

AGENDA
SAND SPRINGS PLANNING COMMISSION
Regular Meeting
March 9, 2026
4:00 p.m.
Sand Springs City Hall Council Room
100 E. Broadway, Sand Springs, OK

1. Call to Order
2. Roll Call
3. Consider Approval of Minutes of February 9, 2026

Commission will discuss and consider approving, denying, amending, revising or continuing of the minutes of the regular meeting of February 9, 2026.

4. SSZ-518 STR 25-19N-11E

Commission will discuss and consider approving, denying, amending, revising or continuing of, and make a recommendation to City Council, regarding the application of Route 66 Engineering, on behalf of Concept Builders, to rezone 19.21 acres from AG (Agriculture) to RE (Residential Estate) for property legally known as PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, commonly known as being at 41st St. and Teal Ridge Dr.

5. SSCPA-008 STR 25-19N-11E

Commission will discuss and consider approving, denying, amending, revising or continuing of, and make a recommendation to City Council, regarding the application of Route 66 Engineering, on behalf of Concept Builders, to amend the Sand Springs Comprehensive Plan Map from a commercial designation to a residential designation on property legally known as PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, commonly known as being at 41st St. and Teal Ridge Dr.

6. Estates at Teal Ridge Preliminary Plat STR 25-19N-11E

Commission will discuss and consider approving, denying, amending, revising or continuing of the application of Route 66 Engineering, on behalf of Concept Builders, to approve the Preliminary Plat for Estates at Teal Ridge, a 10 lot, 2 block subdivision on 19.21 acres legally known as PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET

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7. Project Spring TID

Commission will discuss and consider approving, denying, amending, revising or continuing of, and make a recommendation to City Council, regarding a resolution determining that the Project Spring Data Center Economic Development Project Plan is in conformance with the Sand Springs 2030 Land Use Master Plan and recommending to the City of Sand Springs approval and adoption of the Project Spring Data Center Economic Development Project Plan.

8. Director's Report

9. City Manager's Report

The City Manager will provide updates regarding recent and upcoming events and projects, including events of interest and the general operations of the City. This item is for informational purposes only and no action will be taken by the Planning Commission.

10. Adjournment

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE CITY OF SAND SPRINGS AT 918-246-2575.

This agenda was posted at 3:45 a.m./p.m. on March 5, 2026, on the Sand Springs website www.sandspringsok.org, and on the display board in Sand Springs City Hall, 100 E. Broadway, Sand Springs, OK by Cynthia Webster.
Cynthia Webster

PLANNING COMMISSION

Regular Meeting Minutes

February 9, 2026

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 6-0
Harold Neal, Vice-Chairman 5-1
William Yemma, Secretary 5-1
Tom Askew, 3-3
Erik Stuckey, 4-2
Michael Dickerson, 5-1
Len Gardner, 5-1

MEMBERS ABSENT: None

STAFF PRESENT: Mike Carter, City Manager
Brad Bates, Asst. City Manager/Planning Director
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a regular session on Monday, February 9, 2026 in City Council Chambers, 100 E. Broadway, pursuant to the agenda filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at www.sandspringsok.gov at 8:35 a.m., on February 4, 2026, by Cynthia Webster.

1. Call to Order

Chairman Paul Shindel called the meeting to order at the noted time of 4:00 p.m.

2. Roll Call

Chairman Shindel called for an individual roll call with members replying in the following manner: Mr. Stuckey, here; Mr. Gardner, here; Mr. Yemma, here, Chairman Shindel, here; Mr. Neal, here; Mr. Askew, here; Mr. Dickerson, here.

3. Minutes of January 12, 2026

Commissioners considered approving, denying, amending or revising of the minutes from the regular meeting of January 12, 2026.

Mr. Yemma made a motion that the minutes of the January 12, 2026 regular meeting be approved as presented. Mr. Neal seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Dickerson, aye.

The motion carried 7-0-0.

4. Minutes of January 27, 2026

Commissioners considered approving, denying, amending or revising of the minutes from the special meeting of January 27, 2026.

Mr. Gardner made a motion that the minutes of the January 27, 2026 special meeting be approved as presented. Mr. Dickerson seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Dickerson, aye; Mr. Askew, aye; Mr. Neal, aye; Chairman Shindel, aye; Mr. Yemma, aye; Mr. Gardner, aye; Mr. Stuckey, aye.

The motion carried 7-0-0.

5. SSLC-757

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Donald Pitts to combine Lot 1, Block 1 with Lot 2, Block 1, and Lot 3, Block 1, all in Rock Hill Resub Blk E Garden Heights in Section 23, Township 19 North, Range 11 East.

Assistant City Manager/Planning Director Brad Bates presented the staff report. The applicant purchased the three lots at a tax sale and would like to combine the lots for tax assessment purposes. The lots are vacant and undeveloped and there are no plans by the applicant to develop at this time.

Mr. Neal made a motion to approve SSLC-757 as presented. Mr. Askew seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Dickerson, aye.

The motion carried 7-0-0.

6. Director's Report

Assistant City Manager/Planning Director Bates thanked Planning Commission members for their service.

7. City Manager's Report

City Manager Mike Carter gave a brief update on the Hwy 97 ODOT project.

8. Adjournment

PC Minutes
02/09/2026

There being no other items, the meeting was adjourned at the noted time of 4:08 p.m.

Date of Approval

William Yemma, Secretary



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

STAFF REPORT – SSZ-518

TO: Planning Commission Members

DATE: March 9, 2026

CASE: SSZ-518 – Request to rezone 19.21 acres from AG (Agriculture) to RE (Residential Estate)

LOCATION: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25); THENCE NORTH 88°51'49" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25) FOR A DISTANCE OF 343.65 FEET; THENCE SOUTH 01°08'11" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°08'11" EAST A DISTANCE OF 2.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 84.46 FEET; THENCE SOUTH 19°03'31" EAST A DISTANCE OF 719.12 FEET; THENCE NORTH 88°51'49" EAST TO THE WEST LINE OF THE EAST 308.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 364.48 FEET; THENCE SOUTH 01°07'07" EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1070.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) FOR A DISTANCE OF 250.00 FEET; THENCE NORTH 88°51'49" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 308.00 FEET; THENCE NORTH 01°08'11" WEST TO THE NORTH LINE OF THE SOUTH 250.00 FEET OF THE NORTHEAST

QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) FOR A DISTANCE OF 4.38 FEET; THENCE NORTH 89°04'00" EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1312.30 FEET; THENCE SOUTH 01°12'00" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1570.27 FEET; THENCE SOUTH 89°16'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 2629.12 FEET; THENCE NORTH 01°02'11" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1551.93 FEET; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 651.29 FEET; THENCE NORTH 10°39'45" WEST FOR A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, DELTA ANGLE OF 08°01'28" FOR AN ARC LENGTH OF 79.83 FEET; THENCE NORTH 19°03'31" WEST FOR A DISTANCE OF 880.96 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 103.22 FEET; THENCE NORTH 01°08'11" WEST FOR A DISTANCE OF 2.69 FEET TO THE POINT OF BEGINNING, AND LESS THE NORTH 30 FEET THEREOF, commonly known as being located at 41st St. and Teal Ridge Dr.

BACKGROUND AND HISTORY:

The applicant, Route 66 Engineering, on behalf of Gibson and Powell, is proposing to rezone 19.21 acres of property from AG (Agriculture) to RE (Residential Estate). The property is bordered on the north by 41st St., on the west by CG (Commercial General) and RS-2 (Residential Single-Family Medium density), on the east by AG and on the south by RE.

Previous actions in this Section, Township and Range, are as follows:

- SSZ-482 Gibson and Powell for Teal Ridge. 8600 W. 41st St. Rezone from AG to RE.
PC: 09/21/2015 Continued
PC: 12/14/2015 Rec Approval 5-0-0
CC: 01/11/2016 Approved 7-0-0
Ord. #1278
- SSZ-481 51st and Skyline Drive, Paul Laymon (Enduro Pipeline Co.). Request to rezone 40 acres from AG to IL for company offices.
PC: 01/05/2015 Rec Denial 4-1-0
CC: 01/12/2015 Withdrawn
- SSZ-404 Robert & Elsie Ellsworth, 16 acres approx. 1-1/4 miles east of S. SH97, east of Whispering Creek subdivision, south of E. 41st St., from RS-2 and CS in PUD #9 to RE.
PC: 04/01/1997 Rec Approval 6-0-0
CC: 04/14/1997 Approved
Ord. #909

SSZ-178

Henry Lynch, South of 41st St., East of Hwy 97, North of 51st St., 640 acres from AG to RE.

PC: 05/15/1979 Rec Approval 5-0-0

CC: 05/21/1979 Approved

Ord. #463

ZONING CODE REFERENCE:

Section 20.01 of the City's Zoning Code states, as a policy matter, that proposed amendments to the zoning map will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.

STAFF RECOMMENDATION:

The applicant is requesting to rezone 19.21 acres from AG to RE for residential development purposes.

The City of Sand Springs Comprehensive Plan Update categorized this parcel, along with other parcels on the south side of 41st Street, as a future Commercial District. In part, this was done due to the location of the TCC Campus, adjacent, existing commercially zoned property, the location of a multi-family zoned property further west, and a need to connect the dots between these properties with a common land use pattern that would accommodate a variety of uses. The subject property is located on both the east and west sides of Teal Ridge Drive which is the entrance to Teal Ridge Subdivision, zoned RE. There is a 39-acre tract directly across 41st St. which was rezoned from Commercial to AG. Staff can support a Comprehensive Plan Amendment to redefine this area as Residential finding that a residential use will be much less intrusive than commercial uses while blending into the Teal Ridge Subdivision. The applicant has simultaneously filed a Comprehensive Plan Amendment (SSCPA-008) and a preliminary plat for the proposed development of Estates at Teal Ridge, a 10 lot, 2 block subdivision with lots ranging from 1.49 acres to 2.28 acres.

Future development will be subject to Sand Springs Codes and Ordinances.

Staff recommends **APPROVAL** of the rezoning request from AG to RE finding that the request would be consistent with the area and surrounding uses.

ORDINANCE NO. 1443

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SAND SPRINGS, OKLAHOMA, REZONING FROM AG (AGRICULTURE) TO RE (RESIDENTIAL ESTATE) PROPERTY LOCATED IN SECTION 25, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, OKLAHOMA, IN WARD BOUNDARY DISTRICT 4, AND MORE PARTICULARLY DESCRIBED BELOW; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Sand Springs Planning Commission has considered and recommended approval of an amendment to the zoning map of the City of Sand Springs as described below; and

WHEREAS, said zoning map amendment is in the best interest of the residents of the City of Sand Springs;

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAND SPRINGS, OKLAHOMA:

SECTION 1: That the zoning map for the City of Sand Springs, Oklahoma, is hereby amended from AG (Agriculture) to RE (Residential Estate) for the following tract of land described as:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SECTION 2: That all ordinances or parts of ordinances in conflict with same are hereby repealed.

SECTION 3: That the provisions of this Ordinance shall, upon passage, take effect thirty (30) days from the date of first publication as provided by law.

PASSED AND APPROVED, at a regular meeting of the City Council of Sand Springs, Oklahoma, held the ____ day of _____, 2026.

James O. Spoon, Mayor

ATTEST:

Janice L. Almy, City Clerk

APPROVED AS TO FORM:

David L. Weatherford, City Attorney



Subject Tract

E 41ST ST

W 41ST ST S

S TEAL RIDGE DR

E 43RD ST

S 89TH W AVE

S WOODLAND AVE

E 44TH ST

E 45TH ST

S 91TH W AVE

S HOLLY AVE

E 45TH CIR

S 93TH W AVE

E 45TH PL

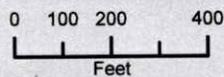
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



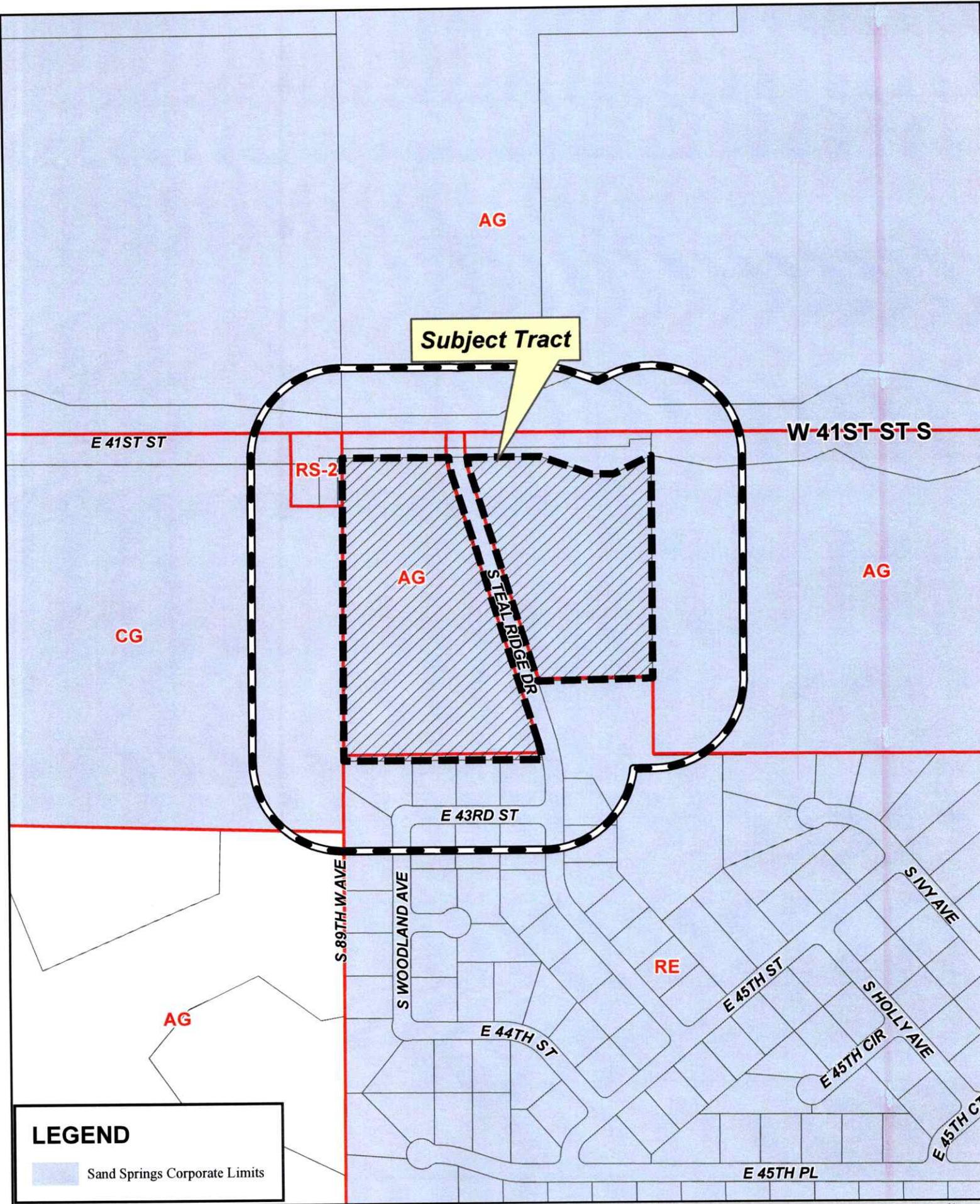
Subject Tract

SSZ-518



25 19-11





Subject Tract

RS-2

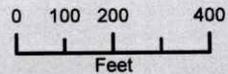
LEGEND

 Sand Springs Corporate Limits

 300' Radius

 Subject Tract

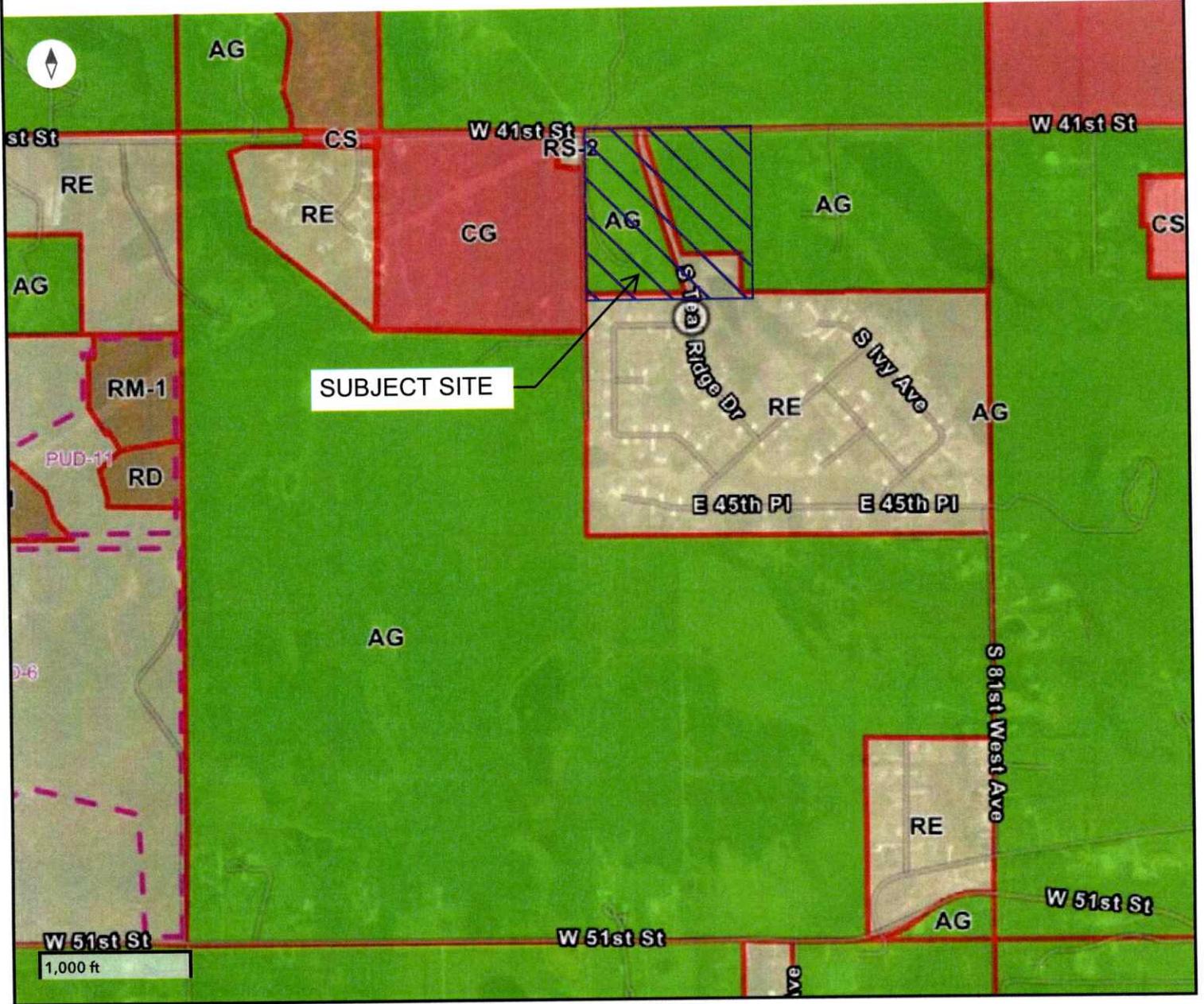
SSZ-518



25 19-11



Tulsa County Zoning Map

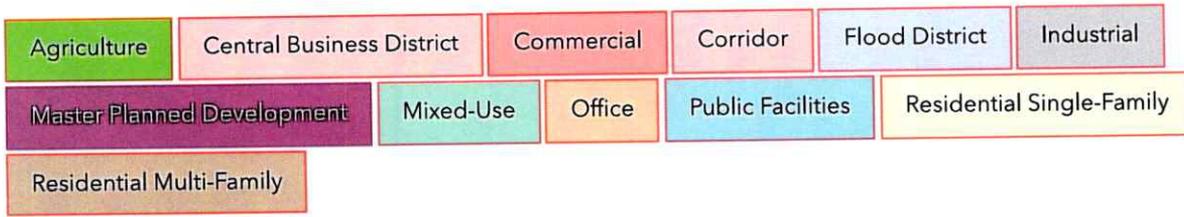


Vantor | File was prepared by INCOG. Contact information - 2 West 2nd Street, Suite 800, Tulsa OK 74103 918.584.7526 | INCOG | Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS) | Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Special Area Overlay Development Plans



Tulsa Zoning



TulsaCL



CITY OF SAND SPRINGS

SSZ AG
STR 25-T19N-R11E

REZONING APPLICATION

Present Zoning AG Requested Zoning RE
Present Use VACANT WITH SINGLE RESIDENT Requested Use RESIDENTIAL

Legal Description of Property to be Rezoned:
(If unplatted metes & bounds, attach plat of survey.)

Tract Acreage: 19.21 ACRES

General Location/Address: 41st STREET AND TEAL RIDGE DRIVE

The Applicant is: (1) Owner (2) Purchaser (3) Lessee (4) Agent

Are there any restrictions controlling the use of the tract, either private restrictions or deed restrictions? NONE

"I do hereby certify that the information herein submitted is complete, true and accurate."

Signed: Mac McLaughlin Phone: 918-688-3336

Address: 5 S Main ST Sapulpa, OK 74037 Email: mac@66eng.com

***** APPLICANT...DO NOT WRITE BELOW THIS LINE *****

Application Received On: 02/09/2026 By: CW

Planning Commission Hearing Date: 03/09/2026

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____
Conditions? _____

City Council Hearing Date: 03/23/2026
CITY COUNCIL ACTION: _____ VOTE: _____

ORDINANCE NO. 1443



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

STAFF REPORT – SSCPA-008

TO: Planning Commission Members

DATE: March 9, 2026

CASE: SSCPA-008 – Comprehensive Plan Map Amendment to change 19.21 acres from CS (Commercial Shopping) to RE (Residential Estate).

LOCATION: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DISTANCE OF 4.38 FEET; THENCE NORTH 89°04'00" EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1312.30 FEET; THENCE SOUTH 01°12'00" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1570.27 FEET; THENCE SOUTH 89°16'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 2629.12 FEET; THENCE NORTH 01°02'11" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1551.93 FEET; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 651.29 FEET; THENCE NORTH 10°39'45" WEST FOR A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, DELTA ANGLE OF 08°01'28" FOR AN ARC LENGTH OF 79.83 FEET; THENCE NORTH 19°03'31" WEST FOR A DISTANCE OF 880.96 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 103.22 FEET; THENCE NORTH 01°08'11" WEST FOR A DISTANCE OF 2.69 FEET TO THE POINT OF BEGINNING, AND LESS THE NORTH 30 FEET THEREOF, commonly known as being located at 41st St. and Teal Ridge Dr.

BACKGROUND AND HISTORY:

The applicant, Route 66 Engineering, on behalf of Gibson and Powell, is proposing a Comprehensive Plan Amendment to reclassify approximately 19.21 acres of property from CS (Commercial Shopping) to RE (Residential Estate). The property is bordered on the north by 41st St., on the west by CG (Commercial General) and RS-2 (Residential Single-Family Medium density), on the east by AG and on the south by RE.

The City's Comprehensive plan map shows this area developing as commercial.

A Comprehensive Plan Map Amendment is recommended to support the change.

State Statute Reference

§19-863.7. Master plan - Public hearing

The commission may adopt the master plan in whole or part and subsequently amend or extend the adopted plan or portions thereof. Before the adoption, amendment, or extension of the plan or portions thereof, the commission shall hold at least one public hearing thereon. Such hearing may be adjourned from time to time. The adoption of the plan or portions thereof shall be by resolution carried by not less than the majority of the full membership of the commission including the ex-officio members thereof. Before such master plan or part thereof shall have the status of an official plan, it shall be submitted to and shall have the approval of the council, insofar as such plan affects the area within the city limits of the municipality.

STAFF RECOMMENDATION:

The City of Sand Springs' existing Comprehensive Plan was adopted by City Council on June 26, 2017 by Resolution 17-25.

The Sand Springs 2030 Land Use Master Plan (Plan) provides an outline for growth and development in the City of Sand Springs over the life of the plan (initially 15 years). The Plan consists of a land use plan map and a supporting text document that contains data, specific goals, action plans and recommendations for land use and development in the City and surrounding areas within the fenceline. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fenceline. Numerous areas are left as residential as these areas are still relatively natural in state and should be left for future designation as development occurs spurning the need for additional planning efforts.

As adopted, the Plan is a policy document providing guidance to City officials as they develop future budgets, plans for expansion of infrastructure and other services, and make important land use decisions such as rezoning requests.

This Plan is a long-term guiding document intended for helping realize an anticipated future development pattern. However, it is not a firm or inflexible document, as growth patterns and land use scenarios are subject to change over the course of the next 15 years. During preparation of the Plan, there was no way to predict with any level of certainty all the changes that may occur in Sand Springs and the surrounding areas during the Plan's lifespan. Recognizing that unforeseen changes occur, the Plan is a flexible document and provides a reliable tool for evaluating development proposals. Procedures are identified allowing amendments to the Plan when warranted. Amendments will be evaluated based on how they advance the goals of the Plan and if the change is still consistent with the overall concepts of the Plan.

The Future Land Use Plan section of the Comprehensive Plan again references that the "plan and is not inflexible or concrete" Additionally, "from time to time, there will be certain uses that are proposed that will merit additional evaluation and create the possibility for Plan amendments."

Section 20.01 of the City's Zoning Code states, as a policy matter, that proposed amendments to the zoning map will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.

The applicant is requesting a change to the Sand Springs Comprehensive Plan from Commercial to Residential Estate. Simultaneously, the applicant is requesting to rezone the property from AG to RE (SSZ-518) and has filed a preliminary plat application for the Estates at Teal Ridge subdivision, a 10 lot, 2 block subdivision with lot sizes ranging from 1.49 acres to 2.28 acres.

The commercial land use district represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases at intersections of collectors and arterials. Commercial districts can also be found in

corridors that have an established commercial use pattern. Access is a key factor in the location of commercial districts.

The subject 19.21 acres lies on both the east and west sides of Teal Ridge Dr. which is the entrance to the Teal Ridge subdivision. Staff believes that an amendment to the Comprehensive Plan map from commercial to residential will not be out of character for the area and in fact, will provide a smooth transition into the Teal Ridge subdivision.

Staff recommends **Approval** of the request to amend the Comprehensive Plan from commercial to residential.

RESOLUTION 26-17

A RESOLUTION TO THE SAND SPRINGS COMPREHENSIVE PLAN LAND USE DESIGNATION MAP FROM COMMERCIAL TO RESIDENTIAL ON TRACTS OF LAND LOCATED IN SECTION 25 TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED BELOW, REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.

WHEREAS, the Sand Springs Planning Commission is required to prepare, adopt and amend, as needed, in whole or in part, an Official Comprehensive Plan, including the Land Use Designation Map, whose purpose is to guide the physical development of the City of Sand Springs Planning Area; and

WHEREAS, the Sand Springs Planning Commission held a Public Meeting on March 9, 2026 to hear and consider a Comprehensive Plan Land Use Designation Map Amendment from Commercial to Residential; and

WHEREAS, the Sand Springs Comprehensive Plan Land Use Designation Map Amendment shall apply to the following described tract of land described as:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WHEREAS, said Comprehensive Plan Land Use Designation Map change was found to be in the best interest of the residents of the City of Sand Springs;

WHEREAS, the Sand Springs Planning Commission voted at their March 9, 2026, meeting to recommend approval to City Council of the Comprehensive Map Amendment;

WHEREAS, the City Council of the City of Sand Springs held a meeting which included an agenda item on the Comprehensive Plan Land Use Designation Map Amendment on March 23, 2026;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand Springs, Oklahoma, that the Comprehensive Plan Land Use Designation Map Amendment (SSCPA-008) is hereby adopted as prepared and presented before the City Council for the City of Sand Springs, Oklahoma, and that resolutions or parts of resolutions in conflict herewith are repealed.

APPROVED, this _____ day of _____, 2026.

James O. Spoon, Mayor

ATTEST:

Janice L. Almy, City Clerk

APPROVED AS TO FORM:

David L. Weatherford, City Attorney



Subject Tract

E 41ST ST

W 41ST ST S

STEAL RIDGE DR

E 43RD ST

S 89TH W AVE

S WOODLAND AVE

E 44TH ST

E 45TH ST

S IVY AVE

S HOLLY AVE

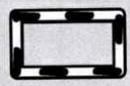
E 45TH CIR

E 45TH CT

E 45TH PL

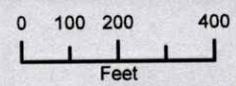
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



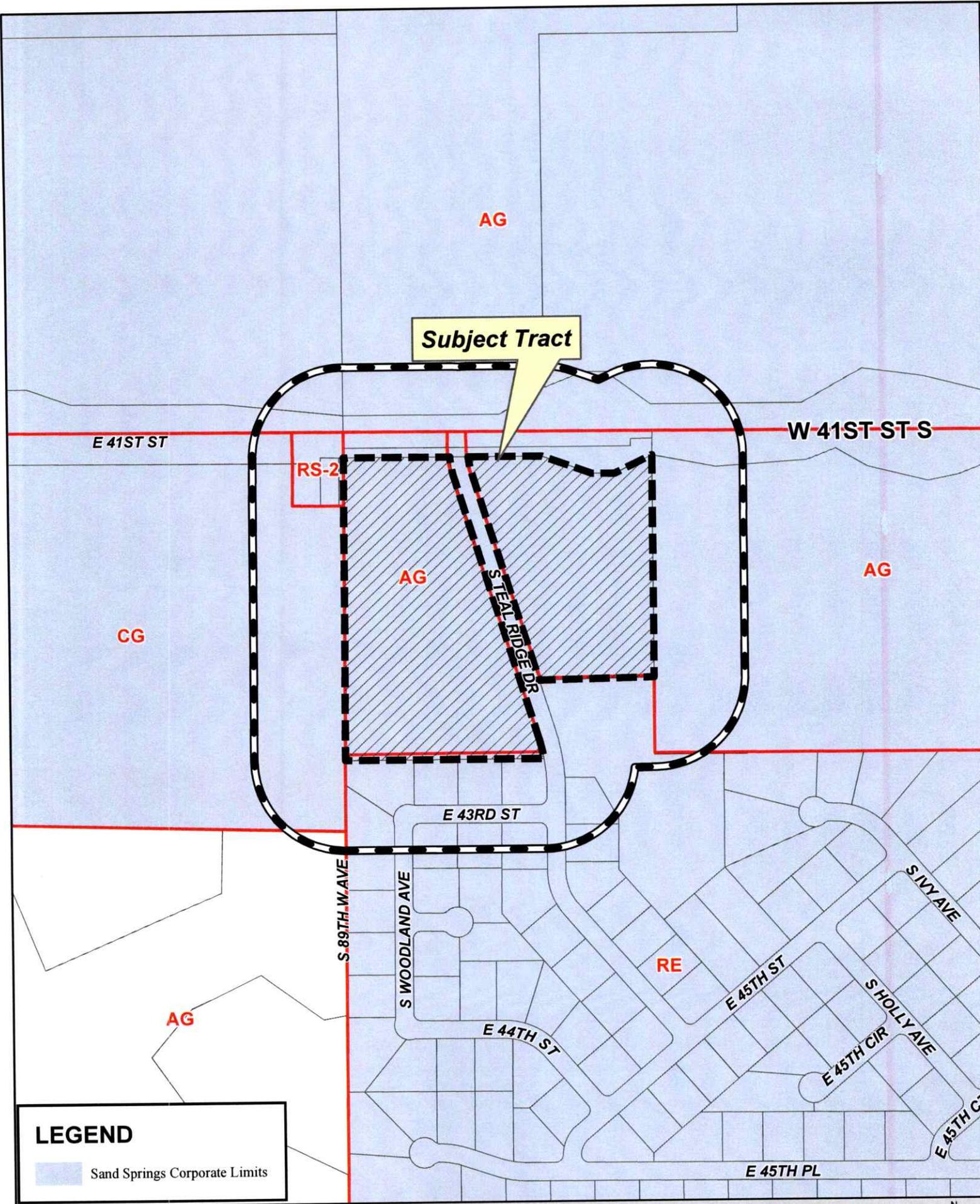
Subject Tract

SSCPA-008



25 19-11





Subject Tract

LEGEND

Sand Springs Corporate Limits

300' Radius
 Subject Tract
 SSCPA-008
 0 100 200 400 Feet
 25 19-11

CITY OF SAND SPRINGS

COMPREHENSIVE PLAN AMENDMENT APPLICATION

SSCPA -008 STR 25-T19N-R11E

Present Zoning AG Requested Zoning RE
Present Use VACANT WITH SINGLE RESIDENT Requested Use RESIDENTIAL
Comp Plan Designation COMMERCIAL Proposed Designation RESIDENTIAL

Legal Description of Property for Comprehensive Plan Amendment (If unplatted metes & bounds, attach plat of survey.)

Tract Acreage: 19.21 ACRES
General Location/Address: 41st STREET AND TEAL RIDGE DRIVE

The Applicant is: (1) Owner (2) Purchaser (3) Lessee (4) Agent

"I do hereby certify that the information herein submitted is complete, true and accurate."

Signed: [Signature] Phone: 918-688-3336
Address: 5 S Main ST Sapulpa, OK 74037
Email: mac@66eng.com

***** APPLICANT...DO NOT WRITE BELOW THIS LINE *****

Application Received On: 02/10/2026 By: CW

Planning Commission Hearing Date: 03/09/2026

PLANNING COMMISSION RECOMMENDATION: VOTE:
Conditions?

City Council Hearing Date: 03/23/2026
CITY COUNCIL ACTION: VOTE:

RESOLUTION NO. 26-17



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

March 9, 2026

STAFF RECOMMENDATION

ESTATES AT TEAL RIDGE- Section 25, Township 19 North, Range 11 East.

The applicant, Route 66 Engineering, on behalf of Gibson and Powell, is proposing a preliminary plat for Estates at Teal Ridge. The plat contains 10 lots in 2 blocks on 19.21 acres. The property is legally described as:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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The subject tract is currently zoned AG (Agriculture). The property is planned for future residential use. A rezoning request (SSZ-518) and a Comprehensive Plan Amendment (SSCPA-008) have also been filed along with this plat application.

A request for Technical Advisory Committee (TAC) comments/concerns was sent to city staff and utility providers on February 10, 2026.

TAC comments include:

AEP/PSO: 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 easements dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in general utility easements.

Cox: No comments, just a side note. We are already in the 10' PSO easement on the east side of the plat.

Public Works:

General comments:

- 1) As of this writing, no engineering plans for this development have been routed to Public Works for review. The engineering plans and the Drainage Addendum will be reviewed when the engineering plans for the development are received.
- 2) Additional plat comments may be forthcoming after review of the engineering plans for the development.

ALTA/NSPS Land Title Survey comments:

- 3) Under the Point of Beginning callout, "Teal Rdige" should be "Teal Ridge".

Preliminary Plat comments:

- 4) Sheet 1 – why is infrastructure (concrete flumes, fire hydrants, water meters, water valves, electric lines and poles, tornado sirens, storm sewers, existing fencing and house, swimming pool, gravel driveway, AT&T facilities, public streets, stone walls, rip rap, street light poles, etc.) shown on the plat? These features are normally shown on an existing topographical survey and not on a plat.
- 5) Sheet 1, legend – the line types for some of the legend lines look the same (e.g., plat boundary line and lot line, building limit line and existing lot line). Also, the existing lot line phantom line type is not bolded, but phantom lines on the plat drawing are bolded.
- 6) Sheet 1, legend – there are symbols missing for section corner, quarter corner, set ½" iron rod, and set mag nail.
- 7) Sheet 1, legend – the right-of-way abbreviation is shown as R/W, but on the plat, it is shown as R.O.W.
- 8) Sheet 1, legend – suggest adding spaces in "ACC=LIMITS OF ACCESS" to improve readability.
- 9) Sheet 1, note under legend – missing final double quotes for "GOLDEN CA 7623.
- 10) Sheet 1 – it does not appear that the B/Ls are shown?
- 11) Sheet 1 – why is there a legend entry for a TCE – TCEs are not normally shown on a plat.
- 12) Sheet 1 – ACCs and LNAs are apparently not shown on the plat.
- 13) Sheet 1 – is the e-mail for the surveyor correct? Looks like it should be troy@goldenls.com?
- 14) Sheet 1 – what is the N-S strip of property on the W side of the plat? It does not appear to be part of the block 1 lots, but looks to be a separate parcel – is this to be a reserve area owned by an HOA? Is this to be another lot?

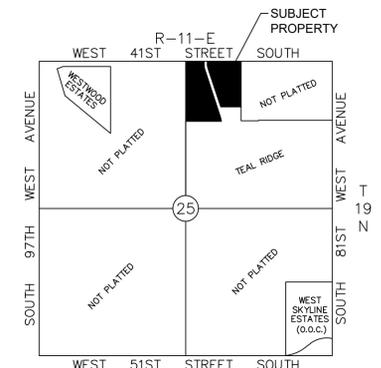
- 15) Sheet 1 – please review and verify the legal description. Some of the bearings and/or calls do not seem to agree with the Teal Ridge filed plat.
- 16) Sheet 2, Certificate of Dedication and Restrictive Covenants of Estates at Teal Ridge – text in paragraph 6 in the first column refers to 115 lots in 6 blocks and 2 reserve areas. Also, should there be a “Section I.” in front of the title, and should the title of this section be underlined and bolded as are the rest of the sections?
- 17) Sheet 2, Certificate of Dedication and Restrictive Covenants of Estates at Teal Ridge – in article 1 (Public Streets and Utility Easements), there does not appear to be any public street rights-of-way being dedicated by this plat.
- 18) Sheet 2, section I, article 6 – this article is entitled Sewage Facilities, but there are no public sewage facilities or connections proposed for this plat. Also, this article’s text appears to be identical to article 5, Surface Drainage. Maybe this article should be deleted?
- 19) Sheet 2, section I, article 7 – Private Service Easement – this article does not appear to be appropriate for this plat, as there does not appear to be any private service easements shown.
- 20) Sheet 2, section II, article 1.A. – there are references to both an “Architectural Committee” and an “Agricultural Committee”. Should all of these references be “Architectural Committee”?
- 21) Sheet 3, section IV, article 1 – Enforcement – reference is made to a section V. There does not appear to be a section V provided.
- 22) Sheet 3, Certificate of Ownership – the signing owner is shown as Jesse Powell, but the notarized section for this signature refers to Mark Grubbs and Tony Meek.
- 23) Sheet 3, Certificate of Survey – the text refers to another plat in the City of Tulsa. Also, the year of signature has passed.

Staff recommends approval of the requested preliminary plat subject to the following conditions:

- 1) The Bulk and Area requirements of the RE District shall be met.
- 2) All requirements of the Subdivision Regulations shall be met.
- 3) All TAC comments must be addressed.

PRELIMINARY PLAT ESTATES at TEAL RIDGE

A SUBDIVISION IN THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA
PART OF NE/4 SECTION 25, T-19-N, R-11-E, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF



Location Map



OWNER / DEVELOPER

CONCEPT BUILDERS
JESSE POWELL
1236 S LEWIS AVE.
TULSA, OKLAHOMA 74104
PH (918)948-1808
jesse@concept-builders.com

SURVEYOR

GOLDEN LAND SURVEYING
4131 N.W. 122nd ST. SUITE 100,
OKLAHOMA CITY, OKLAHOMA 73120
PH (405) 849-6010
E-mail: troy@goldenland.com
CA No. 7263 Renewal: June 30, 2026

ENGINEER

ROUTE 66 ENGINEERING, LLC
5 SOUTH MAIN STREET
SAPULPA, OK 74066
PH (918) 248-1129
E-mail: bcox@66eng.com
CA No. 8853 Renewal: June 30, 2027

LEGEND

- SECTION CORNER
- QUARTER CORNER
- SET 1/2" IRON ROD
- SET MAG NAIL
- PLAT BOUNDARY LINE
- LOT LINE (THIS PLAT)
- EASEMENT (THIS PLAT)
- BUILDING LIMIT LINE (THIS PLAT)
- EXISTING LOT LINE
- EXISTING LOT LIMIT LINE

- ACC- LIMITS OF ACCESS
- LNA = LIMITS OF NO ACCESS
- U/E = UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- F.I.P. = FOUND IRON PIN
- TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED
1/2" IRON PINS OR MAG NAILS WITH
WASHERS BOTH BEING STAMPED "GOLDEN
CA 7623

SUBDIVISION CONTAINS 10 LOTS IN 2 BLOCKS

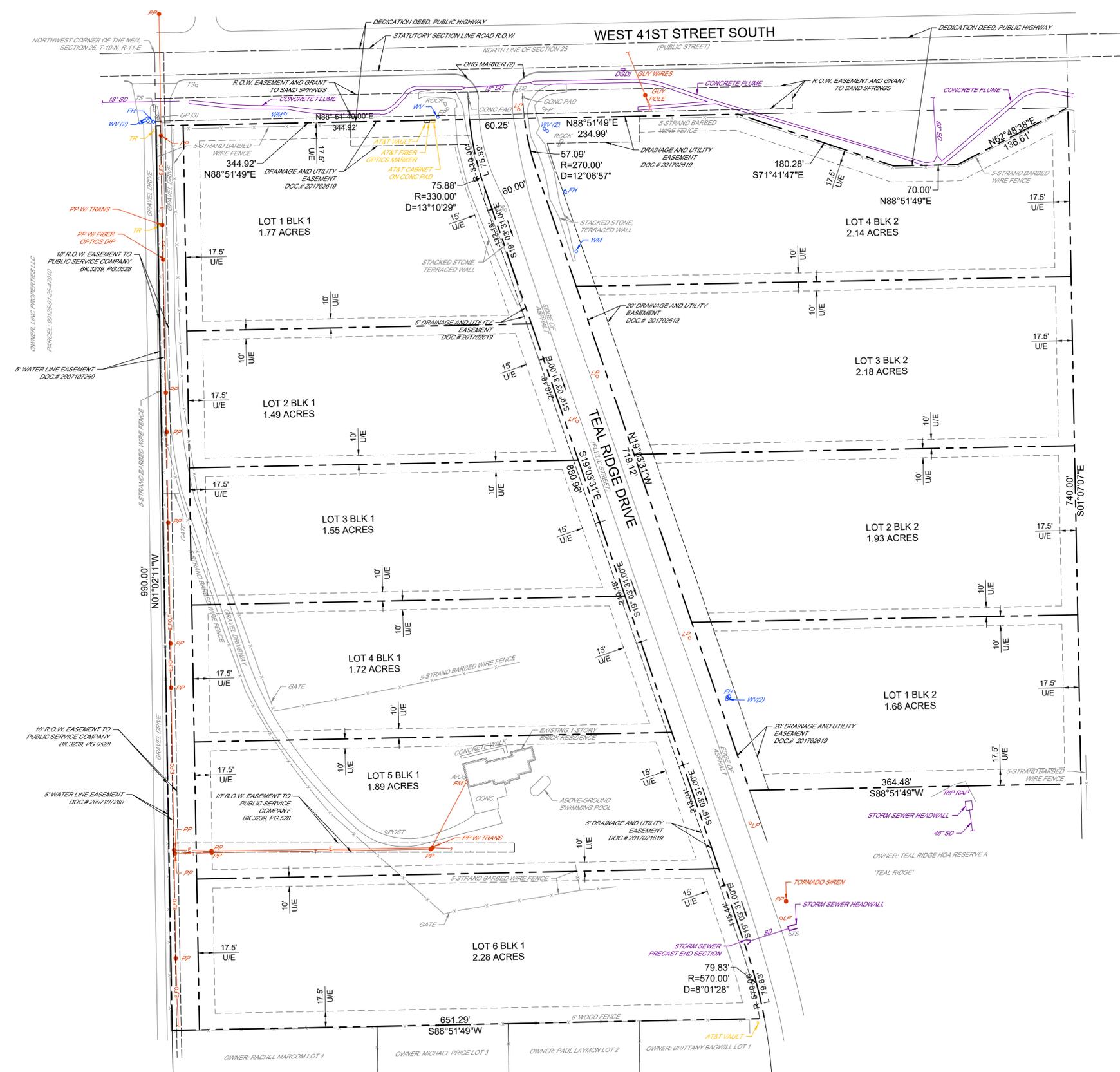
SUBDIVISION CONTAINS 19.21 TOTAL ACRES

THIS PLAT MEETS THE OKLAHOMA MINIMUM
STANDARDS FOR THE PRACTICE OF LAND
SURVEYING AS ADOPTED BY THE OKLAHOMA
STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS.

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25); THENCE NORTH 88°51'49" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25) FOR A DISTANCE OF 343.65 FEET; THENCE SOUTH 01°08'11" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°08'11" EAST A DISTANCE OF 2.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 94.46 FEET; THENCE SOUTH 19°03'31" EAST A DISTANCE OF 719.12 FEET; THENCE NORTH 88°51'49" EAST TO THE WEST LINE OF THE EAST 308.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 364.48 FEET; THENCE SOUTH 01°07'07" EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1070.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25) FOR A DISTANCE OF 1570.27 FEET; THENCE SOUTH 89°16'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1312.30 FEET; THENCE SOUTH 01°12'00" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1551.93 FEET; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 651.29 FEET; THENCE NORTH 10°39'45" WEST FOR A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, DELTA ANGLE OF 08°01'28" FOR AN ARC LENGTH OF 79.83 FEET; THENCE NORTH 19°03'31" WEST FOR A DISTANCE OF 880.96 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 103.22 FEET; THENCE NORTH 01°08'11" WEST FOR A DISTANCE OF 2.69 FEET TO THE POINT OF BEGINNING, AND LESS THE NORTH 30 FEET THEREOF.



PRELIMINARY PLAT ESTATES at TEAL RIDGE

A SUBDIVISION IN THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA
PART OF NE/4 SECTION 25, T-19-N, R-11-E, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS OF ESTATES at TEAL RIDGE

KNOW ALL BY THESE PRESENTS:

GIBSON & POWELL INVESTMENTS, LLC, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25); THENCE NORTH 88°51'49" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25) FOR A DISTANCE OF 343.65 FEET; THENCE SOUTH 01°08'11" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°08'11" EAST A DISTANCE OF 2.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 84.46 FEET; THENCE SOUTH 19°03'31" EAST A DISTANCE OF 719.12 FEET; THENCE NORTH 88°51'49" EAST TO THE WEST LINE OF THE EAST 308.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 364.48 FEET; THENCE SOUTH 01°07'07" EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1070.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) FOR A DISTANCE OF 250.00 FEET; THENCE NORTH 88°51'49" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 308.00 FEET; THENCE NORTH 01°08'11" WEST TO THE NORTH LINE OF THE SOUTH 250.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) FOR A DISTANCE OF 4.38 FEET; THENCE NORTH 89°04'00" EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1312.30 FEET; THENCE SOUTH 01°12'00" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1570.27 FEET; THENCE SOUTH 89°16'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 2629.12 FEET; THENCE NORTH 01°02'11" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1551.93 FEET; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 651.29 FEET; THENCE NORTH 10°39'45" WEST FOR A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, DELTA ANGLE OF 08°01'28" FOR AN ARC LENGTH OF 79.83 FEET; THENCE NORTH 19°03'31" WEST FOR A DISTANCE OF 880.96 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 103.22 FEET; THENCE NORTH 01°08'11" WEST FOR A DISTANCE OF 2.69 FEET TO THE POINT OF BEGINNING, AND LESS THE NORTH 30 FEET THEREOF.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 115 LOTS IN 6 BLOCKS AND 2 RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "ESTATES at TEAL RIDGE," A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "ESTATES at TEAL RIDGE")

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 "ESTATES at TEAL RIDGE".

1. PUBLIC 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, 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 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 HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF SAND SPRINGS, OKLAHOMA (HEREINAFTER THE "CITY", AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY 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. NO PARKING SHALL BE ALLOWED WITHIN STREET RIGHTS-OF-WAY OF CUL-DE-SACS.

2. WATER AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE 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, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGEMENT OF THE CITY, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS 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, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE 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 OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THE SUBSECTION SHALL BE ENFORCEABLE BY THE CITY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

3. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT 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, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF SAND SPRINGS, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

4. UTILITY SERVICES

A. UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. HOWEVER, OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC SERVICES MAY BE LOCATED WITHIN THE SOUTHERN AND WESTERN PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARD MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGH 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 ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN UTILITY EASEMENTS.

B. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE RESPONSIBLE FOR THE DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2½ 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.

C. THE RESPECTIVE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT TIMES HAVE THE RIGHT AND ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR THIS DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING AND PROTECTING UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE. THE OWNER OF ANY LOT 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, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICES SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OR GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES 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 THE OWNER'S AGENTS OR CONTRACTORS.

E. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE, AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

5. SURFACE DRAINAGE

ALL LOTS WITHIN THE SUBDIVISION 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. THE OWNER OF EACH LOT SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY.

6. SEWAGE FACILITIES (ALL LOTS)

ALL LOTS WITHIN THE SUBDIVISION 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. THE OWNER OF EACH LOT SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY.

7. PRIVATE SERVICE EASEMENT

THE AREA DESIGNATED ON THE PLAT AS "PRIVATE SERVICE EASEMENT" OR "PSE" IS HEREBY DEDICATED FOR THE PURPOSES OF PRIVATE WATER SERVICES. THE OWNER OF THE PROPERTY ADJOINING TEAL RIDGE AND CONTIGUOUS TO THE PRIVATE SERVICE EASEMENT SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE PRIVATE SERVICE EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICES TO THE PROPERTY ADJOINING TEAL RIDGE AND CONTIGUOUS TO THE PRIVATE SERVICE EASEMENT. THE OWNER OF ANY LOT SHALL BE RESTRICTED COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER OF ANY LOT AND SHALL BE ENFORCEABLE BY THE CITY OF SAND SPRINGS, OKLAHOMA, OR ITS SUCCESSORS, THAT WITHIN THE PRIVATE SERVICE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION. ANY DAMAGES TO THE ALLOWED IMPROVEMENTS LISTED ABOVE SHALL WHOLLY BE BORN BY THE BENEFICIARIES OF THE PRIVATE SERVICE EASEMENT.

SECTION II. DEVELOPMENT AND CONSTRUCTION STANDARDS

1. ARCHITECTURAL COMMITTEE

A. COMPOSITION OF COMMITTEE

AN ARCHITECTURAL COMMITTEE COMPOSED OF THE OWNER/DEVELOPER IS HEREBY FORMED ("THE ARCHITECTURAL COMMITTEE") TO REVIEW AND APPROVE ANY STRUCTURE BUILT WITHIN THE ESTATES at TEAL RIDGE, TO INTERPRET THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN, AND TO PERFORM ANY OTHER DUTIES ASSIGNED TO IT THEREIN. THE OWNER/DEVELOPER MAY APPOINT AN ADDITIONAL MEMBER OR MEMBERS AND/OR DELEGATE ITS DUTIES IN WHOLE OR IN PART TO OTHER MEMBERS OR THE ESTATES at TEAL RIDGE HOMEOWNERS ASSOCIATION. AT SUCH TIME AS THE OWNER/DEVELOPER AND ITS APPOINTEES, IF ANY, ARE NO LONGER SERVING AS MEMBERS OF THE AGRICULTURAL COMMITTEE, THE THEN OWNERS OF A MAJORITY OF THE LAND AREA WITHIN THE ESTATES at TEAL RIDGE SHALL DESIGNATE 3 (THREE) OWNERS OF PROPERTY WITHIN THE ESTATES at TEAL RIDGE TO SERVE AS THE AGRICULTURAL COMMITTEE, AND THEREAFTER, IF ANY MEMBER OF THE AGRICULTURAL COMMITTEE SHALL RESIGN OR DIE, HE OR SHE SHALL BE REPLACED BY ANOTHER OWNER OF PROPERTY WITHIN THE ESTATES at TEAL RIDGE DESIGNATED BY THE THEN OWNERS OF A MAJORITY OF THE LAND AREA WITHIN THE ESTATES at TEAL RIDGE.

B. APPROVAL OF PLANS

NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY PROPERTY WITHIN THE ESTATES at TEAL RIDGE UNTIL THE BUILDING PLANS AND SPECIFICATIONS THEREFOR, EXTERIOR COLOR SCHEME AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE ESTATES at TEAL RIDGE AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERRECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. 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 WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE HAS GRANTED THE WAIVER UNDER THE PROCEDURES SET FORTH HEREIN. NOTHING HEREIN CONTAINED SHALL ANY WAY BE DEEMED TO PREVENT ANY OF THE OWNERS OF PROPERTY IN THE ESTATES at TEAL RIDGE WHICH THEY WOULD OTHERWISE BE ENTITLED TO MAINTAIN.

2. FLOOR AREA: ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. ALL HOMES SHALL HAVE A MINIMUM OF 2,100 SQUARE FEET OF LIVING AREA FOR ONE-STORY HOMES AND SHALL HAVE A MINIMUM OF 2,400 SQUARE FEET OF LIVING AREA FOR ONE-AND-A-HALF STORY AND TWO STORY HOMES, WITH A MINIMUM OF 1,600 SQUARE FEET ON THE FIRST FLOOR. THE COMPUTATION OF SQUARE FEET OF LIVING AREA SHALL EXCLUDE OPEN PORCHES, GARAGES AND BREEZEWAYS.

3. GARAGES: A GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO (2) AUTOMOBILES SHALL BE PROVIDED ON EACH LOT. GARAGES SHALL BE ENCLOSED AND ATTACHED. CARPORTS ARE NOT PERMITTED.

4. DRIVEWAYS: ALL DRIVEWAY CULVERTS SHALL HAVE MASONRY OR BRICK HEADWALLS AND SHALL CONFORM TO THE STANDARD DETAIL(S) AS ESTABLISHED BY THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL COMMITTEE MAY APPROVE UPON WRITTEN REQUEST AN EXEMPTION TO THIS PROVISION.

6. ON-SITE CONSTRUCTION: NO PREEXISTING OR OFF-SITE BUILT RESIDENCE, BUILDING AND/OR METAL BUILDING MAY BE MOVED ONTO ANY LOT.

7. FENCES:

- NO FENCING SHALL EXTEND BEYOND THE FRONT BUILDING LINE OF ANY RESIDENCE.
- FENCES OR OTHER OBSTRUCTIONS SHALL NOT IMPAIR THE FLOW OF STORM OR SURFACE WATER ACROSS A LOT.

9. GRADING: EACH LOT SHALL BE FINISH GRADED SO THAT IT WILL DRAIN IN AN UNOBSTRUCTED MANNER AND RESIST EROSION ONTO ADJACENT LOT(S).

10. EXTERIOR FINISH: (100%) EXTERIOR MASONRY COVERAGE ON FRONT OF HOUSE (EXCLUDING WINDOWS, DOORS AND COVERED FRONT PORCHES) SHALL BE REQUIRED (BRICK, NATURAL ROCK OR STUCCO) FROM THE BRICK LEDGE TO 9' HIGH. THE ARCHITECTURAL COMMITTEE MAY APPROVE UPON WRITTEN REQUEST AN EXCEPTION TO THIS PROVISION, WHERE A SPECIFIC ARCHITECTURAL DESIGN CONFLICTS WITH THE MASONRY STANDARD

11. SETBACKS: NO BUILDING SHALL BE LOCATED BEYOND THE MINIMUM FRONT BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED BEYOND THE MINIMUM REAR BUILDING SETBACK LINE OF TWENTY-FIVE FEET (25). NO BUILDING SHALL BE LOCATED BEYOND THE MINIMUM SIDE BUILDING SETBACK LINES OF FIVE FEET (5) ON EACH SIDE. NO BUILDING CAN BE SITUATED IN ANY EASEMENTS OR FLOOD PLAINS.

SECTION III. HOMEOWNERS' ASSOCIATION

1. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF LOTS WITHIN THE ESTATES at TEAL RIDGE ("THE ESTATES at TEAL RIDGE 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 WITHOUT LIMITATION THE RESERVES DEPICTED UPON THE ACCOMPANYING PLAT AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE ESTATES at TEAL RIDGE.

2. MEMBERSHIP:

EVERY PERSON OR ENTITY, SAVE AND EXCLUDING THE OWNER/DEVELOPER, WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE 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 HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION BY THE OWNER/DEVELOPER, OR AS THE DATE OF RECORDING THE DEED, WHICHEVER OCCURS LAST. AT ANY TIME AFTER INCORPORATION, THE OWNER/DEVELOPER MAY TRANSFER THE RESPONSIBILITIES AND CONTROL OF THE COMMON AREAS AND RESERVES OF THE ESTATES at TEAL RIDGE TO THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION, UPON SUCH TRANSFER OF CONTROL, THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION SHALL HAVE ALL THE BENEFITS, RIGHTS, AND RESPONSIBILITIES OF THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION AS DESCRIBED IN SECTION IV; PROVIDED, HOWEVER, THE ARCHITECTURAL COMMITTEE SHALL REMAIN IN THE EXCLUSIVE CONTROL OF THE OWNER/BUILDER UNTIL IT IS TRANSFERRED TO THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION AS PROVIDED IN SECTION III(1). IT IS CONTEMPLATED THAT ADDITIONAL LANDS ADJOINING THE SUBDIVISION AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES MAY BE ANNEXED BY THE OWNER/DEVELOPER INTO THE GEOGRAPHIC JURISDICTION OF THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION.

3. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ESTATES at TEAL RIDGE HOMEOWNERS' ASSOCIATION MAY HAVE, THE HOMEOWNERS' ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITH THIS DEED OF DEDICATION AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

PRELIMINARY PLAT ESTATES at TEAL RIDGE

A SUBDIVISION IN THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA
PART OF NE/4 SECTION 25, T-19-N, R-11-E, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

1. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, THE COVENANTS SET FORTH WITHIN SECTION III, DEVELOPMENT AND CONSTRUCTION STANDARDS, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY ANY OWNER OF PROPERTY WITHIN THE ESTATES at TEAL RIDGE. THE COVENANTS SET FORTH WITHIN AND SECTION V, ASSIGNMENT OF RIGHTS OF OWNER/DEVELOPER, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE OWNER/DEVELOPER AND THE OWNER/DEVELOPER'S SUCCESSORS OR ASSIGNS TO WHOM THE OWNER/DEVELOPER HAS ASSIGNED THE RIGHTS OF OWNER/DEVELOPER. IF THE OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS CONTAINED IN SECTION III, IT SHALL BE LAWFUL FOR THE PERSON OR ENTITY WITH ENFORCEMENT RIGHTS HEREUNDER, 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. IN ANY JUDICIAL ACTION TO ENFORCE THE PROVISIONS HEREOF, THE PREVAILING PARTY MAY RECOVER REASONABLE COSTS AND ATTORNEY FEES.

2. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS CERTIFICATE OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

3. AMENDMENT

THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN THIS DECLARATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF ANY PROPERTY WITHIN THE ESTATES at TEAL RIDGE. OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LAND AREA WITHIN THE ESTATES at TEAL RIDGE. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF ANY PROPERTY WITHIN THE ESTATES at TEAL RIDGE) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LAND AREA WITHIN THE ESTATES at TEAL RIDGE, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

4. 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, CONCEPT BUILDERS, LLC, BEING THE OWNER OF THE SUBDIVISION, HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THIS ____ DAY OF _____, 2026.

BY: _____
JESSE POWELL, PRESIDENT

STATE OF OKLAHOMA COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, NOTARY OF PUBLIC IS AND FOR SAID COUNTY AND AND STATE, ON THIS _____ DAY OF _____, 2026 PERSONALLY APPEARED TO ME, MARK GRUBBS AND TONY MEEK, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME AS THE MAKER OF THE FOREGOING INSTRUMENT, AS ITS OWNER AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH 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: _____)
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, TROY DEE, A REGISTERED LAND SURVEYOR 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 SAID PLAT DESIGNATED HEREIN AS THE FINAL PLAT OF "THE HILLS OF NORTHWEST PASSAGE", A SUBDIVISION IN THE CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

TROY DEE
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 7263

STATE OF OKLAHOMA)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026., PERSONALLY APPEARED TROY DEE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

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

MY COMMISSION EXPIRES: _____)
NOTARY PUBLIC



Subject Tract

E 41ST ST

W 41ST ST S

S SEAL RIDGE DR

E 43RD ST

S 89TH W AVE

S WOODLAND AVE

E 44TH ST

E 45TH ST

S HOLLY AVE

E 45TH CIR

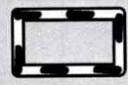
S INY AVE

E 45TH CT

E 45TH PL

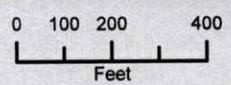
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



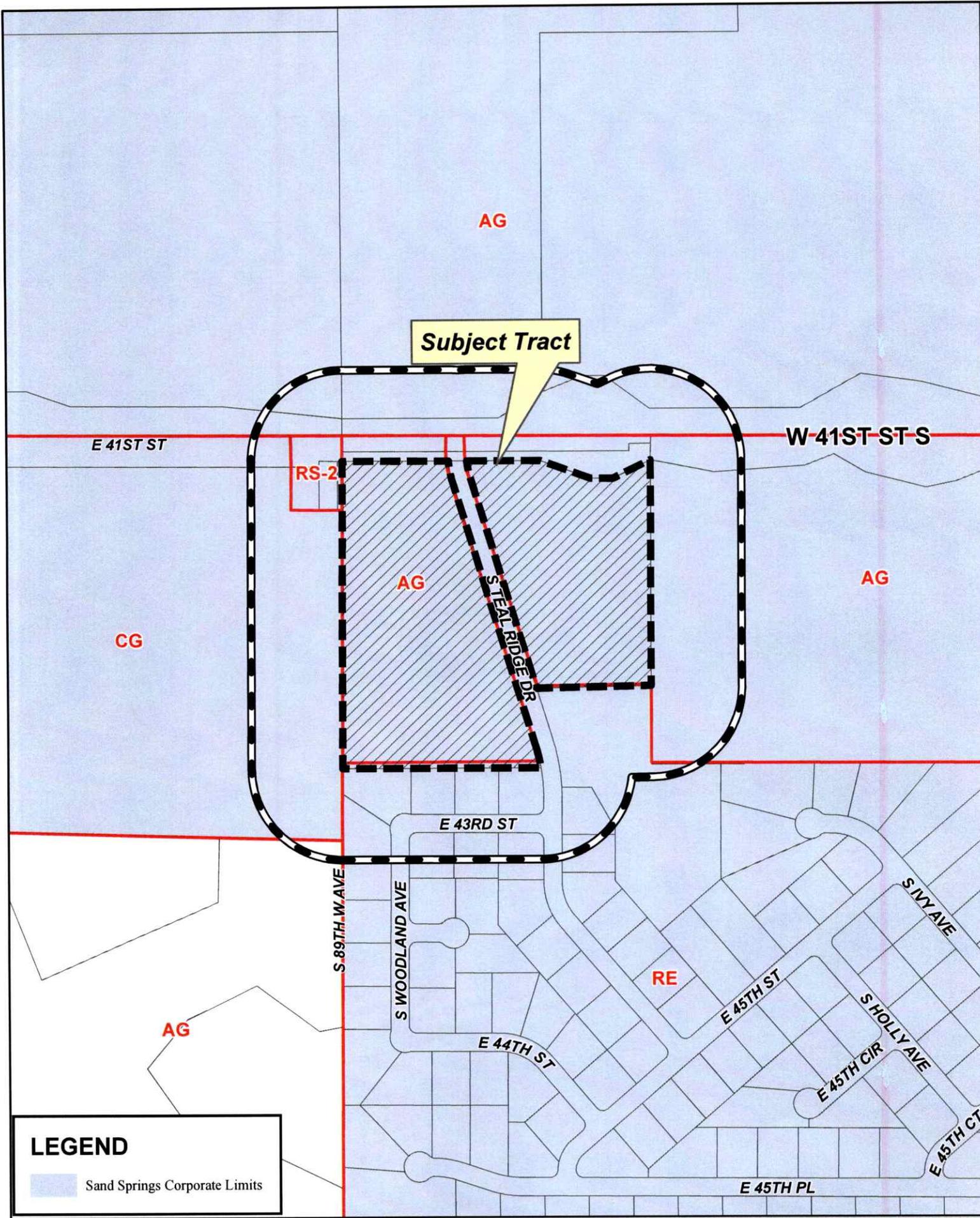
Subject Tract

Estates at Teal Ridge



25 19-11





Subject Tract

E 41ST ST

W 41ST ST S

RS-2

AG

AG

CG

S TEAL RIDGE DR

E 43RD ST

S 89TH W AVE

S WOODLAND AVE

RE

E 45TH ST

S IVY AVE

AG

E 44TH ST

S HOLLY AVE

E 45TH CIR

E 45TH CT

E 45TH PL

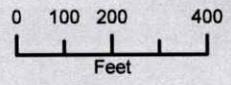
LEGEND

 Sand Springs Corporate Limits

 300' Radius

 Subject Tract

Estates at Teal Ridge



25 19-11



APPLICATION DATE: 02/09/2026



SAND SPRNGS PLANNING COMMISSION

APPLICATION FOR **PRELIMINARY** PLAT REVIEW AND APPROVAL

NOTE: The fee for this application is \$200.00. Ten (10) folded copies of the plat and one 11"x17" copy, three (3) copies of Construction Plans & Drainage Study and an electronic copy (pdf) to the Planning Department by the stated cut-off date. The Technical Advisory Committee will review the Preliminary Plat prior to submission to the Planning Commission.

Meeting Dates: TAC 2/25/2026 PC 3/09/2026 PB

SUBDIVISION NAME: Estates at Teal Ridge

GENERAL LEGAL DESCRIPTION OR LOCATION OF TRACT: Estates at Teal Ridge

Part of the NW/4 of the NE/4 Sec. 25, T-19-N, R-11-E Sec 35 T 19N R11E

CITY LIMITS ? (Y) N or partly inside, partly outside ? Y N

ACRES 19.21 LOTS 10 BLOCKS 2 AVERAGE SIZE 1.90 acres

Present Use of Tract: vacant Proposed Use: residential Present Zoning: AG Proposed Zoning: RE

Water: (X) City Main () Well () Other:

Sanitation: () City Sewer (X) Septic () Disposal Plant () Lagoon

Streets: () Portland Cement Concrete (X) Asphaltic Concrete () Other

APPLICANT'S NAME: Billy Cox CIRCLE ONE: (Owner) (Developer) (Engineer) (Surveyor) (Attorney)

Address: 5 S. Main Street, Sapulpa, OK 74066

Signature: Billy Cox email: bcox@66eng.com

Phone Numbers: (w) 918-248-1129 (cell) 918-852-1458

Planning Commission Recommendation: VOTE: DATE:



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

Date: March 9, 2026

To: Planning Commission Members

Agenda item #7

MEMO

The developer for Project Spring has started the process of creating a Tax Increment District (TID). This is the same process that was used for WEBCO and requires the appointment of a committee to review the project plan. Chairman Paul Shindel, as well as citizens and representatives of all of the taxing entities are a part of the committee that will recommend a project for the Sand Springs City Council.

State law requires review by the Planning Commission and approval of a resolution that (a) finds whether the project is consistent with the current comprehensive plan of the city; and (b) makes a recommendation to the City Council.

Representatives from the end user will be present to answer any question from the Planning Commission and the City is represented by bond counsel Missy Westfall and John Weidman who can answer any questions about process and purpose of the TID.

RESOLUTION NO. 26-22

A RESOLUTION DETERMINING THAT THE PROJECT SPRING DATA CENTER ECONOMIC DEVELOPMENT PROJECT PLAN IS IN CONFORMANCE WITH THE SAND SPRINGS 2030 LAND USE MASTER PLAN AND RECOMMENDING TO THE CITY OF SAND SPRINGS APPROVAL AND ADOPTION OF THE PROJECT SPRING DATA CENTER ECONOMIC DEVELOPMENT PROJECT PLAN

WHEREAS, it is an objective of the City of Sand Springs ("City") to promote economic development within its boundaries in order to attract investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City; and

WHEREAS, development within the City will promote the public good, general welfare, economic security, and prosperity of the City and its inhabitants; and

WHEREAS, the Project Spring Data Center Economic Development Project Plan (the "Project Plan") is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* ("Act"); and

WHEREAS, the provisions of the Act provide procedures for developing a qualified area such as the project area described in the Project Plan; and

WHEREAS, the Project Plan establishes a project area with three (3) incentive districts and offers incentives to attract the development of a data center campus within the proposed project area, which is comprised of real property located south of Rock School Road, west of North 52nd W. Avenue, and east of OK-97 U.S. Route 97, in the City of Sand Springs, Osage County, State of Oklahoma; and

WHEREAS, the Project Plan provides an economic structure and incentives authorized by the Act necessary to generate private investment; and

WHEREAS, the Project Plan is designed to achieve the City's development objectives to stimulate private investment, increase quality jobs, and enhance the tax base for the City, without any anticipated or projected public investment; and

WHEREAS, consistent with the Local Development Act, the Planning Commission has reviewed the Sand Springs 2030 Land Use Master Plan, as amended from time to time (the "Sand Springs Comprehensive Plan") and the Project Plan; and

WHEREAS, the Project Plan is appropriate and desirable in order to support efforts to achieve the objectives of the Sand Springs Comprehensive Plan; and

WHEREAS, the Planning Commission finds it appropriate and desirable to recommend to the City Council of the City that it approve and adopt the Project Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAND SPRINGS, OKLAHOMA:

1. That the Project Spring Data Center Economic Development Project Plan is hereby declared to be in conformance with the Sand Springs 2030 Land Use Master Plan, as amended from time to time; and
2. That the Planning Commission recommends to the City Council of the City of Sand Springs that it approve and adopt the Project Spring Data Center Economic Development Project Plan.

PASSED AND APPROVED this 9th day of March 2026.

Paul Shindel, Chairperson

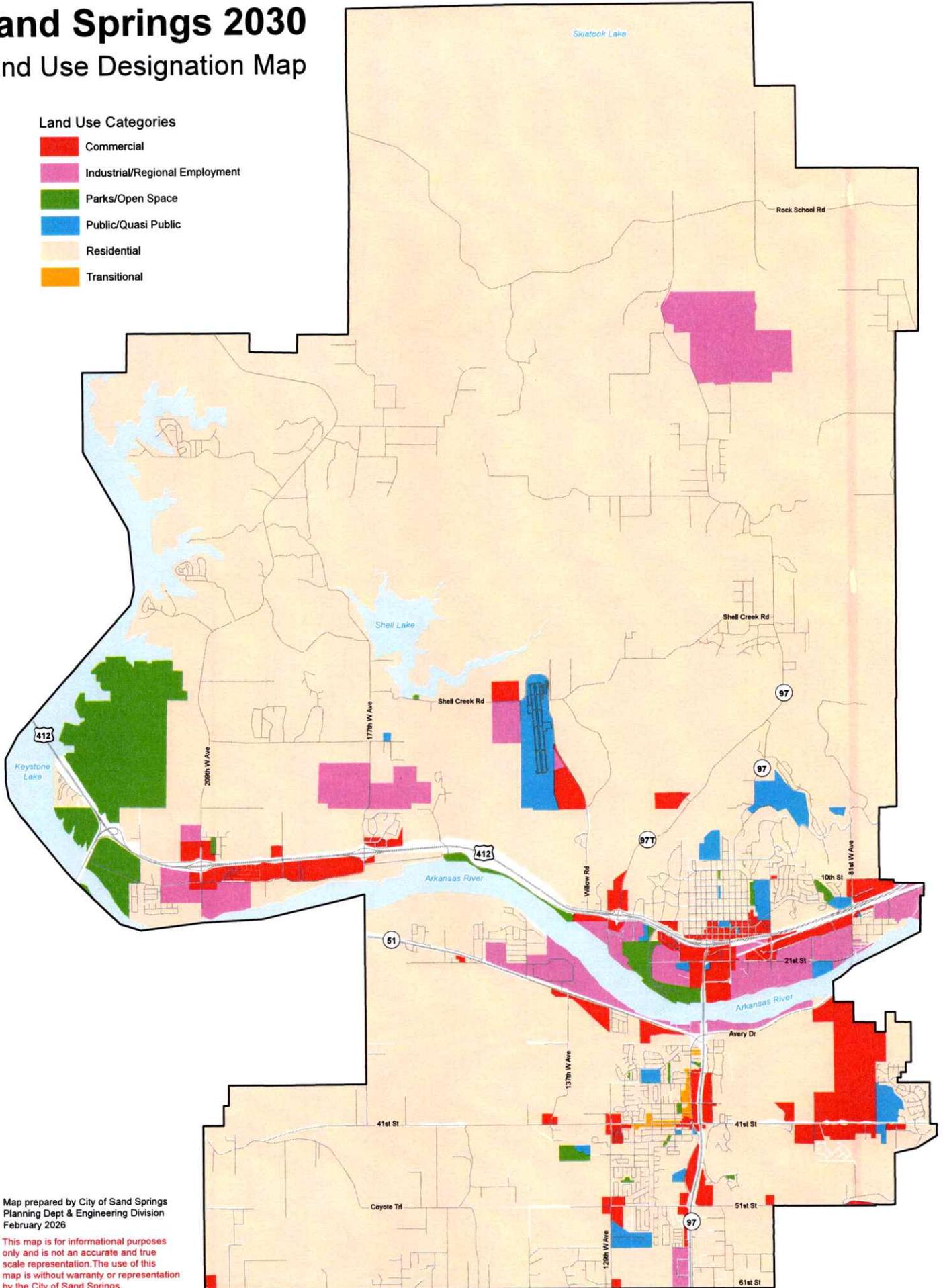
ATTEST:

Sand Springs 2030

Land Use Designation Map

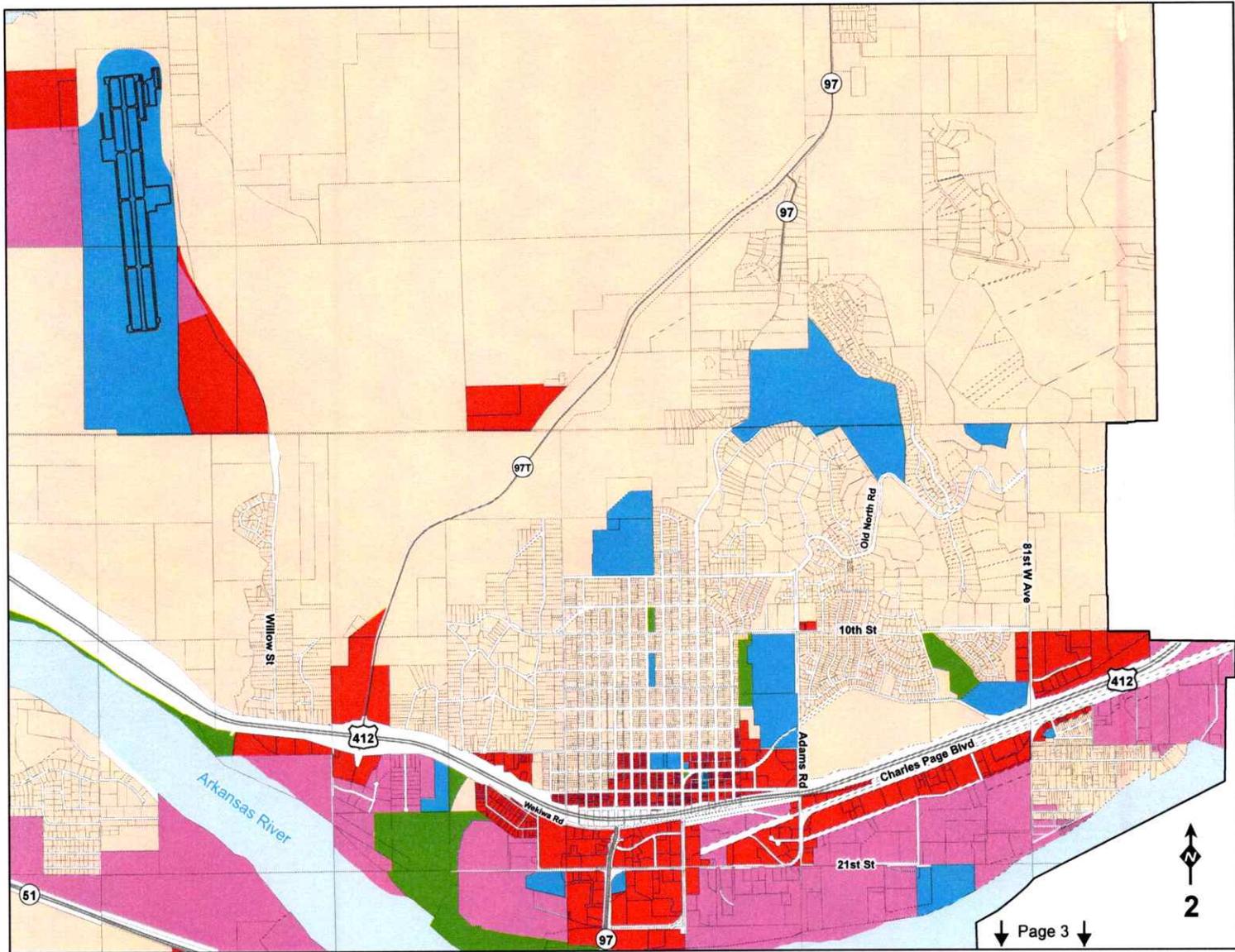
Land Use Categories

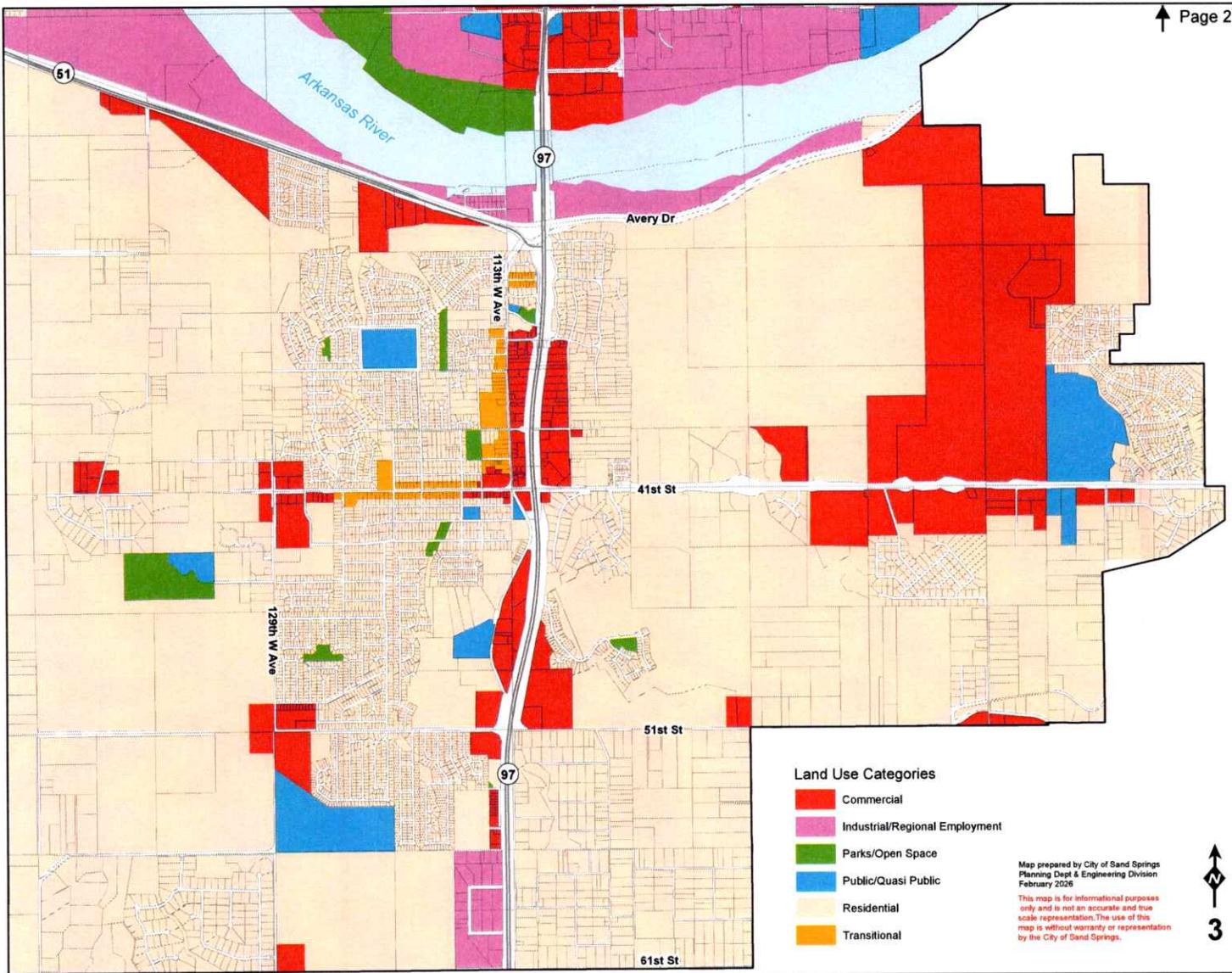
- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional



Map prepared by City of Sand Springs
 Planning Dept & Engineering Division
 February 2026

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Land Use Categories

- Commercial
- Industrial/Regional Employment
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February 2026
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Downtown Business District

- Land Use Categories**
- Commercial
 - Industrial/Regional Employment
 - Parks/Open Space
 - Public/Quasi Public
 - Residential
 - Transitional
- Downtown Business District



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