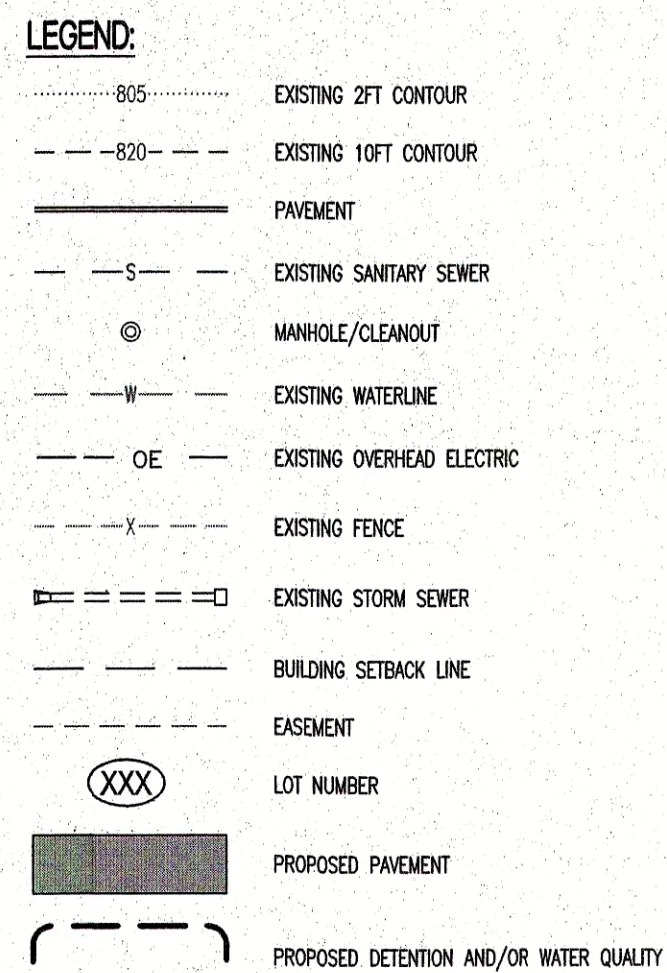
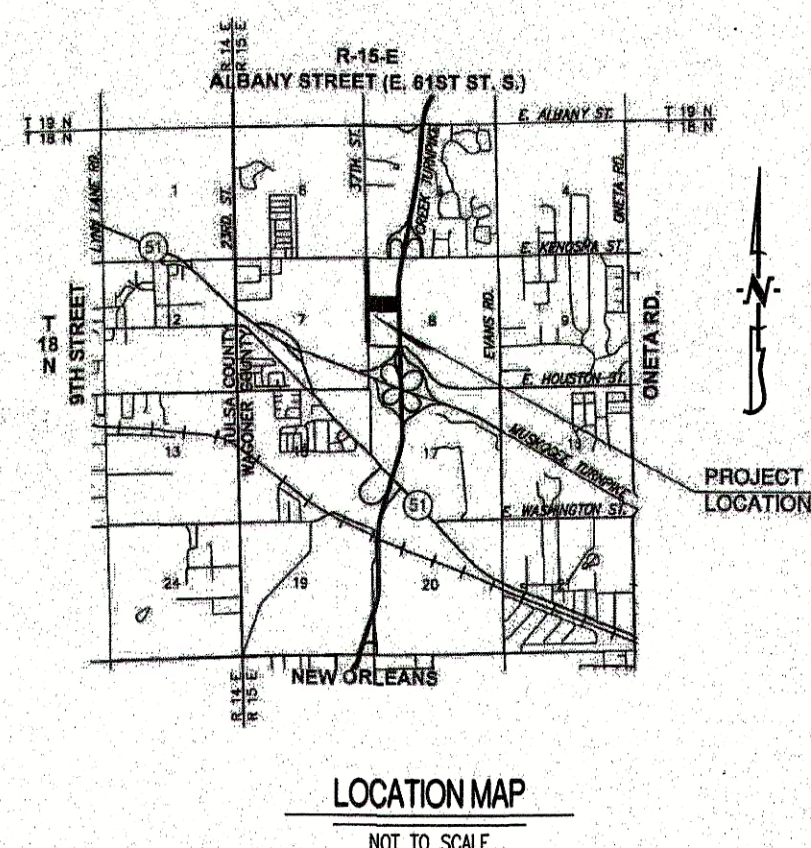




PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "TIMBER RIDGE COTTAGES" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (ENTITLED PUD NO. 276) AS PROVIDED WITHIN SECTION 6.4 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON JULY 25, 2017 (HEREINAFTER THE "BROKEN ARROW ZONING ORDINANCE"), WHICH PUD NO. 276 WAS APPROVED BY THE CITY OF BROKEN ARROW CITY COUNCIL, ON MAY 1, 2018; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE 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/DEVELOPER 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/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA;

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

THE DEVELOPMENT OF "TIMBER RIDGE COTTAGES" SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AS SUCH PROVISIONS EXISTED ON JULY 25, 2017, OR AS MAY BE SUBSEQUENTLY AMENDED.

1. DEVELOPMENT STANDARDS - ALL PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE SHALL APPLY TO THIS PUD EXCEPT AS MODIFIED BELOW:
 - 1.1. LAND AREA - 8.05 ACRES
 - 1.2. PERMITTED USES - THE USES PERMITTED IN THE RM RESIDENTIAL MULTI-FAMILY DISTRICT, AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES

- 1.3. MAXIMUM NUMBER OF DWELLING UNITS - 74
- 1.4. MAXIMUM UNIT INTENSITY - 9.2 UNITS PER ACRE
- 1.5. MAXIMUM BUILDING LENGTH (APARTMENT BUILDING) - 180 FEET
- 1.6. MAXIMUM BUILDING HEIGHT
 - 1.6.1. APARTMENT BUILDING - 50 FEET
 - 1.6.2. DUPLEX OR 4 PLEX - 35 FEET
- 1.7. MINIMUM OFF-STREET PARKING
 - 1.7.1. APARTMENT BUILDING - 1.5 SPACES PER UNIT
 - 1.7.2. DUPLEX OR 4 PLEX - 2 SPACES PER UNIT (ONE IN DRIVEWAY, ONE IN GARAGE)
- 1.8. MINIMUM BUILDING SETBACKS AND BUFFERS
 - 1.8.1. 35 FOOT PERIMETER LANDSCAPE BUFFER/BUILDING SETBACK ON ALL 4 SIDES OF DEVELOPMENT WITH THE EXCEPTION OF TWO ENTRANCES WITH SIDEWALKS ON THE WEST SIDE TO S. 209th AVE. AND ONE FUTURE ENTRANCE ONTO THE FUTURE OUTER ROAD ON THE EAST.
 - 1.8.2. EXISTING PARKING FACILITY FOR SOUTH NEIGHBOR MAY REMAIN IN CURRENT LOCATION WHICH IS WITHIN THE 35 FOOT LANDSCAPING BUFFER AS SHOWN ON THE PUD PLAN. MISCELLANEOUS SITE UTILITIES MAY BE PLACED WITHIN THE PERIMETER LANDSCAPE BUFFER AS NEEDED.
 - 1.8.3. MINIMUM DISTANCE BETWEEN BUILDINGS - 10 FEET
- 1.9. LANDSCAPING - NO MODIFICATIONS
- 1.10. SCREENING WILL BE IN CONFORMANCE WITH THE BROKEN ARROW ZONING ORDINANCE
- 1.11. SIGNS AS PERMITTED AND REGULATED BY CHAPTER 5, SECTION 5.7 SIGNS FOR USES PERMITTED IN THIS PUD. MONUMENT SIGN TO BE MAXIMUM OF 64 SQUARE FEET OF SIGN SURFACE AREA AND 8 FEET IN HEIGHT. ALL SIGNS SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENTS BUT MAY BE PLACED WITHIN THE 35 FOOT PERIMETER LANDSCAPE BUFFER.
- 1.12. LIGHTING - NO MODIFICATIONS
- 1.13. ACCESS
- 1.14. TWO PRIVATE STREETS ACCESSING S. 209th AVE AS SHOWN PER THE PUD PLAN. THE DISTANCE BETWEEN THE CENTERLINES OF THESE DRIVES HAS BEEN REDUCED FROM THE CITY STANDARD 250 TO APPROXIMATELY 170.
- 1.14.1. ONE FUTURE CONNECTION OF A PRIVATE STREET TO THE FUTURE OUTER ROAD. THIS DEVELOPMENT SHALL NOT BE REQUIRED TO CONSTRUCT THE FUTURE DRIVE TO THE FUTURE OUTER ROAD UNLESS THEY SO DESIRE.

IN WITNESS WHEREOF: DHTC DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS

15 DAY OF July, 2019.

DHTC DEVELOPMENT, LLC

RILEY SHANTZ, MEMBER

STATE OF MO } SS

COUNTY OF CRANE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF

July, 2019, BY RILEY SHANTZ, MEMBER OF DHTC DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

RYAN CREASON
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Christian County
My Commission Expires: July 5, 2020
ID #1688978

Ryan Creason, NOTARY PUBLIC
COMMISSION NO. 16898978
EXPIRES 7-5-20

PRELIMINARY PLAT FOR TIMBER RIDGE COTTAGES PUD 276

SECTION 8, TOWNSHIP 18 N, RANGE 15 E
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
DATE OF PREPARATION JULY 15, 2019

CITY OF BROKEN ARROW DEVELOPMENT NUMBER
CASE NUMBER

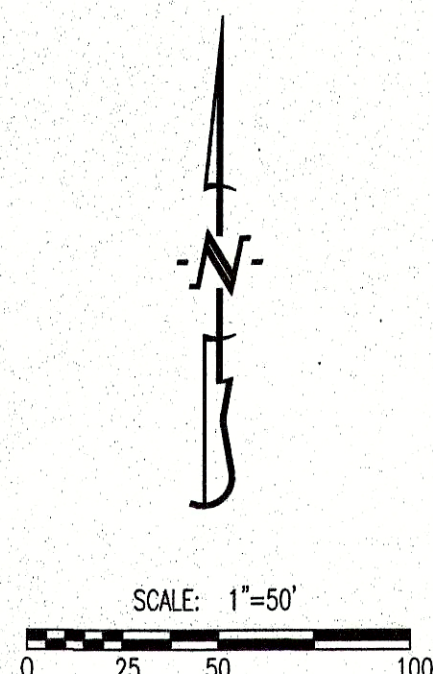
LEGAL DESCRIPTION:

THE NORTH 330 FEET OF LOT 1, BLOCK 1 OF TEE TOWN GOLF RANCH
A SUBDIVISION IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
(A FUTURE FINAL PLAT WILL PLAT THIS PROPERTY INTO ONE LOT)

OWNER: DEVELOPER:
JM ASSESSES, LP DHTC DEVELOPMENT, LLC
4203 SPINNAKER COVE 1800 E. LARK LANE
AUSTIN, TX 78731 NIXA, MISSOURI 65714
(417) 234-7841

NOTES:

1. TOTAL AREA OF THIS DEVELOPMENT IS 8.05 ACRES.
2. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 40145C0115, DATED SEPTEMBER 30, 2016.
3. PROPOSED MINIMUM BUILDING SETBACK SHALL BE 35' FROM THE PROPERTY LINE ON ALL SIDES.
4. THERE SHALL BE A 35' PERIMETER LANDSCAPING BUFFER ON ALL SIDES OF THE DEVELOPMENT.
5. THE STREETS AS SHOWN ARE INTENDED FOR PRIVATE USE. THE STREETS AND OTHER PRIVATE IMPROVEMENTS WILL BE MAINTAINED BY THE LAND OWNER.



BENCHMARK:

CUT "X" IN STORM SEWER STRUCTURE EAST OF THE PROJECT BOUNDARY, WEST OF CREEK TURNPIKE.
APPROXIMATELY 142 FEET SOUTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

ELEVATION = 657.85 NAD83 OKLAHOMA STATE PLANE - NORTH ZONE

MONUMENT NOTES:

A 1/2" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "CA 6429" TO BE SET AT ALL PLAT BOUNDARY CORNERS, PRIOR TO RECORDATION UNLESS NOTED OTHERWISE.

A 1/2" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "CA 6429" TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

A MAG. NAIL WITH A WASHER STAMPED "CA 6429" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

BEARING BASIS:

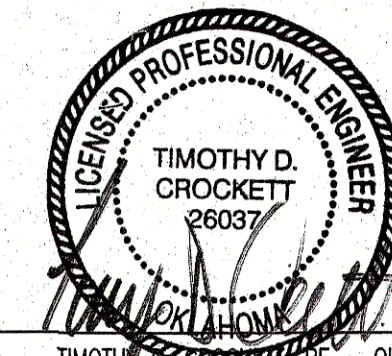
THE BEARING OF N 01°24'25" W AS SHOWN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 8, T-18-N, R-15-E, LM, WAGONER COUNTY, STATE OF OKLAHOMA IS BASED UPON GPS OBSERVATIONS RELATIVE TO NAD83 OKLAHOMA STATE PLANE - NORTH ZONE.

THE ORIGINAL PLATTED BEARINGS HAVE BEEN SHOWN HEREON FOR REFERENCE. THE NAD83 OKLAHOMA STATE PLANE - NORTH ZONE BEARINGS GRAPHICALLY SHOWN HEREON REFLECT THE SAME ANGULAR GEOMETRY AS ORIGINALLY PLATTED.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

TIMOTHY D. CROCKETT, OF CROCKETT ENGINEERING CONSULTANTS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY PREPARED THE PRELIMINARY PLAT ON THE TRACT OF LAND DESCRIBED ABOVE.

SIGNED: Timothy D. Crockett
DATE OF EXECUTION: July 15, 2019
NAME PROFESSIONAL ENGINEER: TIMOTHY D. CROCKETT
NO. 26037, OKLAHOMA



STATE OF MISSOURI } SS

COUNTY OF BOONE

THE FOREGOING CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY WAS ACKNOWLEDGED BEFORE ME
THIS 15 DAY OF JULY, 2019,
BY TIMOTHY D. CROCKETT.

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
Commission Number 12409201
My Commission Expires October 28, 2020

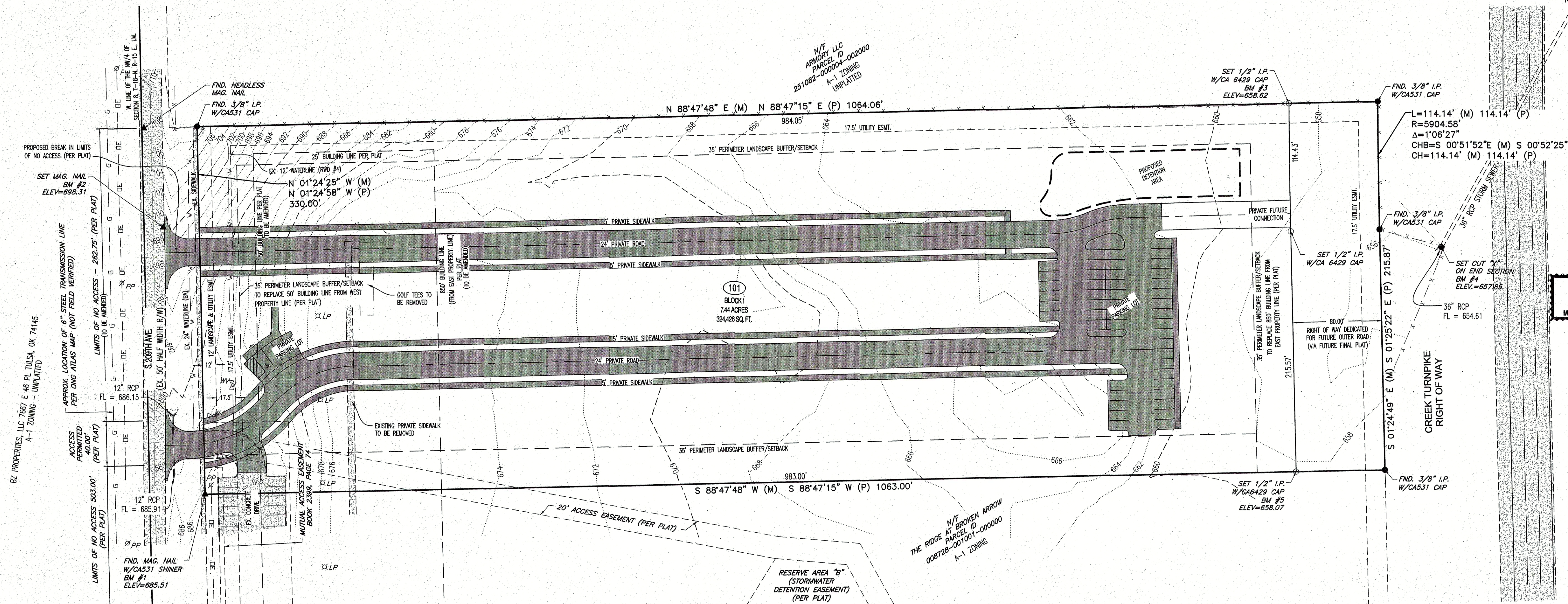
Danielle Griffith, NOTARY PUBLIC
COMMISSION NO. 12409201
EXPIRES 10/28/2020

SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4045 NW 64th STREET, SUITE 415
OKLAHOMA CITY, OK 73116
(405) 246-9411

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Oklahoma Certificate of Authority
#6594



CONCEPTUAL UTILITIES FOR
TIMBER RIDGE COTTAGES
PUD 276

SECTION 8, TOWNSHIP 18 N, RANGE 15 E
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
DATE OF PREPARATION JULY 12, 2019

CITY OF BROKEN ARROW DEVELOPMENT NUMBER _____
CASE NUMBER _____

LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1 OF TEE TOWN GOLF RANCH
A SUBDIVISION IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
(A FUTURE FINAL PLAT WILL PLAT THIS PROPERTY INTO ONE LOT)

OWNER:
JM ASSESTS, LP
4203 SPINNAKER COVE
AUSTIN, TX 78731

DEVELOPER:
DHTC DEVELOPMENT, LLC
1900 E. LARK LANE
NIXA, MISSOURI 65714
(417) 234-7841

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LEGEND:

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PAVEMENT
- EXISTING SANITARY SEWER
- MANHOLE/CLEANOUT
- EXISTING WATERLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING STORM SEWER
- BUILDING SETBACK LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION AND/OR WATER QUALITY

PROPOSED UTILITIES LEGEND:

- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE/CLEANOUT
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED STORM SEWER

