

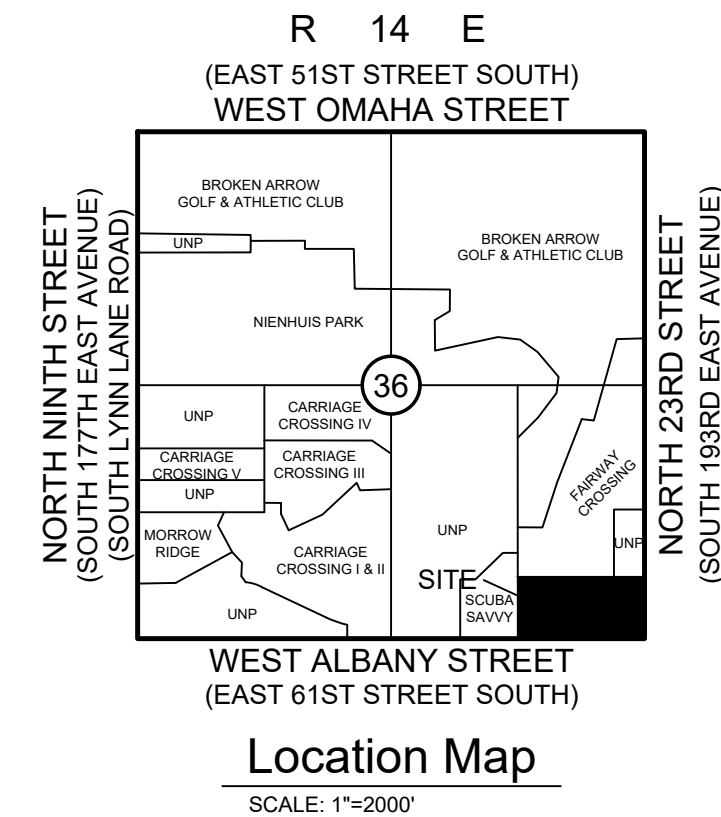
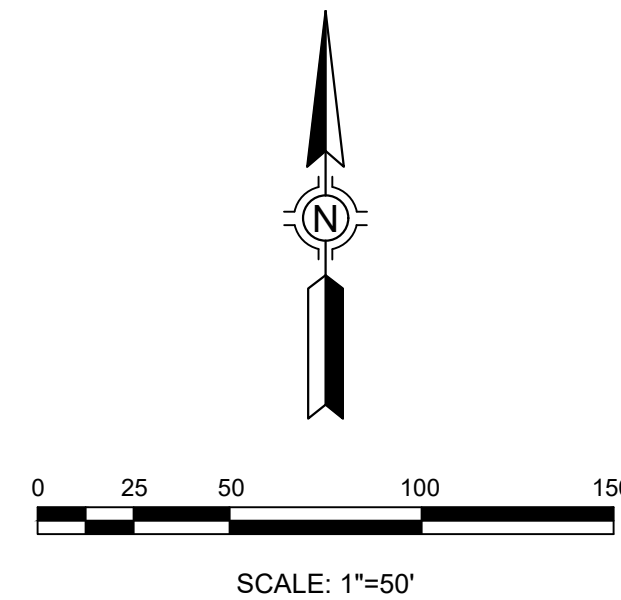
Conditional Final Plat Tiger Crossing

PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Owner/Developer:
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Certificate of Authorization No. 2421 Exp. June 30, 2027
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Tulsa, Oklahoma 74133
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Subdivision Statistics:

SUBDIVISION CONTAINS SEVEN (9) LOTS IN TWO (2) BLOCKS
SUBDIVISION CONTAINS 17.66 TOTAL ACRES (769,248 SF)
R/W BEING DEDICATED BY PLAT CONTAINS 0.14 ACRES (6,303 SF)

Legend:

U/E = UTILITY EASEMENT
BL = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
SD/E = STORM SEWER EASEMENT
SS/E = SANITARY SEWER EASEMENT
FFE = FINISHED FLOOR ELEVATION
F/U/E = FENCING & UTILITY EASEMENT
MA/E = MUTUAL ACCESS EASEMENT
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
L/S = LANDSCAPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FND = FOUND
BK = BOOK
PG. = PAGE
DOC. = DOCUMENT
905 = STREET ADDRESS

Note:

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

Monumentation:

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

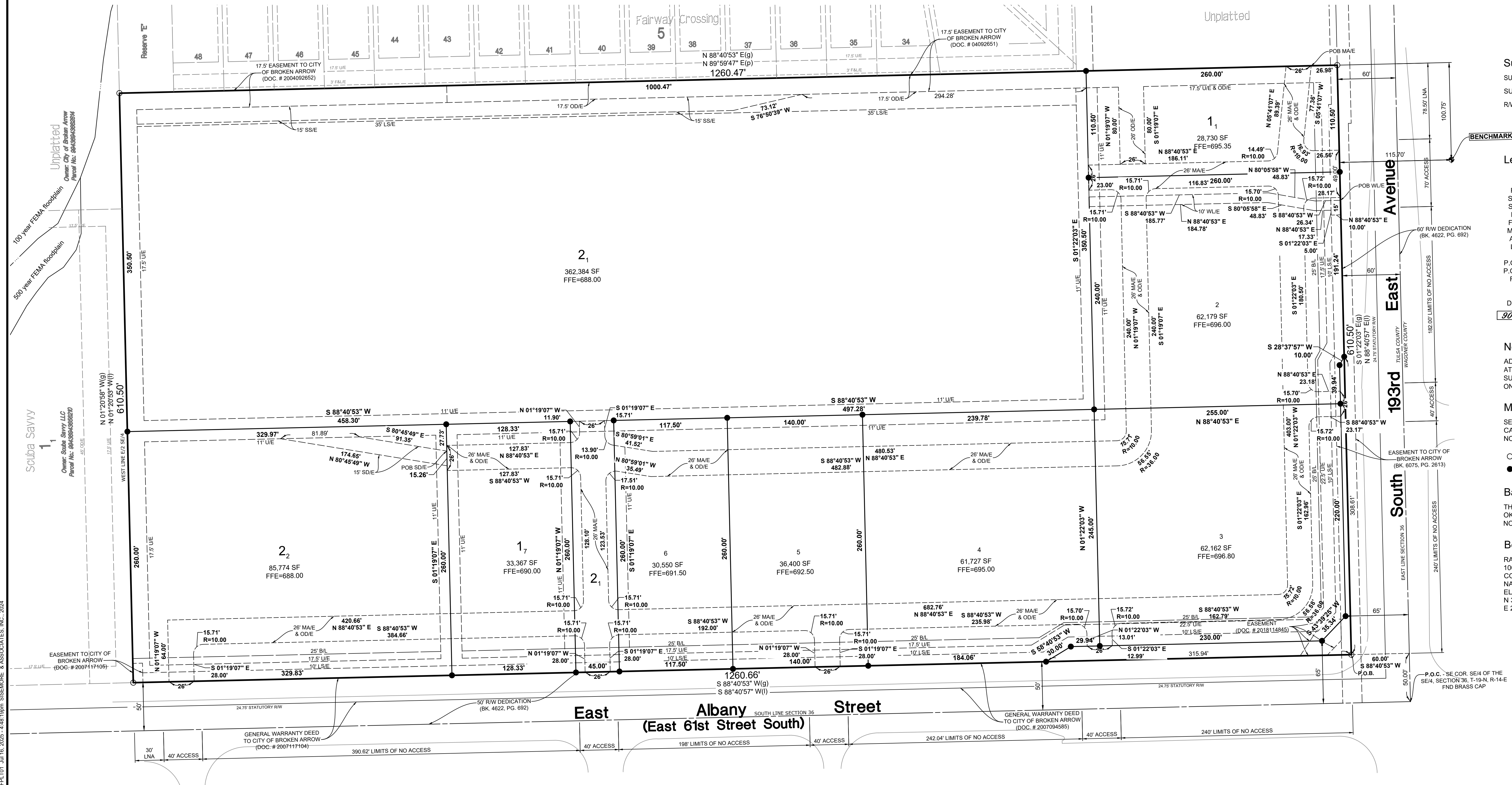
○ = FOUND IRON PIN
● = SET IRON PIN

Basis of Bearing:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501.

Benchmark:

RAILROAD SPIKE IN PP LOCATED APPROXIMATELY 100.75' SOUTH AND 115.70' EAST OF THE NORTHEAST CORNER OF PROPOERTY.
NAVD 1988 DATUM
ELEVATION=699.55
N 399676.00
E 2629939.94



THE FEMA FLOODPLAIN MAP 40143C0391L REVISED DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-101424-60

Conditional Final Plat

Tiger Crossing

PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Deed of Dedication
Tiger Crossing

KNOW ALL BY THESE PRESENTS:

BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193RD EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONGS THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193RD EAST AVENUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 7 LOTS, 2 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "TIGER CROSSING" OR THE "SUBDIVISION").

SECTION I. PUBLIC UTILITIES

A. UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES 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, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND 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 AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER OF A LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS SERVING SUCH LOT AS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE. ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

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

F. LIMITS OF NO ACCESS

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

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SERVING A LOT SHALL BE CONSTRUCTED BY THE LOT OWNER, PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING LOCATED ON SUCH LOT. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN LOT SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE LOT HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BROKEN ARROW, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY AS PROVIDED HEREIN.

J. MUTUAL ACCESS EASEMENT

THE OWNER HEREBY GRANTS AND ESTABLISHES A PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENT FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN PASSAGE TO AND FROM THE LOTS TO AND FROM ADJOINING PUBLIC STREETS ON OVER AND ACROSS THE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "MUTUAL ACCESS EASEMENT".

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT TALL WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 2 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY OF BROKEN ARROW'S ZONING CODE. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT OF SAID LOT 1, BLOCK 2.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, TIGER CROSSING WAS SUBMITTED AS A PLANNED UNIT (ENTITLED PUD-001845-2024) AS PROVIDED WITHIN SECTION 4 OF CHAPTER 6 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON JANUARY 7, 2025, (HEREINAFTER THE "BROKEN ARROW ZONING CODE"), WHICH PUD-001845-2025 WAS AFFIRMATIVELY RECOMMENDED BY THE BROKEN ARROW PLANNING COMMISSION ON DECEMBER 5, 2024, AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, ON JANUARY 7, 2025; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, IT SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

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

THE DEVELOPMENT OF TIGER CROSSING SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE, AS THE PROVISIONS EXISTED ON JANUARY 7, 2025.

A. DEVELOPMENT AREA "A" (LOTS 1-7, BLOCK 1) STANDARDS

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

PERMITTED USES	AS PERMITTED WITHIN THE CG ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	7.37 ACRES
MAXIMUM FLOOR AREA RATIO PER LOT	0.75
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM BUILDING SETBACKS:	
FROM COUNTY LINE ROAD	25.0 FEET
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY	25.0 FEET
FROM DEVELOPMENT AREA C BOUNDARY	10.0 FEET
INTERNAL LOT BOUNDARIES	0 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET*
*UNOCCUPIED ARCHITECTURAL FEATURES, NOT TO EXCEED 42 FEET, ARE PERMITTED WITH DETAIL SITE PLAN APPROVAL.	

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. SCREENING:

ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE, PROVIDED, THE INTERNAL FACING SIDE OF SUCH EQUIPMENT THAT FACES DEVELOPMENT AREA B SHALL NOT BE REQUIRED TO BE SCREENED SO LONG AS THE 3 SCREENED SIDES BLOCK VISIBILITY FROM COUNTY LINE ROAD AND EAST ALBANY STREET. WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE.

THE FINISHED SIDE OF SCREENING FENCING WILL FACE OUT TOWARD DEVELOPMENT AREA B AND SHALL BE ALLOWED TO FACE OUT ON THE OTHER PROPERTY LINES.

3. SIGNAGE:

SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE CODE, EXCEPT AS MODIFIED BELOW:

FREESTANDING SIGNAGE:

ONE (1) DEVELOPMENT IDENTIFICATION MONUMENT SIGN NOT EXCEEDING A HEIGHT OF 24-FT WILL BE PERMITTED TO BE INSTALLED AT THE CORNER OF ALBANY AND COUNTY LINE ROAD WITH A PANEL SIZE ALLOWED BY THE CODE. EACH LOT IS ALLOWED ONE (1) FREESTANDING SIGN THAT SHALL HAVE A MONUMENT BASE MADE OF SIMILAR MATERIALS AS THE MAIN STRUCTURE/BUILDING ON THAT LOT. EXCEPT AS PROVIDED HEREIN, ALL SIGNAGE SHALL COMPLY WITH THE CODE.

4. PARKING RATIO:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CODE. CROSS PARKING WILL BE ALLOWED.

B. DEVELOPMENT AREA "B" (LOT 1, BLOCK 2) STANDARDS

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

PERMITTED USES	OFFICE, BUSINESS OR PROFESSIONAL; DWELLING, MULTI-FAMILY; DWELLING, SINGLE-FAMILY ATTACHED; AND CUSTOMARY ACCESSORY USES THERETO, INCLUDING BUT NOT LIMITED TO A PRIVATE DOG PARK, PRIVATE CLUBHOUSE AND POOL.
NET DEVELOPMENT AREA	8.32 ACRES
MINIMUM LOT AREA	AS PERMITTED WITHIN THE CM ZONING DISTRICT.
MINIMUM LOT FRONTAGE	NONE.
MAXIMUM NUMBER OF DWELLING UNITS	150
MINIMUM BUILDING SETBACKS:	
FROM NORTH PROPERTY BOUNDARY:	35 FEET
FROM WEST PROPERTY BOUNDARY:	20 FEET
FROM EAST PROPERTY BOUNDARY:	0 FEET
FROM SOUTH PROPERTY BOUNDARY:	0 FEET
MAXIMUM BUILDING HEIGHT	AS PERMITTED WITHIN THE CM ZONING DISTRICT.

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED, LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. LANDSCAPE BUFFER:

A THIRTY-FIVE FOOT (35') WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE NORTH BOUNDARY OF DEVELOPMENT AREA B. WITHIN THE LANDSCAPE BUFFER, A MINIMUM OF TEN (10) SHRUBS AND ONE (1) EVERGREEN TREE SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAR FEET THEREOF. THE LANDSCAPE BUFFER SHALL BE PERMITTED TO REMAIN IN ITS NATURAL, FORESTED STATE UNTIL SUCH TIME A LANDSCAPE PLAN IS SUBMITTED FOR APPROVAL IN CONJUNCTION WITH THE ACTUAL DEVELOPMENT OF DEVELOPMENT AREA B.

3. PARKING RATIO:

- a. RESIDENTIAL: 1.5 PARKING SPACES PER ONE-BEDROOM UNITS AND 2 PARKING SPACES PER TWO OR MORE-BEDROOM UNITS.
b. OFFICE: AS PERMITTED FOR THE APPLICABLE USE TYPE AS SET FORTH IN THE CODE.

4. EXTERIOR BUILDING MATERIALS:

AT LEAST SIXTY-FIVE PERCENT (65%) OF THE EXTERIOR OF RESIDENTIAL BUILDINGS, EXCLUDING DOORS AND WINDOWS, SHALL BE CONSTRUCTED OF MASONRY CONCRETE PANELS, EXTERIOR INSULATED FINISH SYSTEMS (EIFS) AND/OR STUCCO. FIBER CEMENT EXTERIOR SIDING PRODUCTS ARE ACCEPTABLE FINISH MATERIALS TO COMPLY WITH "MASONRY CONCRETE PANELS" AS DEFINED BY THE CODE. ADDITIONALLY, AT LEAST TWENTY-FIVE PERCENT (25%) OF ANY STREET FACING FACADE OF RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED OF NATURAL BRICK OR MASONRY ROCK, PROVIDED, HOWEVER, INTERNAL PARKING AREAS, COMMON AREAS, AND FACADES SCREENED BY OPAQUE SCREENING WALLS SHALL NOT BE CONSIDERED "STREET FACING".

5. SIGNAGE AS PERMITTED WITHIN THE CM ZONING DISTRICT.

C. DEVELOPMENT AREA "C" (LOT 2, BLOCK 2) STANDARDS

DEVELOPMENT AREA "C" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CM ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	1.97 ACRES
MINIMUM BUILDING SETBACKS:	
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY ...	20.0 FEET
FROM DEVELOPMENT AREA A BOUNDARY ...	10.0 FEET
FROM WEST PROPERTY BOUNDARY	20.0 FEET

1. COMMERCIAL DEVELOPMENT STANDARDS:

ALL COMMERCIAL AND MIXED-USE DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA A.

2. RESIDENTIAL DEVELOPMENT STANDARDS:

ALL RESIDENTIAL DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA B.

Conditional Final Plat

Tiger Crossing

PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

D. GENERAL REQUIREMENTS

1. LANDSCAPING AND SCREENING:

THE TIGER CROSSING LANDSCAPING PLAN WILL BE DESIGNED IN ACCORDANCE WITH THE CODE EXCEPT AS NOTED HEREIN. ANY LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH SECTION 5.2.C4 OF THE CODE.

THE WIDTH OF THE INTERNAL LANDSCAPED AREAS SHALL BE NO LESS THAN 10 FEET MEASURED FROM THE BACK OF PARKING LOT CURB TO THE LOT LINE. A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET, WHICH SHALL NOT BE LESS THAN 10 FEET IN WIDTH.

AT LEAST ONE (1) TREE SHALL BE PROVIDED PER 50 LINEAR FEET ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET. ALL TREES WILL BE SELECTED FROM THE APPROVED TREE LIST CONTAINED IN THE CODE. REQUIRED TREES WILL BE PLANTED AT A MINIMUM SIZE OF 2" CALIPER. ALL OF THE REQUIRED TREES WILL BE MEDIUM TO LARGE TREES AS IDENTIFIED IN THE CODE. ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED PER REQUIREMENTS OF THE CODE.

OUTDOOR REFUSE COLLECTION RECEPTACLES WILL NOT BE LOCATED WITHIN A REQUIRED SETBACK. THE REFUSE COLLECTION RECEPTACLE SHALL BE SCREENED FROM VIEW ON ALL SIDES BY A DURABLE SIGHT-OBSCURING ENCLOSURE CONSISTING OF AN OPAQUE FENCE OR WALL BETWEEN SIX FEET (6') AND EIGHT FEET (8') IN HEIGHT. WHERE THE ACCESS TO THE ENCLOSURE IS VISIBLE FROM ADJACENT STREETS OR RESIDENTIAL PROPERTIES, THE ACCESS SHALL BE SCREENED WITH AN OPAQUE GATE.

AN EIGHT FOOT (8') TALL SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE ABUTTING THE RESIDENTIAL DEVELOPMENT OF FAIRWAY CROSSING TO THE NORTH.

2. ACCESS AND CIRCULATION:

A TOTAL OF SIX (6) CURB CUTS SHALL BE PERMITTED TO ACCESS THE PROJECT. THE CURB CUTS ARE NOT REQUIRED TO MEET THE 250-FOOT SEPARATION REQUIREMENT OF SECTION 5.3.B.3.B. OF THE CODE.

- VIA SOUTH 193RD EAST AVENUE/COUNTY LINE ROAD, A MAXIMUM OF TWO (2) CURB CUTS SHALL BE PERMITTED.
- VIA EAST ALBANY STREET/EAST 61ST STREET SOUTH, A MAXIMUM OF FOUR (4) CURB CUTS SHALL BE PERMITTED.
- THE LOCATION OF THE CURB CUTS MUST BE APPROVED BY THE CITY'S ENGINEERING AND CONSTRUCTION DEPARTMENT. PUD SITE PLAN APPROVAL FOR EACH OF THE CURB CUTS TO ACCESS THE PROJECT MUST BE OBTAINED AT SUCH TIME AS THE LOTS ARE DEVELOPED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE RESPECTIVE LOT.

3. DETAIL SITE PLAN REVIEW:

A DETAIL SITE PLAN SHALL BE APPROVED BY THE CITY OF BROKEN ARROW PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE PROJECT. DETAIL SITE PLANS MAY BE APPROVED FOR THE RESPECTIVE DEVELOPMENT AREAS, OR LOTS CONTAINED THEREIN AS DEVELOPMENT OCCURS.

4. EXTERIOR SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW REQUIREMENTS. BEFORE ANY EXTERIOR LIGHT POLE OR BUILDING WALL PACK IS INSTALLED, A PHOTOMETRIC STUDY SHALL BE SUBMITTED TO THE CITY OF BROKEN ARROW FOR APPROVAL.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA. WITHIN THE PROVISIONS OF SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION II SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA AND BY ANY LOT OWNER WITHIN THE SUBDIVISION. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. SEVERABILITY

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

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

BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

NEAL BHOW
BHOW CAPITAL, LLC, OWNER

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY NEAL BHOW, AS OWNER OF BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

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

NOTARY PUBLIC

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED
DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT
IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU
OF DETENTION DETERMINATION NO: DD-101424-60