Tulsa County Clerk - MICHAEL WILLIS
Doc #: 7178 Page(s): 3 Recorded: 12/17/2024 01:05:39 PM
Receipt #: 2024-71376 Fees: $35.00

THE RESERVE AT SOUTHERN WOODS

PUD 148

Part of the NW/4 of Section 34 T-18-N,R-12-E

An addition to the City of Jenks, Tulsa County, State of Oklahoma

DEVELOPER/OWNER

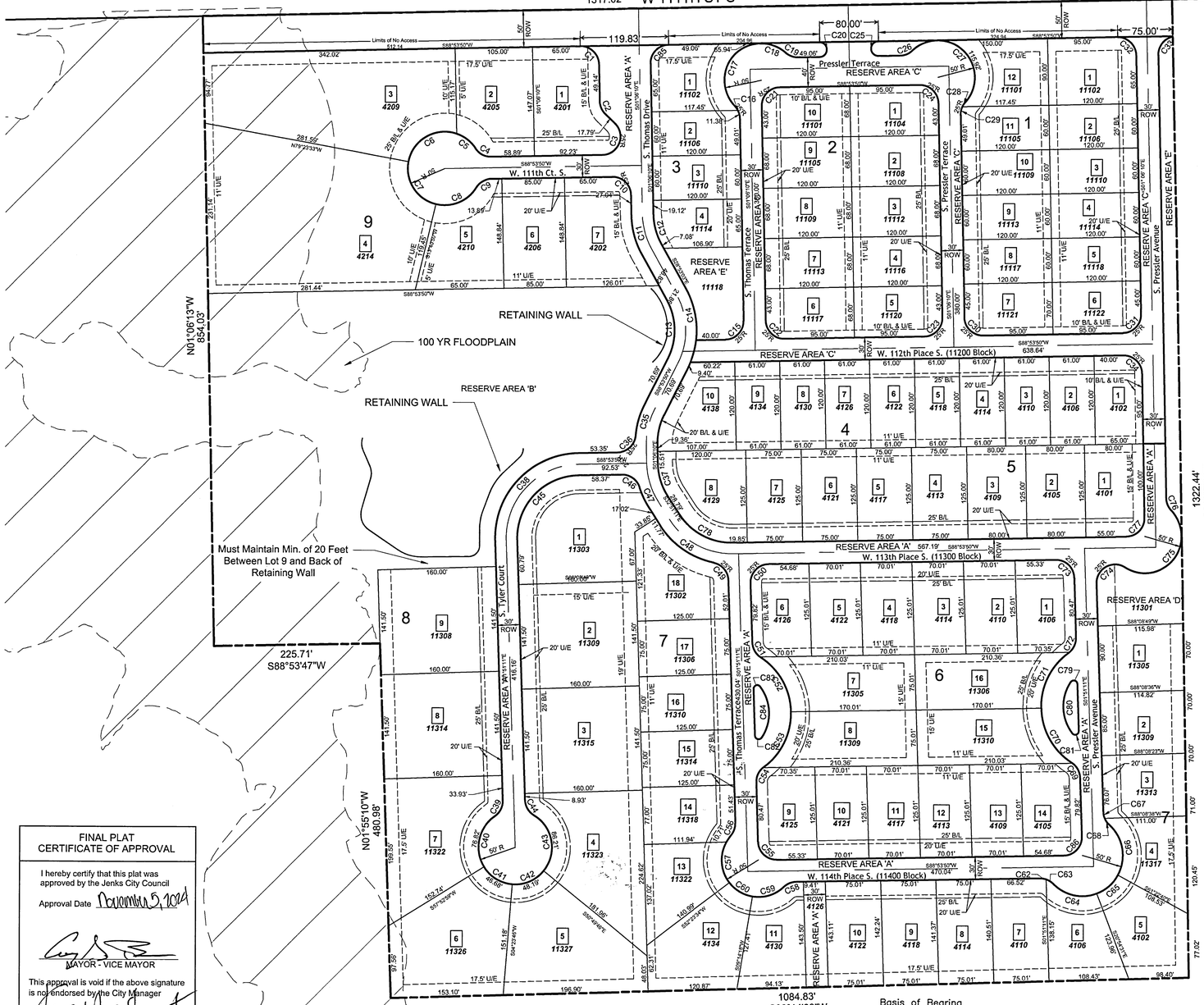
AMY PROSSER/NO LIMITS, LLC
124 N. 6TH ST.
JENKS, OKLAHOMA 74037

ENGINEER

McGUIRE BROTHERS, LLC
8415 SOUTH REGENCY DRIVE
TULSA, OK 74131
(918) 224-2764
OKLAHOMA CA #4697
EXP DATE 6/30/2025

SURVEYOR

WALLACE DESIGN COLLECTIVE,PC
123 NORTH MLK JR. BLVD
TULSA, OK 74103
TEL: 918-584-5858
RPLS 1815, CA #1460
EXPIRES 6/30/2025
CLIFF.BENNETT@WALLACE.DESIGN



Curve #	Length	Radius	Chord Dist	Chord Bear
C1	39.270	25.000	35.36	S 46°06'11" E
C2	19.635	25.000	19.32	S 23°36'10" E
C3	58.905	25.000	48.19	S 21°23'55" E
C4	25.207	25.000	25.14	N 62°13'06" W
C5	32.713	50.000	32.13	N 52°04'37" E
C6	86.020	50.000	75.80	S 59°53'37" W
C7	75.658	50.000	68.79	S 32°51'21" E
C8	63.314	50.000	59.17	N 67°24'16" E
C9	25.207	25.000	24.15	N 60°00'48" E
C10	39.270	25.000	35.36	S 46°06'10" E
C11	55.761	115.000	55.22	S 14°59'37" E
C12	41.215	85.000	35.36	S 46°06'11" E
C13	82.429	85.000	79.24	S 01°06'10" E
C14	70.923	115.000	69.80	S 11°12'59" E
C15	39.270	25.000	35.36	N 43°53'50" E
C16	18.690	25.000	18.26	N 22°31'10" W
C17	115.918	50.000	91.65	N 22°28'48" E
C18	37.380	50.000	36.52	S 69°41'12" W
C19	18.690	25.000	18.26	S 69°41'10" E
C20	31.416	10.000	20.00	N 01°06'10" W

Curve #	Length	Radius	Chord Dist	Chord Bear
C21	39.270	25.000	35.36	S 43°53'50" W
C22	39.270	25.000	35.36	S 46°06'10" E
C23	39.270	25.000	35.36	N 43°53'50" W
C24	39.270	25.000	35.36	N 46°06'10" E
C25	31.416	10.000	20.00	S 01°06'10" E
C26	18.690	25.000	14.98	S 61°21'45" E
C27	153.298	50.000	99.93	S 46°06'10" E
C28	7.311	25.000	7.28	S 33°21'12" W
C29	11.379	25.000	11.28	N 11°56'12" E
C30	39.270	25.000	35.36	S 46°06'10" E
C31	39.270	25.000	35.36	N 43°53'50" E
C32	39.270	25.000	35.36	N 46°06'10" W
C33	34.248	25.000	31.63	S 38°08'34" W
C34	39.270	25.000	35.36	N 46°06'10" W
C35	43.311	115.000	43.06	S 15°52'22" W
C36	36.563	25.000	33.39	S 46°59'55" E
C37	47.102	85.000	46.50	S 16°58'41" E
C38	182.147	115.000	163.70	S 43°31'19" W
C39	25.207	25.000	24.15	S 27°01'53" W
C40	76.623	50.000	64.49	S 11°53'58" W

Curve #	Length	Radius	Chord Dist	Chord Bear
C41	46.876	50.000	45.00	S 58°51'38" E
C42	48.193	50.000	46.35	N 66°47'00" E
C43	86.213	50.000	75.92	N 10°13'33" W
C44	25.207	25.000	24.15	N 30°44'15" W
C45	134.631	85.000	120.99	N 43°31'19" E
C46	32.026	25.000	29.88	S 54°24'13" E
C47	30.405	115.000	30.32	N 25°16'43" W
C48	90.502	115.000	88.18	S 55°23'54" E
C49	33.201	25.000	30.81	S 39°53'54" E
C50	39.597	25.000	35.59	S 43°31'19" W
C51	24.253	25.000	22.84	N 30°15'18" E
C52	87.967	90.000	84.51	S 29°26'13" E
C53	86.657	90.000	83.35	S 26°08'52" W
C54	24.253	25.000	23.31	S 25°56'21" E
C55	38.943	25.000	35.12	S 46°28'41" E
C56	18.690	25.000	18.26	S 19°33'49" W
C57	68.588	50.000	63.33	S 01°41'12" W
C58	18.690	25.000	18.26	S 67°28'50" W
C59	21.490	50.000	44.76	S 72°39'04" W
C60	32.104	50.000	36.78	S 59°11'04" E

Curve #	Length	Radius	Chord Dist	Chord Bear
C61	N/A	N/A	N/A	N/A
C62	8.674	25.000	8.63	S 81°09'47" E
C63	11.645	25.000	11.54	S 57°52'45" E
C64	63.714	55.000	60.21	S 77°43'19" E
C65	38.647	55.000	38.04	N 43°51'27" E
C66	73.956	55.000	68.51	N 09°53'57" W
C67	9.114	25.000	9.06	N 12°17'50" W
C68	11.205	25.000	11.11	N 35°34'51" W
C69	23.174	25.000	22.35	N 28°24'32" W
C70	89.051	90.123	85.47	N 29°45'46" W
C71	86.657	90.000	83.35	N 26°08'52" W
C72	24.253	25.000	23.31	N 25°56'21" E
C73	38.943	25.000	35.12	N 46°28'41" W
C74	54.267	25.000	44.22	N 60°19'55" E
C75	145.257	50.000	89.30	N 39°17'25" E
C76	18.690	25.000	18.26	N 22°31'10" W
C77	39.270	25.000	35.36	S 43°53'50" W
C78	86.415	85.000	82.74	N 61°58'41" W
C79	12.645	5.000	9.53	N 74°18'06" W
C80	73.520	60.000	69.01	S 01°51'11" E

Curve #	Length	Radius	Chord Dist	Chord Bear
C81	12.645	5.000	9.53	N 70°35'43" E
C82	12.645	5.000	9.53	N 74°18'06" W
C83	12.645	5.000	9.53	N 70°35'43" E
C84	73.520	60.000	69.01	S 01°51'11" E
C85	39.270	25.000	35.36	N 43°53'49" E
C86	39.597	25.000	35.59	N 43°31'19" E

R 12 E
West 111th St S.
South 33rd W. Ave.
Subject Property
34
South Union Avenue
T 18 N
W. 121st St. S

Location Map
Scale 1"=2000'

0 80 160
SCALE: 1"=80'

LOT INFO

LOT	AREA	Block	Address
BLOCK 1			
1	0.245 acres	BLOCK 1	11102
2	0.165 acres	BLOCK 1	11106
3	0.165 acres	BLOCK 1	11110
4	0.165 acres	BLOCK 1	11114
5	0.165 acres	BLOCK 1	11118
6	0.190 acres	BLOCK 1	11122
7	0.190 acres	BLOCK 1	11121
8	0.165 acres	BLOCK 1	11117
9	0.165 acres	BLOCK 1	11113
10	0.165 acres	BLOCK 1	11109
11	0.165 acres	BLOCK 1	11105
12	0.224 acres	BLOCK 1	11101
BLOCK 1: 12			
BLOCK 2			
1	0.184 acres	BLOCK 2	11104
2	0.187 acres	BLOCK 2	11108
3	0.187 acres	BLOCK 2	11112
4	0.187 acres	BLOCK 2	11116
5	0.184 acres	BLOCK 2	11120
6	0.184 acres	BLOCK 2	11117
7	0.187 acres	BLOCK 2	11113
8	0.187 acres	BLOCK 2	11109
9	0.187 acres	BLOCK 2	11105
10	0.184 acres	BLOCK 2	11101
BLOCK 2: 10			
BLOCK 3			
1	0.221 acres	BLOCK 3	11102
2	0.165 acres	BLOCK 3	11106
3	0.165 acres	BLOCK 3	11110
4	0.175 acres	BLOCK 3	11114
BLOCK 3: 4			
BLOCK 4			
1	0.176 acres	BLOCK 4	4102
2	0.168 acres	BLOCK 4	4106
3	0.168 acres	BLOCK 4	4110
4	0.168 acres	BLOCK 4	4114
5	0.168 acres	BLOCK 4	4118
6	0.168 acres	BLOCK 4	4122
7	0.168 acres	BLOCK 4	4126
8	0.168 acres	BLOCK 4	4130
9	0.168 acres	BLOCK 4	4134
10	0.245 acres	BLOCK 4	4138
BLOCK 4: 10			
BLOCK 5			
1	0.276 acres	BLOCK 5	4101
2	0.230 acres	BLOCK 5	4105
3	0.230 acres	BLOCK 5	4109
4	0.215 acres	BLOCK 5	4113
5	0.215 acres	BLOCK 5	4117
6	0.215 acres	BLOCK 5	4121
7	0.215 acres	BLOCK 5	4125
8	0.283 acres	BLOCK 5	4129
BLOCK 5: 8			
BLOCK 6			
1	0.225 acres	BLOCK 6	4106
2	0.201 acres	BLOCK 6	4110
3	0.201 acres	BLOCK 6	4114
4	0.201 acres	BLOCK 6	4118
5	0.201 acres	BLOCK 6	4122
6	0.225 acres	BLOCK 6	4126
7	0.313 acres	BLOCK 6	11305
8	0.314 acres	BLOCK 6	11309
9	0.225 acres	BLOCK 6	4125
10	0.201 acres	BLOCK 6	4121
11	0.201 acres	BLOCK 6	4117
12	0.201 acres	BLOCK 6	4113
13	0.201 acres	BLOCK 6	4109
14	0.225 acres	BLOCK 6	4105
15	0.313 acres	BLOCK 6	11310
16	0.314 acres	BLOCK 6	11306
BLOCK 6: 16			

LOT INFO

LOT	AREA	Block	Address
BLOCK 7			
1	0.238 acres	BLOCK 7	11305
2	0.223 acres	BLOCK 7	11309
3	0.221 acres	BLOCK 7	11313
4	0.225 acres	BLOCK 7	11317
5	0.274 acres	BLOCK 7	4102
6	0.243 acres	BLOCK 7	4106
7	0.241 acres	BLOCK 7	4110
8	0.243 acres	BLOCK 7	4114
9	0.244 acres	BLOCK 7	4118
10	0.246 acres	BLOCK 7	4122
11	0.246 acres	BLOCK 7	4130
12	0.331 acres	BLOCK 7	4134
13	0.243 acres	BLOCK 7	11322
14	0.218 acres	BLOCK 7	11318
15	0.215 acres	BLOCK 7	11314
16	0.215 acres	BLOCK 7	11310
17	0.215 acres	BLOCK 7	11306
18	0.291 acres	BLOCK 7	11302
BLOCK 7: 18			
BLOCK 8			
1	0.523 acres	BLOCK 8	11303 S. Tyler Court
2	0.520 acres	BLOCK 8	11309
3	0.520 acres	BLOCK 8	11315
4	0.522 acres	BLOCK 8	11323
5	0.521 acres	BLOCK 8	11327
6	0.521 acres	BLOCK 8	11326
7	0.521 acres	BLOCK 8	11322
8	0.523 acres	BLOCK 8	11314
9	0.522 acres	BLOCK 8	11308
BLOCK 8: 9			
BLOCK 9			
1	0.328 acres	BLOCK 9	4201
2	0.339 acres	BLOCK 9	4205
3	0.963 acres	BLOCK 9	4209
4	1.347 acres	BLOCK 9	4214
5	0.309 acres	BLOCK 9	4210
6	0.290 acres	BLOCK 9	4206
7	0.334 acres	BLOCK 9	4202
BLOCK 9: 7			
RESERVE			
RES 'A'	1.372 acres	RESERVE	
RES 'B'	5.071 acres	RESERVE	11202
RES 'C'	1.703 acres	RESERVE	
RES 'D'	0.507 acres	RESERVE	11301
RES 'E'	0.222 acres	RESERVE	11118
ROW	0.086 acres	RESERVE	4126
RESERVE: 6			

Legal Description

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

SUBDIVISION CONTAINS 94 LOTS IN 9 BLOCKS AND 6 RESERVES

SUBDIVISION CONTAINS 36.531 TOTAL ACRES

Basis of Bearing

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501) WITH THE THE NORTH LINE OF THE SECTION BEING N 88°53'47" E

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council

Approval Date November 5, 2024

MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager

CITY MANAGER

Certificate
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls
This plat is filed under Bond No. 0100338 in the amount of $5,000 per record no 74835-19458 & 74837 expired in 2024
This certificate is NOT to be construed as payment of taxes not due but is given in order that this plat may be filed
Any claims may exceed the amount of the security deposit.
Dated this 9 day of December, Tulsa County Treasurer

DATE: 12/12/2024
THE RESERVE AT SOUTHERN WOODS
FINAL PLAT
SHEET 1 OF 3

Deed of Dedication and
Restrictive Covenants

The Reserve at Southern Woods

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, No Limits, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed. staked. platted, dedicated and access rights reserved, and subdivided into Nine (9) Blocks Ninety Four (94) Lots, Reserves "A", "B", "C", "D" & "E" and Streets in conformity with the accompanying plat and has designated the same as "The Reserve at Southern Woods", an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

Now, therefore, the Owner/Developer, for the purpose of providing for the orderly development of the Subdivision and for the purpose of insuring adequate restrictions for the mutual benefit of the Owner/Developer, its successors, grantees and assigns, and the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall he enforceable by the Owner/Developer or owners of any property within the Subdivision and by the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only.

Section 1 Public Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north 50 feet from the section line associated with West 111th Street South. Use for streets and utility purposes including the utility easements as depicted on the accompanying plat 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 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/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying 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 and/or storm sewer services to the area included in the plat; provided the interior streets as depicted on the accompanying plat are herein designated as public streets for access and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property owner and shall be enforceable by the City of Jenks, 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 shall be placed, erected, installed or maintained, provided however, nothing therein shall be deemed to prohibit drives, parking areas, curbing, fencing and landscaping that do not constitute an obstruction.

1.2 All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

1.1 Electric, Telephone, Cable Television and Other Utility Services

1.1.1 Street light poles and standards shall be served by underground cable. All supply lines in the Subdivision, including electric, telephone, cable television and gas lines shall be located underground, in the easement-ways dedicated for general utility services and in the public streets as depicted on the Plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.

1.1.2 Underground service lines to all structures which may be located within the subdivision may be run from the nearest service pedestal, gas main or transformer to the point of usage determined by the location of construction of such structures as may be located upon the lot, provided that, upon installation of a service line to a particular building, the supplier of the service shall thereafter be deemed to have a definitive, permanent and effective right-of-way easement on the lot, covering a five-foot strip extending 2.5 feet on each side of the service line, extending from the service pedestal, gas main or transformer to the service entrance on the structure. This easement shall terminate when said service line is no longer in use by the supplier.

1.1.3 The supplier of electric, telephone, cable television, gas and other utility services, through its agents and employees, shall at all times have right of access to all utility easements depicted on the attached 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 or other utility services installed by the supplier of the utility service.

1.1.4 The owner of the lot shall be responsible for the protection of the underground electric, telephone, cable television, gas and other utility service facilities located on their property, and shall prevent the alteration of grade or any construction activity which may interfere with the electric, telephone, cable television, gas and other utility service facilities. The supplier of service shall be responsible for ordinary maintenance of the 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. Said alterations of grade and limitation of construction activities shall be limited to easements and does not apply to areas outside of the easements designated on the Plat.

1.1.5 The foregoing covenants concerning underground electric, telephone, cable television facilities and other services shall be enforceable by the supplier of the electric, telephone, cable television service or other services, and the owner of the lot agrees to be bound hereby.

1.2 Water and Sanitary Sewer Service

1.2.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on his lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, or public sanitary sewer main. Waterlines less than 6" diameter and sanitary sewer lines less than 8" diameter are private service lines and the ownership, maintenance, repair, removal and/or replacement shall be the responsibility of the lot owner served by said service lines. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited. Further, each owner shall pay for damages or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors, including but not limited to damages, repair or relocation caused by the alteration of grade.

1.2.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sewer mains, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.2.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of each lot agrees to be bound hereby.

1.3 Gas Service

1.3.1 The supplier of gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of gas facilities installed by the supplier of gas service.

1.3.2 The owner of each lot shall be responsible for the protection of the underground gas facilities located on their lot, and the alteration of grade or any construction activity which may interfere with the underground gas facilities shall be prohibited. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or their agent or contractors.

1.3.3 The foregoing covenants concerning underground gas facilities shall be enforceable by the supplier of gas service, and the owner of the lot agrees to be bound hereby.

1.4 Landscaping and Other Improvements within Easements

1.4.1 The owner of the lot affected shall be responsible for the repair of any landscaping, paving, interior fencing or other improvements affected by necessary maintenance of water, sewer, natural gas, communication, cable television, or electric facilities within the utility easement areas depicted upon the accompanying plat, provided however, the City of Jenks, Oklahoma or supplier of utility service shall use reasonable care in the performance of such activities.

1.4.2 The Reserve at Southern Woods Homeowners Association shall be responsible for Perimeter Fencing along West 111th Street South & South 33rd West Avenue. Including Entrance Fencing, Landscaping & Utilities associated with (Entrance Signing, Lighting, Irrigation & Landscaping).

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 40 feet All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks. All streets to be private and maintained by The Reserve at Southern Woods Homeowners Association.

1.5.2 Reserve 'A' & 'C' - (private street)

All streets within the subdivision, with the exception of West 111th Street South, are by grant of Owner/Developer, as private streets (shown as Reserve areas 'A' & 'C' on the accompanying plat) for the common use and benefit of the owners of the residential lots within The Reserve At Southern Woods, their guests and invitees, for the purpose of providing vehicular and pedestrian access to and from the various residential lots to and from public streets, and for providing entrance security facilities, decorative fencing and landscaping, and is reserved for subsequent conveyance to the homeowners' association for the administration and maintenance of the private street and other common areas of the residential portion of the subdivision.

The Owner/Developer herein grants to the City of Jenks, Oklahoma, the united states postal service, and public utility providing utility service to the subdivision, and to any refuse collection service which provides service within the subdivision, the right to enter and traverse the private street and to operate thereon all service, emergency and government vehicles including, but not limited to, police and fire and emergency medical vehicles and equipment.

The Owner/Developer, for itself and its successors, herein covenants with the City of Jenks, Oklahoma, which covenants shall run with the land and inure to the benefit of City of Jenks, Oklahoma, and shall be enforceable by the City of Jenks, Oklahoma, to:

1. Construct and maintain street surfacing extending the full length of the private street depicted within the accompanying plat, and meeting or exceeding the following standards:
   a. The driving surfacing width shall be not less than 24 feet;
   b. Streets will have concrete curb and gutters.
   c. Base and paving materials shall be of a quality and thickness meeting the now existing standards of the City of Jenks, Oklahoma, for minor residential streets;
   d. The vertical grade of the streets shall not exceed 12%.
2. prohibit the construction of any arch or similar structure over any private street as depicted on the accompanying plat which would prohibit any governmental or emergency vehicle, specifically any fire vehicle, from free usage of the private streets.

Section 2 Planned Unit Development Restrictions

2.1 "The Reserve at Southern Woods" was filed as a planned unit development (Designated as PUD NO 148). The planned unit development provisions of the City of Jenks zoning code, require the establishment of covenants of record inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the PUD, and any amendments thereto. The Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/ Developer, its successors and assigns, and the City of Jenks, Oklahoma.

2.2 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.

2 Planned Unit Development Overlay District (PUD 148)

2.3 Approval

The PUD Overlay District was created to visually represent areas of the community that are governed by an approved planned unit development as detailed in section 16-9-8 of the UDO. Upon approval of a planned unit development by the city council, the zoning map shall be amended to reflect the PUD Overlay. "The Reserve At Southern Woods, PUD 148" development is part of an approved planned unit development (PUD) Overlay District. PUD 148 was affirmatively recommended by the Jenks Planning Commission on January 18, 2024, and approved by the Jenks city council on February 6, 2024

2.4 Amendment(S)

Any PUD Overlay District Amendments transpiring hereafter shall be as processed as provided within section 16-9-8 (J) Amendments to approved planned unit development of the unified development ordinance (UDO) of the City of Jenks

The PUD provisions of the UDO ordinance require the establishment of covenants of record, unerring to and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation of and continued compliance with the approved PUD and any future amendments.

2.5 Filing of a new PUD and/or Amendment(S)

The City of Jenks, in order to provide an accurate record of the approved established covenants identified in the approved ordinance and detailed in the development criteria and standards of the PUD overlay district does require that all approved PUD documents (Minor or Major) be filed by "separate instrument" as an addendum to the deed of dedication of the plat of record with the Tulsa County Clerk and separate instrument document shall be available to the public at the City of Jenks Planning Department per City of Jenks policy

2.6 PUD Overlay district document access

Regarding developments governed by a PUD overlay district, prior to any site development or design contact the City of Jenks or perform a title search for the approved plat addendum document.

Section 3 Surface Drainage

3.1 Surface Drainage - Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private 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/her lot. The foregoing covenants set forth in this sub-section shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

Section 4 Reserve Areas

4.1 Conveyance and Maintenance of All Reserve Areas

4.1.1 All Reserve Areas shown on the accompanying Plat are reserved for subsequent conveyance to a Homeowners Association comprised of the owners of residential lots within the subdivision as set forth under Section 6. The Homeowners Association shall perform all maintenance to the extent necessary to achieve the intended purpose of each Reserve Area. Maintenance shall be at the cost of the applicable Homeowners Association as set forth under Section 6.

4.1.2 (Reserve Area 'B') - Neighborhood greenspace and Pond

4.1.3 (Reserve Area 'D' & 'E') - Neighborhood Park

Section 5 Limits of No Access

5.1 The Owner/Developer and each owner of a lot hereby relinquishes rights of vehicular ingress or egress from any portion of the property 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 by the Jenks planning commission, or its successor, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto.

Section 6 Homeowners Association

6.1 The Reserve at Southern Woods Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with "The Reserve at Southern Woods" an association of the owners of the lots within this plat hereinafter referred to as the "The Reserve at Southern Woods Homeowners Association" to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas including, but not without limitation, common areas, landscaping, fencing, reserves, detention facilities, and enhancing the value, desirability and attractiveness, as well as the maintenance of the right of way along and adjacent to the property along West 111th Street.

6.2 Membership: Every person or entity who is a record of the fee interest of a lot shall be a member of the The Reserve at Southern Woods Homeowners Association. Membership shall be mandatory and appurtenant to and may not be separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the The Reserve at Southern Woods Homeowners Association as of the date of its incorporation, or as in time of the date of recording of the deed, whichever occurs last.

6.3 Covenant of Assessment: The owner and each subsequent owner of a lot, by acceptance of a deed therefor, covenants and agrees to pay to the The Reserve at Southern Woods Homeowners Association dues and assessments to be established by the Owner/Developer or the board of directors in accordance with a declaration to be executed and recorded by the Owner/Developer prior to the conveyance of a lot. Notwithstanding anything herein to the contrary, Owner/Developer shall not be obligated to pay any assessment on any lot within The Reserve at Southern Woods owned by the Owner/Developer until the Class B Membership as provided in the By-Law of the Homeowners Association shall have terminated.

6.4 Uniform Rate of Assessment: Both annual and special assessments shall be fixed at a uniform rate for each Lot, provided however, that Lots owned by the Developer shall not be subject to assessment during Developer's ownership of the Lot.

6.5 Certificate of Assessment: The Homeowners Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Homeowners Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Homeowners Association as to the status of assessments on a Lot is binding upon the Homeowners Association as of the date of its issuance.

6.6 Non-payment Remedies: An assessment which is not paid when due shall be delinquent and shall constitute a lien on the Lot against which the assessment is made. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at a rate of interest per annum as set by the Board of Directors from time to time, not to exceed the maximum rate of interest allowed by law, and the Homeowners Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose its lien against the property, or both, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of the assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas, or abandonment of his Lot.

6.7 Certain Rights of the Association: Without limitation of such powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as a property owner.

Section 7 Architectural Committee and Private Restrictions

7.1.1 An Architectural Committee will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and construction standards contained herein. The Owner/Developer and his appointed shall be the designated Architectural Committee. If the Owner/Developer is unable to fulfill this duty, his designated heirs and assignees will serve as the Architectural Committee. The Owner/Developer or committee may appoint additional members. At a point agreeable to Owner/Developer, a duly elected Architectural Committee shall be formed consisting of members of the The Reserve at Southern Woods Homeowners Association. No building, fence, wall, free-standing mailbox or any other improvements or structure may be commenced, erected, constructed or placed on any lot in the Subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance herewith shall be submitted in duplicate and shall include, at a minimum, the following, as applicable, with regard to each improvement to be constructed on any lot in the Subdivision, which must be approved in writing prior to submittal to the City of Jenks for a Building Permit.

i) An accurate site plan including structure designs

ii) All square footage shall be stated on the building plans submitted to the Architectural Committee;

iii) Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;

iv) Details regarding the composition of all roofing and external building materials, including color schemes;

v) Drainage and grading plans; and

vi) Any other plans or details required by the Architectural Committee.

In passing upon such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structures and of the material of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surrounding buildings and lots and the effect of the building or other structures as planned on the view from the adjacent or neighboring lots.

7.1.2 In the event of the death or resignation of any member of the above named committee, the remaining member or members shall have authority to fill any vacancy or vacancies created by the death or resignation of any of the aforesaid members, and said newly appointed member shall have the same authority hereunder as their predecessors, as above set forth. In the event the Architectural Committee fails to approve or disapprove any such plans, specifications, materials and plot plans submitted as herein required within twenty (20) days after such submission, such approval shall not be required and this covenant shall be deemed to have been fully complied with. The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized, may take into consideration the nature and character of its proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area.

7.1.3 The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage, or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver.

7.2 Carports are not permitted.

7.3 FENCING:

7.3.1 All fencing plans including material must be pre-approved by the Architectural Committee.

7.3.2 Fences may not exceed 6 feet in height, except developer-installed perimeter fence.

7.3.3 Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. There shall be concrete curbing along the entire length of the subdivision perimeter fencing. Fence to be capped and trimmed and built using steel posts.

7.3.4 Perimeter fencing along West 111th Street shall be completed prior to release of any occupancy permits.

7.4 DRIVEWAYS:

7.4.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee.

7.4.2 Driveways are required on each lot, and shall be constructed of all-weather surface such as concrete, brick, or other masonry materials acceptable to the Architectural Committee. Driveways must extend from street to garage door opening.

7.5 Pre-existing Buildings: No pre-existing or off -site pre-built residence or building may be moved onto any lot; provided however, that the Owner/Developer of the subdivision, may maintain a sales office in a temporary structure for the sale of lots in the subdivision.

7.6 Out Buildings: No outbuildings or accessory buildings are allowed without the written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials, design and colors as the primary residence.

7.7 Pools: Above ground swimming pools are prohibited. Pools must be in-ground with spas in or above ground. Lots with in-ground swimming pools shall have sufficient security fencing as required by City of Jenks Code or any other city, county, state or other law or regulation applicable thereto. Swimming pool ancillary equipment shall be shielded from view from the street and adjacent lots.

7.8 Antennas: No exterior radio or television tower, aerial or antenna shall be located upon any lot; provided however, a satellite dish no greater than 3 feet in diameter may be installed with the approval of the Architectural Committee; provided further, no more than one satellite dish shall be installed upon each lot and shall be located only on the active side and shall not be visible from the street. The location of any such satellite dish must be approved by the Architectural Committee and shall be, whenever possible, such that the satellite dish is not visible from any public or private street.

7.12 Roof Mounted Equipment: Roof mounted equipment, including mechanical, or air conditioning is not allowed. This provision excludes satellite dishes and solar equipment.

7.13 Recreational Vehicles: No campers, boats, trailers, motor homes or other recreational vehicles or inoperative vehicles shall be parked or stored in the Subdivision for a period to exceed 48 hours except within an enclosed garage which garage door must be closed except for normal operation for entering and exiting the garage. Pre-approval must be obtained for temporary storage exceeding 48 hours.

7.14 Athletic and Recreational equipment: Basketball goals allowed in driveway no greater than 10 feet from garage (side of drive by garage), swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards without written consent of Architectural Committee. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 7.3 - General.

7.15 Clean Lots: Each lot shall be maintained in a neat and orderly manner free of clutter, rubbish, trash or other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass. Grass and landscaping shall be maintained on a regular basis. Trash containers, except during periods of collection, shall be stored out of view from the public and from adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.

7.16 Clothes Lines: Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot.

7.17 Upkeep: All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times. In case of a dispute concerning these matters, the decision of the Architectural Committee or the officers and directors of the Homeowners Association shall be final.

7.18.1 Signs: No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed standard size. Temporary signage shall comply with City of Jenks Temporary Sign Standards. Any other exception must be approved by the Architectural Committee.

7.18.2 Signs: One entry identification sign on each side of the entry and a double-sided center island sign. The maximum display surface shall be 32 square feet per sign surface.

7.19 Mailbox: So long as a rural type mailbox is in use under this plat by the United States Postal Service, all mailboxes and mailbox pedestals shall conform in design to the specific plan approved by the Architectural Committee and the location and design shall conform to the specifications of the United States Postal Service. The mailbox shall be positioned so that the front face is approximately 6 inches from the face of the curb and 6 feet from the inside edge of a driveway. "Inside edge" shall mean the edge of the driveway that borders the largest contiguous lot area. The bottom height of the mailbox shall be 38 inches from street level. A mailbox may be located on an adjacent property if required by Post Office Rules. All mailboxes shall be architecturally congruent with the house and must be approved by the Architectural Committee.

7.20 Rooftop Protrusions: Sheet metal, aluminum vents, flue liner terminals, chimney caps, or other rooftop protrusions shall be painted to match shingles or approved paint color

7.21 Roof Material: Roofing shall be self-sealing 30 year Atlas or similar Estate Gray or Onyx Black composition shingles, metal or slate tile or equivalent providing, however, in the event such roofing should hereinafter not be reasonably available, alternative roofing of comparable quality shall be permitted upon a determination by the Architectural Committee that the proposed alternative is of comparable or better quality of a design and quality which is compatible with the roofing first described.

7.22 Roof Pitch: Residences shall have a roof pitch of at least 3/12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for a design compatible with lower roof pitch. This criteria is primarily intended for dormers and back covered patios.

7.23 Storage and Materials: No lot shall be used for the storage of materials for greater than thirty (30) days prior to the start of construction. Construction shall be complete within twelve (12) months. The owner of the lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.

7.24 Drainage: Each property owner shall consult and follow the final grading plan filed at the City of Jenks. It is the responsibility of the property owner to ensure their lot is graded in accordance with said grading plan. If it is discovered that a lot has not been graded properly, the non-compliant property owner must make immediate changes to bring said lot into compliance with the drainage plan.

7.25 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.

7.26 Washing out of Concrete Trucks or Concrete Spills: Ready mix concrete trucks may wash out only at a location approved by Owner/Developer. Property owners shall be responsible to other property owners for assuring that concrete delivered to their lot remains on their lot. The property owner shall be held responsible for cleanup if concrete delivered to a lot is spilled or washed onto streets or other lots.

7.27 Garbage: Garbage and trash cans shall be concealed from street view, except within 24 hours of curbside collection

7.28 Animals: Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors. All pets shall be restrained in such a manner to prevent them entering upon neighboring lots. When outside the lot in which the pet resides, or in the common areas of the subdivision, all pets are to be accompanied by their Owner or Owner's family member or guest and are to be on a leash. The pet's owner is responsible for the immediate removal and proper disposal of all excrement outside of the Owner's lot including the common areas of the Subdivision. Barking dogs may be considered a nuisance.

7.29 Windows: All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum.

7.30 Noise: No noxious, loud, annoying or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7.31 Guttering: Home guttering shall disperse water in the same direction as the natural water flow of the lot. Whenever possible, guttering shall direct water toward the street or toward natural drainage flow of the lot. Full guttering is required for all homes. Tight lines shall be used as necessary to divert water so as to not affect adjacent properties and shall be directed to the street where possible.

7.32 Erosion Control: The owner of each lot shall be responsible at all times for the maintenance of appropriate erosion control measures as required by the City of Jenks policies.

7.33 Utility Transformers. All transformers and similar equipment located on a lot shall be screened from view where reasonably possible.

7.34 Law Compliance: The disposal of hazardous substances anywhere with the The Reserve at Southern Woods community that might contaminate or impact the lake (Reserve B) and soil content of surrounding or neighboring properties is prohibited. Each owner shall promptly and properly comply with all federal, state, county or local laws, statues, ordinances, rules and regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including but not limited to, applicable zoning, land use and health and safety issues.

7.35 Leasing: In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the The Reserve at Southern Woods Homeowners Association, and the terms and conditions of the restrictive covenants set forth herein. The owner shall provide a copy of the covenants to the tenant. The owner shall insure that the tenant complies with the covenants and requirements herein; and shall provide the undersigned Owner/Developer and the then president of the Homeowners Association with the name and phone number of the tenant and the address and phone number where the property owner can be contacted in the event any problems regarding compliance with the covenants or other requirements set forth herein occur. Owner acknowledges he/she is aware that compliance with the terms and conditions of the covenants is the owner's ultimate responsibility regardless of any agreement between the owner and the tenant and any action or inaction on the part of the tenant. Short Term Rentals are prohibited. All leases should have a 1 year minimum term.

7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot. 3 automobile garages required in Reserve & Estates

7.37 Landscape: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first.

7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property owner/builder, within six (6) months of completion of construction, shall plant one 3" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.

7.39 These restrictive covenants, together with the other documents incorporated herein by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance of this instrument void or unenforceable, and the same shall be thereafter construed as if such clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor or any successor in title to enforce any given restriction, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants. In matters pertaining to the appearance of specific homes or the overall appearance of the subdivision, the Architectural Committee shall be responsible for interpreting these covenants, or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.

7.40 The Owner/Developer reserves the right, in its sole discretion and without joinder of any of the owners of any other lot at any times, so long as it is owner of one or more lots, to amend, revise or abolish any one or more of the above covenants and restrictions contained in this Section 7 by instrument duly executed and acknowledged by it as Owner/Developer and filed in the County Clerk's office of Tulsa County, Oklahoma. Subsequent to the formation of the The Reserve at Southern Woods Homeowners Association, the Owner/Developer may assign this reservation to the Association. However, the By-Laws and Certificate of Incorporation of the Association shall provide that a (any) covenant shall not be changed or abolished unless approved by sixty (60) percent of the members of the Association.

Section 8 Enforcement, Duration, Amendment and Termination

8.1 The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If any owner, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

8.2 The covenants contained within Section 1 - Streets and Utility Easement , Section 2 - Planned Unit Development Restrictions, Section 3 - Surface Drainage, Section 4 - Reserve Areas Perimeter Fencing and Landscaping, Section 5 - Limits of No Access, and Section 6 - The Reserve at Southern Woods Homeowners Association herein may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision and approved by the Jenks Planning Commission and the Jenks City Council. All other covenants may be amended or terminated by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision; PROVIDING, HOWEVER, that so long as the Owner/Developer owns any lot in the Subdivision any such amendment must be approved in writing by the Owner/Developer. The Owner/Developer may delegate its right to approve any such amendment to the Architectural Committee. Any such amendment shall be effective from and after the date it is properly executed and recorded in the Office of the County Clerk of Tulsa County, Oklahoma.

8.3 At any time prior to the termination of the Class B Membership in the Homeowners Association as set forth in the By-laws of the Homeowners Association, the Owner/Developer may specifically assign its rights and obligations hereunder in the capacity of "Owner/Developer" and the successor shall succeed to such rights and obligations as if original designated Owner/Developer hereunder.

8.4 In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks zoning code as the same existed on _____ 2024 or as subsequently amended.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this 16th day of December 2024.

No Limits, LLC,
an Oklahoma limited liability company

by: _____
Amy Prosser, Managing Member

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this 16 day of December 2024, personally appeared Amy Prosser to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its managing member and acknowledged to me that he executed the same as his 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 the day and year last above written.

_____
Notary Signature

My commission no. 23012911

Expires Sept 25, 2027

BETHANY J THOMAS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES SEPT. 25, 2027
COMMISSION #23012911

Certificate of Survey

I, Cliff Bennett, a 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 "The Reserve at Southern Woods, an addition to the City of Jenks, 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 as of this date, signed and sealed this 17 day of December, 2024.

_____
Surveyor Signature

Registered Professional Land Surveyor
Cliff Bennett
Oklahoma No. 1815

State of Oklahoma)
) ss
County of Tulsa)

Before me, the undersigned, a notary public in and for said county and state, on this 17 day of December, 2024, personally appeared Cliff Bennett to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

_____
Notary Signature

My commission no. 00030202

Expires 12-11-2028

ELIZABETH FRANKLIN
Notary Public in and for the State of Oklahoma
Commission #00020202
Comm. Exp. 12/11/2028