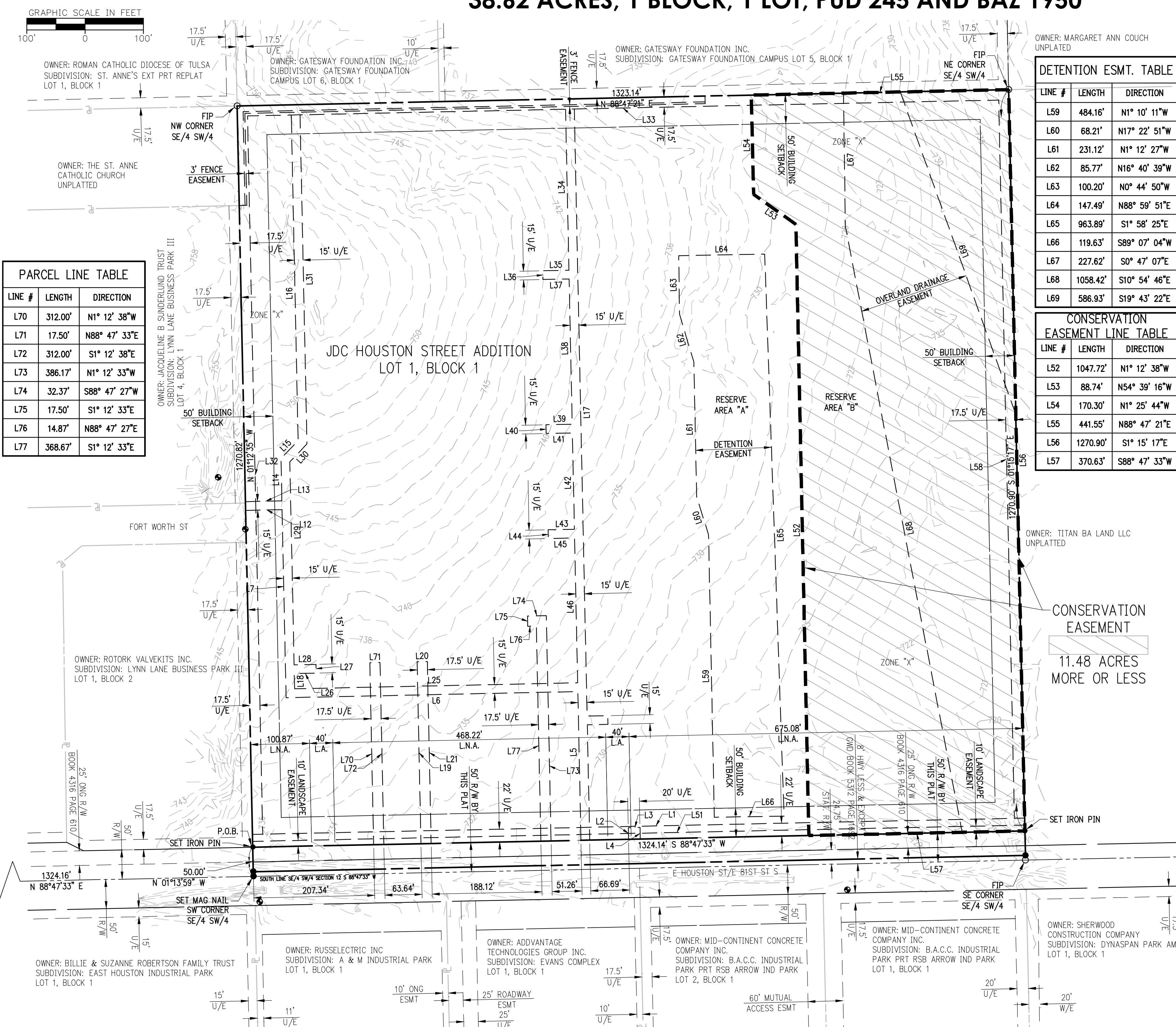
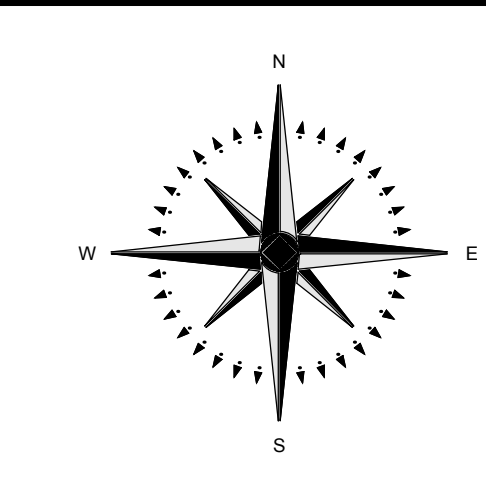


# JDC HOUSTON STREET ADDITION

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

LINE #	LENGTH	DIRECTION
L1	1324.14'	N88° 47' 33"E
L2	20.00'	S1° 12' 38"E
L3	20.00'	S88° 47' 22"W
L4	20.00'	N1° 12' 38"W
L5	128.50'	N1° 12' 38"W
L6	15.00'	S88° 47' 22"W
L7	15.00'	N1° 12' 38"W
L8	15.00'	N88° 47' 22"E
L9	111.51'	N1° 12' 38"W
L10	500.33'	S88° 47' 22"W
L11	322.52'	N1° 12' 38"W
L12	62.51'	N88° 47' 22"E
L13	62.51'	N88° 47' 22"E
L14	72.70'	N1° 12' 38"W
L15	42.43'	N43° 47' 22"E
L16	558.12'	N1° 12' 38"W
L17	1253.35'	S1° 12' 38"E
L18	26.09'	S1° 12' 38"E
L19	312.00'	N1° 12' 38"W
L20	17.50'	N88° 47' 33"E
L21	312.00'	S1° 12' 38"E
L22	312.00'	N1° 12' 38"W
L23	17.50'	N88° 47' 33"E
L24	312.00'	S1° 12' 38"E
L25	485.33'	N88° 47' 22"E
L26	37.53'	S88° 47' 22"W
L27	15.00'	S1° 12' 38"E
L28	37.53'	N88° 47' 22"E
L29	242.15'	S1° 12' 38"E
L30	42.43'	S43° 47' 22"W
L31	564.33'	S1° 12' 38"E
L32	1231.32'	N1° 12' 35"W
L33	1288.15'	N88° 47' 21"E
L34	275.97'	N1° 12' 38"W
L35	45.00'	N88° 47' 22"E
L36	15.00'	N1° 12' 38"W
L37	45.00'	S88° 47' 22"W
L38	249.05'	N1° 12' 38"W
L39	45.00'	N88° 47' 22"E
L40	15.00'	N1° 12' 38"W
L41	45.00'	S88° 47' 22"W
L42	165.03'	N1° 12' 38"W
L43	45.00'	N88° 47' 22"E
L44	15.00'	N1° 12' 38"W
L45	45.00'	S88° 47' 22"W
L46	248.31'	N1° 12' 38"W
L47	3.00'	N88° 47' 25"E
L48	167.63'	N1° 12' 35"W
L49	799.42'	N88° 47' 21"E
L50	3.00'	N1° 12' 39"W
L51	1324.13'	N88° 47' 33"E
L52	1231.40'	S1° 15' 17"E



LINE #	LENGTH	DIRECTION
L70	312.00'	N1° 12' 38"W
L71	17.50'	N88° 47' 33"E
L72	312.00'	S1° 12' 38"E
L73	386.17'	N1° 12' 33"W
L74	32.37'	S88° 47' 27"W
L75	17.50'	S1° 12' 33"E
L76	14.87'	N88° 47' 27"E
L77	368.67'	S1° 12' 33"E

LINE #	LENGTH	DIRECTION
L59	484.16'	N1° 10' 11"W
L60	68.21'	N17° 22' 51"W
L61	231.12'	N1° 12' 27"W
L62	85.77'	N16° 40' 39"W
L63	100.20'	N0° 44' 50"W
L64	147.49'	N88° 59' 51"E
L65	963.89'	S1° 58' 25"E
L66	119.63'	S89° 07' 04"W
L67	227.62'	S0° 47' 07"E
L68	1058.42'	S10° 54' 46"E
L69	586.93'	S19° 43' 22"E

LINE #	LENGTH	DIRECTION
L52	1047.72'	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	1270.90'	S1° 15' 17"E
L57	370.63'	S88° 47' 33"W

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

### PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWELVE (12) A DISTANCE OF 1270.90 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 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.

### Crafton Tull

architecture | engineering | surveying  
918.584.0347 | www.craftontull.com

### SURVEYOR/ENGINEER

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220 EAST 8TH STREET  
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### SYMBOLS

- SET IRON PIN (SIP)
- SET MAG NAIL
- BENCHMARK
- SET 3/8" IRON PIN WITH RED CAP STAMPED "CTA"
- FOUND MONUMENT
- FOUND IRON PIN

### 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 S.E. OF 81ST ST. AND 193RD E. AVE..

### BASIS OF BEARING

OKLAHOMA STATE PLANE COORDINATE SYSTEM  
OKLAHOMA NORTH ZONE 3501  
SOUTH LINE SE/4 SW/4 SECTION 12 (S 88°47'33" W)

### 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.

### LINWORK

- EXISTING EASEMENT
- NEW EASEMENT
- RIGHT OF WAY
- PROPERTY LINE
- SECTION LINE
- L.N.A. = LIMITS OF NO ACCESS
- L.A. = LIMITS OF ACCESS
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- GW = GENERAL WARRANTY DEED
- STAT. = STATUTORY

DETENTION DETERMINATION # DD-21016-01

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.

PREPARED BY: NICHOLAS JONES, LICENSED SURVEYOR, LICENSE NO. 10000  
 CHECKED BY: KYLE C SEWELL, LICENSED SURVEYOR, LICENSE NO. 23969  
 DATE: FEBRUARY 15, 2016



# 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

DEED OF DEDICATION  
 JDC HOUSTON STREET ADDITION

KNOW ALL MEN BY THE PRESENTS:

JDC BKA L.L.C. HEREINAFTER CALLED "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN BROKEN ARROW COUNTY, OKLAHOMA, TO-WIT:

A PART OF THE SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST QUARTER (SE/4) OF SECTION TWELVE (12), THENCE N 88°47'21" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TWELVE (12) A DISTANCE OF 1323.14 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TWELVE (12), THENCE S 01°15'17" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TWELVE (12), THENCE S 01°15'17" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TWELVE (12) A DISTANCE OF 1270.90 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TWELVE (12), THENCE N 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.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "JDC HOUSTON STREET ADDITION", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "JDC HOUSTON STREET ADDITION" OR THE "SUBDIVISION")

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "JDC HOUSTON STREET ADDITION".

#### SECTION I. STREETS AND UTILITIES

##### A. STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER 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 RE-LAYING 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 HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE 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, ERRECTED, 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

- THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS AND SANITARY SEWER 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.
- 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 SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS AND SANITARY SEWER 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.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER AGREES TO BE BOUND BY THESE COVENANTS.

##### C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LAND 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 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. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY. ANY AND ALL CONSTRUCTION PURSUANT TO SUCH A BUILDING PERMIT BUT PRIOR TO THE CITY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT WILL BE AT THE CONTRACTOR/BUILDER-INVESTOR'S OWN RISK.

##### E. UTILITY EASEMENT DEDICATION

THE DEDICATION OF UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION 1, SHALL NOT TAKE EFFECT UNTIL THE FILING BY THE CITY OF BROKEN ARROW, OKLAHOMA (ON BEHALF OF THE PUBLIC) IN THE TULSA COUNTY CLERK'S OFFICE OF A SEPARATE INSTRUMENT ENTITLED "FORMAL ACCEPTANCE" OR SIMILAR WORDING, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E., ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ET. AL., EXCLUSIVE OF THOSE OWNED BY THE CITY OF BROKEN ARROW, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING FOR, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE SUBSUMED BY THE PUBLIC DEDICATION.

##### E. LOT SURFACE DRAINAGE

LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. 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 HIS 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.

##### F. UNDERGROUND SERVICE

- 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 AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN 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 THE LOT. PROVIDED THAT UPON THE 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 RIGHT-OF-WAY 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.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS 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.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS 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 SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

##### G. GAS SERVICE

- 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 PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

##### H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE RIGHT-OF-WAY 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 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 ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW.

##### I. SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS. THE OWNER SHALL CONSTRUCT REQUIRED SIDEWALKS ALONG ARTERIAL STREET FRONTAGES.

##### J. RESERVE AREAS

RESERVE AREA "A" IS A DETENTION FACILITY:  
 WITHIN THE DETENTION FACILITY IS AN EASEMENT FOR DETENTION FACILITY MAINTENANCE.

RESERVE AREA "B" IS A CONSERVATION EASEMENT:  
 THE CONSERVATION EASEMENT WILL BE RECORDED IN THE TULSA COUNTY CLERK'S OFFICE WITH A SEPARATE INSTRUMENT ENTITLED "CONSERVATION EASEMENT" OR SIMILAR WORDING. THE DOCUMENT WILL ESTABLISH SPECIFIC USE PRIVILEGES AND RESTRICTIONS IN THE FORM OF A PERPETUAL EASEMENT APPLICABLE TO AN AREA DESCRIBED BY A METES AND BOUNDS LEGAL DESCRIPTION FOR SUPERVISION BY AN INDEPENDENT GRANTEE. THE CONSERVATION EASEMENT DOCUMENT IS SUBJECT TO APPROVAL BY THE UNITED STATES ARMY CORPS OF ENGINEERS REGULATORY BRANCH IF USED IN CONJUNCTION WITH COMPENSATORY MITIGATION IN SATISFACTION OF CLEAN WATER ACT SECTION 404 REQUIREMENTS.  
 WITHIN THE CONSERVATION EASEMENT IS AN EASEMENT FOR OVERLAND DRAINAGE MAINTENANCE.

#### SECTION II. ENFORCEMENT

THE RESTRICTION 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 ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. EASEMENTS AND UTILITIES WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT BY AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

#### SECTION III. 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 OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATION COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS CAUSED THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016,

JDC BRK L.L.C.  
 BY \_\_\_\_\_  
 NICHOLAS JONES  
 SITE DEVELOPMENT MANAGER

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 ) SS:  
 COUNTY \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS MANAGER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, A.B. WATSON, JR., 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 ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "JDC HOUSTON STREET ADDITION", 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.

A.B. WATSON JR. OK. PLS. 1057



NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 ) SS:  
 COUNTY \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED A.B. WATSON JR. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL 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. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: 08/11/18

MY COMMISSION NUMBER: 0600787

NOTARY PUBLIC

