY SHOWN OR NOTED IS PER SUBDIVISION PLAT OR AS SPECIFICALLY PROVIDED BY THE CLIENT TO THE UNDERSIGNED.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF MAY 2026



DAVID D. LACY

PO BOX 471211, TULSA OK 74147
Phone: 918.519.1873 Email: pls4air@gmail.com



DAVID D. LACY, P.L.S. #1666

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	September 3, 2026
Case Number	JZ 26-706
Applicant	Kelly Dunkerly
Location	187 East 116 Street South
Request	<i>Recommendation of a rezoning from RE (Residential Estate) to AG (Agriculture)</i>

Staff Report

Preparer | Karl Fritschen/MH

Attachments	Preparer
Public Notice	INCOG & City Clerk
Legal	Fritz Land Surveying

Background Information

STAFF COMMENTARY

City of Jenks received a rezoning request from Mr. Kelly Dunkerly to rezone a 2.36-acre tract located at approximately 187 East 116th Street South. This rezoning case is associated with a companion lot split (Case JL 26-426) in which a portion of this property will be split and combined with a tract to the north which is already zoned AG. The context of the surrounding areas is comprised entirely of single-family homes, some of which are on ½ acre or larger tracts, so the request is in keeping with the surrounding uses. Further, the request aligns with the "Horizon Jenks Comprehensive Plan," which designates this area for medium-intensity, single-family residential uses. All statutory public notifications—including direct mailers to neighboring owners, newspaper publication, and on-site signage were completed.

PARCEL DATA

Requested Zoning	AG (Agriculture)
Current Zoning	RE (Residential Estate)
Parcel ID	R98331833138010 and R98331833137510
Location	205 E 116th Street South
Owner	Dunkerly Family Living Trust
Subdivision	Not Platted
Gross Acres	2.36 ACRES
Council Ward No.	5
STR	SECTION 31, TOWNSHIP 18, RANGE 13

EVALUATION

The request meets the intent of the Comprehensive Plan and Land Use Map and conforms to the AG bulk and area standards of the Unified Development Ordinance (UDO), per the approved text amendment regarding minimum lot frontage (Ordinance 1694).

LEGAL DESCRIPTION:

Subdivision: a tract of land that is part of the east half of the east half of the southeast quarter of the northwest quarter (e/2 e/2 se/4 nw/4) of section thirty-one (31), township eighteen (18) north, range thirteen (13) east of the indian base and meridian, tula county, state of oklahoma, according to the u.s. Government survey thereof, being more particularly described as follows:

Commencing at the southeast corner of the nw/4 of said section 31; thence north 00°57'59" west along the east line thereof 211.00 feet to the northerly right-of-way line of east 116th street south and the point of beginning.

Thence south 88°47'50" west along said right-of-way line 80.00 feet;

Thence north 00°57'59" west and parallel with the east line of the nw/4 of said section 31 a distance of 916.35 feet;

Thence south 88°39'53" west 249.33 feet to the west line of the e/2 e/2 se/4 nw/4 of said section 31;

Thence north 00°57'03" west along said west line 202.45 feet to the northwest corner of the e/2 e/2 se/4 nw/4 of said section 31;

Thence north 88°39'53" east along the north line thereof 329.27 feet to the northeast corner of the e/2 e/2 se/4 nw/4 of said section 31;

Thence south 00°57'59" east along the east line thereof 1118.98 feet to the point of beginning.

Said tract of land contains 139,979.0 sq. Feet or 3.21 acres.

Bearings are based upon the oklahoma state plane coordinate system,

(3501 ok n), north american datum 1983 (nad83) using the east line of the nw/4 of sec.31, t18n, r13e as north 00°57'59" west.

And

A tract of land that is part of the east half of the east half of the southeast quarter of the northwest quarter (e/2 e/2 se/4 nw/4) of section thirty-one (31), township eighteen (18) north, range thirteen (13) east of the indian base and meridian, tulsa county, state of oklahoma, according to the u.s. Government survey thereof, being more particularly described as follows:

Commencing at the southeast corner of the nw/4 of said section 31;

Thence north 00°57'59" west along the east line thereof 211.00 feet to the northerly right-of-way line of east 116th street south; thence south 88°47'50" west along said right-of-way line 80.00 feet to the point of beginning;

Thence continuing south 88°47'50" west 43.54 feet to a point of curvature;

Thence northwesterly and continuing along said right-of-way line following a curve to the right having a radius of 533.00 feet, an arc length of 76.70 feet, a chord bearing of north 87°05'11" west and a chord length of 76.64 feet;

Thence north 00°57'59" west and parallel with the east line of the nw/4 of said section 31 a distance of 202.37 feet;

Thence north 37°44'32" west 63.84 feet;

Thence north 45°34'22" west 12.31 feet;

Thence north 55°04'52" west 53.29 feet;

Thence south 86°23'48" west 39.49 feet to the west line of the e/2 e/2 se/4 nw/4 of said section 31;

Thence north 00°57'03" west along said west line 618.05 feet;

Thence north 88°39'53" east 249.33 feet;

Thence south 00°57'59" east 916.35 feet to the point of beginning.

Said tract of land contains 193,127.8 sq. Feet or 4.43 acres.

Bearings are based upon the oklahoma state plane coordinate system, (3501 ok n), north american datum 1983 (nad83) using the east line of the nw/4 of sec.31, t18n, r13e as north 00°57'59" west.

ARTICLE 3. BASE DISTRICT SPECIFIC STANDARDS

Sec. 16-3-1. Bulk and Dimensional Standards.

- (A) Table 16-3-1(A) addresses the requirements applicable to development or use of a lot in a residential zoning district.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards									
Standard	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Lot Standards (Minimum)									
Lot Area (sqft)	24,000	10,000	8,000	5,000	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sqft)	24,000	10,000	8,000	5,000	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150	70	55	45	60	60	60	50	100
Yard Setbacks (Minimum)									
Front (ft)	35	35	20 (3)	20 (3)	20	15	10	10	10
Exterior Side (ft)	35	35	15 (3)	15 (3)	20	15	10	10	10
Interior Side (ft)	15	15 (1)	5	5	10 (2)	10 (2)	10 (2)	10 (2)	10 (2)
Rear (ft)	25	25	20	20	20	20	10	10	10
Building Standards (Maximum)									
Height (ft)	35	35	35	35	35	35	40	45	45
Impervious Surface Coverage	20%	35%	40%	60%	40%	60%	70%	70%	70%
Notes									
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.									
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.									
(3) Garages shall be setback a minimum of 25 feet from the front property line.									

- (B) Table 16-3-1(B) addresses the requirements applicable to development or use of a lot in an agriculture, office, commercial, or industrial zoning district.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)

Figure 1 – Bulk and Dimensional Table from UDO



Figure 2 - Aerial Image

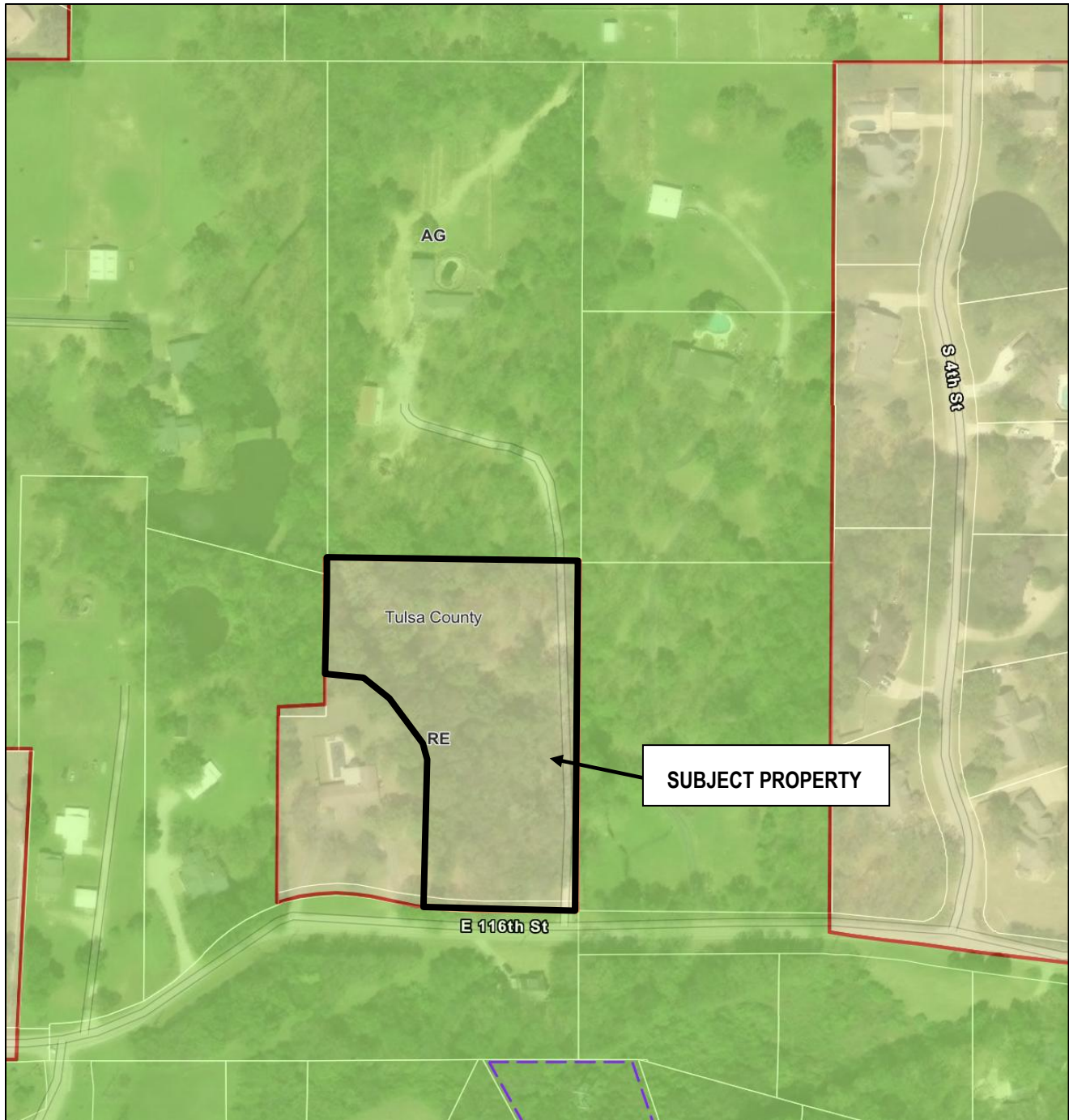


Figure 3 – INCOG Location/Zoning Map

Surrounding Zoning:

- North: AG (Agriculture)
- South: AG (Agriculture)
- East: AG (Agriculture)
- West: RE (Residential Estate)

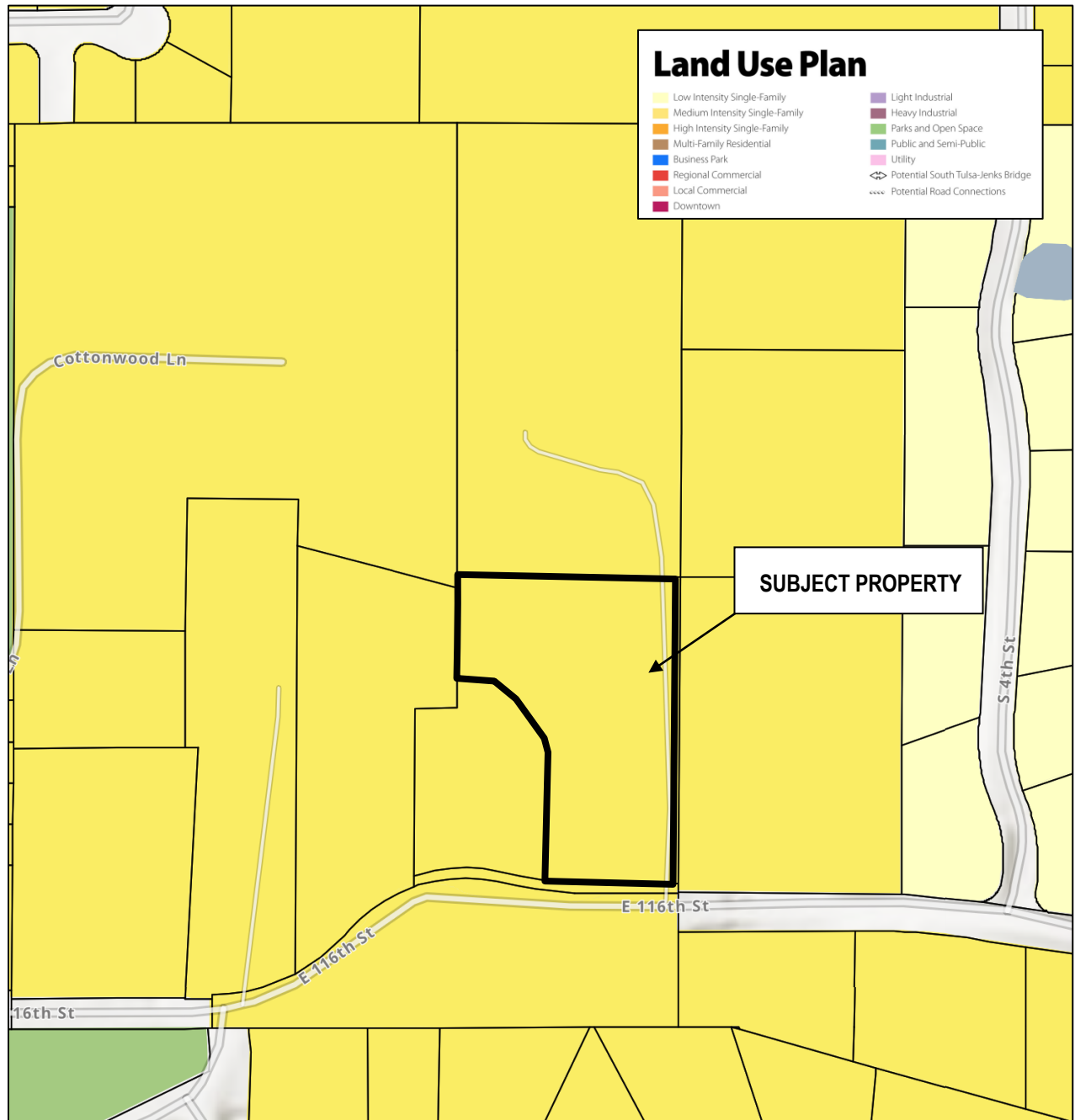


Figure 4 – Jenks Horizon Land Use Plan Map

RECOMMENDATION

Staff recommends approval of this rezoning request to AG (Agriculture).

To	Chair, Dr. Scott West and Planning Commission
Hearing Date	September 03, 2026
Case Number	JL 26-426
Request	Lot Split Lot Combination
Location	205 E 116TH ST
Applicant	Kelly Dunkerly

Staff Report

Preparer | Karl Fritschen/MH

Attachments

☐ Lot Split Exhibit and Legal Description

Preparer

Fritz Land Surveying

Background Information

STAFF COMMENTARY | City of Jenks received a lot split request from Kelly Dunkerly to split an existing tract of land and combine two tracts together. The result of this action would be the creation of two individual tracts. The property contains an existing single-family home on what is called out as Tract 'B' and has access via a 25' access and utility easement running along the east boundary. The subject tracts are zoned RE and AG. A concurrent rezoning application **JZ 26-706** has been submitted to rezone what will become tract 'C' and the "flagpole" portion of Tract 'A' from Residential Estate (RE) to Agriculture (AG). This will effectively make all the proposed tracts as part of this request have the same zoning of AG.

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases
Zoning	AG pending approval of JZ 26-706
General Location	205 E 116th St
Plat	Unplatted
Lot Data	Tract 'A', 139,979 SF (3.21 acres) Tract 'B' plus Tract 'C', 193,127.9 SF (4.44 acres)

Assessor Data

Account #:	R98331833138010 and R98331833137510
Owner:	DUNKERLEY FAMILY LIVING TRUST
Address:	11310 S 4th St
PUD:	None

EVALUATION

This case involves a lot split and combination for three (3) tracts of land identified in the Legal exhibits, tracts 'A', 'B' and 'C'. Tracts 'B' and 'C' will be combined to form one parcel. The eastern eighty (80) feet of track 'C' will be combined with tract 'A', which will in effect create a "flag" lot with 80' of frontage along E. 116th St N. This lot split and combination will create two tracts well over the 2-acre minimum as required by the zoning code for AG zoned parcels. This area of the City is not serviced with sanitary sewer, and therefore the lot s will be aerobic septic systems. Regarding the pole portion of Tract 'A', the UDO does not account for flag lots or give any parameters with respect to dimensional characteristics. Given this, staff researched other codes and is bringing forth a UDO amendment to address flag lots and allow them in certain situations.

Sec. 16-8-4. Subdivision Procedures.

(C) Lot Splits. Subdivisions containing three or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

(1) Lot Split Review Requirements.

- ☐ *Lot split application is complete.*
- ☐ *Lot split fees paid.*
- ☐ *Scaled drawing of lot split(s) provided.*
- ☐ *Drawing shows all existing and proposed lot lines.*
- ☐ *Drawing shows adjacent streets and street widths.*
- ☐ *Drawing shows existing access limitations.*
- ☐ *Drawing shows a north arrow and map scale.*
- ☐ *Lot dimensions and area conform with UDO requirements of Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.*
- ☐ *If public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).*
- ☐ *If the lot split results in inadequate access to utility easements, dedication of easement has been provided.*
- ☐ *If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.*

(2) Procedure.

(a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:

- ☐ *All existing and proposed lot lines,*
- ☐ *All existing buildings, and*
- ☐ *All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,*
- ☐ *A north arrow, and map scale.*

(b) City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and

submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.

(3) Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:

(a) Lot Characteristics.

- ☐ *Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment. The Lot dimensions do conform.*
- ☐ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department. Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.*

(b) Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.

(c) Access and Streets.

- ☐ *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
- ☐ *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured. Each lot has access to a public street.*
- ☐ *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*

- (B) Table 16-3-1(B) addresses the requirements applicable to development or use of a lot in an agriculture, office, commercial, or industrial zoning district.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	150 (5)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
Notes										
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.										
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.										
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(5) Lot frontage at the public street right-of-way may be reduced to 50 feet so long as the lot area is met within an <u>AG district</u> . (See 16-3-2 (C))										

Figure 1: Bulk and Area Standards with Proposed Text Amendment

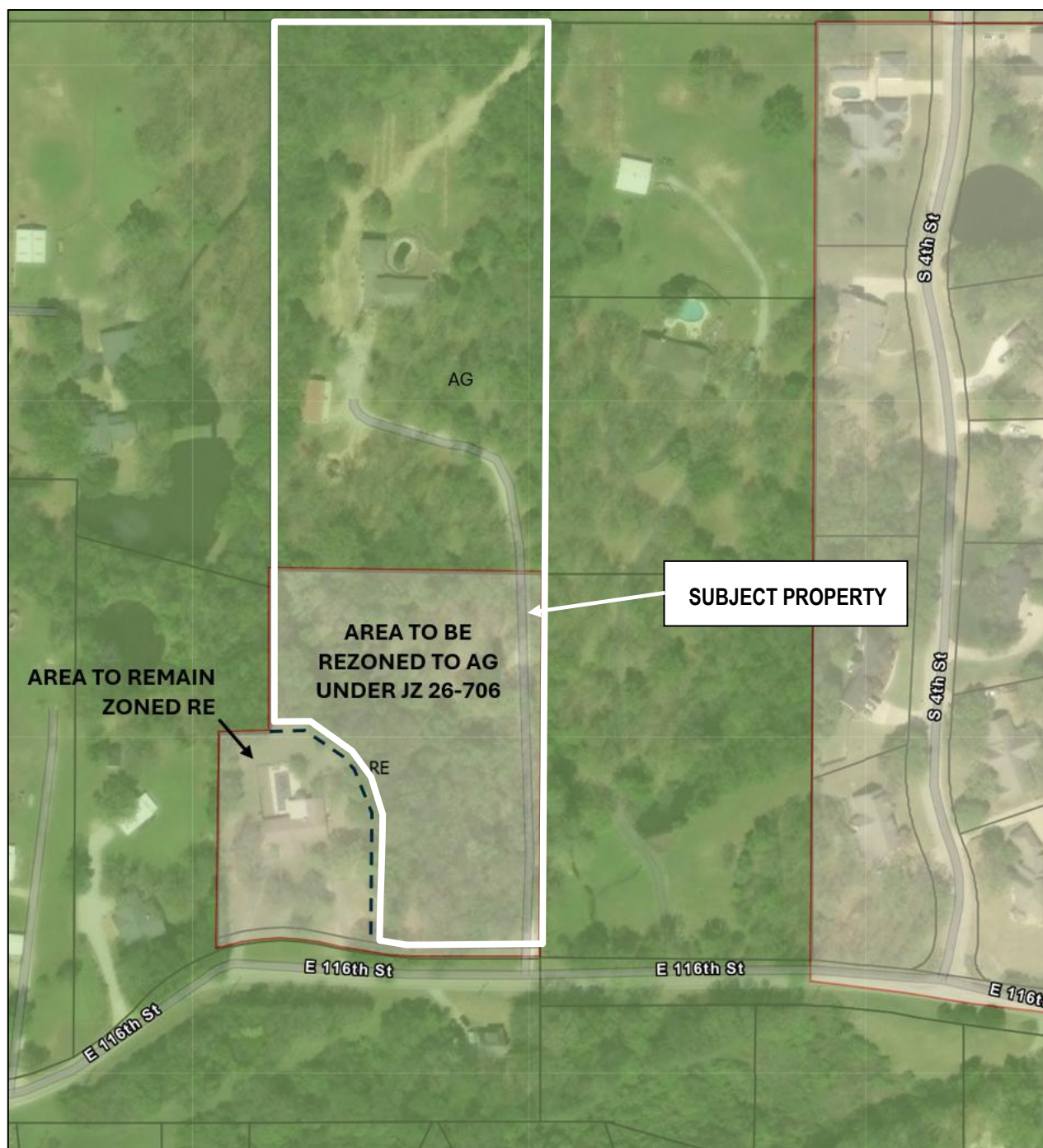


Figure 2: Zoning Map

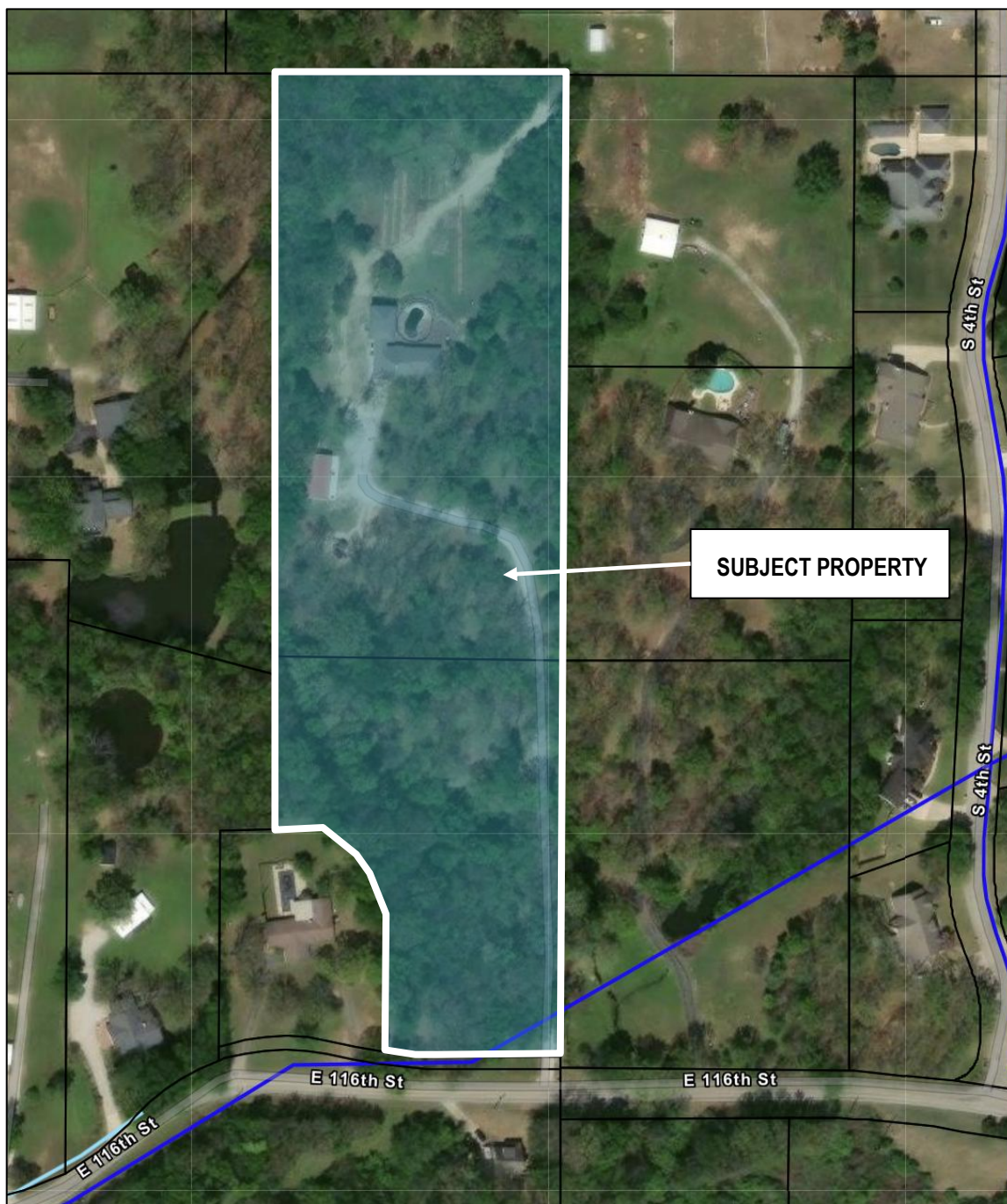


Figure 3: Aerial Map with Water Lines

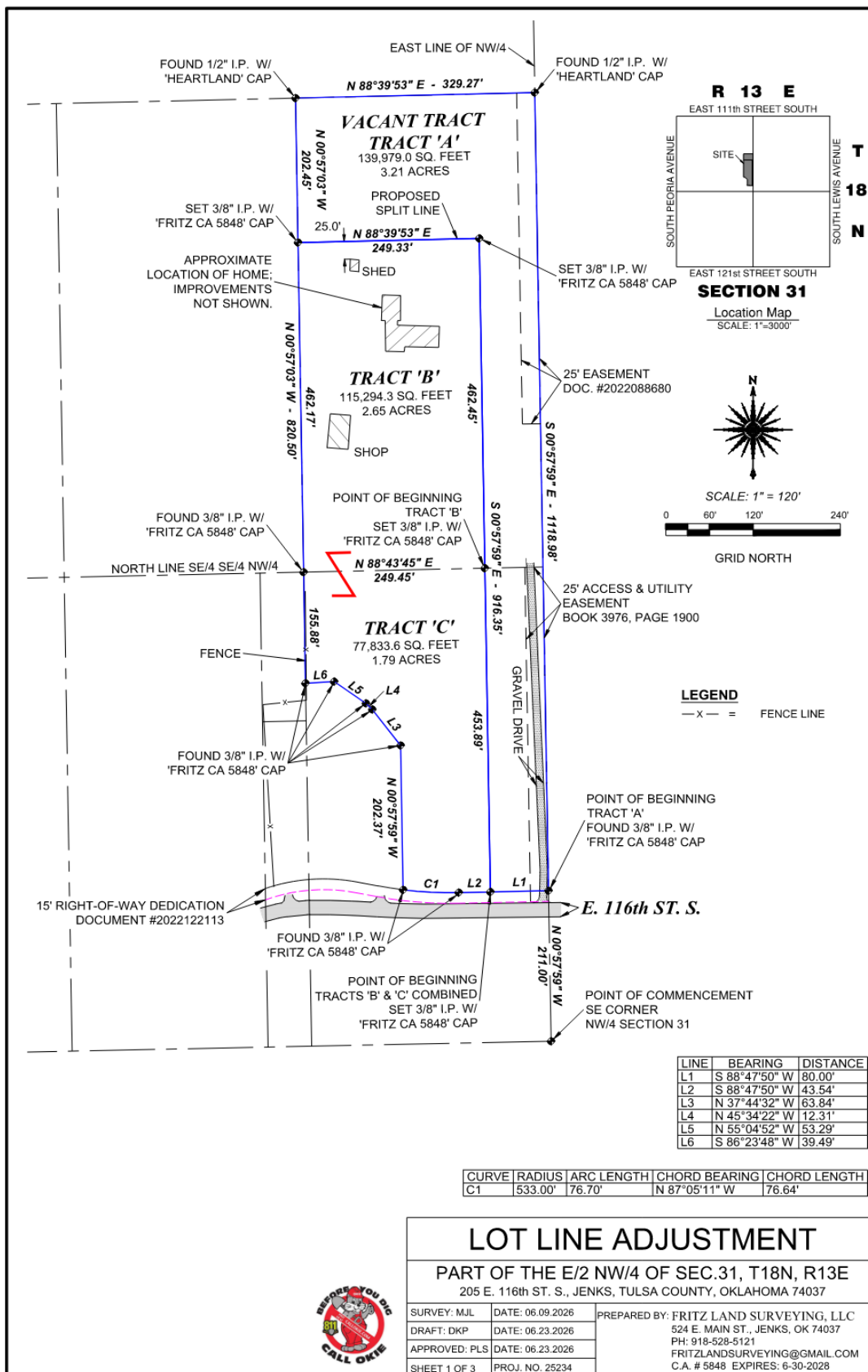


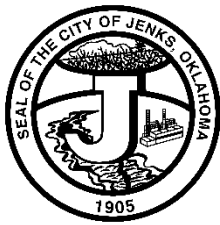
Figure 4 – Legal Exhibit

CONDITIONS

- 1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
- 2) Provide City Planner with copy of recorded Deeds
- 3) Approval of the text amendment to the Bulk and Area

RECOMMENDATION:

Staff recommends approval of JL 26-426 subject to addressing TAC comments.



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

**NOTICE OF A PUBLIC HEARING - CORRECTED
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 26-706

Request: Zone Change

Request by Kelly Dunkerley for a zone change from RE (Residential Estate) to AG (Agriculture)

Legal Description:

Subdivision: a tract of land that is part of the east half of the east half of the southeast quarter of the northwest quarter (e/2 e/2 se/4 nw/4) of section thirty-one (31), township eighteen (18) north, range thirteen (13) east of the indian base and meridian, tulsa county, state of oklahoma, according to the u.s. Government survey thereof, being more particularly described as follows:

Commencing at the southeast corner of the nw/4 of said section 31; thence north 00°57'59" west along the east line thereof 211.00 feet to the northerly right-of-way line of east 116th street south and the point of beginning.

Thence south 88°47'50" west along said right-of-way line 80.00 feet;

Thence north 00°57'59" west and parallel with the east line of the nw/4 of said section 31 a distance of 916.35 feet;

Thence south 88°39'53" west 249.33 feet to the west line of the e/2 e/2 se/4 nw/4 of said section 31;

Thence north 00°57'03" west along said west line 202.45 feet to the northwest corner of the e/2 e/2 se/4 nw/4 of said section 31;

Thence north 88°39'53" east along the north line thereof 329.27 feet to the northeast corner of the e/2 e/2 se/4 nw/4 of said section 31;

Thence south 00°57'59" east along the east line thereof 1118.98 feet to the point of beginning.

Said tract of land contains 139,979.0 sq. Feet or 3.21 acres.

Bearings are based upon the oklahoma state plane coordinate system,

(3501 ok n), north american datum 1983 (nad83) using the east line of the nw/4 of sec.31, t18n, r13e as north 00°57'59" west.

And

A tract of land that is part of the east half of the east half of the southeast quarter of the northwest quarter (e/2 e/2 se/4 nw/4) of section thirty-one (31), township eighteen (18) north, range thirteen (13) east of the indian base and meridian, tulsa county, state of oklahoma, according to the u.s. Government survey thereof, being more particularly described as follows:

Commencing at the southeast corner of the nw/4 of said section 31;

Thence north 00°57'59" west along the east line thereof 211.00 feet to the northerly right-of-way line of east 116th street south; thence south 88°47'50" west along said right-of-way line 80.00 feet to the point of beginning;

Thence continuing south 88°47'50" west 43.54 feet to a point of curvature;

Thence northwesterly and continuing along said right-of-way line following a curve to the right having a radius of 533.00 feet, an arc length of 76.70 feet, a chord bearing of north 87°05'11" west and a chord length of 76.64 feet;

Thence north 00°57'59" west and parallel with the east line of the nw/4 of said section 31 a distance of 202.37 feet;

Thence north 37°44'32" west 63.84 feet;

Thence north 45°34'22" west 12.31 feet;

Thence north 55°04'52" west 53.29 feet;

Thence south 86°23'48" west 39.49 feet to the west line of the e/2 e/2 se/4 nw/4 of said section 31;

Thence north 00°57'03" west along said west line 618.05 feet;

Thence north 88°39'53" east 249.33 feet;

Thence south 00°57'59" east 916.35 feet to the point of beginning.

Said tract of land contains 193,127.8 sq. Feet or 4.43 acres.

Bearings are based upon the oklahoma state plane coordinate system, (3501 ok n), north american datum 1983 (nad83) using the east line of the nw/4 of sec.31, t18n, r13e as north 00°57'59" west.

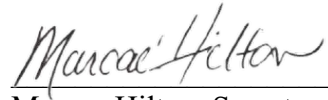
General Location: 205 E 116th St

Hearing Date: 03 September 2026 at 6 p.m.

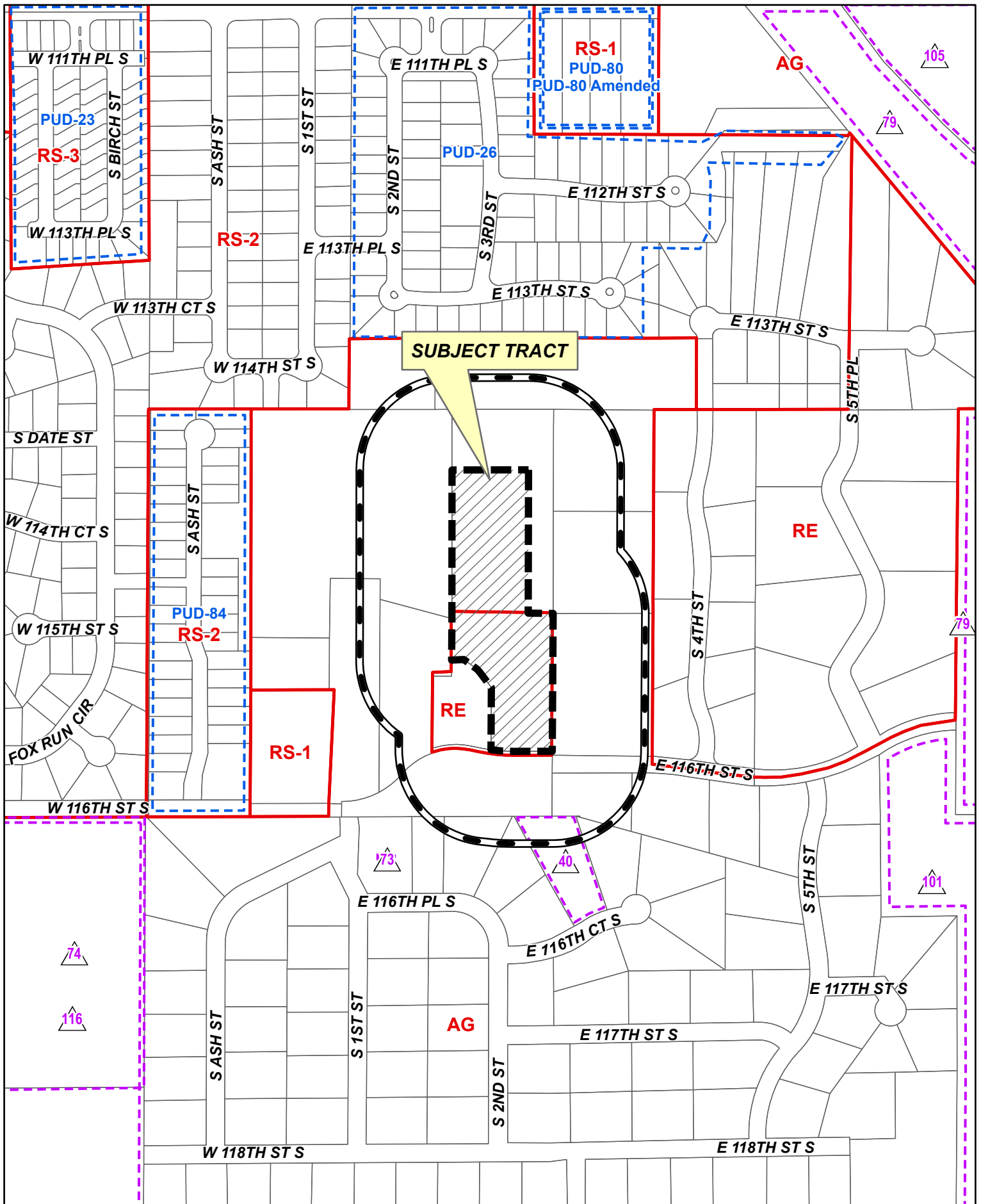
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 12August 2026.



Marcae Hilton, Secretary
Jenks Planning Commission



SUBJECT TRACT

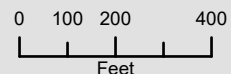
JZ 26-706



300' Radius



Subject Tract



31 18-13



LEGAL DESCRIPTION - TRACTS 'A' & 'B' PARENT TRACT - GWD DOC. #2025074722

LEGAL DESCRIPTION - TRACT 'A' - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 SE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'59" WEST ALONG THE EAST LINE THEREOF 211.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 116th STREET SOUTH AND THE POINT OF BEGINNING.

THENCE SOUTH 88°47'50" WEST ALONG SAID RIGHT-OF-WAY LINE 80.00 FEET;
THENCE NORTH 00°57'59" WEST AND PARALLEL WITH THE EAST LINE OF THE NW/4 OF SAID SECTION 31 A DISTANCE OF 916.35 FEET;
THENCE SOUTH 88°39'53" WEST 249.33 FEET TO THE WEST LINE OF THE E/2 E/2 SE/4 NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'03" WEST ALONG SAID WEST LINE 202.45 FEET TO THE NORTHWEST CORNER OF THE E/2 E/2 SE/4 NW/4 OF SAID SECTION 31;
THENCE NORTH 88°39'53" EAST ALONG THE NORTH LINE THEREOF 329.27 FEET TO THE NORTHEAST CORNER OF THE E/2 E/2 SE/4 NW/4 OF SAID SECTION 31;
THENCE SOUTH 00°57'59" EAST ALONG THE EAST LINE THEREOF 1118.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 139,979.0 SQ. FEET OR 3.21 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NW/4 OF SEC.31, T18N, R13E AS NORTH 00°57'59" WEST.

LEGAL DESCRIPTION - TRACT 'B' - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 SE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'59" WEST ALONG THE EAST LINE THEREOF 211.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 116th STREET SOUTH;
THENCE SOUTH 88°47'50" WEST ALONG SAID RIGHT-OF-WAY LINE 80.00 FEET;
THENCE NORTH 00°57'59" WEST AND PARALLEL WITH THE EAST LINE OF THE NW/4 OF SAID SECTION 31 A DISTANCE OF 453.89 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°43'45" WEST 249.45 FEET TO THE WEST LINE OF THE E/2 E/2 SE/4 NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'03" WEST ALONG SAID WEST LINE 462.17 FEET;
THENCE NORTH 88°39'53" EAST 249.33 FEET;
THENCE SOUTH 00°57'59" EAST 462.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 115,294.3 SQ. FEET OR 2.65 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NW/4 OF SEC.31, T18N, R13E AS NORTH 00°57'59" WEST.

LEGAL DESCRIPTION - TRACT 'C' PARENT TRACT - GWD DOC. #2025101810

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'59" WEST ALONG THE EAST LINE THEREOF 211.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 116th STREET SOUTH;
THENCE SOUTH 88°47'50" WEST ALONG SAID RIGHT-OF-WAY LINE 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°47'50" WEST ALONG SAID RIGHT-OF-WAY LINE 63.54 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 533.00 FEET, AN ARC LENGTH OF 76.70 FEET, A CHORD BEARING OF NORTH 87°05'11" WEST AND A CHORD LENGTH OF 76.64 FEET;
THENCE NORTH 00°57'59" WEST AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE 202.37 FEET;
THENCE NORTH 37°44'32" WEST 63.84 FEET;
THENCE NORTH 45°34'22" WEST 12.31 FEET;
THENCE NORTH 55°04'52" WEST 53.29 FEET;
THENCE SOUTH 86°23'48" WEST 39.49 FEET;
THENCE NORTH 00°57'03" WEST 155.88 FEET TO A POINT ON THE NORTH LINE OF THE SE/4 SE/4 NW/4;
THENCE NORTH 88°43'45" EAST ALONG SAID LINE 269.45 FEET;
THENCE SOUTH 00°57'59" EAST AND PARALLEL WITH THE EAST LINE OF THE NW/4 OF SAID SECTION 31 FOR A DISTANCE OF 453.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 116th STREET SOUTH AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 82,372.4 SQ. FEET OR 1.89 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NW/4 OF SEC.31, T18N, R13E AS NORTH 00°57'59" WEST.

LEGAL DESCRIPTION - TRACTS 'B' & 'C' COMBINED - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 SE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'59" WEST ALONG THE EAST LINE THEREOF 211.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 116th STREET SOUTH;
THENCE SOUTH 88°47'50" WEST ALONG SAID RIGHT-OF-WAY LINE 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°47'50" WEST 43.54 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 533.00 FEET, AN ARC LENGTH OF 76.70 FEET, A CHORD BEARING OF NORTH 87°05'11" WEST AND A CHORD LENGTH OF 76.64 FEET;
THENCE NORTH 00°57'59" WEST AND PARALLEL WITH THE EAST LINE OF THE NW/4 OF SAID SECTION 31 A DISTANCE OF 202.37 FEET;
THENCE NORTH 37°44'32" WEST 63.84 FEET;
THENCE NORTH 45°34'22" WEST 12.31 FEET;
THENCE NORTH 55°04'52" WEST 53.29 FEET;
THENCE SOUTH 86°23'48" WEST 39.49 FEET TO THE WEST LINE OF THE E/2 E/2 SE/4 NW/4 OF SAID SECTION 31;
THENCE NORTH 00°57'03" WEST ALONG SAID WEST LINE 618.05 FEET;
THENCE NORTH 88°39'53" EAST 249.33 FEET;
THENCE SOUTH 00°57'59" EAST 916.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 193,127.8 SQ. FEET OR 4.43 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NW/4 OF SEC.31, T18N, R13E AS NORTH 00°57'59" WEST.



LOT LINE ADJUSTMENT		
PART OF THE E/2 NW/4 OF SEC.31, T18N, R13E 205 E. 116th ST. S., JENKS, TULSA COUNTY, OKLAHOMA 74037		
SURVEY: MJL	DATE: 06.09.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2028
DRAFT: DKP	DATE: 06.23.2026	
APPROVED: PLS	DATE: 06.23.2026	
SHEET 2 OF 3	PROJ. NO. 25234	

SURVEYOR'S NOTES

PREPARED FOR: DUNKERLEY RESIDENCE

PHYSICAL ADDRESS: 205 E. 116th ST. S. JENKS, TULSA COUNTY, OK 74037

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

EASEMENTS JUNE EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.
TRACTS 'A' & 'B' ARE ZONED AG PER INCOG TULSA AREA ZONING MAP.
TRACT 'C' IS ZONED RE PER INCOG TULSA AREA ZONING MAP.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

TRACT 'A' GROSS LAND AREA: 136,387.5 SQ. FEET OR 3.13 ACRES.
TRACT 'B' GROSS LAND AREA: 118,885.8 SQ. FEET OR 2.73 ACRES.
TRACT 'C' GROSS LAND AREA: 77,833.4 SQ. FEET OR 1.79 ACRES.
TRACTS 'B' & 'C' COMBINED GROSS LAND AREA: 196,719.2 SQ. FEET OR 4.52 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0427L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: JULY 21, 2026.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE.
ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 21st DAY OF JULY, 2026.



ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT		
PART OF THE E/2 NW/4 OF SEC.31, T18N, R13E		
205 E. 116th ST. S., JENKS, TULSA COUNTY, OKLAHOMA 74037		
SURVEY: MJL	DATE: 07.21.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2028
DRAFT: DKP	DATE: 07.21.2026	
APPROVED: PLS	DATE: 07.21.2026	
SHEET 3 OF 3	PROJ. NO. 25234	

8/27/2026

TO Christopher Shrout, City Manager
Robert Carr, Assistant City Manager
City Council, Planning Commission, Board of Adjustment

SUBJECT Update from Planning Department

FROM Marcaé Hilton, City Planner

PLANNING QUOTE: *["By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities." — Socrates](#)*

Planning Summary

Preparer | Marcaé Hilton

VOTE KEY	VOTE	DATE OF HEARING
APPROVED	A	
CONTINUED	C	
DENIED	D	
WITHDRAWN	W	

AUGUST PLANNING AGENDA ITEMS

GOVERNING BODY/CASE	VOTE	DATE OF HEARING
CITY COUNCIL		AUGUST 4, 2026 NO ITEMS
PLANNING COMMISSION	-	AUGUST 6 2026
JL 26-420	A	LOT SPLIT/COMBO SPAIN RANCH 11623 S 5TH ST (ROBERT BELL)
JL 26-421	A	LOT SPLIT/COMBO SPAIN RANCH 11607 S 5TH ST (ROBERT BELL)
JL 26-424	A	LOT COMBO TIMBERCREST VIEW 470 E 113TH ST. S WEST
JZ 26-703	A	REZONING (RS1 – RD) 822 N BIRCH TIM WALTERBACH
JZ 26-702	A	REZONING (AG - RS1) SPAIN RANCH 11623 S 5TH ST (ROBERT BELL)
JZ 26-704	A	REZONING (AG - RS1) SPAIN RANCH 11607 S 5TH ST (ROBERT BELL)
JZ 26-PUD 116 MI5	A	MINOR AMENDMENT FRAZIER MEADOWS II BUILDLINE ADJUSTMENT
JZ 26-PUD 127.MI1	A	MINOR AMENDMENT FRAZIER FALLS PUD CLEAN UP AND CLARIFICATION OF AMENITIES
UDO UPDATES	A	AMENDMENT REQUESTS FOR CHAPTER 16 (UDO)
TAC		AUGUST 11, 2026
PLAT 26-26	-	PRELIMINARY PLAT COAL CREEK VILLAGE 121 ST AND HWY 75
JL 26-425	-	MINOR SUBDIVISION (LOT SPLIT) 1401 W 91ST ST (E OF HWY 75)
JL 26-426	-	MINOR SUBDIVI. (LOT SPLIT/COMBO) 205 E 116TH DUNKERLEY
BOA	-	AUGUST 13, 2026 NO ITEMS
CITY COUNCIL	-	AUGUST 18, 2026
JZ 26-703	A	REZONING (RS1 – RD) 822 N BIRCH TIM WALTERBACH
JZ 26-702	A	REZONING (AG -RS1) SPAIN RANCH 11623 S 5TH ST (BELL)
JZ 26-704	A	REZONING (AG -RS1) SPAIN RANCH 11607 S 5TH ST (BELL)
UDO UPDATES	A	AMENDMENT REQUESTS FOR CHAPTER 16 (UDO)
JL 26-425	A AT PC	MINOR SUBDIVISION (LOT SPLIT) 1401 W 91ST ST (E OF HWY 75)
JL 26-426	A AT PC	MINOR SUBDIVI. (LOT SPLIT/COMBO) 205 E 116TH DUNKERLEY

SEPTEMBER PLANNING AGENDA ITEMS

GOVERNING BODY/CASE	VOTE	DATE OF HEARING
CITY COUNCIL		SEPTEMBER 1, 2026 NO ITEMS
PLANNING COMMISSION	-	SEPTEMBER 3, 2026
PLAT 26-26		PRELIMINARY PLAT COAL CREEK VILLAGE 121 ST AND HWY 75
JZ 26-705		REZONING (AG – R1) 1401 W 91 ST ST (E OF HWY 75)
JZ 26-706		REZONING (RE – AG) 205 E 116 TH DUNKERLEY
JL 26-425		MINOR SUBDIVISION (LOT SPLIT) 1401 W 91 ST ST (E OF HWY 75)
JL 26-426		MINOR SUBDIVI. (LOT SPLIT/COMBO) 205 E 116 TH DUNKERLEY
JZ 26 PUD 151.MA1	C	MAJOR AMEND. (PUD 151) RIVER FALLS 131 ST & HARVARD
TAC		SEPTEMBER 8, 2026 NO ITEMS
BOA	-	SEPTEMBER 10, 2026 MARCAE OUT OF TOWN RESCHEDULE?
CITY COUNCIL		SEPTEMBER 15, 2026
PLAT 26-26		PRELIMINARY PLAT COAL CREEK VILLAGE 121 ST AND HWY 75
JZ 26-705		REZONING (AG – R1) 1401 W 91 ST ST (E OF HWY 75)
JZ 26-706		REZONING (RE – AG) 205 E 116 TH DUNKERLEY
JL 26-425		MINOR SUBDIVISION (LOT SPLIT) 1401 W 91 ST ST (E OF HWY 75)
JL 26-426		MINOR SUBDIVI. (LOT SPLIT/COMBO) 205 E 116 TH DUNKERLEY
JZ 26 PUD 151.MA1		MAJOR AMEND. (PUD 151) RIVER FALLS 131 ST & HARVARD

JULY PLANNING AGENDA ITEMS

GOVERNING BODY/CASE	VOTE	DATE OF HEARING
CITY COUNCIL		JULY 7, 2026 NO ITEMS AT THIS TIME
PLANNING COMMISSION	-	JULY 9, 2026
PLAT 26-24	A	PRELIMINARY/FINAL PLAT BRAKES PLUS OLSSON
PLAT 26-25	A	PRELIMINARY/FINAL PLAT CHASE BANK SW DESIGN
ROW-UEC 26-03	A	ROW CLOSURE JPS 401 E “B”
TAC	-	JULY 14, 2026 NO ITEMS
BOA	-	JULY 16, 2026 NO ITEMS
CITY COUNCIL	-	JULY 21, 2026
PLAT 26-24	A	PRELIMINARY/FINAL PLAT BRAKES PLUS OLSSON
PLAT 26-25	A	PRELIMINARY/FINAL PLAT CHASE BANK SW DESIGN
ROW-UEC 26-03	A	ROW CLOSURE JPS 401 E “B”