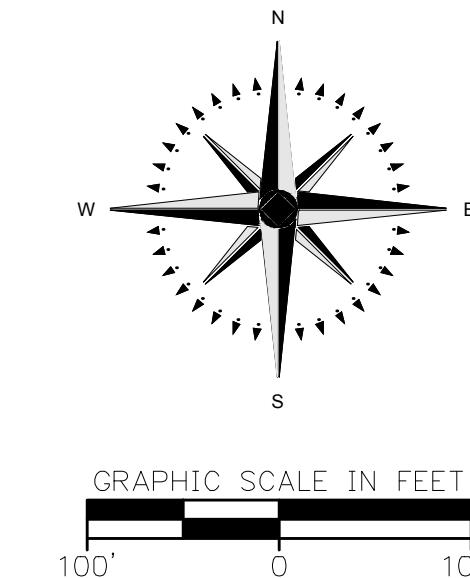
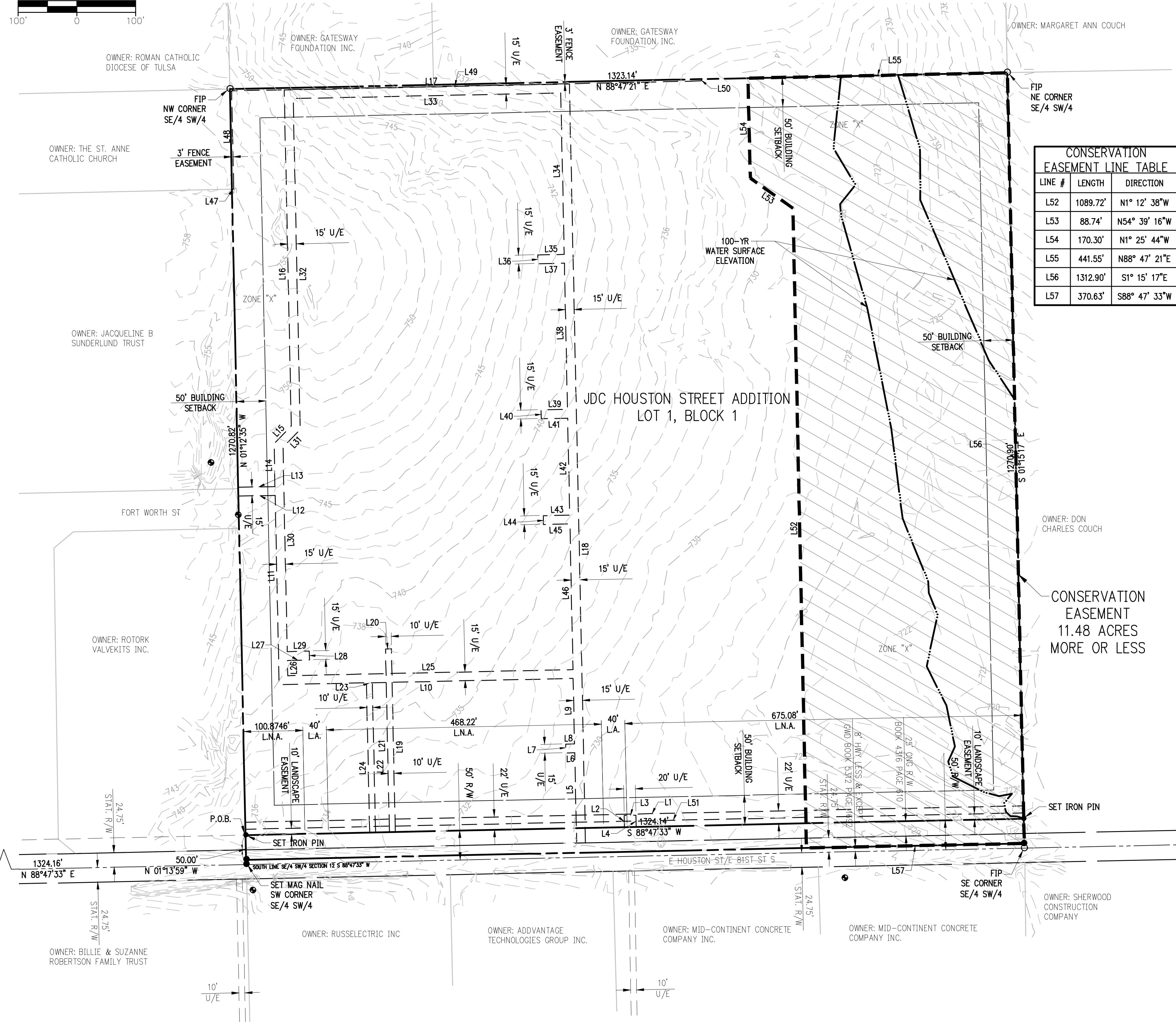


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1324.14'	N88° 47' 33"
L2	20.00'	S1° 12' 38"E
L3	20.00'	S88° 47' 22"
L4	20.00'	N1° 12' 38"W
L5	153.75'	N1° 12' 38"W
L6	15.00'	S88° 47' 22"
L7	15.00'	N1° 12' 38"W
L8	15.00'	N88° 47' 22"
L9	111.51'	N1° 12' 38"W
L10	500.33'	S88° 47' 22"
L11	322.52'	N1° 12' 38"W
L12	62.51'	N88° 47' 22"
L13	62.51'	N88° 47' 22"
L14	72.70'	N1° 12' 38"W
L15	42.43'	N43° 47' 22"
L16	572.20'	N1° 12' 38"W
L17	485.33'	N88° 47' 22"
L18	1292.68'	S1° 12' 38"E
L19	312.00'	S1° 12' 38"E
L20	10.00'	N88° 47' 22"
L21	312.00'	N1° 12' 38"W
L22	244.30'	S1° 12' 38"E
L23	10.00'	N88° 47' 22"
L24	244.30'	N1° 12' 38"W
L25	485.33'	N88° 47' 22"
L26	26.09'	S1° 12' 38"E
L27	37.53'	S88° 47' 22"
L28	15.00'	S1° 12' 38"E
L29	37.53'	N88° 47' 22"
L30	242.15'	S1° 12' 38"E
L31	42.43'	S43° 47' 22"
L32	563.41'	S1° 12' 38"E
L33	455.33'	S88° 47' 22"
L34	275.05'	N1° 12' 38"W
L35	45.00'	N88° 47' 22"
L36	15.00'	N1° 12' 38"W
L37	45.00'	S88° 47' 22"
L38	249.05'	N1° 12' 38"W
L39	45.00'	N88° 47' 22"
L40	15.00'	N1° 12' 38"W
L41	45.00'	S88° 47' 22"
L42	165.03'	N1° 12' 38"W
L43	45.00'	N88° 47' 22"
L44	15.00'	N1° 12' 38"W
L45	45.00'	S88° 47' 22"
L46	248.31'	N1° 12' 38"W
L47	3.00'	N88° 47' 25"
L48	167.63'	N1° 12' 35"W
L49	799.42'	N88° 47' 21"
L50	3.00'	N1° 12' 39"W
L51	1,324.13'	N88° 47' 33"

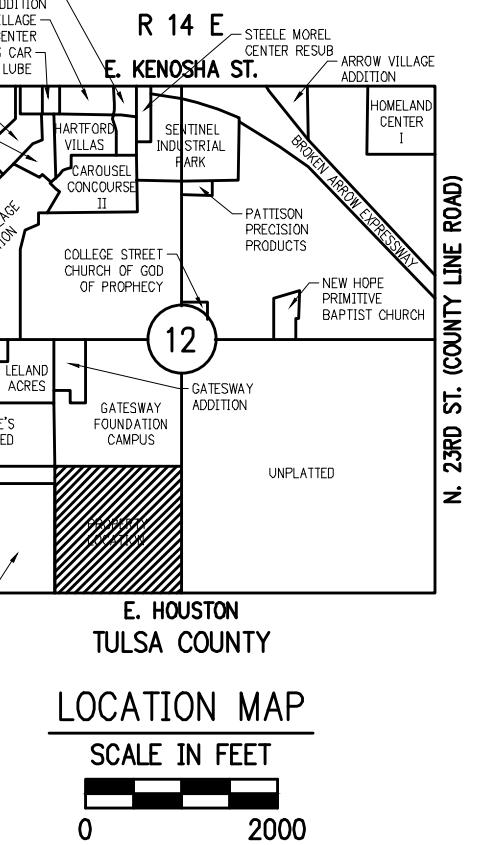


# JDC HOUSTON STREET ADDITION

**A MINOR SUBDIVISION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA  
A PART OF THE SE/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST  
38.62 ACRES, 1 BLOCK, 1 LOT, PUD 245 AND BAZ 1950**



**OWNER/DEVELOPER:  
JDC BKA, L.L.C.  
4520 MADISON AVE. SUITE 100  
KANSAS CITY, MISSOURI 64111  
CONTACT: NICHOLAS JONES  
816-389-5704**



## PROPERTY DESCRIPTION

CONSERVATION EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	1089.72'	N1° 12' 38"W
L53	88.74'	N54° 39' 16"W
L54	170.30'	N1° 25' 44"W
L55	441.55'	N88° 47' 21"E
L56	1312.90'	S1° 15' 17"E
L57	370.63'	S88° 47' 33"W

A PART OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST, THENCE N 88°47'33" E ALONG THE SOUTH LINE OF SAID SECTION 1324.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12), THENCE N 01°13'59" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12) A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, THENCE THENCE N 01°12'35" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12) A DISTANCE OF 1270.82 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12), THENCE N 88°47'21" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12) A DISTANCE OF 1323.14 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12), THENCE S 01°15'17" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12) A DISTANCE OF 1270.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12), THENCE S 88°47'33" W ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1324.14 FEET TO THE POINT OF BEGINNING, DESCRIBED TRACT OF LAND CONTAINING 38.62 ACRES, MORE OR LESS IN ONE (1) LOT AND ONE (1) BLOCK.

## SURVEYOR/ENGINEER

A. B. WATSON, JR PLS 1057  
220 EAST 8TH STREET  
TULSA, OK 74119  
918-584-0347  
BRADY.WATSON@CRAFTONTULL.COM

KYLE C SEWELL, PE 23969  
220 EAST 8TH STREET  
TULSA, OK 74119  
918-588-4127  
KYLE.SEWELL@CRAFTONTULL.COM

 **SYMBOLS**

SET IRON PIN (SIP) ● SET MAG NAIL  
BENCHMARK ☰ SET 3/8" IRON PIN WI  
FOUND MONUMENT RED CAP STAMPED "CTA"

LINEWORK

STING EASEMENT  
EASEMENT  
HT OF WAY

## MONUMENTATION

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

 BENCHMARK

TUL 9  
OKLAHOMA NORTH ZONE 3501  
HORIZONTAL DATUM NAD 83 (1993)  
VERTICAL DATUM NAVD 1988  
ELEV. 705.16'  
DESCRIPTION OF BENCHMARK  
3' ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "TUL 9".  
SET 6.5' OF 21ST ST AND 103RD E AVE

## BASIS OF REARING

OKLAHOMA STATE PLANE COORDINATE SYSTEM  
OKLAHOMA NORTH ZONE 3501  
SOUTHLINE 57 (1:250,000 SECTION 10 (2.5947777" x 2.5947777"

## FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0392K DATED AUGUST 3, 2009  
CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN  
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN THE ABOVE STATEMENT IS FOR INFORMATION ONLY  
AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE  
CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE  
STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF  
THE PROBABILITY OF FLOODING.

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

