

PLACE HOLDER CO
RECORDING STAMP

PRELIMINARY PLAT

AEQUITAS HOLDINGS

PUD-02281-2025

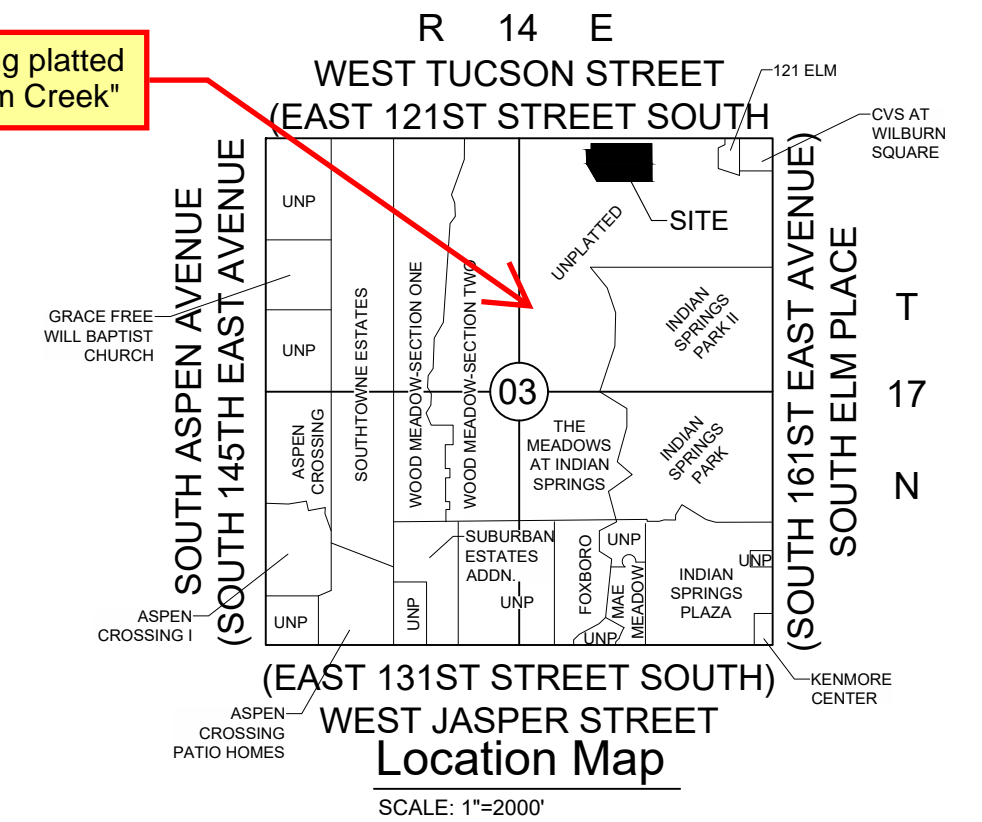
PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Aequitas Holdings LLC
824 West Jasper Street
Broken Arrow, Oklahoma, 74011
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dmyers@myers-cherry.com
BRIAN CHERRY
bcherry@myers-cherry.com

ENGINEER:
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123 North Martin Luther King Jr Blvd.
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Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
A. NICOLE WATTS, P.E.
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SURVEYOR:
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123 North Martin Luther King Jr Blvd.
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Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
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0 50 75 100
1" = 50'



LEGEND

B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
LS	= LANDSCAPE
OD/E	= OVERLAND DRAINAGE EASEMENT
U/E	= UTILITY EASEMENT
ESMT.	= EASEMENT
BK./PG.	= BOOK/PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

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

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK AND THREE (3) RESERVE AREAS.
SUBDIVISION CONTAINS 255,192 SF (5.86 ACRES)
R/W DEDICATED BY PLAT CONTAINS 3,156 SF (0.07 ACRES)
PROPERTY ZONED: PUD-02281-2025 (CH/L/RLM)

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
MAG NAIL IN ASPHALT
NORTHING=367136.694
EASTING=2618820.409
ELEV=658.47
NAVD 1988 DATUM

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS S88°38'50"W.

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, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0456M, WITH A REVISION DATE OF SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONES (A) WHICH IS CLASSIFIED AS AREAS OF 100-YEAR FLOOD AND (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
NOVEMBER 6, 2025

E08
Add a reference to PR-000831-2025

P02: Include PT-002609-2025 as case number

DATE: 12/22/2025
AEQUITAS HOLDINGS
PUD-02281-2025
PRELIMINARY PLAT
SHEET 1 OF 3

P.O.C.
NW CORNER NE/4
(GOV. LOT 2)

P01: Include address placeholders for plats as well as address table

E12
The second access point next to the creek may not be feasible due to the restrictions of retaining walls in easements and may need to be shifted outside of the easement or to the east side.

E09
Show the limits of the Cross Access easement listed in section 1.i between the lots or clarify the section that the cross access cannot be restricted. As defined in the section the easements will need to be defined and shown.

E07
Revise the PUD number in all instances to use PUD-002281-2025

E01
Minimum Finish Floor Elevations will need to be provided based on the grading plans, sanitary plans, and Floodplain elevations on the conditional final plat

E05
If the 30' U/E is restrictive the perimeter easement can be reduced to 11' to accommodate the waterline relocation note. If it is not restrictive additional easement will be needed 5' beyond the center of the waterline to accommodate the separation between the utilities.

E10
Locate the 15' U/E on the south side of the property line to correspond with the water line note

E04
Show the 17.5' U/E outside of the detention easement unless a 2% slope is provided at the top of the facility for utilities. Utilities should not be located within the bank of the facility. If the reserve is dedicated as a U/E the easement may be reduced to 11'

E06
The perimeter easement in the floodplain is not usable and other easements are in place that are not identified as restrictive sanitary easements. Verify that the 30' U/E is not restrictive and can be used for general utilities. Locate the perimeter easement outside of the reserve, if the reserve is dedicated as a u/e the easement can be reduced to 11'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S 01°21'10" E
L2	32.49'	S 51°59'05" E
L3	125.22'	S 10°09'06" W
L4	45.56'	S 15°59'37" E
L5	34.73'	S 15°59'37" E
L6	67.97'	S 45°24'56" E
L7	94.10'	S 45°24'56" E
L8	52.24'	S 25°47'57" E

LOT AREA TABLE (BLOCK 1)		
LOT #	AREA (SF)	(ACRE)
1	119,466	2.74
2	76,943	1.77

RESERVE AREA TABLE		
RESERVE	AREA (SF)	(ACRE)
A	13,142	0.30
B	18,458	0.42
C	24,027	0.55

***BLANKET EASEMENT NOTE: (EXCEPTION 10)**
ASSIGNMENT OF OIL AND GAS LEASE IN FAVOR OF S.P. HAZEN AND JAMES R. HALL, DATED JANUARY 30, 1925, FILED FEBRUARY 6, 1925 AS DOCUMENT NO. 278131, AND RECORDED IN BOOK 546, PAGE 258 IN THE OFFICE OF THE TULSA COUNTY CLERK.

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

BACKFLOW PREVENTER NOTE
ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER. BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

PLACE HOLDER CO
CLERK STAMP

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma,
Mayor _____
Attest: City Clerk _____

PLACE HOLDER CO
TAX STAMP

ORIG SIZE: 24"X36"

PLOT: 12/22/25

\\civl-server\projects\2440418 Aequitas Development - BA\04 Production\04 Plat\2440418 Preliminary Plat.dwg

AEQUITAS HOLDINGS

PUD-002281-2025

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

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

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION; THENCE N88°38'50"E ALONG SAID SECTION FOR A DISTANCE OF 1381.11 FEET; THENCE S01°30'33"E FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A SPECIAL WARRANTY DEED TO CITY OF BROKEN ARROW, RECORDED AS DOCUMENT #2024088973, ACCORDING TO TULSA COUNTY LAND RECORDS THEREOF AND THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING S01°30'33"E FOR A DISTANCE OF 385.00 FEET; THENCE S88°38'50"W FOR A DISTANCE OF 570.85 FEET TO A POINT ON THE EASTERN BOUNDARY OF AN EXISTING 20 FOOT SEWER EASEMENT TO THE CITY OF BROKEN ARROW, OKLAHOMA RECORDED IN BOOK 4166, PAGE 1345, ACCORDING TO TULSA COUNTY LAND RECORDS THEREOF; THENCE N31°39'38"W ALONG THE EASTERN BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 211.93 FEET; THENCE; N03°32'36"W FOR A DISTANCE OF 147.15 FEET; THENCE N88°38'50"E FOR A DISTANCE OF 51.08 FEET; THENCE N01°21'10"W FOR A DISTANCE OF 65.00 FEET; THENCE N88°38'50"E AND PARALLEL TO SAID SECTION FOR A DISTANCE OF 631.26 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID TRACT CONTAINING 5.86 ACRES, MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, ONE BLOCK, AND THREE (3) RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "AEQUITAS", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "AEQUITAS HOLDINGS").

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 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 BROKEN ARROW, 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.
- NO IMPROVEMENT, INCLUDING BUT NOT LIMITED TO FENCES OR RETAINING WALLS, SHALL BE CONSTRUCTED WITHIN ANY UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF BROKEN ARROW. ANY SUCH IMPROVEMENTS SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER IN ACCORDANCE WITH THE CITY OF BROKEN ARROW BUILDING CODE, AND EACH OWNER HEREBY GRANTS AN EASEMENT FOR LATERAL SUPPORT FOR SUCH RETAINING WALL TO EACH RESPECTIVE ADJACENT LOT OWNER.
- THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE UTILITY EASEMENT (U/E) OVER THE EXISTING DRAINAGE EASEMENT FOR COMPLIANCE WITH CITY OF BROKEN ARROW DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE APPEARANCE STANDARDS OF THE CITY OF BROKEN ARROW ONLY.

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 LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON THE OWNER'S 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 LOT OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THEIR AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. 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 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.
- THE CITY OF BROKEN ARROW, 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, THEIR AGENTS OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, 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.
- ALL STORM SEWER OUTSIDE OF THE RIGHT OF WAY WILL BE CONSIDERED PRIVATE AND IDENTIFIED IN THE PLANS AS PRIVATE OF PUBLIC.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF AEQUITAS, 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.

E. RESERVE AREAS "A" & "B" - STORMWATER DETENTION EASEMENTS

- 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 AREA "A" & RESERVE AREA "B" 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 RESERVES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, 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 BROKEN ARROW, 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 BROKEN ARROW, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.
- IN THE EVENT THE OWNER 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 TULSA, 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 BROKEN ARROW, 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 BROKEN ARROW, OKLAHOMA.

F. RESERVE AREA "C" (OVERLAND DRAINAGE EASEMENT)

- RESERVE AREA "C", DEPICTED ON THE ACCOMPANYING PLAT AS OVERLAND DRAINAGE EASEMENTS, ARE DEDICATED TO THE CITY OF BROKEN ARROW, OKLAHOMA, FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- DRAINAGE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED IN THE OVERLAND DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- MAINTENANCE OF THE OVERLAND DRAINAGE EASEMENTS SHALL BE BY THE OWNER THEREOF IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BROKEN ARROW, OKLAHOMA. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREAS AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREAS, OF THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREAS AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOTS 1 AND 2, BLOCK 1, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST TUCSON STREET (EAST 121ST STREET SOUTH) WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) 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.

H. PAVING AND LANDSCAPING WITHIN EASEMENTS

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 BROKEN ARROW, TULSA COUNTY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

I. CROSS ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION ON PRIVATE DRIVES AND SIDEWALKS, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (PUD-002281-2025)

WHEREAS, AEQUITAS WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD-002281-2025) AS PROVIDED WITHIN SECTIONS 6.4 ET SEQ. OF THE CITY OF BROKEN ARROW ZONING CODE, AS THE SAME EXISTED ON AUGUST 4, 2025, WHICH P.U.D. NO. 002281-25 WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION ON JULY 24, 2025 AND BY THE BROKEN ARROW CITY COUNCIL ON AUGUST 4, 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, OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

THEREFORE, 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.

DEVELOPMENT STANDARDS:

A. DEVELOPMENT AREA "A"

NET LAND AREA: 3.51 ACRES

UNDERLAYING ZONING: UNLESS OTHERWISE SPECIFIED, THE CH DISTRICT STANDARDS AND REGULATIONS SHALL APPLY. PERMITTED USES:

- GOVERNMENT ADMINISTRATION & CIVIC BUILDINGS
- PLACES OF ASSEMBLY
- PUBLIC SAFETY FACILITY
- ART GALLERY OR MUSEUM, PUBLIC
- LIBRARY, PUBLIC
- MEDICAL OFFICE OR CLINIC
- BROADCASTING OR RECORDING STUDIO (NO TOWER)
- VETERINARY CLINIC/ANIMAL HOSPITAL
- FINANCIAL INSTITUTION, WITHOUT DRIVE-THRU
- CATERING SERVICE
- MICRO FOOD OR BEVERAGE PRODUCTION
- OFFICE, BUSINESS OR PROFESSIONAL
- RESEARCH LABORATORY
- ART GALLERY OR MUSEUM, PRIVATE
- FITNESS & RECREATIONAL SPORTS CENTER
- GENERAL INDOOR RECREATION
- DRY CLEANING & LAUNDRY SERVICE
- GENERAL PERSONAL SERVICES
- INSTRUCTIONAL SERVICES
- RETAIL, GENERAL
- OFFICE WAREHOUSE
- STORAGE YARD
- WAREHOUSE
- WHOLESALE ESTABLISHMENT

LOT AREA: NONE

PUD MINIMUM FRONTAGE ALONG WEST TUCSON STREET: 100 FEET
NOTE: THIS IS THE PUD MINIMUM FRONTAGE. INDIVIDUAL LOTS WITH THE DEVELOPMENT DO NOT HAVE A MINIMUM LOT FRONTAGE.

MAXIMUM BUILDING COVERAGE: NONE

MAXIMUM BUILDING HEIGHT: 4 STORIES OR 50 FEET FOR BUILDINGS NOT ABUTTING RESIDENTIAL USES.

2 STORIES OR 35 FEET FOR BUILDINGS ABUTTING RESIDENTIAL USES.

MINIMUM YARD SETBACKS:

OTHER THAN THE SETBACK LISTED BELOW, THERE SHALL BE NO INTERNAL SETBACKS WITHIN THE DEVELOPMENT, OTHER THAN THOSE REQUIRED TO MEET BUILDING AND FIRE CODE.

FROM WEST TUCSON STREET:50 FEET (FROM WEST TUCSON STREET)

SOUTHERN BOUNDARY OF DEVELOPMENT AREA A: 0 FEET

EASTERN BOUNDARY OF DEVELOPMENT AREA A: 15 FEET

WESTERN BOUNDARY OF DEVELOPMENT AREA A: 0 FEET

OFF-STREET PARKING:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CITY OF BROKEN ARROW CODE.

CROSS PARKING WILL BE ALLOWED WITHIN DEVELOPMENT AREA A AND B.

OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN THE CH DISTRICT

EXTERIOR MATERIALS:

ALL STRUCTURES ALONG WEST TUCSON SHALL HAVE VERTICAL EXTERIORS THAT ARE FACING THE ARTERIAL STREET CONSTRUCTED OF BUT NOT LIMITED TO: MASONRY, CONCRETE PANELS, GLASS BLOCK, GLASS CURTAIN WALLS, EXTERIOR INSULATED FINISHED SYSTEMS (EIFS), STUCCO, OR ARCHITECTURAL METAL. EIFS, HOWEVER, SHALL NOT BE USED AS THE PRIMARY EXTERIOR BUILDING MATERIAL.

ALL OTHER STRUCTURE SHALL BE CONSTRUCTED OF MASONRY, CONCRETE PANELS, GLASS BLOCK, GLASS CURTAIN WALLS, EXTERIOR INSULATED FINISHED SYSTEMS (EIFS), STUCCO, OR ARCHITECTURAL METAL.

SCREENING:

OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM ALL PROPERTY LINES AND ADJACENT RIGHTS-OF-WAY BY AN OPAQUE FENCE OR WALL BETWEEN SIX FEET AND EIGHT FEET IN HEIGHT THAT INCORPORATES AT LEAST ONE OF THE PREDOMINANT MATERIALS AND ONE OF THE PREDOMINANT COLORS USED IN THE PRIMARY STRUCTURE.

SIGNAGE:

ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BROKEN ARROW CODE.

LOTS WITHIN THIS PUD THAT DO NOT HAVE FRONTAGE ALONG WEST TUCSON SHALL BE PERMITTED AN OFF-PREMISE SIGN ALONG WEST TUCSON WITHIN DEVELOPMENT AREA A FRONTAGE. THIS SIGN SHALL NOT EXCEED 100 SQUARE FEET.

A MAXIMUM OF 5 SIGNS SHALL BE PERMITTED ALONG THE WEST TUCSON FRONTAGE OF THE PUD.

LANDSCAPE BUFFER:THERE SHALL BE NO LANDSCAPE BUFFERS REQUIRED WITHIN DEVELOPMENT AREA A.

AEQUITAS HOLDINGS

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DEED OF DEDICATION AND RESTRICTIVE COVENANTS

B. DEVELOPMENT AREA "B"

NET LAND AREA: 4.74 ACRES

UNDERLAYING ZONING: UNLESS OTHERWISE SPECIFIED, THE IL DISTRICT STANDARDS AND REGULATIONS SHALL APPLY.

PERMITTED USES:

- GOVERNMENT ADMINISTRATION & CIVIC BUILDINGS
- PLACES OF ASSEMBLY
- PUBLIC SAFETY FACILITY
- ART GALLERY OR MUSEUM, PUBLIC
- LIBRARY, PUBLIC
- MEDICAL OFFICE OR CLINIC
- BROADCASTING OR RECORDING STUDIO (NO TOWER)
- VETERINARY CLINIC/ANIMAL HOSPITAL
- FINANCIAL INSTITUTION, WITHOUT DRIVE-THRU
- CATERING SERVICE
- MICRO FOOD OR BEVERAGE PRODUCTION
- OFFICE, BUSINESS OR PROFESSIONAL
- RESEARCH LABORATORY
- ART GALLERY OR MUSEUM, PRIVATE
- FITNESS & RECREATIONAL SPORTS CENTER
- GENERAL INDOOR RECREATION
- DRY CLEANING & LAUNDRY SERVICE
- GENERAL PERSONAL SERVICES
- INSTRUCTIONAL SERVICES
- RETAIL, GENERAL
- MINI-STORAGE
- OFFICE WAREHOUSE
- STORAGE YARD
- WAREHOUSE
- WHOLESALE ESTABLISHMENT
- "EXECUTIVE GARAGE/STORAGE" MINI-STORAGE - THIS USE WILL BE RESTRICTED TO LUXURY GARAGE UNITS/STORAGE WITH POTENTIAL LOFT SPACE BUT RESTRICTIONS TO OVERNIGHT STAYS IN THE SPACE. THESE UNITS MAY BE AVAILABLE FOR RENT OR PURCHASE AND WILL INCLUDE OPTIONS FOR TEMPERATURE CONTROLS AND UTILITIES, SUCH AS WATER, SEWER, GAS, ELECTRICITY, CABLE & INTERNET. SEE EXHIBIT A CONCEPT IMAGES OF THIS USE UNIT.

P04: Specify that Exhibit A is from PUD-002281-2025

LOT AREA: NONE

PUD MINIMUM FRONTAGE ALONG WEST TUCSON STREET: 100 FEET

NOTE: THIS IS THE PUD MINIMUM FRONTAGE. INDIVIDUAL LOTS WITH THE DEVELOPMENT DO NOT HAVE A MINIMUM LOT FRONTAGE.

MAXIMUM BUILDING COVERAGE: NONE

MAXIMUM NUMBER SQUARE FOOTAGE:

- "EXECUTIVE GARAGE/STORAGE" MINI-STORAGE: MAXIMUM OF 32,000 SQUARE FEET.
- NO MAXIMUM FOR ALL OTHER USES IN THIS DEVELOPMENT AREA.

MAXIMUM BUILDING HEIGHT:

- 4 STORIES OR 50 FEET FOR BUILDINGS NOT ABUTTING RESIDENTIAL USES.
- 2 STORIES OR 35 FEET FOR BUILDINGS ABUTTING RESIDENTIAL USES.

MINIMUM YARD SETBACKS:

OTHER THAN THE SETBACK LISTED BELOW, THERE SHALL BE NO INTERNAL SETBACKS WITHIN THE DEVELOPMENT OTHER THAN THOSE REQUIRED TO MEET BUILDING AND FIRE CODE.

FROM WEST TUCSON STREET: 20 FEET (FROM WEST TUCSON STREET)

SOUTHERN BOUNDARY OF DEVELOPMENT AREA A: 20 FEET

EASTERN BOUNDARY OF DEVELOPMENT AREA A: 15 FEET

WESTERN BOUNDARY OF DEVELOPMENT AREA A: 0 FEET

OFF-STREET PARKING:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CITY OF BROKEN ARROW CODE.

CROSS PARKING WILL BE ALLOWED WITHIN DEVELOPMENT AREA A AND B.

THERE SHALL BE NO MINIMUM PARKING REQUIREMENT FOR THE "EXECUTIVE GARAGE/STORAGE" MINI-STORAGE USE.

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE IL DISTRICT

EXTERIOR MATERIALS:

ALL STRUCTURES ALONG WEST TUCSON SHALL HAVE VERTICAL EXTERIORS THAT ARE FACING THE ARTERIAL STREET CONSTRUCTED OF BUT NOT LIMITED TO: MASONRY, CONCRETE PANELS, GLASS BLOCK, GLASS CURTAIN WALLS, EXTERIOR INSULATED FINISHED SYSTEMS (EIFS), STUCCO, OR ARCHITECTURAL METAL. EIFS, HOWEVER, SHALL NOT BE USED AS THE PRIMARY EXTERIOR BUILDING MATERIAL.

ALL OTHER STRUCTURE SHALL BE CONSTRUCTED OF MASONRY, CONCRETE PANELS, GLASS BLOCK, GLASS CURTAIN WALLS, EXTERIOR INSULATED FINISHED SYSTEMS (EIFS), STUCCO, OR ARCHITECTURAL METAL.

SCREENING:

○ OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM ALL PROPERTY LINES AND ADJACENT RIGHTS-OF-WAY BY AN OPAQUE FENCE OR WALL BETWEEN SIX FEET AND EIGHT FEET IN HEIGHT THAT INCORPORATES AT LEAST ONE OF THE PREDOMINANT MATERIALS AND ONE OF THE PREDOMINANT COLORS USED IN THE PRIMARY STRUCTURE.

○ A BRICK OR OTHER MASONRY PERIMETER WALL OF NO LESS THAN SIX FEET IN HEIGHT SHALL BE PROVIDED ALONG THE SOUTHERN AND EASTERN BOUNDARY OF THE MINI-STORAGE FACILITY.

SIGNAGE:

ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BROKEN ARROW CODE.

LOTS WITHIN THIS PUD THAT DO NOT HAVE FRONTAGE ALONG WEST TUCSON SHALL BE PERMITTED AN OFF-PREMISE SIGN ALONG WEST TUCSON WITHIN DEVELOPMENT AREA A AND B FRONTAGES. THIS SIGN SHALL NOT EXCEED 100 SQUARE FEET.

A MAXIMUM OF 5 SIGNS SHALL BE PERMITTED ALONG THE WEST TUCSON FRONTAGE OF THE PUD.

LANDSCAPE BUFFER: A 20-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE SOUTHERN BOUNDARY OF DEVELOPMENT AREA B.

C. DEVELOPMENT AREA "C"

NET LAND AREA: 3.47 ACRES

UNDERLAYING ZONING: UNLESS OTHERWISE SPECIFIED, THE RMF DISTRICT STANDARDS AND REGULATIONS SHALL APPLY.

PERMITTED USES:

- DWELLING, DUPLEX - THIS USE WILL BE RESTRICTED TO ROW HOUSES/ TOWNHOMES FOR INDIVIDUALS AGED 55 YEARS AND OVER.
- DWELLING, MULTI-FAMILY - THIS USE WILL BE RESTRICTED TO ROW HOUSES/TOWNHOMES FOR INDIVIDUALS AGED 55 YEARS AND OVER.

LOT AREA: NONE

PUD MINIMUM FRONTAGE ALONG WEST TUCSON STREET: 100 FEET

NOTE: THIS IS THE PUD MINIMUM FRONTAGE. INDIVIDUAL LOTS WITH THE DEVELOPMENT DO NOT HAVE A MINIMUM LOT FRONTAGE.

MAXIMUM BUILDING COVERAGE: NONE

MAXIMUM NUMBER OF UNITS:

○ DWELLING, DUPLEX AND/OR MULTI-FAMILY: MAXIMUM OF 55 UNITS.

MAXIMUM BUILDING HEIGHT: 2 STORIES OR 35 FEET

MINIMUM YARD SETBACKS: OTHER THAN THE SETBACK LISTED BELOW, THERE SHALL BE NO INTERNAL SETBACKS WITHIN THE DEVELOPMENT, OTHER THAN THOSE REQUIRED TO MEET BUILDING AND FIRE CODE. MECHANICAL EQUIPMENT AND SCREENING SHALL BE PERMITTED WITHIN THE SETBACKS LISTED BELOW.

FROM WEST TUCSON STREET: 20 FEET (FROM WEST TUCSON STREET)

SOUTHERN BOUNDARY OF DEVELOPMENT AREA B: 20 FEET

EASTERN BOUNDARY OF DEVELOPMENT AREA B: 0 FEET

WESTERN BOUNDARY OF DEVELOPMENT AREA B: 20 FEET

OFF-STREET PARKING:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CITY OF BROKEN ARROW CODE FOR DWELLING USES.

OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN THE R-M DISTRICT

EXTERIOR MATERIALS:

AT LEAST SIXTY PERCENT (60%) OF THE EXTERIOR OF THE BUILDING, EXCLUDING DOORS AND WINDOWS, SHALL BE CONSTRUCTED OF BUT NOT LIMITED TO MASONRY, CONCRETE PANELS, EXTERIOR INSULATED FINISHED SYSTEMS, AND/OR STUCCO. IN ADDITION, TWENTY PERCENT (20%) OF THE STREET FACING FACADE SHALL BE CONSTRUCTED OF NATURAL BRICK OR MASONRY ROCK.

SCREENING:

○ AN OPAQUE FENCE OR WALL BETWEEN SIX FEET AND EIGHT FEET IN HEIGHT SHALL BE PROVIDED ALONG THE SOUTHERN AND WESTERN BOUNDARY OF DEVELOPMENT AREA C.

SIGNAGE: ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BROKEN ARROW CODE.

LOTS WITHIN THIS PUD THAT DO NOT HAVE FRONTAGE ALONG WEST TUCSON SHALL BE PERMITTED AN OFF-PREMISE SIGN ALONG WEST TUCSON WITHIN DEVELOPMENT AREA C FRONTAGE. THIS SIGN SHALL NOT EXCEED 100 SQUARE FEET.

A MAXIMUM OF 5 SIGNS SHALL BE PERMITTED ALONG THE WEST TUCSON FRONTAGE OF THE PUD.

LANDSCAPE BUFFER:

A 20-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE WESTERN AND SOUTHERN BOUNDARY OF DEVELOPMENT AREA C.

ACCESS AND CIRCULATION:

THE SUBJECT PROPERTY HAS FRONTAGE ALONG WEST TUCSON STREET AND FOUR CURB CUTS ARE PROPOSED ALONG THE 1,191-FOOT FRONTAGE. THE EASTERN TWO CURB CUTS WILL SERVE DEVELOPMENT AREA A AND A PORTION OF DEVELOPMENT AREA B AND THE WESTERN TWO CURB CUTS WILL SERVE DEVELOPMENT AREAS B AND C. CROSS-ACCESS FROM THE PROPOSED CURB CUTS WILL BE PROVIDED WITHIN DEVELOPMENT AREA A AND A PORTION OF DEVELOPMENT AREA B; WHEREAS, DEVELOPMENT AREA B AND C SHALL HAVE AN EMERGENCY ACCESS CONNECTION BETWEEN THE PROPOSED TOWNHOMES AND "EXECUTIVE GARAGE/STORAGE" USES. THERE IS NO CROSS ACCESS BETWEEN THE DEVELOPMENT AREA ACROSS THE FLOODPLAIN THAT SEPARATES THE PROPERTY. LIMITS OF NO ACCESS (LNA) WILL BE PROVIDED ALONG WEST TUCSON STREET OUTSIDE OF THE PROPOSED ENTRANCES TO THE DEVELOPMENT.

ALL DEVELOPMENT AREAS WILL BE SERVED BY PRIVATE DRIVES THAT WILL MEET FIRE ACCESS REQUIREMENTS.

SIDEWALKS:

A SIDEWALK WILL BE CONSTRUCTED ALONG THE WEST TUCSON STREET FRONTAGE OF THIS PUD AND SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BROKEN ARROW SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE PROVIDED INTERNALLY, AS SHOWN ON THE CONCEPTUAL SITE PLAN.

PRIVATE AMENITIES:

NOT LESS THAN 18% OF THE NET LAND AREA SHALL BE PRESERVED AS COMMON OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS OF THIS DEVELOPMENT AREA B. THESE AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE ONSITE STORMWATER DETENTION POND, RESERVE AREAS AND LANDSCAPE BUFFER AREAS. ALL CITY OF BROKEN ARROW ENGINEERING STANDARDS SHALL BE MET FOR THE DETENTION POND RESERVE AREAS.

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 BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSOR, 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 BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, 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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: AEQUITAS HOLDINGS LLC., BEING THE SOLE OWNER OF AEQUITAS HOLDINGS, HEREBY APPROVES THE FOREGOING DEED OF DEDICATION, AND COVENANTS THIS ____ DAY OF _____, 2026.

BRIAN CHERRY, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS MANAGING MEMBER OF AEQUITAS HOLDINGS LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL 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 AEQUITAS HOLDINGS, 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 LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

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



R. WESLEY BENNETT, PLS
OK PLS 1562

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

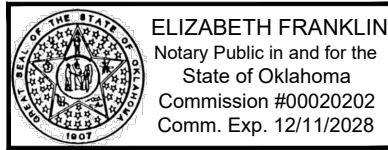
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR, TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME 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: 12/11/2028

MY COMMISSION NUMBER: 00020202

[SEAL]



CONCEPTUAL IMPROVEMENTS PLAN

AEQUITAS HOLDINGS

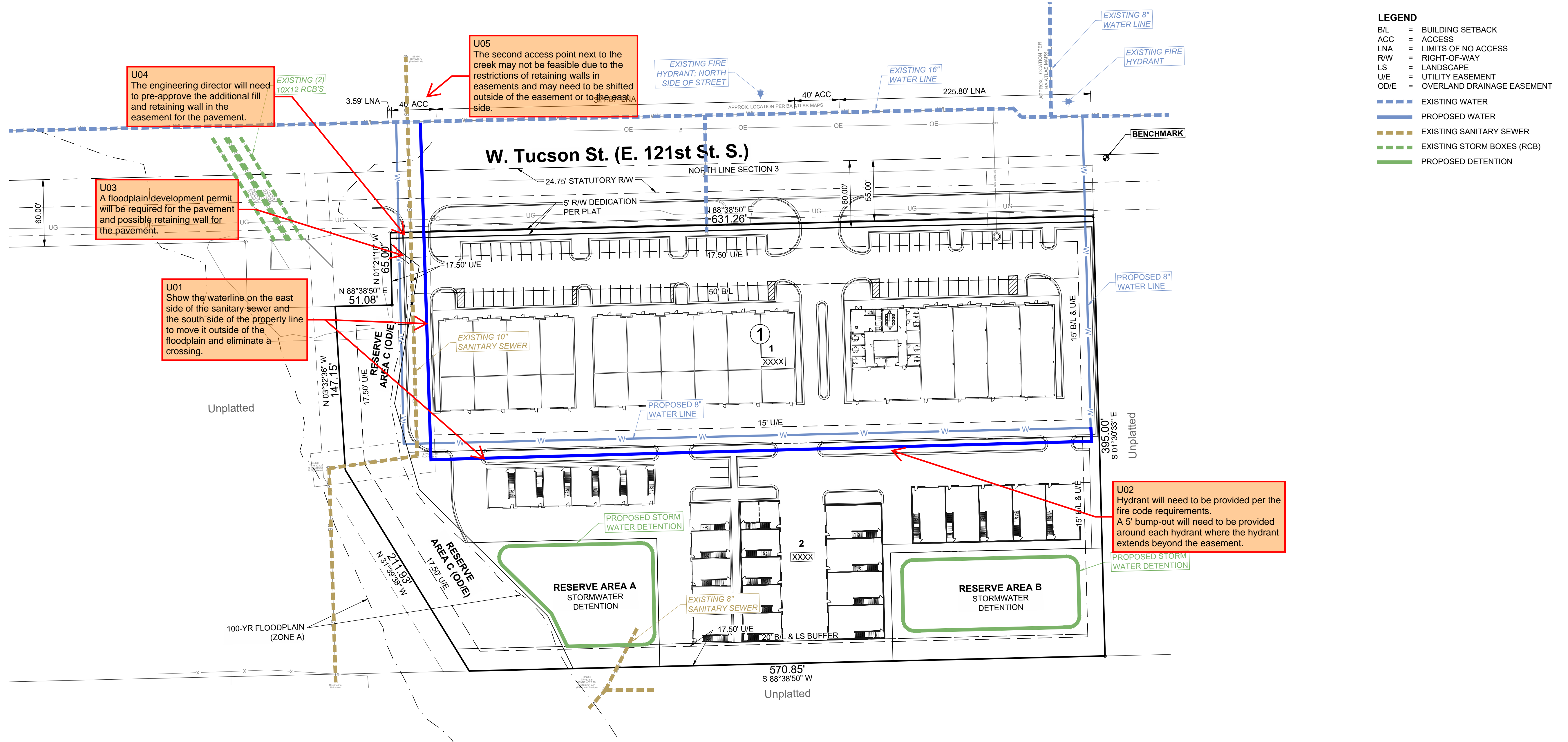
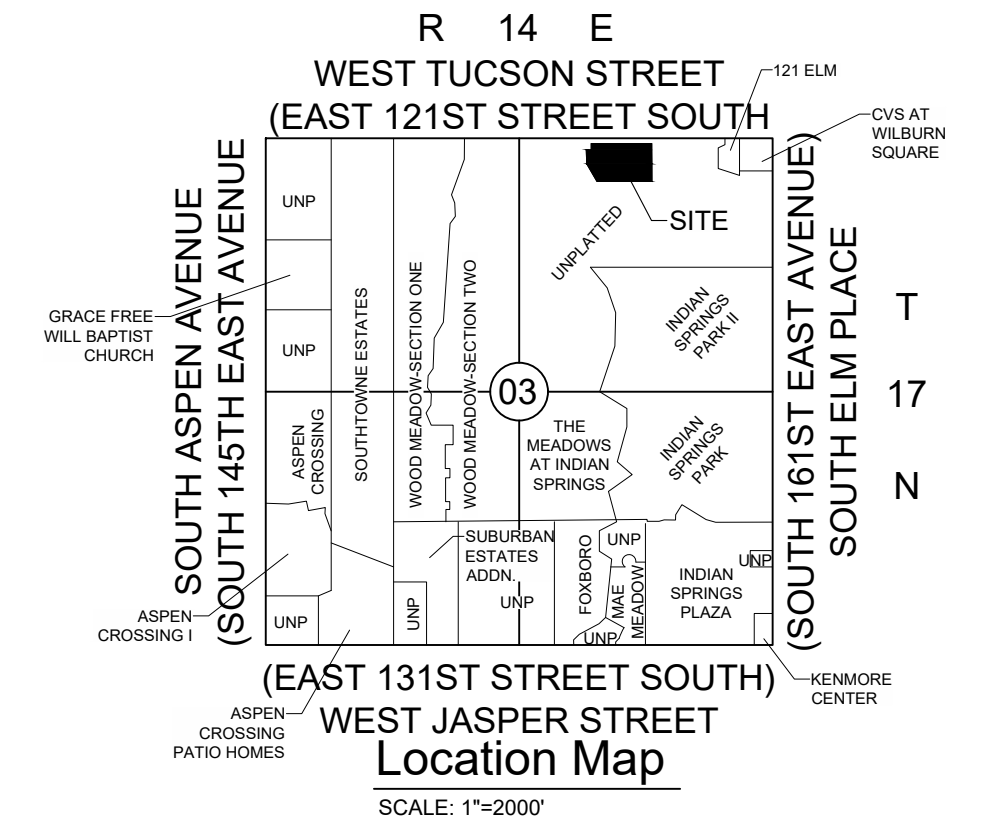
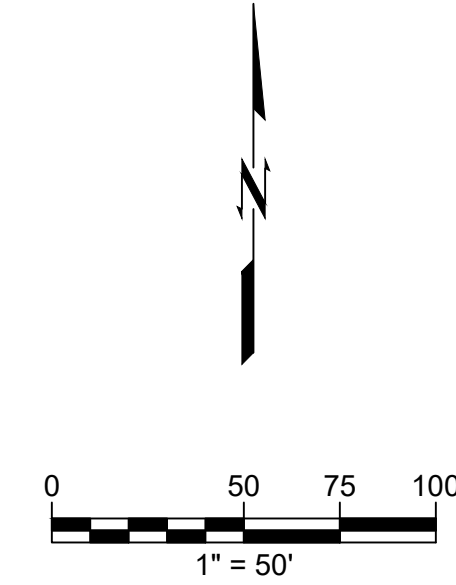
PUD-02281-2025

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Aequitas Holdings LLC
824 West Jasper Street
Broken Arrow, Oklahoma, 74011
CONTACT: DAVID MYERS AND BRIAN CHERRY

ENGINEER:
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
A. NICOLE WATTS, P.E.
nicole.watts@wallace.design

SURVEYOR:
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R. WESLEY BENNETT, PLS 1562
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- LEGEND**
- B/L = BUILDING SETBACK
 - ACC = ACCESS
 - LNA = LIMITS OF NO ACCESS
 - RW = RIGHT-OF-WAY
 - LS = LANDSCAPE
 - U/E = UTILITY EASEMENT
 - OD/E = OVERLAND DRAINAGE EASEMENT
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - EXISTING STORM BOXES (RCB)
 - PROPOSED DETENTION