



BELVEDERE RESERVE

BIXBY, OKLAHOMA

BUILDER OPPORTUNITIES IN BIXBY'S NEXT PREMIER COMMUNITY



Community Vision



Builder Packet Summary

Belvedere Reserve is an exclusive gated community featuring 28 thoughtfully designed homesites in the heart of Bixby.

With standard 70' × 150' lots and select oversized homesites ranging from approximately 0.23 to 0.31 acres, the community offers builders the opportunity to create distinctive custom homes in a highly desirable location. Residents will enjoy a beautifully landscaped entrance, a scenic neighborhood pond with walking trails, professionally maintained common areas, and access to the award-winning Bixby School District.

Homes within Belvedere Reserve are anticipated to range from approximately \$700,000 to \$1.2 million, creating a strong market opportunity for builders seeking to serve discerning buyers in one of the area's most desirable communities.

Quick Highlights

- 28 thoughtfully planned homesites
- Standard 70' × 150' lots with select oversized homesites
- Homesites ranging from approximately 0.23 to 0.31 acres
- Private gated entry with signature landscaping
- Scenic neighborhood pond with walking trails
- Professionally maintained common areas
- Curated architectural standards to protect long-term value
- Served by the highly sought-after Bixby School District
- Convenient access to shopping, dining, and major thoroughfares
- Minutes from South Tulsa, Jenks, and the Arkansas River corridor
- Limited opportunities with select premier homebuilders

Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN TWO (2) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 424,296.7 SF / 9.74 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SW/4 OF SEC.04, T17N, R13E AS NORTH 88°52'50" EAST. MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

Benchmark

ADS STATION 409 - 5/6" REBAR WITH ALUMINUM CAP
N: 360896.654, E: 2580711.215, ELEV.: 683.255' NAVD88

Addresses

ADDRESSES SHOWN ON THIS PLAN WERE ACCURATE AT THE TIME THE PLAN WAS FILED. THE ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

- BL -- BUILDING SETBACK LINE
- IPF -- IRON PIN FOUND
- IPS -- IRON PIN SET
- L.N.A. -- LIMITS OF NO ACCESS
- MAE -- MUTUAL ACCESS EASEMENT
- ODE -- OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT
- WL/E -- RESTRICTED WATERLINE EASEMENT
- 1234 -- STREET ADDRESS

Planned Unit Development No. 152 Belvedere Reserve

A SUBDIVISION IN THE CITY OF JENKS, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF

THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

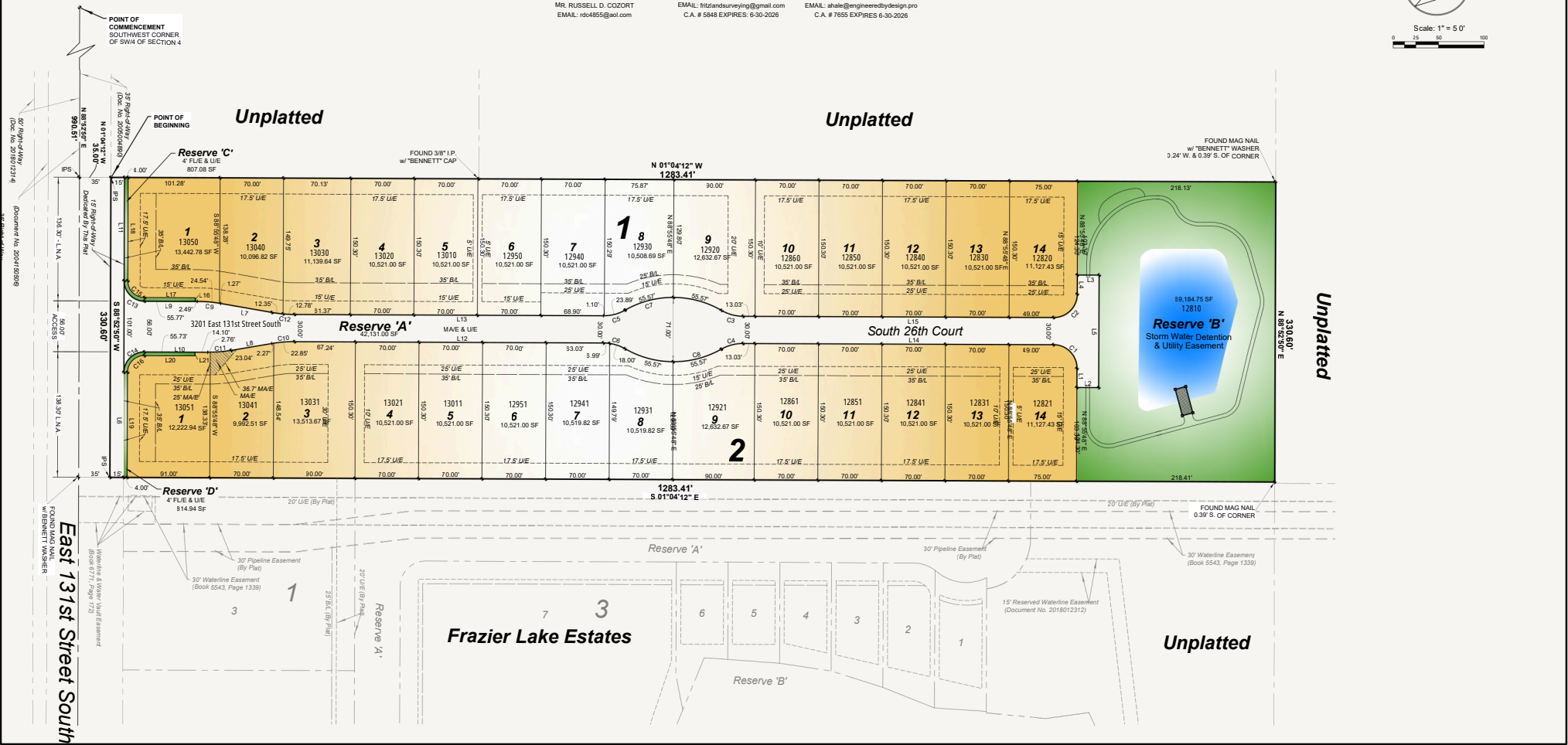
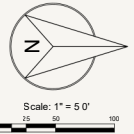
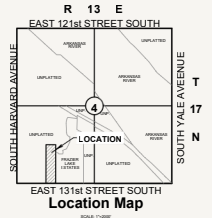
CLEARFIELD PARTNERS, LLC
P.O. BOX 265
JENKS, OKLAHOMA 74037
PHONE: (918) 260-1415
MR. RUSSELL D. COZORT
EMAIL: rdc4855@aol.com

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHICOTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: aahale@engineeredbydesignpro.com
C.A. # 7655 EXPIRES 6-30-2026



50' Right-of-Way (Doc. No. 2018012719)

30' Right-of-Way (Doc. No. 2018012719)

East 131st Street South

Unplatted

Unplatted

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SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN TWO (2) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 424,296.7 SF / 9.74 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (2011 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRD DISTANCES IN U.S. SURVEY FEET.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CAS848" CAP OR MAG NAIL W/ "FRITZ CAS848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

Benchmark

ADS STATION 509 - 5/8" REBAR WITH ALUMINUM CAP
N: 429293.416, E: 2594905.585, ELEV.: 627.84' NAVD83

Addresses

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- UE - UTILITY EASEMENT
- WUE - RESTRICTED WATERLINE EASEMENT
- 1234 - STREET ADDRESS

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THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

CLEARFIELD PARTNERS, LLC
P.O. BOX 265
JENKS, OKLAHOMA 74037
PHONE: (918) 260-1415
MR. RUSSELL D. COZORT
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Engineer

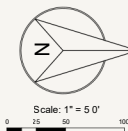
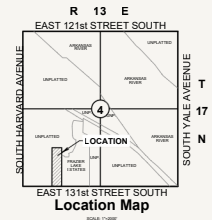
ENGINEERED BY DESIGN, PLLC
6700 MYERS LANE
CHOCTAW, OKLAHOMA 74320
PHONE: (405) 234-0980
EMAIL: ahalke@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2026

Line Table

LINE	BEARING	DISTANCE
L1	S 88°52'48" W	21.00'
L2	S 01°04'12" E	24.00'
L3	N 01°04'12" W	24.00'
L4	S 88°52'48" W	21.00'
L5	N 88°52'48" E	124.00'
L6	S 88°52'50" W	115.78'
L7	N 08°39'27" E	57.33'
L8	S 01°04'12" E	45.66'
L9	N 01°04'12" W	58.28'
L10	S 01°04'12" E	69.84'
L11	S 88°52'50" W	113.82'
L12	N 01°04'12" E	348.27'
L13	N 01°04'12" W	348.27'
L14	S 01°04'12" E	342.03'
L15	N 01°04'12" W	342.03'
L16	S 88°52'50" W	4.00'
L17	S 01°04'12" E	55.77'
L18	S 88°52'50" W	113.82'
L19	S 88°52'50" W	115.78'
L20	N 01°04'12" E	55.73'
L21	S 88°52'50" W	4.00'

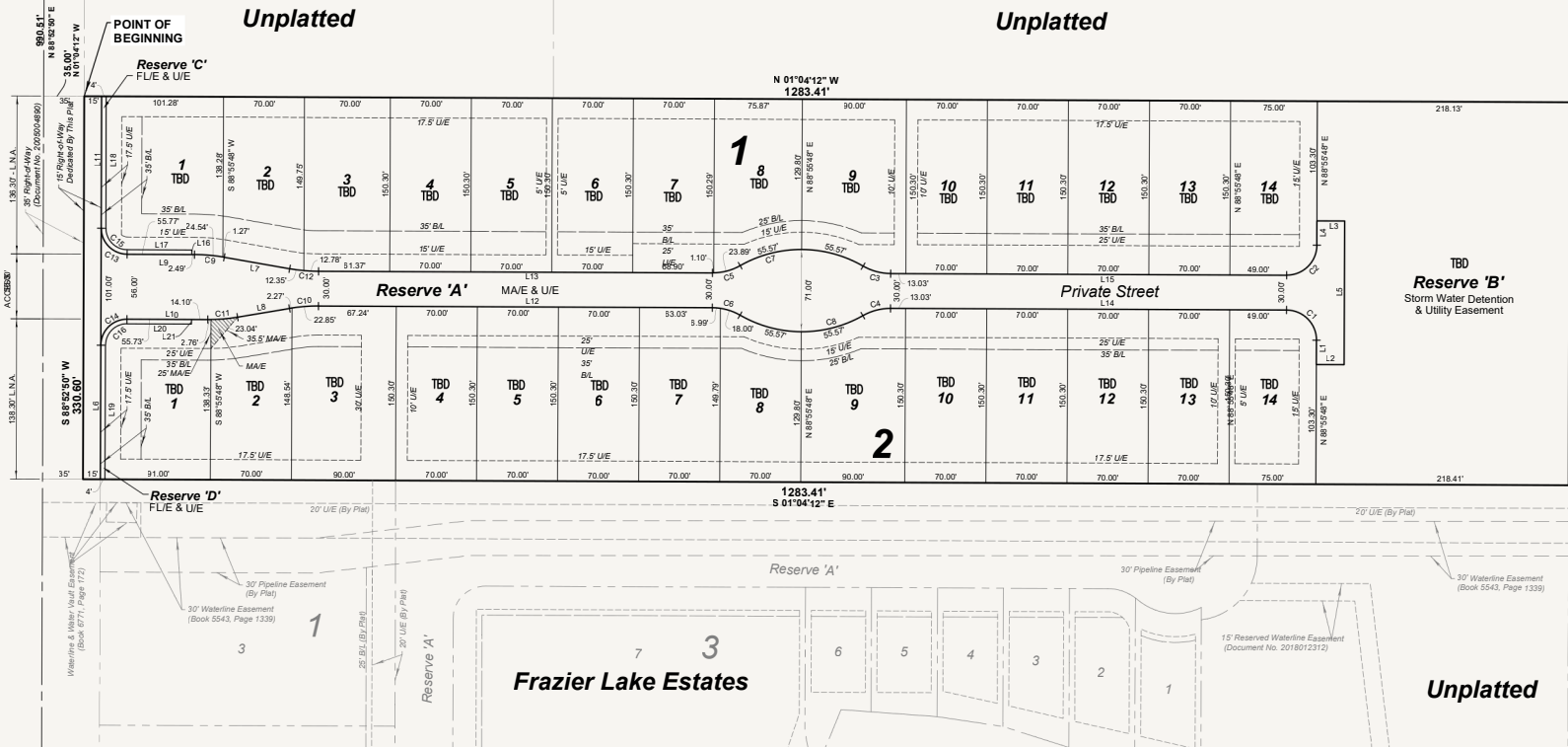
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.84'	28.00'	90°00'00.00"	S 43°39'28" W	38.77'
C2	40.84'	28.00'	90°00'00.00"	N 46°04'12" W	38.77'
C3	24.99'	48.00'	28°49'44.64"	N 13°52'40" E	24.71'
C4	24.99'	48.00'	28°49'44.64"	S 19°59'05" E	24.71'
C5	24.99'	48.00'	28°49'44.64"	N 19°59'05" W	24.71'
C6	24.99'	48.00'	28°49'44.64"	S 13°52'40" W	24.71'
C7	111.13'	108.73'	58°39'29.28"	S 01°04'12" E	108.18'
C8	111.13'	108.73'	58°39'29.28"	N 01°04'12" W	108.18'
C9	25.13'	148.00'	3°43'39.28"	S 05°56'02" E	25.10'
C10	25.13'	148.00'	3°43'39.28"	S 03°39'28" E	25.10'
C11	25.13'	148.00'	3°43'39.28"	N 05°26'02" E	25.70'
C12	25.13'	148.00'	3°43'39.28"	N 07°12'36" E	25.70'
C13	35.32'	22.50'	89°57'02.81"	N 43°54'19" E	31.81'
C14	35.32'	22.50'	89°57'02.81"	S 48°02'41" E	31.81'
C15	29.04'	18.50'	89°57'03"	S 43°54'19" W	28.15'
C16	29.04'	18.50'	89°57'03"	N 46°02'41" W	28.17'



**DRAFT FINAL
PLAT #1**

East 131st Street South



**FINAL PLAT
CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON _____

MAYOR - VICE MAYOR _____

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER _____

STATE OF OKLAHOMA)
) ISS
COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2026
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY _____

COUNTY TREASURER STAMP

Unplatted

Unplatted

Frazier Lake Estates

Deed of Dedication & Restrictive Covenants

BELVEDERE RESERVE

**DRAFT FINAL
PLAT #1**

Planned Unit Development No. 152

KNOW ALL MEN BY THESE PRESENTS:

CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG THE SOUTHLINE THEREOF 990.51 FEET; THENCE NORTH 01°04'12" WEST AND PARALLEL WITH THE EAST LINE OF THE SW/4 OF SAID SECTION 4 A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°04'12" WEST 1283.41 FEET TO THE NORTH LINE OF THE SW/4 OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG SAID NORTH LINE 330.60 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF SAID SECTION 4; THENCE SOUTH 01°04'12" EAST ALONG THE EAST LINE THEREOF 1283.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH; THENCE SOUTH 88°52'50" WEST ALONG SAID RIGHT-OF-WAY LINE 330.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 424,296.7 SQ. FEET OR 9.74 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 0K N) NORTH AMERICAN DATUM 1983 (NAD83).

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "BELVEDERE RESERVE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UIE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, 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 HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPicted ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT 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 THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1.OVERHEAD POLES MAY BE LOCATED ALONG THE WEST PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2.ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3.UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4.THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5.THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE

SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1.THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2.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, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3.THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4.THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5.THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF BELVEDERE RESERVE, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. OVERLAND DRAINAGE EASEMENTS

1.OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2.NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.

3.THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4.IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNERS ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNERS ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNERS ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1.THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2.DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3.DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION PURPOSES. THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

4.THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4.IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.

5.IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF THE MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6.A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF BELVEDERE RESERVE.

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

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE BELVEDERE RESERVE HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE BELVEDERE RESERVE DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION III HEREOF.

I. RESERVE 'B'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, FISHING DOCK, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE 'C' AND 'D'

THE USE OF RESERVE 'C' AND 'D' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES, AND SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

L. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 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 CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

M.MUTUAL ACCESS EASEMENT

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

Lot Prices & Highlights



Block 1

<u>Lots</u>	<u>Price</u>
Lot 1	130,000
Lot 2	135,000
Lot 3	135,000
Lot 4	135,000
Lot 5	135,000
Lot 6	135,000
Lot 7	135,000
Lot 8	135,000
Lot 9	135,000
Lot 10	135,000
Lot 11	135,000
Lot 12	135,000
Lot 13	135,000
Lot 14	165,000

Block 2

<u>Lots</u>	<u>Price</u>
Lot 1	130,000
Lot 2	135,000
Lot 3	135,000
Lot 4	135,000
Lot 5	135,000
Lot 6	135,000
Lot 7	135,000
Lot 8	135,000
Lot 9	135,000
Lot 10	135,000
Lot 11	135,000
Lot 12	135,000
Lot 13	135,000
Lot 14	165,000

Design Standards



All homes constructed within Belvedere Reserve are subject to review and approval by the Architectural Committee. These standards are intended to preserve the integrity, quality, and long-term value of the community.

1. Homesites

- Standard lot size: 70' × 150'
- Approximately one-quarter acre homesites

2. Minimum Side Yards

- Minimum side yard setback: 5 feet on each side

3. Building Setback

- Minimum front building setback: 35 feet

4. Minimum Square Footage Requirements

- Single-story homes: 2,500 square feet minimum
- Two-story homes: 2,800 square feet minimum
- Smaller plans may be approved at the sole discretion of the Architectural Committee.

5. Garage Requirements

- Minimum of a three-car garage
- Tandem garages do not count toward the minimum garage requirement

6. Exterior Materials

- Homes must feature a minimum of 75% masonry exteriors
- Acceptable materials include brick, stone, stucco, and other approved masonry products

7. Windows

- Windows shall be vinyl or wood-clad

8. Roof Requirements

- Minimum roof pitch: 4:12
- Shingles shall be 30-year architectural shingles or longer
- Approved shingle colors include weathered wood, thunderstorm gray, and black
- Lower roof pitches and metal roofing may be permitted with prior written approval from the Architectural Committee.

9. Fencing

- Six-foot privacy fencing is permitted
- Lots adjacent to greenbelts or common areas may require split rail or wrought iron fencing.

Design Standards



All homes constructed within Belvedere Reserve are subject to review and approval by the Architectural Committee. These standards are intended to preserve the integrity, quality, and long-term value of the community.

10. Landscaping

- Landscaping shall be completed within 60 days of home completion
- Minimum landscaping investment: \$3,500
- A minimum of one tree is required in the front yard

11. Outbuildings & Accessory Structures

- No outbuildings or accessory structures are permitted without prior written approval from the Architectural Committee
- Approved accessory structures must utilize the same exterior materials and colors as the primary residence
- Accessory structures may not exceed 1,200 square feet

12. Homeowners Association

- Membership in the Belvedere Reserve Homeowners Association is mandatory

13. Architectural Review

- All home plans, exterior materials, colors, landscaping, fencing, and accessory structures are subject to Architectural Committee review and approval prior to construction
- The Architectural Committee reserves the right to approve or deny any submission to maintain the architectural integrity of the community

Let's Get Started



Belvedere Reserve offers a rare opportunity to create distinctive homes in an intimate, thoughtfully planned community.

With just 28 premium homesites, curated architectural standards, and a highly desirable Jenks location, Belvedere Reserve is designed to support builders who value craftsmanship, quality, and long-term success.

We invite you to explore available homesites, review our community standards, and discover how Belvedere Reserve can elevate your next project.

Contact our team to:

- Schedule a community tour
- Review current lot availability
- Discuss builder opportunities
- Submit plans for architectural review

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**Limited homesites available. Contact us today to reserve your opportunity at Belvedere Reserve.*