

SOUTH BROKEN ARROW DEVELOPMENT- PORTION IN NORTH HALF OF SECTION 12

RS3 ZONING LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°46'21" WEST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 2639.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4) AND THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4); THENCE THENCE SOUTH 88°46'21" WEST ALONG THE SOUTHERLY LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4), A DISTANCE OF 1178.02 FEET; THENCE NORTH 26°33'49" EAST, A DISTANCE OF 293.60 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 52°02'28" EAST, A CHORD LENGTH OF 25.81 FEET, FOR A CURVE DISTANCE OF 26.68 FEET; THENCE NORTH 77°31'35" EAST, A DISTANCE OF 231.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 51°29'08" EAST, A CHORD LENGTH OF 26.34 FEET, FOR A CURVE DISTANCE OF 27.27 FEET; THENCE NORTH 25°26'19" EAST, A DISTANCE OF 181.37 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CHORD BEARING OF NORTH 08°17'26" EAST, A CHORD LENGTH OF 153.32 FEET, FOR A CURVE DISTANCE OF 155.63 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF NORTH 23°09'14" EAST, A CHORD LENGTH OF 106.02 FEET, FOR A CURVE DISTANCE OF 111.74 FEET; THENCE NORTH 55°09'54" EAST, A DISTANCE OF 145.04 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 71°06'17" EAST, A CHORD LENGTH OF 13.73 FEET, FOR A CURVE DISTANCE OF 13.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF NORTH 39°22'04" EAST, A CHORD LENGTH OF 66.54 FEET, FOR A CURVE DISTANCE OF 74.89 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CHORD BEARING OF NORTH 20°41'42" EAST, A CHORD LENGTH OF 56.24 FEET, FOR A CURVE DISTANCE OF 58.72 FEET TO THE SOUTHERLY LINE OF RESERVE 'C' OF THE RESERVE AT BRADFORD PARK; THENCE NORTH 65°05'49" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.38 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CHORD BEARING OF NORTH 85°59'31" EAST, A CHORD LENGTH OF 9.91 FEET, FOR A CURVE DISTANCE OF 9.92 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING OF NORTH 80°16'11" EAST, A CHORD LENGTH OF 51.61 FEET, FOR A CURVE DISTANCE OF 51.91 FEET; THENCE NORTH 69°38'51" EAST, A DISTANCE OF 122.54 FEET; THENCE NORTH 62°40'06" EAST, A DISTANCE OF 137.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET, A CHORD BEARING OF NORTH 42°43'24" EAST, A CHORD LENGTH OF 25.24 FEET, FOR A CURVE DISTANCE OF 25.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF NORTH 46°01'41" EAST, A CHORD LENGTH OF 55.26 FEET, FOR A CURVE DISTANCE OF 56.81 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CHORD BEARING OF NORTH 10°56'57" EAST, A CHORD LENGTH OF 64.68 FEET, FOR A CURVE DISTANCE OF 77.37 FEET; THENCE

NORTH 47°22'46" WEST, A DISTANCE OF 96.97 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET, A CHORD BEARING OF NORTH 31°56'32" EAST, A CHORD LENGTH OF 51.10 FEET, FOR A CURVE DISTANCE OF 71.99 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 76°21'05" EAST, A CHORD LENGTH OF 17.17 FEET, FOR A CURVE DISTANCE OF 18.28 FEET; THENCE NORTH 41°26'14" EAST, A DISTANCE OF 142.85 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF NORTH 51°08'30" EAST, A CHORD LENGTH OF 13.49 FEET, FOR A CURVE DISTANCE OF 13.55 FEET; THENCE NORTH 60°50'34" EAST, A DISTANCE OF 88.28 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF NORTH 65°30'45" EAST, A CHORD LENGTH OF 6.51 FEET, FOR A CURVE DISTANCE OF 6.52 FEET; THENCE NORTH 70°11'12" EAST, A DISTANCE OF 88.84 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, A CHORD BEARING OF SOUTH 46°17'40" EAST, A CHORD LENGTH OF 32.22 FEET, FOR A CURVE DISTANCE OF 39.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 26.00 FEET, A CHORD BEARING OF SOUTH 54°40'16" EAST, A CHORD LENGTH OF 49.43 FEET, FOR A CURVE DISTANCE OF 65.25 FEET; THENCE NORTH 53°26'26" EAST, A DISTANCE OF 108.24 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.73 FEET, A CHORD BEARING OF SOUTH 85°01'49" EAST, A CHORD LENGTH OF 31.47 FEET, FOR A CURVE DISTANCE OF 34.40 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET, A CHORD BEARING OF NORTH 38°17'55" EAST, A CHORD LENGTH OF 73.24 FEET, FOR A CURVE DISTANCE OF 126.83 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 27°47'15" WEST, A CHORD LENGTH OF 21.26 FEET, FOR A CURVE DISTANCE OF 22.42 FEET; THENCE NORTH 04°20'08" EAST, A DISTANCE OF 51.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 25°43'34" EAST, A CHORD LENGTH OF 21.88 FEET, FOR A CURVE DISTANCE OF 22.40 FEET; THENCE NORTH 47°06'39" EAST, A DISTANCE OF 48.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 88°45'54" EAST, A CHORD LENGTH OF 19.94 FEET, FOR A CURVE DISTANCE OF 21.81 FEET; THENCE SOUTH 49°34'54" EAST, A DISTANCE OF 8.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 83°20'53" EAST, A CHORD LENGTH OF 16.67 FEET, FOR A CURVE DISTANCE OF 17.68 FEET; THENCE NORTH 62°54'16" EAST, A DISTANCE OF 55.35 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 00°31'19" WEST, A CHORD LENGTH OF 53.66 FEET, FOR A CURVE DISTANCE OF 66.42 FEET; THENCE NORTH 63°56'27" WEST, A DISTANCE OF 76.56 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 26°02'23" WEST, A CHORD LENGTH OF 24.57 FEET, FOR A CURVE DISTANCE OF 26.46 FEET; THENCE NORTH 11°50'54" EAST, A DISTANCE OF 49.32 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET, A CHORD BEARING OF SOUTH 79°43'51" EAST, A CHORD LENGTH OF 33.99 FEET, FOR A CURVE DISTANCE OF 52.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 31°47'56" EAST, A CHORD LENGTH OF 19.48 FEET, FOR A CURVE DISTANCE OF 21.20 FEET; THENCE SOUTH 72°17'23" EAST, A DISTANCE OF 26.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 82°59'48" EAST, A CHORD LENGTH OF 25.08 FEET, FOR A CURVE DISTANCE OF 25.88 FEET; THENCE NORTH 58°16'49" EAST, A DISTANCE OF 33.33 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF SOUTH 77°46'26" EAST, A CHORD LENGTH OF 13.88 FEET, FOR A CURVE DISTANCE OF 15.34 FEET; THENCE SOUTH 33°49'09" EAST, A DISTANCE OF 34.52 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF SOUTH

82°29'31" EAST, A CHORD LENGTH OF 15.02 FEET, FOR A CURVE DISTANCE OF 16.99 FEET; THENCE NORTH 48°50'24" EAST, A DISTANCE OF 38.11 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 22°58'49" WEST, A CHORD LENGTH OF 57.00 FEET, FOR A CURVE DISTANCE OF 75.21 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF NORTH 41°53'16" WEST, A CHORD LENGTH OF 15.95 FEET, FOR A CURVE DISTANCE OF 18.47 FEET; THENCE NORTH 00°16'25" EAST, A DISTANCE OF 11.45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 25°36'46" EAST, A CHORD LENGTH OF 17.12 FEET, FOR A CURVE DISTANCE OF 17.69 FEET; THENCE NORTH 61°42'24" EAST, A DISTANCE OF 42.63 FEET; THENCE NORTH 79°03'06" EAST, A DISTANCE OF 161.82 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF NORTH 46°23'35" EAST, A CHORD LENGTH OF 48.57 FEET, FOR A CURVE DISTANCE OF 51.30 FEET; THENCE NORTH 13°44'09" EAST, A DISTANCE OF 63.71 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 14.70 FEET, A CHORD BEARING OF NORTH 80°25'30" EAST, A CHORD LENGTH OF 27.00 FEET, FOR A CURVE DISTANCE OF 34.22 FEET; THENCE SOUTH 32°52'47" EAST, A DISTANCE OF 122.54 FEET; THENCE SOUTH 24°04'51" EAST, A DISTANCE OF 97.36 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CHORD BEARING OF SOUTH 78°44'05" EAST, A CHORD LENGTH OF 29.36 FEET, FOR A CURVE DISTANCE OF 34.34 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, A CHORD BEARING OF NORTH 76°33'52" EAST, A CHORD LENGTH OF 8.99 FEET, FOR A CURVE DISTANCE OF 9.41 FEET; THENCE SOUTH 73°30'32" EAST, A DISTANCE OF 88.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.20 FEET, A CHORD BEARING OF SOUTH 17°46'17" EAST, A CHORD LENGTH OF 30.08 FEET, FOR A CURVE DISTANCE OF 35.41 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.50 FEET, A CHORD BEARING OF SOUTH 41°55'36" EAST, A CHORD LENGTH OF 40.36 FEET, FOR A CURVE DISTANCE OF 57.17 FEET; THENCE NORTH 58°11'00" EAST, A DISTANCE OF 30.31 FEET; THENCE NORTH 39°42'13" EAST, A DISTANCE OF 81.28 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4); THENCE SOUTH 01°27'38" EAST ALONG SAID EAST LINE, A DISTANCE OF 516.75 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4); THENCE NORTH 88°43'32" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4), A DISTANCE OF 1317.74 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°32'56" EAST ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4), A DISTANCE OF 1323.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4,772,201 SQUARE FEET OR 109.55 ACRES.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) BEING SOUTH 88°46'21" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 27, 2024, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318 AND IS BASED ON RECORD DEEDS, OTHER DOCUMENTATION, AND SURVEY.