



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Tuesday, January 21, 2025 at 3:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. Approval of minutes from the January 6, 2025 meeting.

ACTION ITEMS

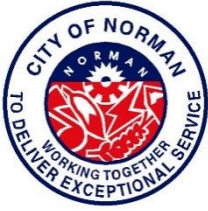
2. **Floodplain Permit Application No. 710** - This permit application is for the construction of a private road through the Prairie Creek floodplain for the purposed Ridgeline Estates Certificate of Survey.

REPORTS

3.
 - a. 2024 Floodplain Permit Committee summary report.
 - b. 2025 Floodplain Permit Committee Calendar Review.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069

Monday, January 6, 2024 at 3:30 PM

MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 6th day of January, 2025, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:31 p.m. Roll was taken; there were not any committee members absent. Committee members in attendance included Scott Sturtz, Floodplain Administrator; Sherri Stansel, Resident Member; Bill Scanlon, Resident; Lora Hoggatt, Public Services Manager; Jane Hudson, Director of Planning; Tim Miles, City Engineer; and Ken Danner, Subdivision Development Manager. Also in attendance were Jason Murphy, Stormwater Program Manager; Roxsie Stephens, Staff, Jim Speck, Speck Engineering, and Tim Pollard, Pollard and Whited Surveying.

MINUTES

1. Approval of minutes from the November 4, 2024 meeting

Mr. Sturtz asked for any comments on the minutes from the meeting of November 4, 2024. Ms. Hoggatt requested that the meeting minutes be updated to reflect the committee members that were in attendance as well as a date that needed to be updated to 2025. The motion for approval was made by Mr. Scanlon and seconded by Ms. Stansel. The minutes were approved with requested edits 7-0.

ACTION ITEMS

2. Floodplain Permit No. 709

Mr. Sturtz said the Application for Permit 709 is for the proposed installation of a deck and pergola with a fireplace at 3105 Millbury Road in the Woodcrest Creek floodplain. Mr. Sturtz said the applicants are Randy and Holly Bristol the Engineer is Jim Speck PE, PLS, CFedS.

Mr. Murphy presented the staff report and reviewed plans and aerial maps of the project location provided to members in their packets.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 709 be approved with the following conditions:

- The applicant shall provide evidence that appropriate compensatory storage has been provided.

Mr. Sturtz asked the committee if they had any questions. There were not any questions from the committee.

Mr. Sturtz asked for any comments from the public. There were not any comments from the public.

Mr. Scanlon motioned to approve Permit 709. Mr. Danner seconded the motion. The committee voted to approve the application 7-0.

MISCELLANEOUS COMMENTS

Mr. Murphy explained that there are about 3-4 permits that are currently being worked on and will be scheduled for upcoming meetings as soon as all required parts were submitted to the City. Additionally Mr. Murphy stated he will also have the 2024 Annual recap prepared to present at the next meeting.

ADJOURNMENT

Mr. Scanlon motioned to adjourn. Mr. Danner seconded the motion. Mr. Sturtz adjourned the meeting at 3:41 p.m.

Passed and approved this _____ day of _____, 2025

City of Norman Floodplain Administrator, Scott Sturtz

STAFF REPORT

01/21/2025

PERMIT NO. 710

ITEM: This Floodplain Permit Application is for the construction of a private road through the Prairie Creek floodplain for the proposed Ridgeline Estates Certificate of Survey.

BACKGROUND:

APPLICANT: Tim Pollard

ENGINEER: Jim Speck PE, PLS, CFeds

The applicant is the owner of a 160 acre parcel located south of Cedar Lane Road and approximately 3800 feet east of the intersection with 132nd Ave. SE. They have applied for a Rural Certificate of Survey to subdivide the portion of the lot located on the east side of Prairie Creek. Obtaining access to this parcel will require a private access road on the east side of Prairie Creek off of Cedar Lane Road through the Prairie Creek Zone A floodplain. Due to the number of proposed lots, a secondary access will be required at the south end of the development.

The applicant included in their application copies of the HEC-RAS model and StreamStats model used to determine the BFE and the flows associated with not only the 100-year elevation but the 2, 5, 10, 25, and 50 year events as well. The BFE for this location was determined to be 1044.8' at Cedar Lane. The lowest elevation on Cedar Lane Road in this area is 1041.5'. According the engineer's report, even at the 2-year event level of 1042.9' Cedar Lane Road would be inundated with flood waters.

The proposed access road (Nico Drive) would be located along the eastern border of the property and is designed so that most of the road is below the elevation of the lowest elevation of Cedar Lane Road. The applicant's engineer indicated in their floodplain analysis report that the HEC-RAS model showed no increase in the BFE as a result of construction. This proposed road also crosses a trib to Prairie Creek and a 64 linear foot 4' X 6' RCB would installed to handle the flow from this trib through the floodplain. In addition, there is a 24" CMP culvert 48 feet in length to be installed under the drive approach adjacent to Cedar Lane Road. Additionally, the applicant has indicated that CAD program used to design and draw the road calculated that approximately 30,000 CF of compensatory would need to be created. This area is indicated on the plans as a 66' X 300' X 1.5' depth excavation located on the western side of the drive in the floodplain.

As indicated above, the access road would be inundated with flood waters even during a 2-year event, as would Cedar Lane itself. The applicant is currently working with Cleveland County officials to construct Post Oak Road to the south of this development in the existing Right of Way to provide the secondary access point outside of the floodplain. This is particularly important given that Nico Drive would very likely be underwater during most storm events.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? Yes No

According to the latest FIRM, the site of the proposed work is located in the Prairie Creek floodplain (Zone A). At the proposed site, the BFE is approximately 1044.8 ft.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a)..... Fill restrictions
	(e)2(e)..... Compensatory storage
	(f)3(a)(8)..... No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must

serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

According to the plans submitted by the applicant, approximately 30,000 cubic feet of compensatory storage will be provided in the adjacent floodplain to offset the fill required to construct the road and install the drainage infrastructure.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has indicated in their report that no increase in the BFE would be expected as a result of this project.

RECOMMENDATION: Staff recommends Floodplain Permit Application #710 be approved with the following conditions:

1. This permit would not be active until construction and acceptance of the secondary access from Post Oak or some other area outside of the floodplain is granted.
2. As-builts of Nico Drive and compensatory storage are provided before final acceptance.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 710

Building Permit No. _____

Date 1/21/2025

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

BUILDER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: Jim Speck ADDRESS: 8500 Bethel Road

TELEPHONE: 405-964-2910 SIGNATURE: 

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

NW/4 NE/4 Section 18, Township 8N, Range 1E, IM

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

- | <u>ACTIVITY</u> | <u>STRUCTURE TYPE</u> |
|---|---|
| <input checked="" type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured (Mobile) Home |
| <input type="checkbox"/> Replacement | <input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes |

ESTIMATED COST OF PROJECT \$ _____ Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Beyond the minimum for Structural Development)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work) Road, Street or Bridge Construction
- Subdivision (New or Expansion) Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Private Road crossing Special Flood Hazard Area

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

Slope of stream documented on Exhibits

F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

Elevations of road shown on drawings.

G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.


SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: 40027C0340H, Dated: 9/26/08

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- Is located in a Special Flood Hazard Area.
- The proposed development is located in a floodway.
- 100-Year flood elevation at the site is 1044.79 Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED:  DATE: 1/16/2025

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) **Is**; (B) **Is Not** in conformance with provisions of Norman's City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment: Yes No
Hearing date: _____

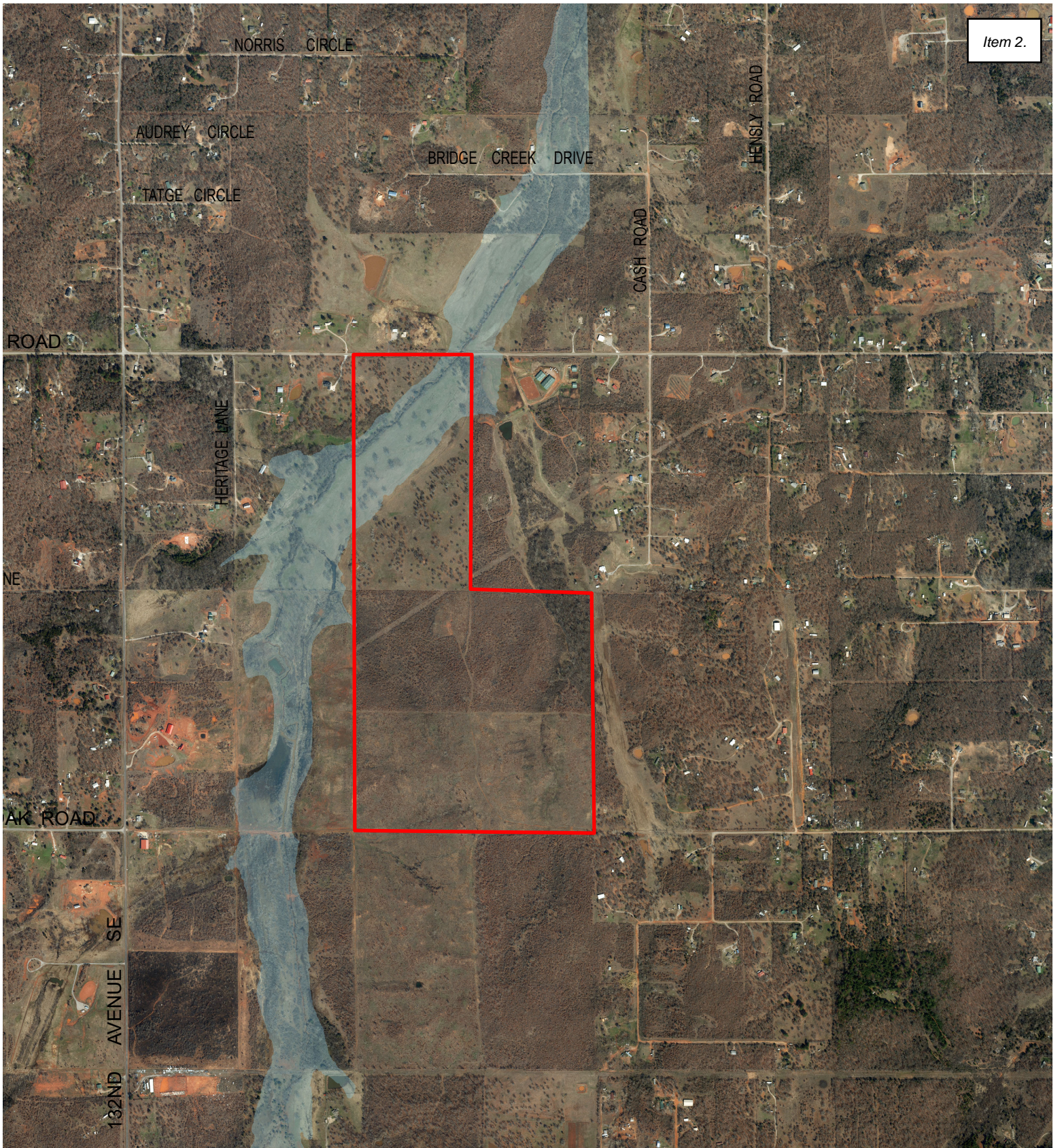
Board of Adjustment Decision - Approved: Yes No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.



Ridgeline Estates COS






The City of Norman assumes no

responsibility for errors or omissions
in the information presented.



1 inch = 1,442 feet

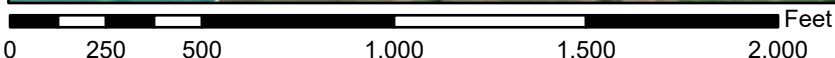
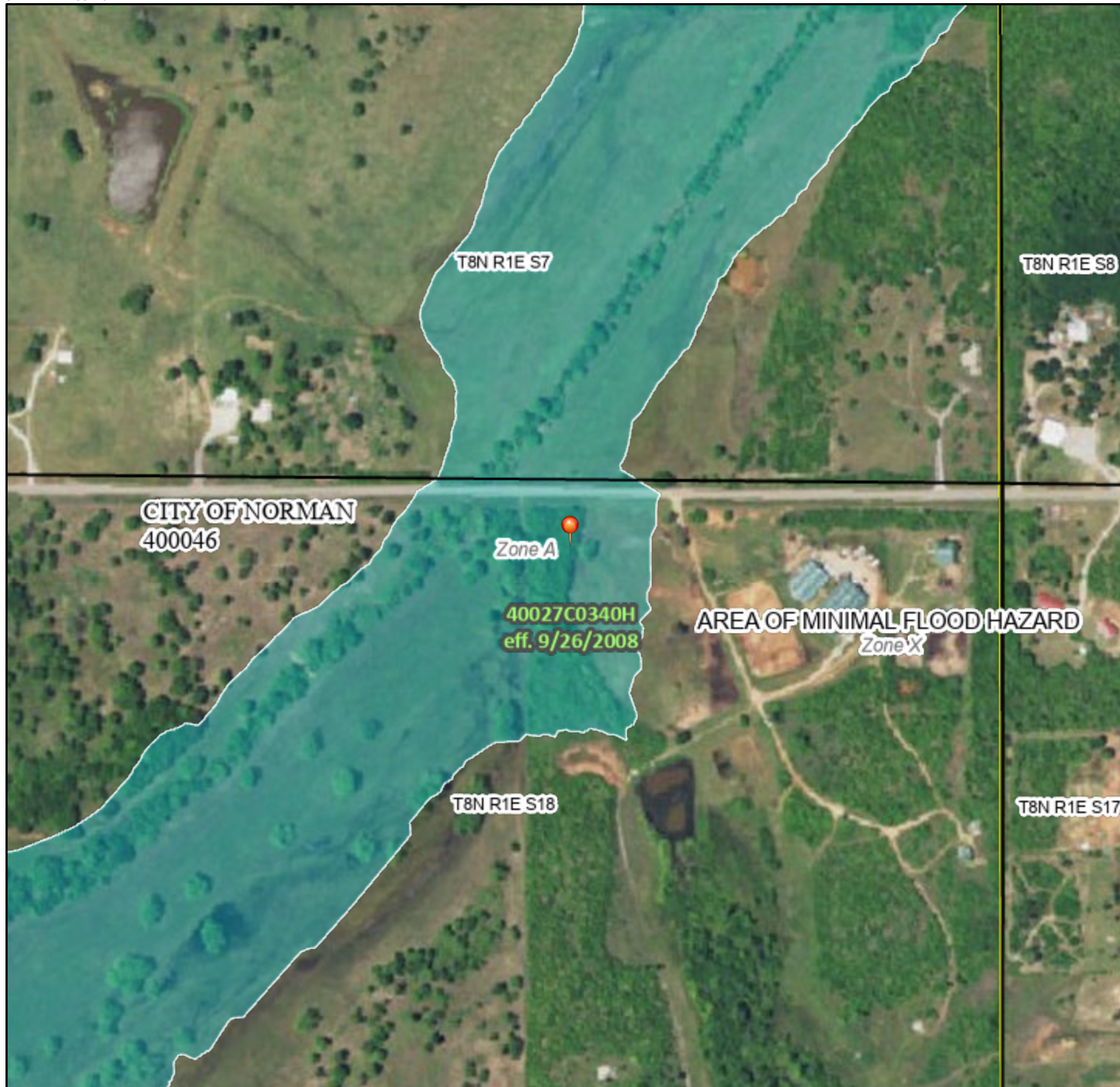
Legend

-  BFE 2021
-  1% Chance Floodplain
-  Floodway

National Flood Hazard Layer FIRMette



97°14'22"W 35°10'41"N



1:6,000

97°13'45"W 35°10'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/10/2024 at 2:43 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



8500 Bethel Road
Shawnee, OK 74804

FLOODPLAIN ANALYSIS
PRAIRIE CREEK @ CEDAR LANE ROAD

The owner of a 160 acre parcel of land located in Section 18, Township 8 North, Range 1 East, IM is attempting to subdivide a portion located east of Prairie Creek. A portion of this parcel is located within a Zone A area. The only access to this parcel is from Cedar Lane Road. A majority of this access is located west of Prairie Creek with a relatively small portion of access located east of Prairie Creek. To get access to the proposed subdivided portion would require crossing Prairie Creek from the east or a road entering in the small access point east of Prairie Creek. The former would require crossing the floodplain while the later would require only locating a road within the floodplain and, therefore, would be less impact on said floodplain.

To determine the actual Base Flood Elevation (BFE) for this area, cross sections of Prairie Creek were taken and a HEC-RAS model was generated. Flows were determined with the use of StreamStats report (Exhibit A) , which is model generated by the USGS using regression equations. These equations are frequently used in conjunction with a normal depth analysis and/or a HEC-RAS analysis to determine BFE's in Zone A areas.

The results of this analysis is attached (Exhibit B) and indicate a 100-year BFE of 1044.8 at Cedar Lane. The lowest elevation of Cedar Lane along this corridor is 1041.5 which indicates Cedar Lane would be inundated. Along with the 100 year elevations, the 2, 5, 10, 25, and 50 year elevations were determined. Even the 2-year elevation was determine to be 1042.9 which also would inundate Cedar Lane.

A proposed plan/profile has been generated for the proposed road (Nico Drive). The access road is proposed to be along the east border of the property and is designed so that a large portion of the road thru the floodplain is below the elevation of the low portion of Cedar Lane. With this proposed design subsequent HEC-RAS analysis (Exhibit D) was performed and indicated there would NO increase in the BFE as a result of the construction.

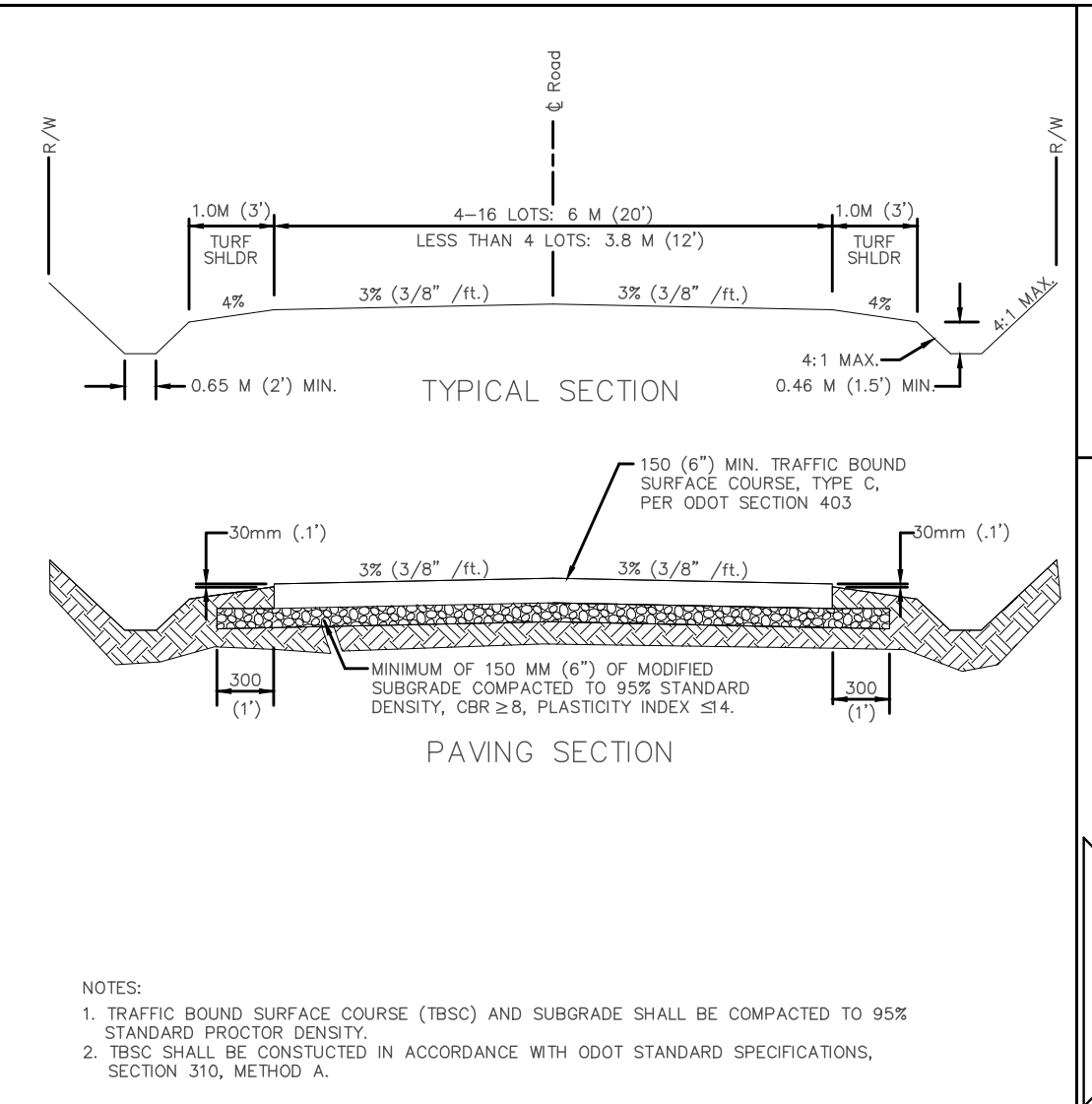
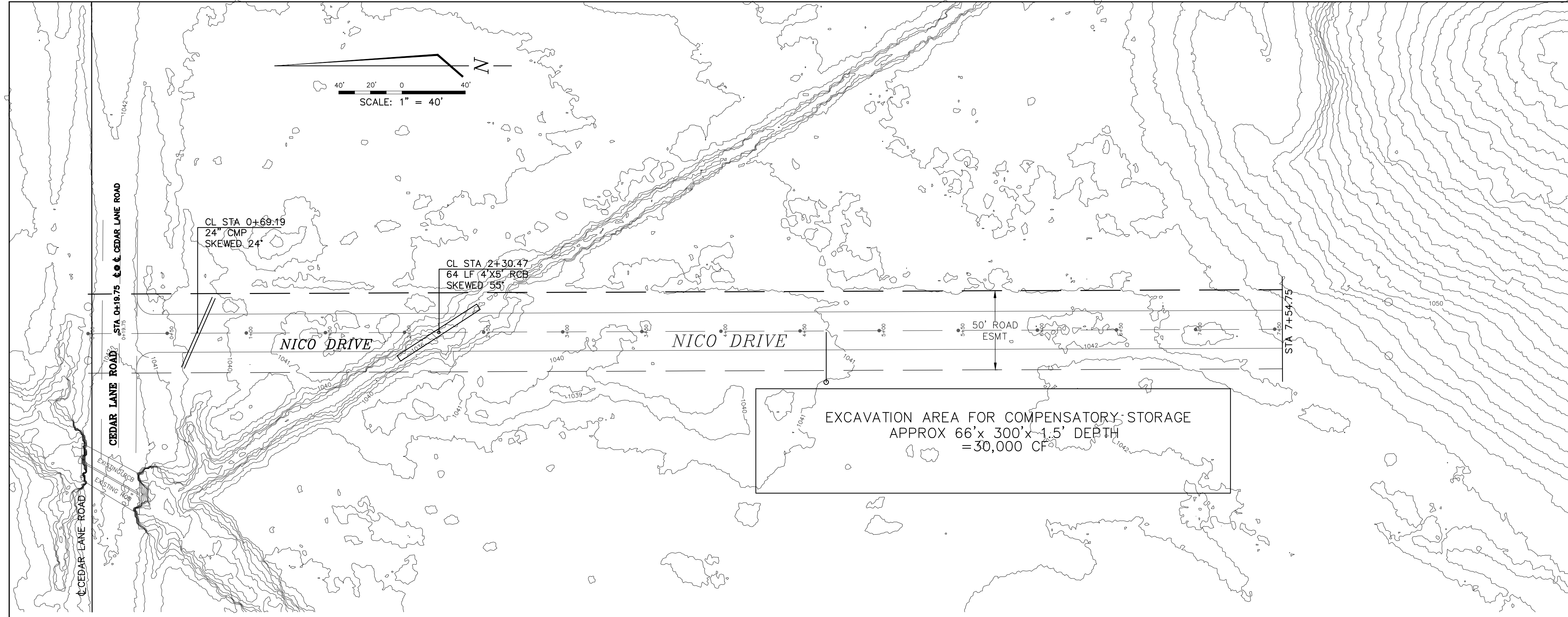
The road would also cross a tributary to Prairie Creek so structure/s are proposed for this crossing. Since the 2-year flood completely inundates Cedar Lane and the proposed road, the structures were designed to pass the 2-year flows based on the StreamStats report for the tributary (Exhibit C) as any larger flows would be irrelevant since the whole area would be inundated.

Negotiations are underway with Cleveland County for a second access via Post Oak Road. The County has verbally agreed to accept the maintenance of Post Oak Road upon completion of this project. However, the County required an application be submitted to the City of Norman prior to the County approving the opening of Post Oak Road.

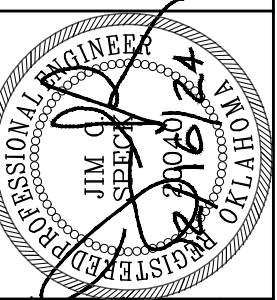

Jim C. Speck PE, PLS, CFedS

12/16/21

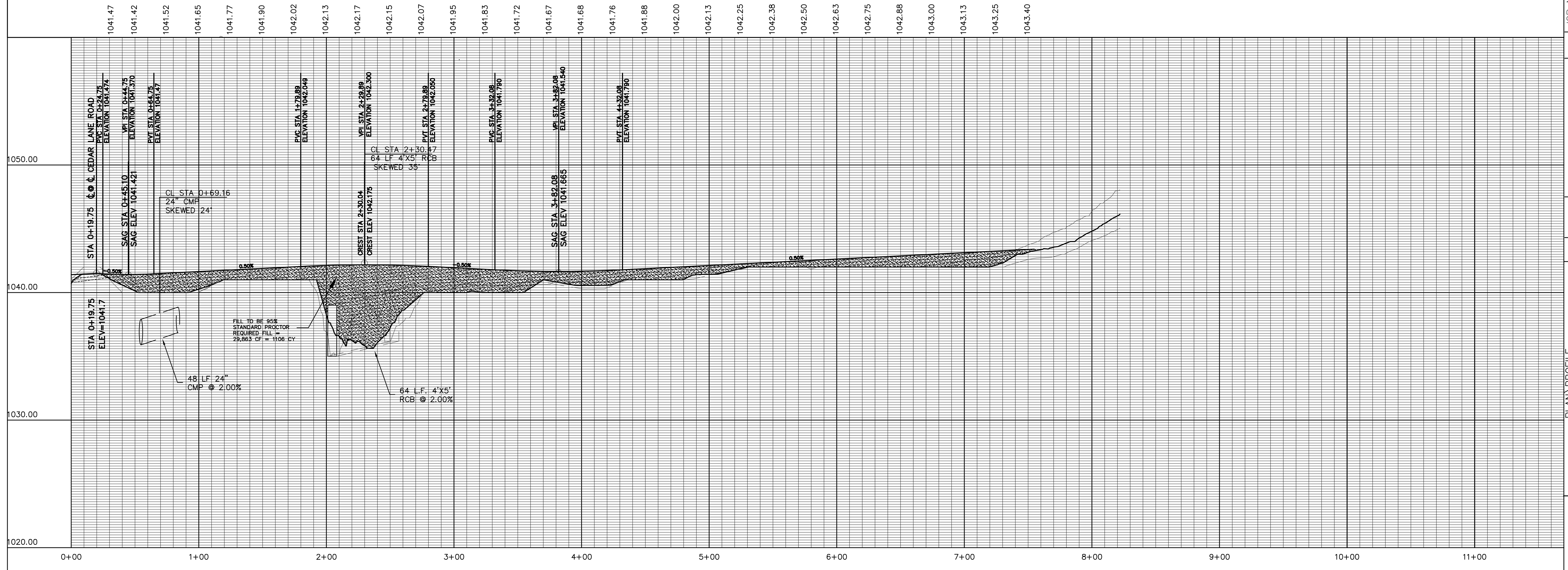




SPECK ENGINEERING
8500 BETHEL ROAD
SHAWNEE, OK 74804
(405) 964-2910
C. A. 38568 EXP. 6-30-25



JOB NUMBER	240905
DATE	DECEMBER, 2024
DESIGNED	J.C.S.
DRAWN	J.C.S.
CHECKED	
BY	SCALE



REV.	DATE	DESCRIPTION

PLAN PROFILE
NICO DRIVE
RIDGELINE ESTATES
CITY OF NORMAN
CLEVELAND COUNTY - OKLAHOMA

SHEET NO.
1
OF

NICO DRIVE



EXHIBIT A

**Q6 STREAM STATS REPORT
PRAIRIE CREEK**

Q6 StreamStats Report

Region ID: OK

Workspace ID: OK20240919004510930000

Clicked Point (Latitude, Longitude): 35.17454, -97.23493

Time: 2024-09-18 19:45:37 -0500



[+ Collapse All](#)

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	7.1	percent
CANOPY_PCT	Percentage of drainage area covered by canopy as described in OK SIR 2009_5267	48.89	percent
CONTDA	Area that contributes flow to a point on a stream	7.18	square miles
CSL10_85fm	Change in elevation between points 10 and 85 percent of length along main channel to basin divide divided by length between points ft per mi	26.6	feet per mi
DAUNREG	Unregulated drainage area used in OK regulated equations	7.18	square miles

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream		square miles
ELEV	Mean Basin Elevation	1140	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	1040	feet
PRECIPOUT	Mean annual precip at the stream outlet (based on annual PRISM precip data in inches from 1971-2000)	38.67	inches

➤ Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Region 2 Unregulated 2019 5143]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTA	Contributing Drainage Area	7.18	square miles	0.1	2510
CSL10_85fm	Stream Slope 10 and 85 Method ft per mi	26.6	feet per mi	1.98	342

Peak-Flow Statistics Parameters [Peak Region 2 NRCS Regulated 2019 5143]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DAUNREG	Unregulated Drainage Area	7.18	square miles	0.1	2510
CSL10_85fm	Stream Slope 10 and 85 Method ft per mi	26.6	feet per mi	1.98	342

Peak-Flow Statistics Flow Report [Peak Region 2 Unregulated 2019 5143]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp	Equiv. Yrs.
50-percent AEP flood	1000	ft ³ /s	46.9	2
20-percent AEP flood	1890	ft ³ /s	36.2	5
10-percent AEP flood	2650	ft ³ /s	35	8
4-percent AEP flood	3780	ft ³ /s	39.9	9
2-percent AEP flood	4990	ft ³ /s	37.1	11

Statistic	Value	Unit	ASEp	Equiv. Yrs.
1-percent AEP flood	5870	ft ³ /s	39.9	12
0.2-percent AEP flood	9360	ft ³ /s	50.7	12

Peak-Flow Statistics Flow Report [Peak Region 2 NRCS Regulated 2019 5143]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp	Equiv. Yrs.
Regulated 50-percent AEP flood	1000	ft ³ /s	46.9	2
Regulated 20-percent AEP flood	1890	ft ³ /s	36.2	5
Regulated 10-percent AEP flood	2650	ft ³ /s	35	8
Regulated 4-percent AEP flood	3780	ft ³ /s	39.9	9
Regulated 2-percent AEP flood	4990	ft ³ /s	37.1	11
Regulated 1-percent AEP flood	5870	ft ³ /s	39.9	12
Regulated 0.2-percent AEP flood	9360	ft ³ /s	50.7	12

Peak-Flow Statistics Flow Report [Area-Averaged]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp	Equiv. Yrs.
50-percent AEP flood	1000	ft ³ /s	46.9	2
20-percent AEP flood	1890	ft ³ /s	36.2	5
10-percent AEP flood	2650	ft ³ /s	35	8
4-percent AEP flood	3780	ft ³ /s	39.9	9
2-percent AEP flood	4990	ft ³ /s	37.1	11
1-percent AEP flood	5870	ft ³ /s	39.9	12
0.2-percent AEP flood	9360	ft ³ /s	50.7	12
Regulated 50-percent AEP flood	1000	ft ³ /s	46.9	2
Regulated 20-percent AEP flood	1890	ft ³ /s	36.2	5
Regulated 10-percent AEP flood	2650	ft ³ /s	35	8
Regulated 4-percent AEP flood	3780	ft ³ /s	39.9	9
Regulated 2-percent AEP flood	4990	ft ³ /s	37.1	11
Regulated 1-percent AEP flood	5870	ft ³ /s	39.9	12
Regulated 0.2-percent AEP flood	9360	ft ³ /s	50.7	12

Peak-Flow Statistics Citations

Lewis, J.M., Hunter, S.L., and Labriola, L.G.,2019, Methods for estimating the magnitude and frequency of peak streamflows for unregulated streams in Oklahoma developed by using streamflow data through 2017: U.S. Geological Survey Scientific Investigations Report 2019–5143, 39 p. (<https://doi.org/10.3133/sir20195143>)

➤ Flow-Duration Statistics

Flow-Duration Statistics Parameters [Duration Region 3 2009 5267]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	7.18	square miles	8	2296
ELEV	Mean Basin Elevation	1140	feet	625	1527
CANOPY_PCT	Percent Area Under Canopy	48.89	percent	8.41	83.5
PRECIPOUT	Mean Annual Precip at Gage	38.67	inches	38	58

Flow-Duration Statistics Disclaimers [Duration Region 3 2009 5267]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Flow-Duration Statistics Flow Report [Duration Region 3 2009 5267]

Statistic	Value	Unit
20 Percent Duration	1.47	ft ³ /s
50 Percent Duration	0.201	ft ³ /s
80 Percent Duration	0	ft ³ /s
90 Percent Duration	0	ft ³ /s
95 Percent Duration	0	ft ³ /s

Flow-Duration Statistics Citations

Esralew, R.A., Smith, S.J.,2009, Methods for estimating flow-duration and annual mean-flow statistics for ungaged streams in Oklahoma: U.S. Geological Survey Scientific Investigations Report 2009–5267, 131 p. (<http://pubs.usgs.gov/sir/2009/5267/>)

➤ General Flow Statistics

General Flow Statistics Parameters [Duration Region 3 2009 5267]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	7.18	square miles	8	2296
PRECIPOUT	Mean Annual Precip at Gage	38.67	inches	38	58

General Flow Statistics Disclaimers [Duration Region 3 2009 5267]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

General Flow Statistics Flow Report [Duration Region 3 2009 5267]

Statistic	Value	Unit
Average daily streamflow	2.58	ft ³ /s

General Flow Statistics Citations

Esralew, R.A., Smith, S.J., 2009, Methods for estimating flow-duration and annual mean-flow statistics for ungaged streams in Oklahoma: U.S. Geological Survey Scientific Investigations Report 2009-5267, 131 p. (<http://pubs.usgs.gov/sir/2009/5267/>)

➤ Bankfull Statistics

Bankfull Statistics Parameters [Interior Plains D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.19305	59927.7393

Bankfull Statistics Parameters [Central Lowland P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.200772	59927.66594

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.07722	59927.7393

Bankfull Statistics Flow Report [Interior Plains D Bieger 2015]

Statistic	Value	Unit
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Bankfull Statistics Flow Report [Central Lowland P Bieger 2015]

Statistic	Value	Unit
-----------	-------	------

Bankfull Statistics Flow Report [USA Bieger 2015]

Statistic	Value	Unit
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Bankfull Statistics Citations

➤ Maximum Probable Flood Statistics

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 9]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.1	10000

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 9]

Statistic	Value	Unit
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Maximum Probable Flood Statistics Citations

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.24.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1

Item 2.

Cross Section Map

RIDGELINE ESTATES

SCALE 1" = 400"

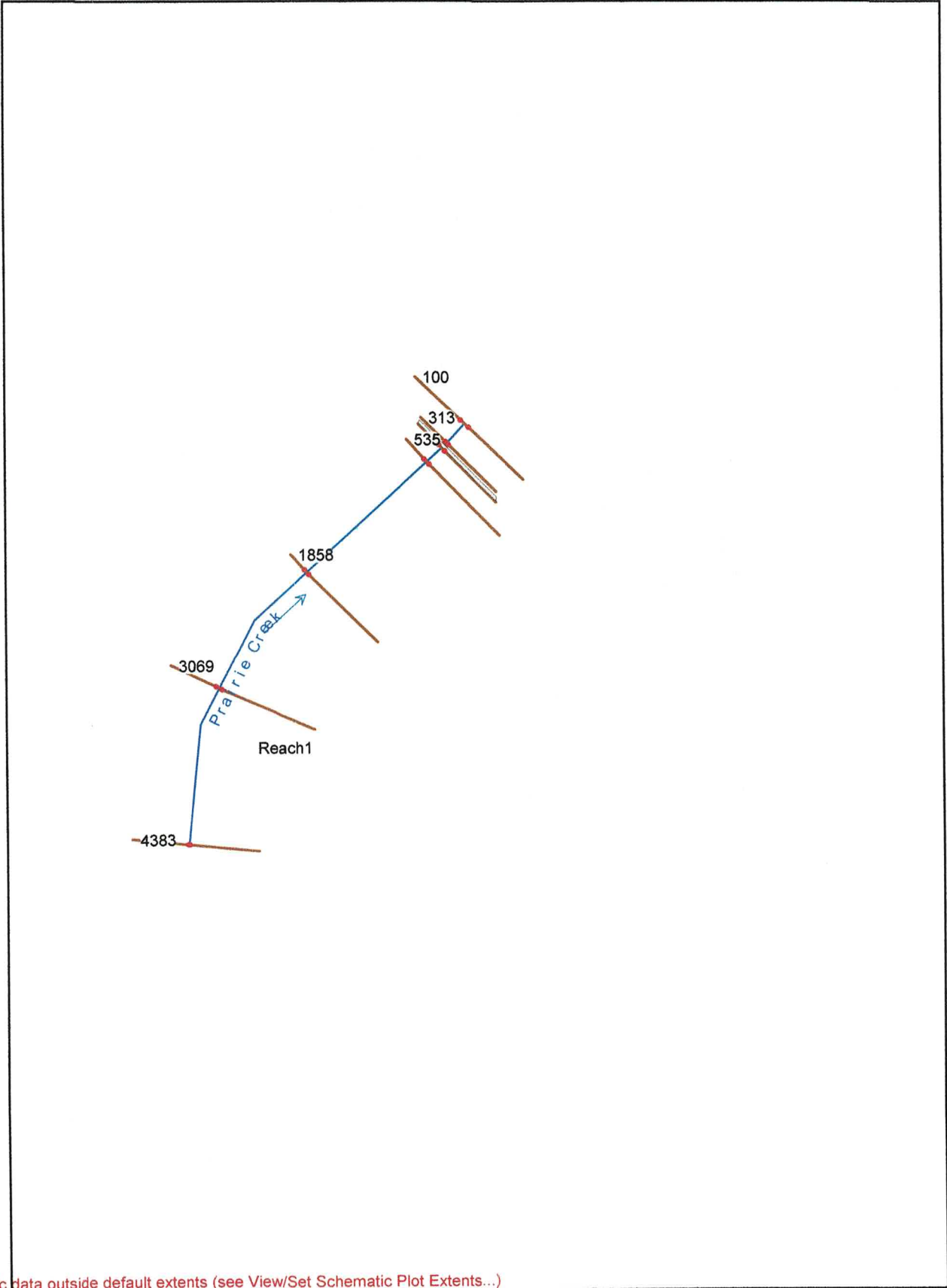
Item 2.





EXHIBIT B

EXISTING HEC ANALYSIS



Some schematic data outside default extents (see View/Set Schematic Plot Extents...)

HEC-RAS Plan: Existing River: Prairie Creek Reach: Reach1

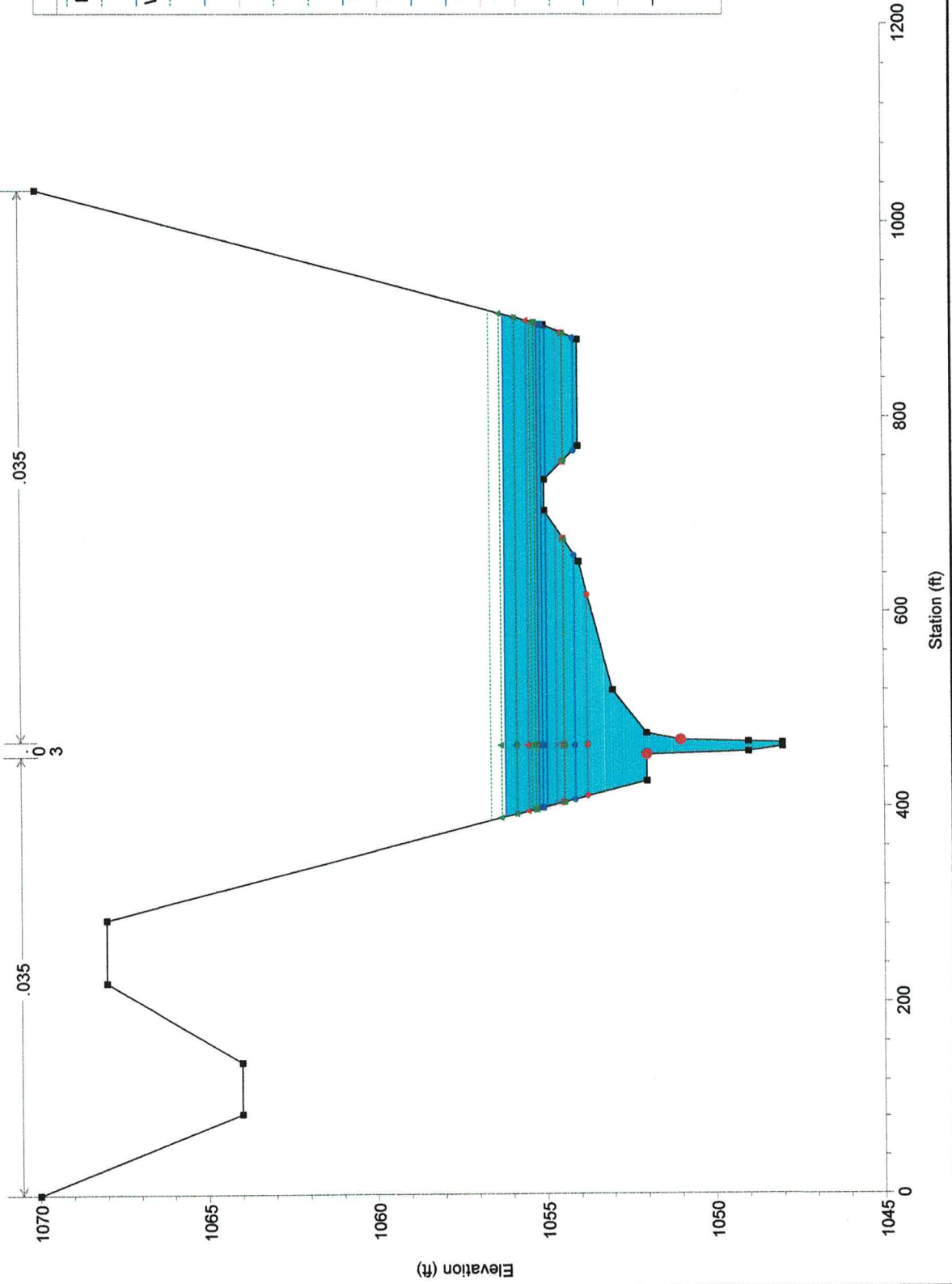
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach1	4383	100 yr	5870.00	1048.00	1056.18		1056.61	0.002928	9.00	1298.19	514.62	0.59
Reach1	4383	50yr	4990.00	1048.00	1055.84	1055.50	1056.29	0.003238	9.17	1125.39	508.56	0.62
Reach1	4383	25 yr	3780.00	1048.00	1055.19	1055.19	1055.85	0.004961	10.62	798.54	496.89	0.75
Reach1	4383	10 yr	2650.00	1048.00	1054.95	1054.67	1055.40	0.003388	8.55	679.92	455.87	0.62
Reach1	4383	5 yr	1890.00	1048.00	1055.08	1054.46	1055.28	0.001508	5.78	743.33	494.90	0.41
Reach1	4383	2 yr	1000.00	1048.00	1054.13	1053.75	1054.43	0.002043	6.02	344.03	366.13	0.47
Reach1	3069	100 yr	5870.00	1043.00	1051.58	1051.58	1052.24	0.003764	9.13	1353.11	902.45	0.69
Reach1	3069	50yr	4990.00	1043.00	1051.49	1051.49	1052.05	0.003201	8.32	1268.73	899.90	0.64
Reach1	3069	25 yr	3780.00	1043.00	1051.49	1051.27	1051.81	0.001830	6.29	1270.60	899.95	0.48
Reach1	3069	10 yr	2650.00	1043.00	1050.89	1050.89	1051.43	0.002697	7.06	751.93	774.65	0.57
Reach1	3069	5 yr	1890.00	1043.00	1049.63	1049.48	1051.27	0.008075	10.27	183.95	50.48	0.95
Reach1	3069	2 yr	1000.00	1043.00	1047.88	1047.88	1049.26	0.009834	9.42	106.11	38.47	1.00
Reach1	1858	100 yr	5870.00	1035.00	1047.47	1047.47	1048.39	0.002433	9.26	1221.34	697.03	0.57
Reach1	1858	50yr	4990.00	1035.00	1047.32	1047.32	1048.13	0.002099	8.49	1113.56	693.40	0.53
Reach1	1858	25 yr	3780.00	1035.00	1044.46	1044.46	1047.43	0.008381	13.84	273.14	46.58	1.01
Reach1	1858	10 yr	2650.00	1035.00	1042.94	1042.94	1045.50	0.008750	12.81	206.80	41.09	1.01
Reach1	1858	5 yr	1890.00	1035.00	1043.06		1044.30	0.004182	8.93	211.58	41.51	0.70
Reach1	1858	2 yr	1000.00	1035.00	1042.88		1043.25	0.001290	4.90	204.15	40.85	0.39
Reach1	535	100 yr	5870.00	1033.20	1044.90		1044.97	0.000281	3.19	3229.71	894.09	0.20
Reach1	535	50yr	4990.00	1033.20	1044.61		1044.67	0.000260	2.99	2969.40	884.43	0.19
Reach1	535	25 yr	3780.00	1033.20	1044.20		1044.25	0.000219	2.64	2607.08	870.81	0.17
Reach1	535	10 yr	2650.00	1033.20	1043.79		1043.82	0.000164	2.20	2252.06	857.25	0.15
Reach1	535	5 yr	1890.00	1033.20	1043.42		1043.44	0.000127	1.87	1939.00	845.11	0.13
Reach1	535	2 yr	1000.00	1033.20	1042.88		1042.90	0.000072	1.32	1489.04	822.29	0.10
Reach1	370	100 yr	5870.00	1033.70	1044.79	1041.86	1044.91	0.000342	3.78	2612.76	675.03	0.22
Reach1	370	50yr	4990.00	1033.70	1044.52	1041.54	1044.62	0.000299	3.46	2428.27	658.89	0.21
Reach1	370	25 yr	3780.00	1033.70	1044.13	1041.04	1044.21	0.000227	2.92	2177.44	636.27	0.18
Reach1	370	10 yr	2650.00	1033.70	1043.75	1038.79	1043.79	0.000149	2.29	1937.93	607.28	0.14
Reach1	370	5 yr	1890.00	1033.70	1043.39	1037.85	1043.43	0.000100	1.82	1729.84	577.78	0.12
Reach1	370	2 yr	1000.00	1033.70	1042.87	1036.50	1042.89	0.000043	1.14	1439.89	533.96	0.08
Reach1	338		Culvert									
Reach1	313	100 yr	5870.00	1033.00	1042.72	1042.72	1043.65	0.003355	10.27	1116.13	531.50	0.62

HEC-RAS Plan: Existing River: Prairie Creek Reach: Reach1 (Continued)

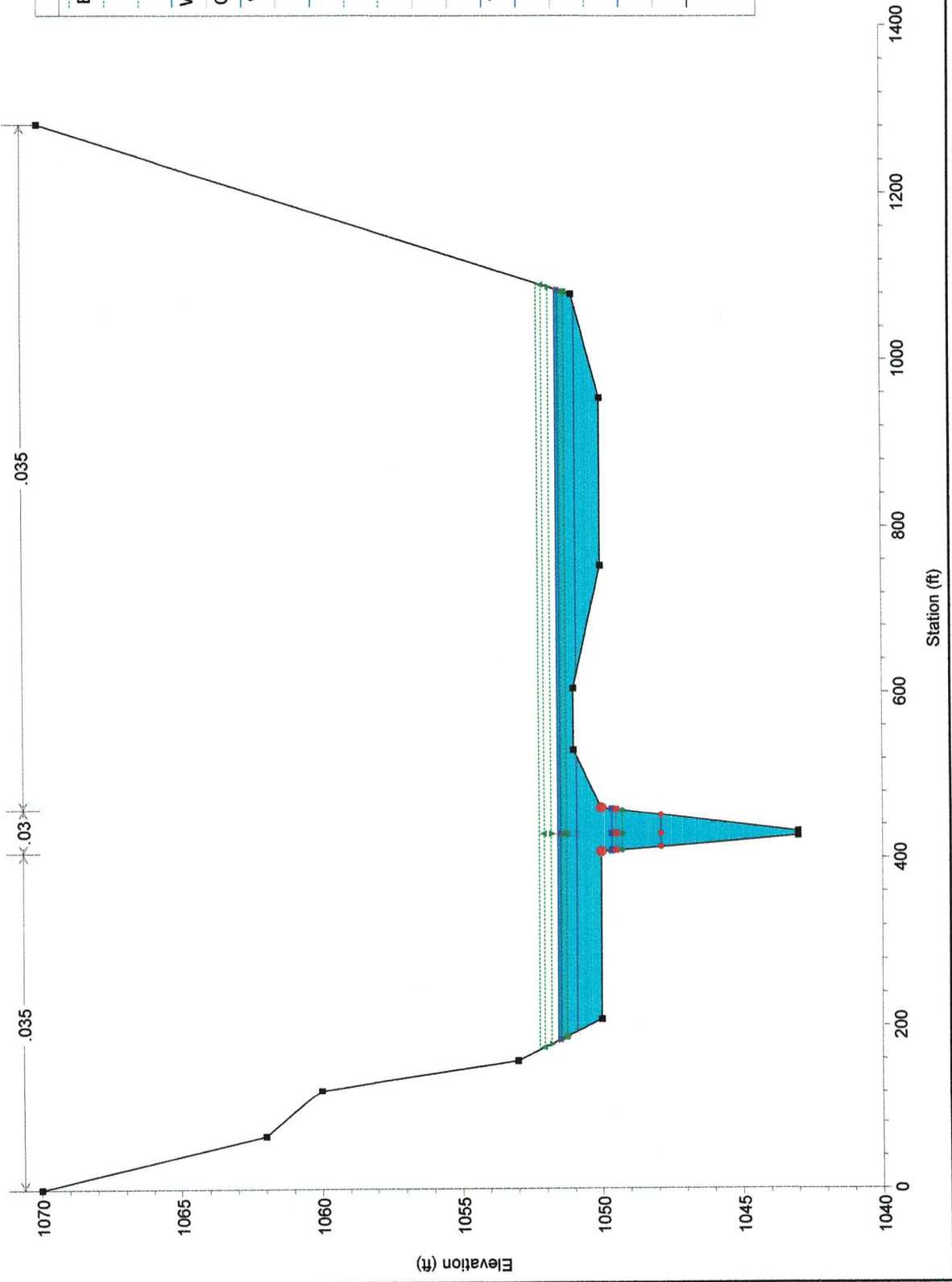
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach1	313	50yr	4990.00	1033.00	1042.48	1042.48	1043.37	0.003152	9.76	988.86	508.52	0.60
Reach1	313	25 yr	3780.00	1033.00	1042.08	1042.08	1042.91	0.002822	8.94	794.04	471.18	0.56
Reach1	313	10 yr	2650.00	1033.00	1039.76	1039.76	1042.80	0.010020	13.98	189.60	32.88	1.03
Reach1	313	5 yr	1890.00	1033.00	1038.95	1038.61	1041.04	0.007926	11.58	163.18	32.30	0.91
Reach1	313	2 yr	1000.00	1033.00	1038.03		1038.90	0.004009	7.47	133.81	31.63	0.64
Reach1	100	100 yr	5870.00	1033.00	1041.04	1040.93	1042.02	0.003976	9.20	954.02	492.69	0.71
Reach1	100	50yr	4990.00	1033.00	1040.73	1040.53	1041.67	0.003982	8.82	807.00	440.99	0.71
Reach1	100	25 yr	3780.00	1033.00	1040.19	1039.81	1041.06	0.003976	8.15	602.59	303.79	0.69
Reach1	100	10 yr	2650.00	1033.00	1039.45	1038.97	1040.24	0.003978	7.54	427.79	201.85	0.68
Reach1	100	5 yr	1890.00	1033.00	1038.73	1037.95	1039.47	0.003983	7.05	302.13	150.33	0.67
Reach1	100	2 yr	1000.00	1033.00	1037.39	1036.52	1037.96	0.003979	6.06	165.10	60.18	0.64

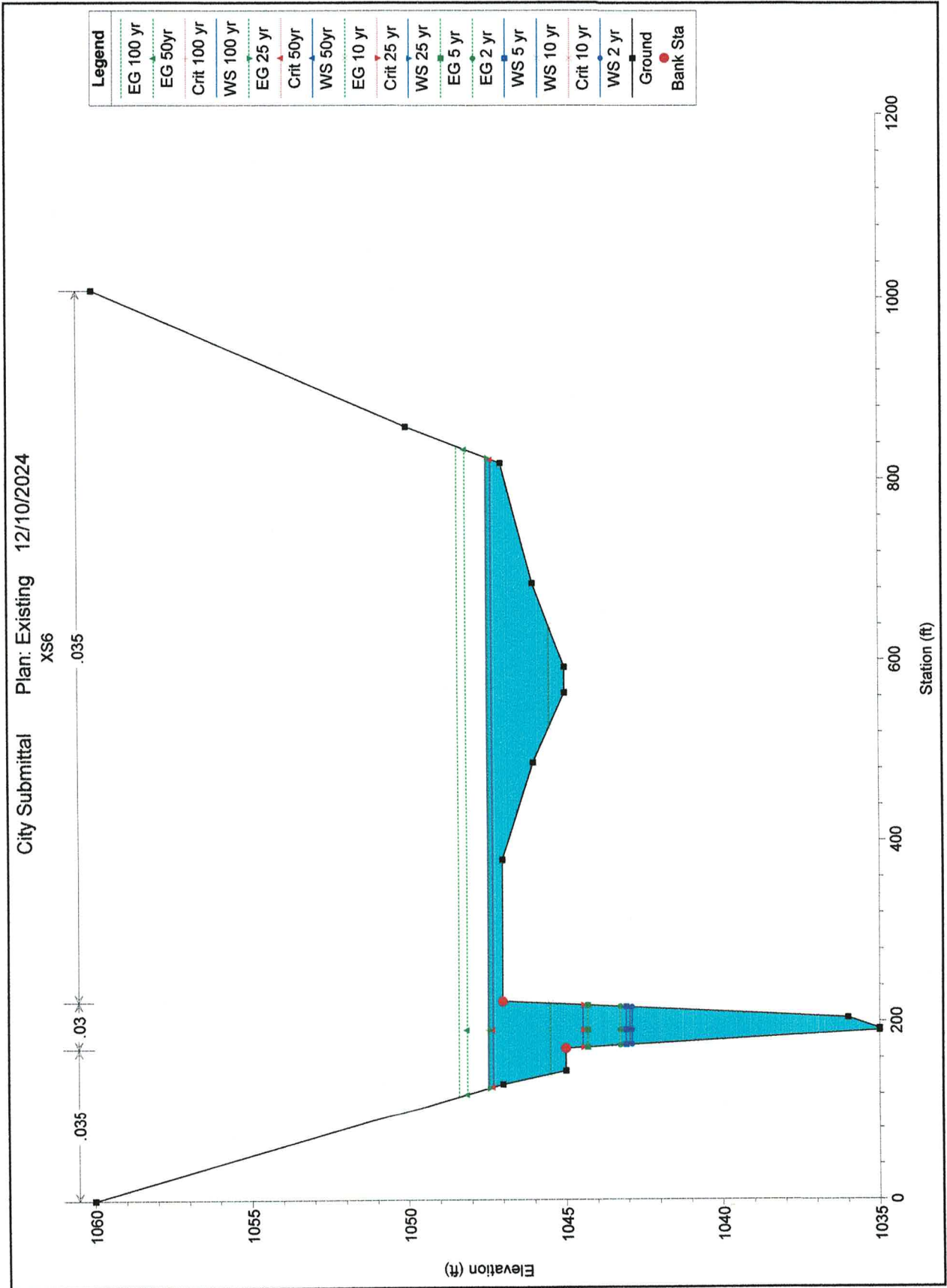
City Submittal Plan: Existing 12/10/2024

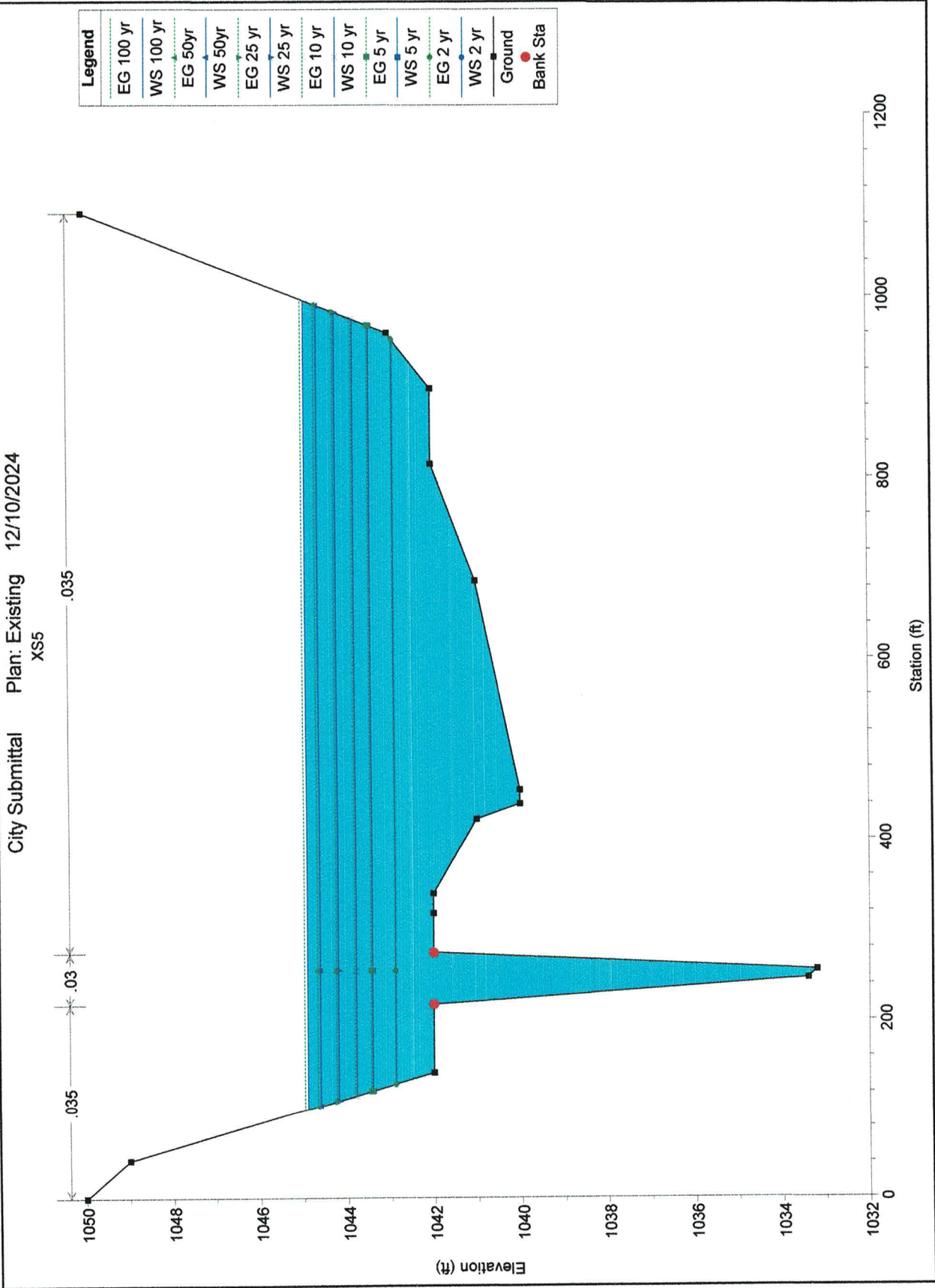
XS8



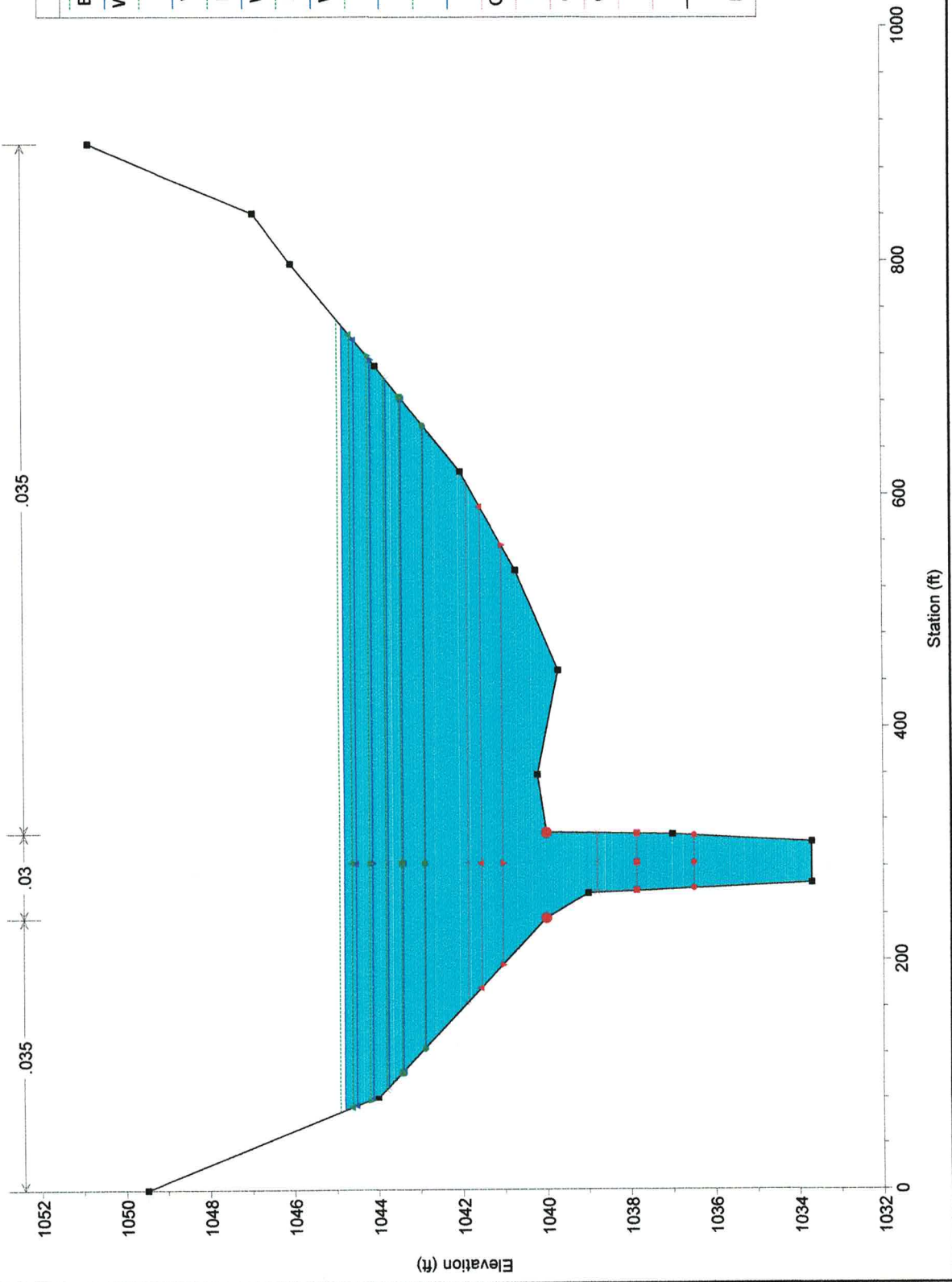
City Submittal Plan: Existing 12/10/2024
XS7

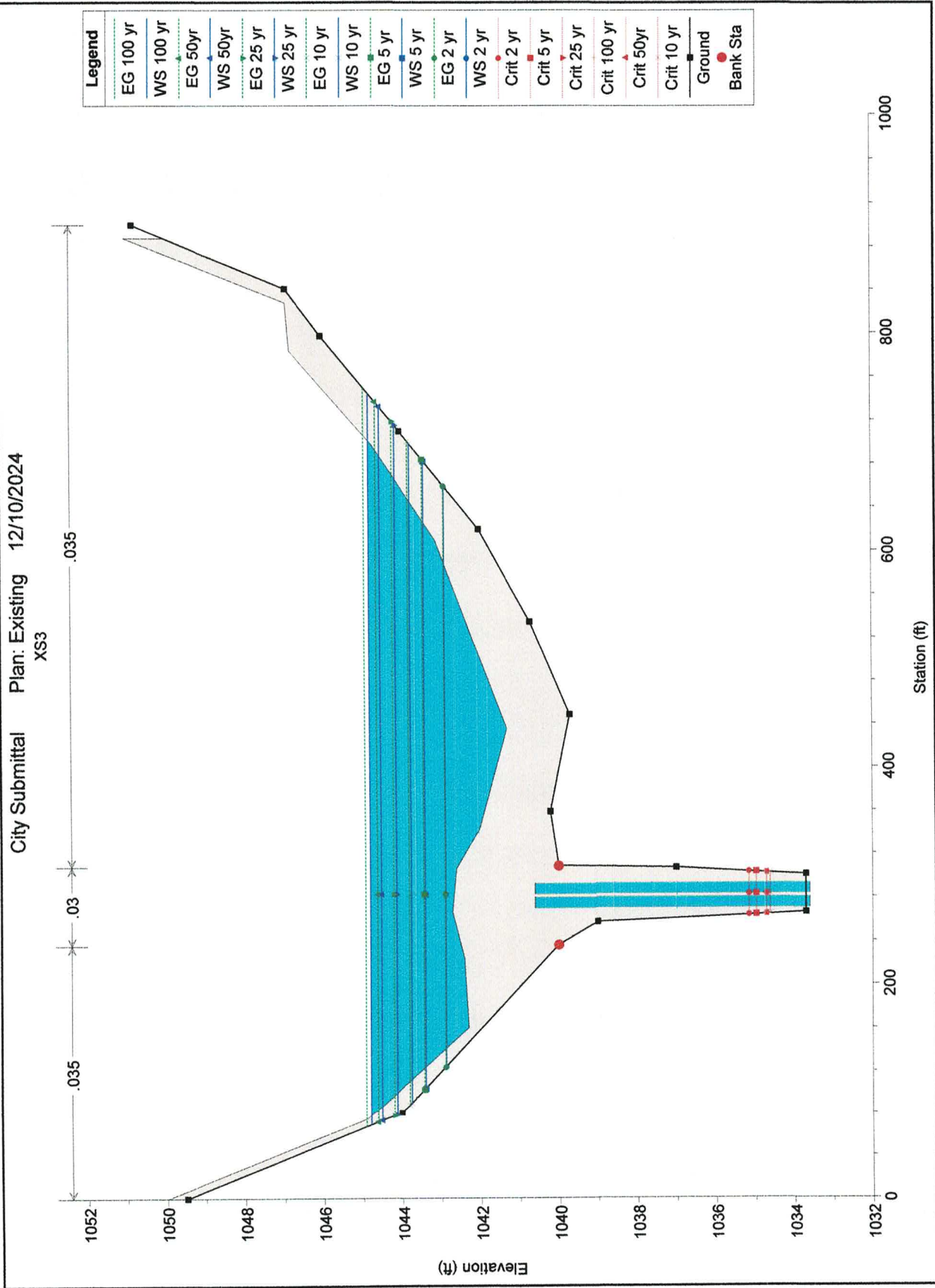


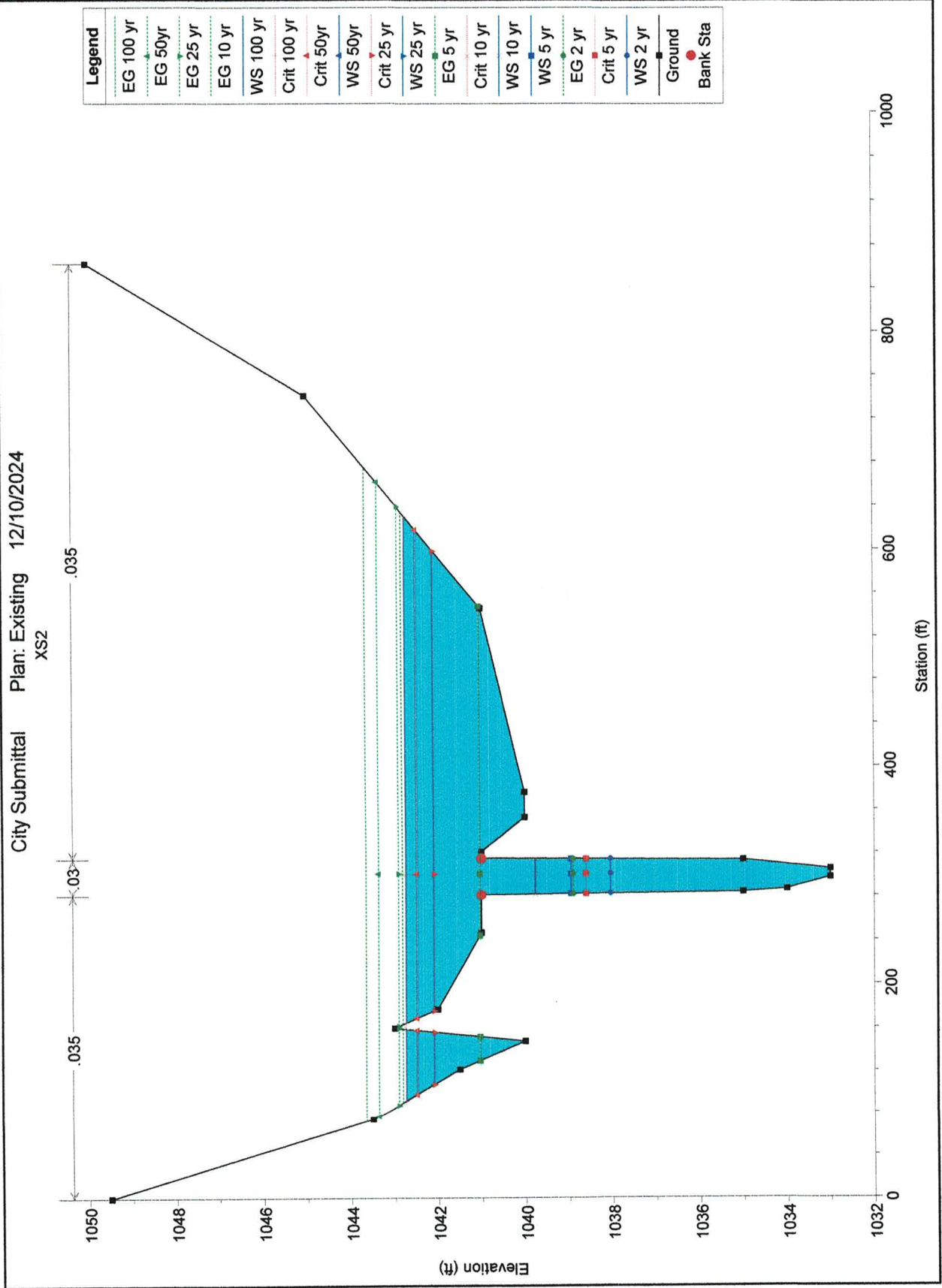




City Submittal Plan: Existing 12/10/2024
XS4







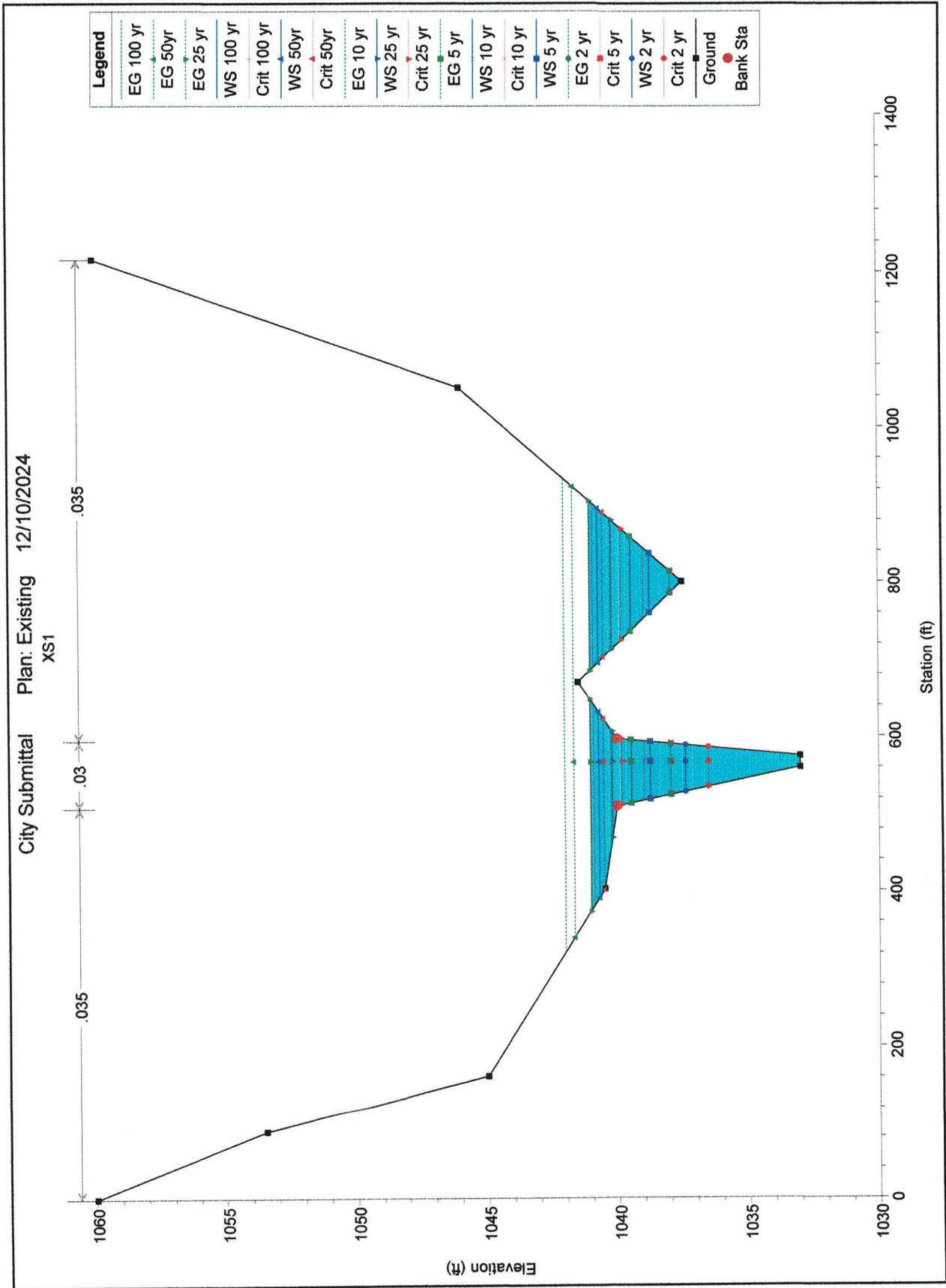




EXHIBIT C

**Q5 STREAM STATS REPORT
TRIBUTARY TO PRAIRIE CREEK**

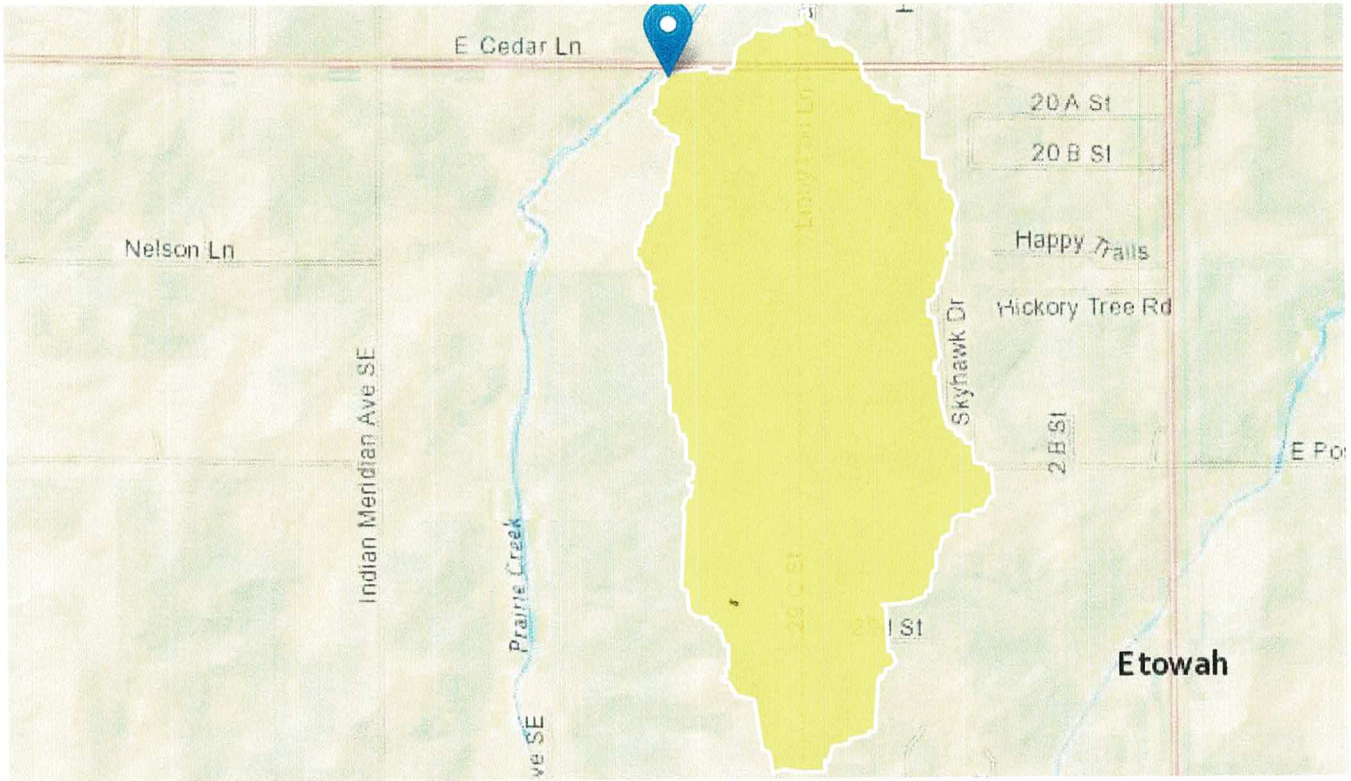
Q5 StreamStats Report

Region ID: OK

Workspace ID: OK20240919004152339000

Clicked Point (Latitude, Longitude): 35.17396, -97.23468

Time: 2024-09-18 19:42:16 -0500



[+ Collapse All](#)

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	7.1	percent
CANOPY_PCT	Percentage of drainage area covered by canopy as described in OK SIR 2009_5267	47.51	percent
CONTDA	Area that contributes flow to a point on a stream	1.08	square miles
CSL10_85fm	Change in elevation between points 10 and 85 percent of length along main channel to basin divide divided by length between points ft per mi	49.9	feet per mi

Parameter Code	Parameter Description	Value	Unit
DAUNREG	Unregulated drainage area used in OK regulated equations	1.08	square miles
DRNAREA	Area that drains to a point on a stream		square miles
ELEV	Mean Basin Elevation	1120	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	1040	feet
PRECIPOUT	Mean annual precip at the stream outlet (based on annual PRISM precip data in inches from 1971-2000)	38.7	inches

➤ Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Region 2 Unregulated 2019 5143]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	1.08	square miles	0.1	2510
CSL10_85fm	Stream Slope 10 and 85 Method ft per mi	49.9	feet per mi	1.98	342

Peak-Flow Statistics Parameters [Peak Region 2 NRCS Regulated 2019 5143]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DAUNREG	Unregulated Drainage Area	1.08	square miles	0.1	2510
CSL10_85fm	Stream Slope 10 and 85 Method ft per mi	49.9	feet per mi	1.98	342

Peak-Flow Statistics Flow Report [Peak Region 2 Unregulated 2019 5143]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp	Equiv. Yrs.
50-percent AEP flood	312	ft ³ /s	46.9	2

Statistic	Value	Unit	ASEp	Equiv. Yrs.
20-percent AEP flood	579	ft ³ /s	36.2	5
10-percent AEP flood	808	ft ³ /s	35	8
4-percent AEP flood	1160	ft ³ /s	39.9	9
2-percent AEP flood	1530	ft ³ /s	37.1	11
1-percent AEP flood	1800	ft ³ /s	39.9	12
0.2-percent AEP flood	2840	ft ³ /s	50.7	12

Peak-Flow Statistics Flow Report [Peak Region 2 NRCS Regulated 2019 5143]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp	Equiv. Yrs.
Regulated 50-percent AEP flood	312	ft ³ /s	46.9	2
Regulated 20-percent AEP flood	579	ft ³ /s	36.2	5
Regulated 10-percent AEP flood	808	ft ³ /s	35	8
Regulated 4-percent AEP flood	1160	ft ³ /s	39.9	9
Regulated 2-percent AEP flood	1530	ft ³ /s	37.1	11
Regulated 1-percent AEP flood	1800	ft ³ /s	39.9	12
Regulated 0.2-percent AEP flood	2840	ft ³ /s	50.7	12

Peak-Flow Statistics Flow Report [Area-Averaged]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp	Equiv. Yrs.
50-percent AEP flood	312	ft ³ /s	46.9	2
20-percent AEP flood	579	ft ³ /s	36.2	5
10-percent AEP flood	808	ft ³ /s	35	8
4-percent AEP flood	1160	ft ³ /s	39.9	9
2-percent AEP flood	1530	ft ³ /s	37.1	11
1-percent AEP flood	1800	ft ³ /s	39.9	12
0.2-percent AEP flood	2840	ft ³ /s	50.7	12
Regulated 50-percent AEP flood	312	ft ³ /s	46.9	2

Statistic	Value	Unit	ASEp	Equiv. Yrs.
Regulated 20-percent AEP flood	579	ft ³ /s	36.2	5
Regulated 10-percent AEP flood	808	ft ³ /s	35	8
Regulated 4-percent AEP flood	1160	ft ³ /s	39.9	9
Regulated 2-percent AEP flood	1530	ft ³ /s	37.1	11
Regulated 1-percent AEP flood	1800	ft ³ /s	39.9	12
Regulated 0.2-percent AEP flood	2840	ft ³ /s	50.7	12

Peak-Flow Statistics Citations

Lewis, J.M., Hunter, S.L., and Labriola, L.G., 2019, Methods for estimating the magnitude and frequency of peak streamflows for unregulated streams in Oklahoma developed by using streamflow data through 2017: U.S. Geological Survey Scientific Investigations Report 2019–5143, 39 p. (<https://doi.org/10.3133/sir20195143>)

➤ Flow-Duration Statistics

Flow-Duration Statistics Parameters [Duration Region 3 2009 5267]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	1.08	square miles	8	2296
ELEV	Mean Basin Elevation	1120	feet	625	1527
CANOPY_PCT	Percent Area Under Canopy	47.51	percent	8.41	83.5
PRECIPOUT	Mean Annual Precip at Gage	38.7	inches	38	58

Flow-Duration Statistics Disclaimers [Duration Region 3 2009 5267]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Flow-Duration Statistics Flow Report [Duration Region 3 2009 5267]

Statistic	Value	Unit
20 Percent Duration	0.186	ft ³ /s
50 Percent Duration	0.024	ft ³ /s
80 Percent Duration	0	ft ³ /s
90 Percent Duration	0	ft ³ /s

Statistic	Value	Unit
95 Percent Duration	0	ft ³ /s

Flow-Duration Statistics Citations

Esralew, R.A., Smith, S.J.,2009, Methods for estimating flow-duration and annual mean-flow statistics for ungaged streams in Oklahoma: U.S. Geological Survey Scientific Investigations Report 2009-5267, 131 p. (<http://pubs.usgs.gov/sir/2009/5267/>)

➤ General Flow Statistics

General Flow Statistics Parameters [Duration Region 3 2009 5267]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	1.08	square miles	8	2296
PRECIPOUT	Mean Annual Precip at Gage	38.7	inches	38	58

General Flow Statistics Disclaimers [Duration Region 3 2009 5267]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

General Flow Statistics Flow Report [Duration Region 3 2009 5267]

Statistic	Value	Unit
Average daily streamflow	0.375	ft ³ /s

General Flow Statistics Citations

Esralew, R.A., Smith, S.J.,2009, Methods for estimating flow-duration and annual mean-flow statistics for ungaged streams in Oklahoma: U.S. Geological Survey Scientific Investigations Report 2009-5267, 131 p. (<http://pubs.usgs.gov/sir/2009/5267/>)

➤ Bankfull Statistics

Bankfull Statistics Parameters [Interior Plains D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.19305	59927.7393

Bankfull Statistics Parameters [Central Lowland P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.200772	59927.66594

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.07722	59927.7393

Bankfull Statistics Flow Report [Interior Plains D Bieger 2015]

Statistic	Value	Unit
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Bankfull Statistics Flow Report [Central Lowland P Bieger 2015]

Statistic	Value	Unit
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Bankfull Statistics Flow Report [USA Bieger 2015]

Statistic	Value	Unit
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Bankfull Statistics Citations

➤ Maximum Probable Flood Statistics

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 9]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area		square miles	0.1	10000

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 9]

Statistic	Value	Unit
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Maximum Probable Flood Statistics Citations

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.24.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1



EXHIBIT D

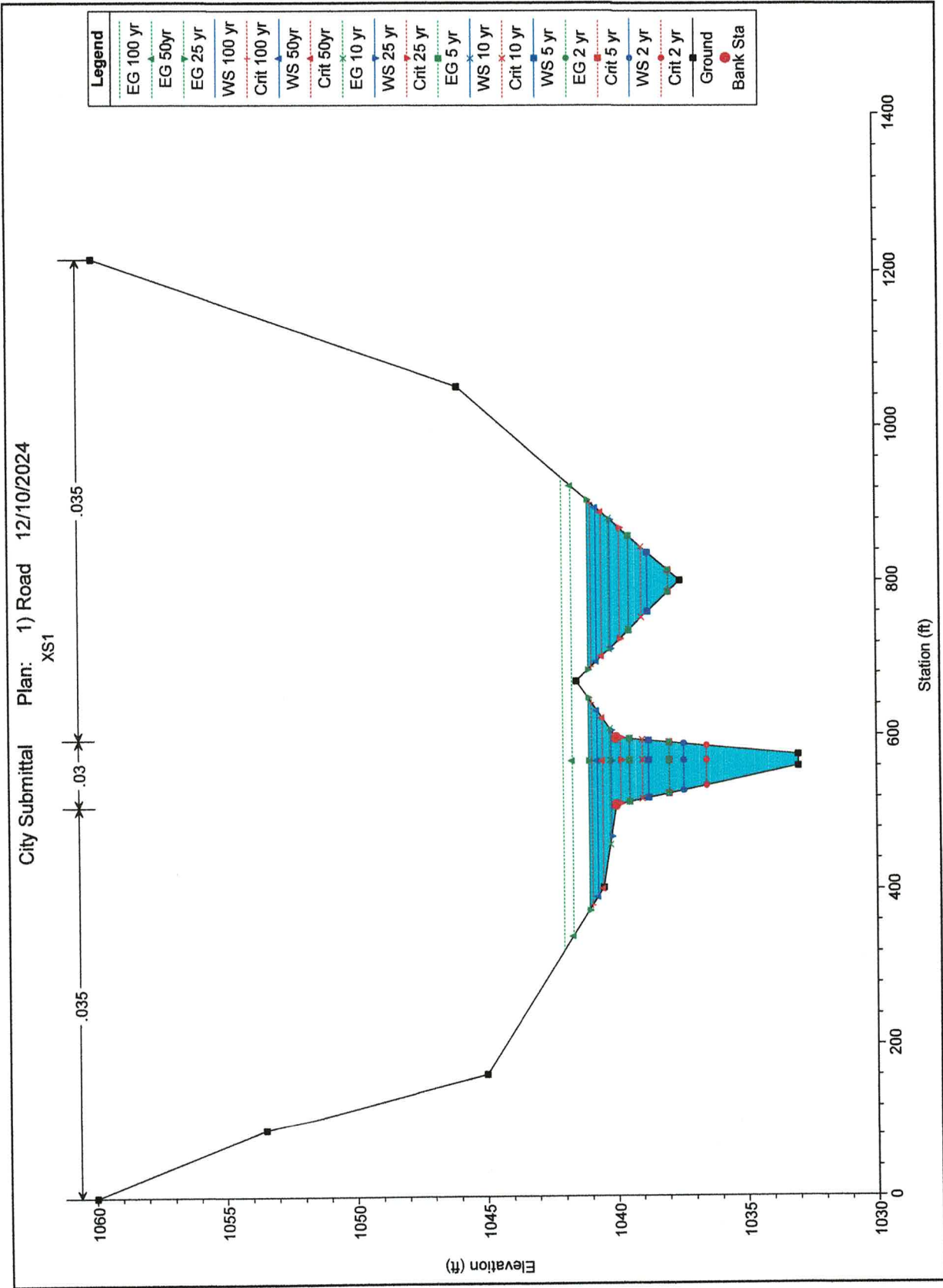
HEC ANALYSIS W/PROPOSED ROAD

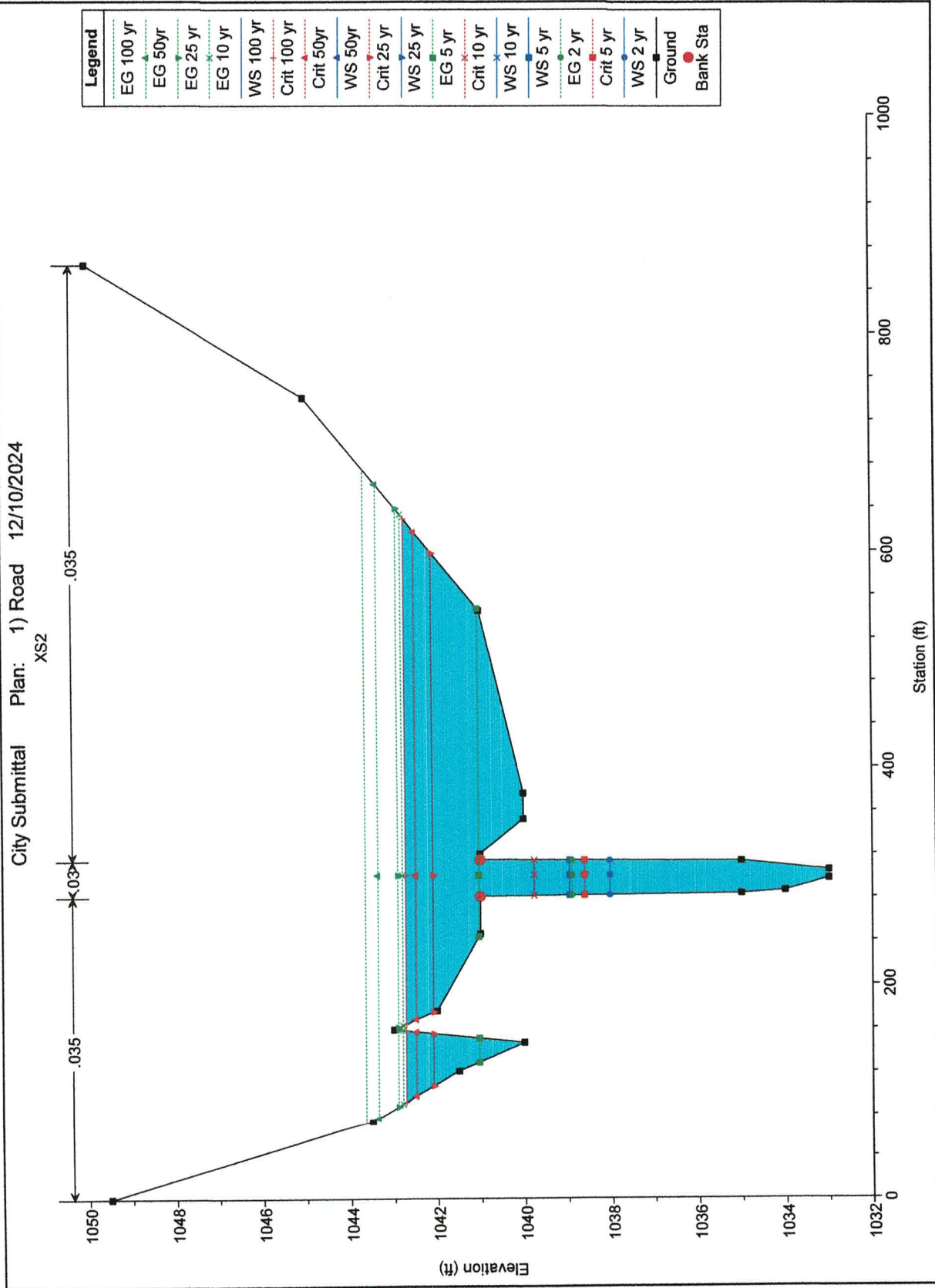
HEC-RAS Plan: Road River: Prairie Creek Reach: Reach1

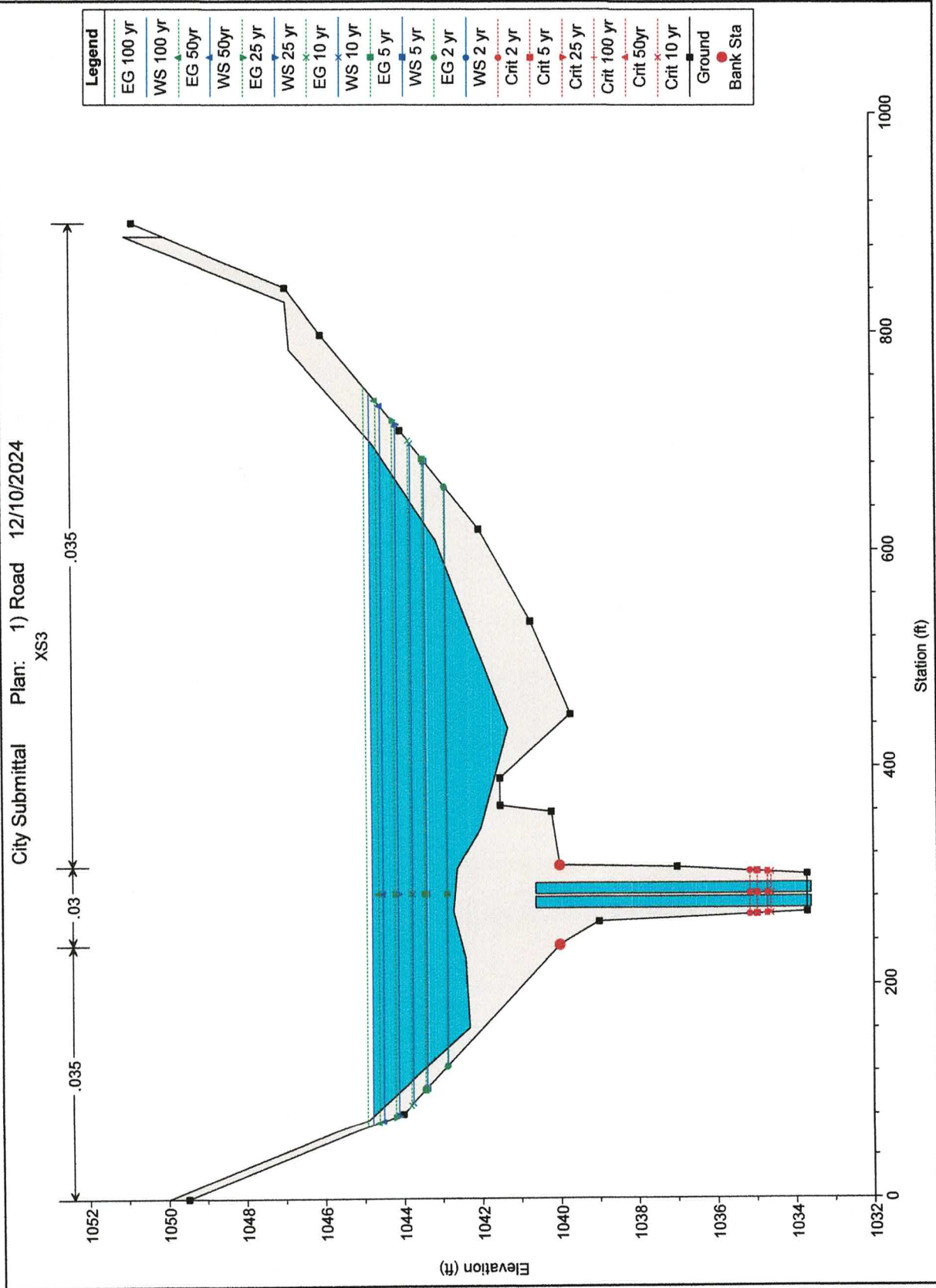
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude #	Chl
Reach1	4383	100 yr	5870.00	1048.00	1056.18		1056.61	0.002928	9.00	1298.19	514.62	0.59	
Reach1	4383	50yr	4990.00	1048.00	1055.84	1055.50	1056.29	0.003238	9.17	1125.39	508.56	0.62	
Reach1	4383	25 yr	3780.00	1048.00	1055.19	1055.19	1055.85	0.004961	10.62	798.54	496.89	0.75	
Reach1	4383	10 yr	2650.00	1048.00	1054.95		1055.40	0.003405	8.56	678.47	455.53	0.62	
Reach1	4383	5 yr	1890.00	1048.00	1055.11		1055.30	0.001443	5.67	755.48	495.34	0.40	
Reach1	4383	2 yr	1000.00	1048.00	1054.13	1053.75	1054.43	0.002043	6.02	344.03	366.13	0.47	
Reach1	3069	100 yr	5870.00	1043.00	1051.58	1051.58	1052.24	0.003764	9.13	1353.11	902.45	0.69	
Reach1	3069	50yr	4990.00	1043.00	1051.49	1051.49	1052.05	0.003201	8.32	1268.73	899.90	0.64	
Reach1	3069	25 yr	3780.00	1043.00	1051.49	1051.27	1051.81	0.001830	6.29	1270.60	899.95	0.48	
Reach1	3069	10 yr	2650.00	1043.00	1050.89	1050.89	1051.43	0.002697	7.06	751.93	774.65	0.57	
Reach1	3069	5 yr	1890.00	1043.00	1049.48	1049.48	1051.27	0.009037	10.72	176.35	49.43	1.00	
Reach1	3069	2 yr	1000.00	1043.00	1047.88	1047.88	1049.26	0.009834	9.42	106.11	38.47	1.00	
Reach1	1858	100 yr	5870.00	1035.00	1047.47	1047.47	1048.39	0.002433	9.26	1221.34	697.03	0.57	
Reach1	1858	50yr	4990.00	1035.00	1047.32	1047.32	1048.13	0.002099	8.49	1113.56	693.40	0.53	
Reach1	1858	25 yr	3780.00	1035.00	1044.46	1044.46	1047.43	0.008381	13.84	273.14	46.58	1.01	
Reach1	1858	10 yr	2650.00	1035.00	1044.16	1042.94	1045.78	0.004735	10.22	259.41	45.49	0.75	
Reach1	1858	5 yr	1890.00	1035.00	1043.96		1044.85	0.002649	7.55	250.45	44.78	0.56	
Reach1	1858	2 yr	1000.00	1035.00	1043.12		1043.46	0.001131	4.67	214.27	41.74	0.36	
Reach1	535	100 yr	5870.00	1033.20	1044.84		1045.00	0.000636	4.77	2416.52	892.00	0.30	
Reach1	535	50yr	4990.00	1033.20	1044.55		1044.71	0.000626	4.61	2157.47	882.36	0.30	
Reach1	535	25 yr	3780.00	1033.20	1044.14		1044.29	0.000580	4.28	1797.71	868.80	0.28	
Reach1	535	10 yr	2650.00	1033.20	1043.73		1043.86	0.000484	3.76	1447.27	855.39	0.25	
Reach1	535	5 yr	1890.00	1033.20	1043.36		1043.48	0.000418	3.36	1136.13	843.30	0.23	
Reach1	535	2 yr	1000.00	1033.20	1042.85		1042.90	0.000175	2.06	773.25	394.00	0.15	
Reach1	370	100 yr	5870.00	1033.70	1044.78	1042.14	1044.91	0.000376	3.96	2521.32	674.21	0.24	
Reach1	370	50yr	4990.00	1033.70	1044.50	1041.80	1044.62	0.000330	3.63	2337.94	658.14	0.22	
Reach1	370	25 yr	3780.00	1033.70	1044.12	1041.07	1044.20	0.000252	3.08	2088.88	635.66	0.19	
Reach1	370	10 yr	2650.00	1033.70	1043.74	1038.80	1043.79	0.000166	2.42	1851.68	606.68	0.15	
Reach1	370	5 yr	1890.00	1033.70	1043.39	1037.85	1043.43	0.000112	1.93	1645.06	577.36	0.12	
Reach1	370	2 yr	1000.00	1033.70	1042.86	1036.50	1042.87	0.000050	1.22	1350.58	532.79	0.08	
Reach1	338		Culvert										
Reach1	313	100 yr	5870.00	1033.00	1042.72	1042.72	1043.65	0.003355	10.27	1116.13	531.50	0.62	

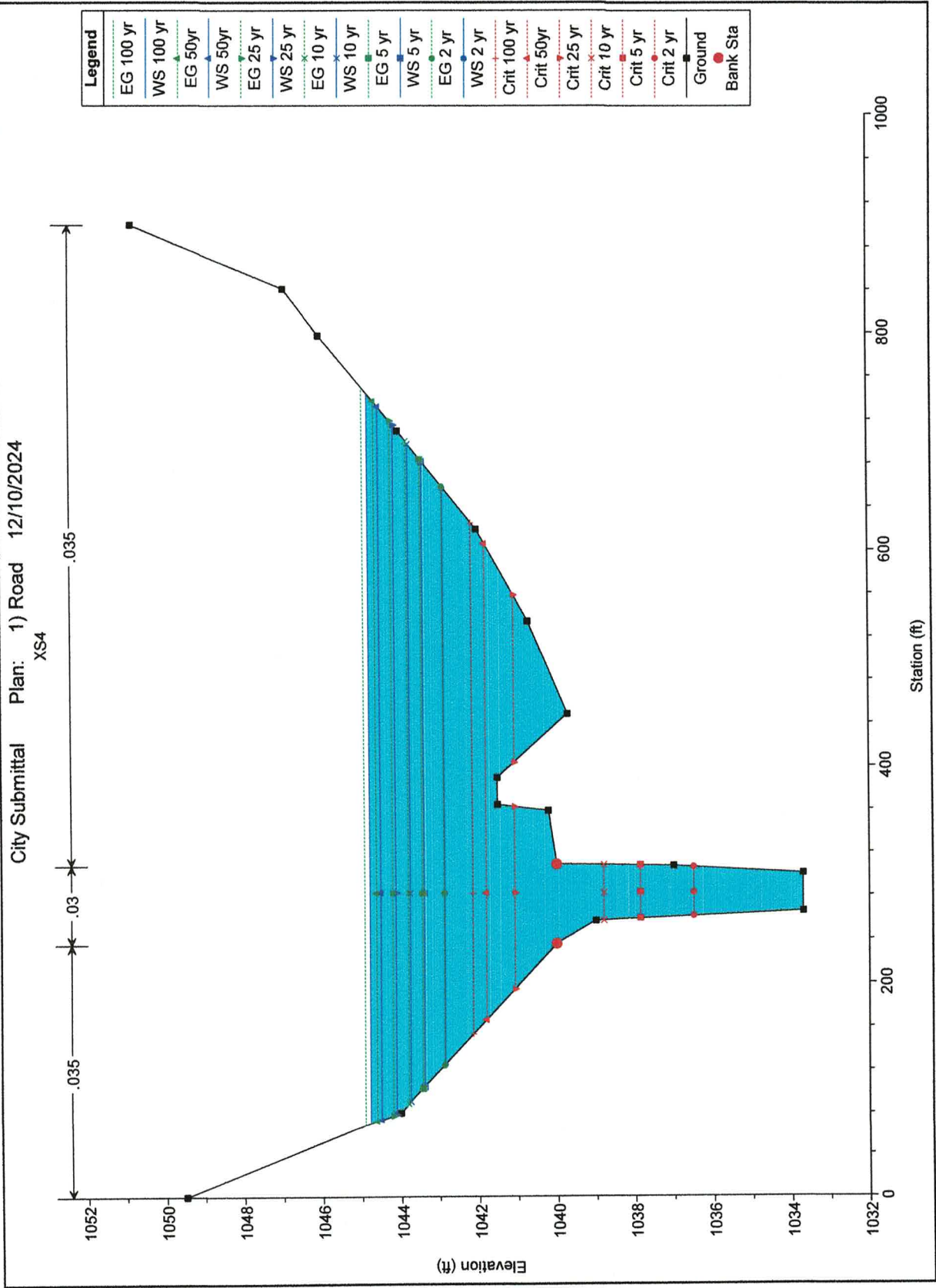
HEC-RAS Plan: Road River: Prairie Creek Reach: Reach1 (Continued)

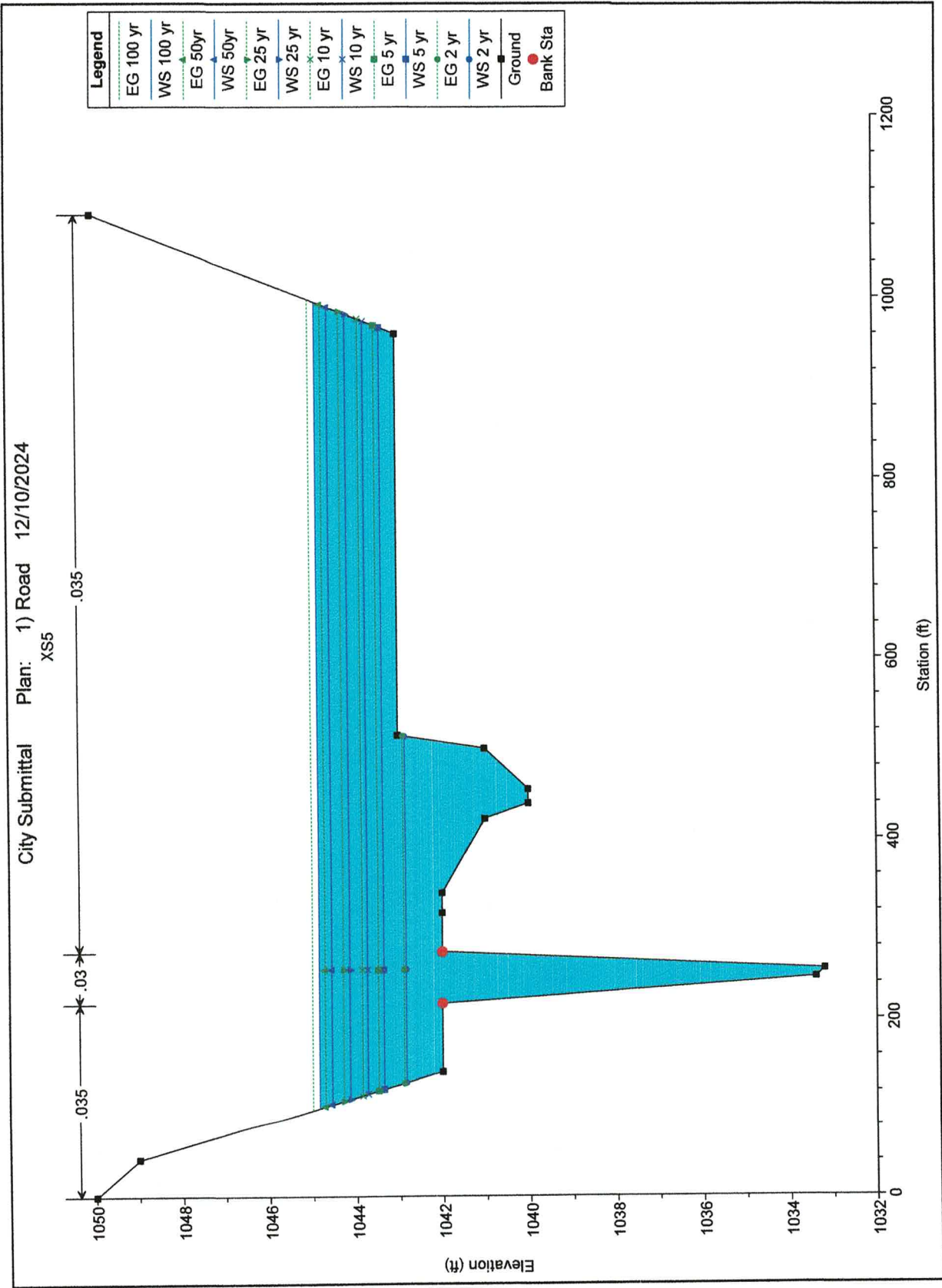
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach1	313	50yr	4990.00	1033.00	1042.48	1042.48	1043.37	0.003152	9.76	988.86	508.52	0.60
Reach1	313	25 yr	3780.00	1033.00	1042.08	1042.08	1042.91	0.002822	8.94	794.04	471.18	0.56
Reach1	313	10 yr	2650.00	1033.00	1039.76	1039.76	1042.80	0.010020	13.98	189.60	32.88	1.03
Reach1	313	5 yr	1890.00	1033.00	1038.95	1038.61	1041.04	0.007926	11.58	163.17	32.30	0.91
Reach1	313	2 yr	1000.00	1033.00	1038.04		1038.90	0.004008	7.47	133.81	31.63	0.64
Reach1	100	100 yr	5870.00	1033.00	1041.04	1040.93	1042.02	0.003976	9.20	954.02	492.69	0.71
Reach1	100	50yr	4990.00	1033.00	1040.73	1040.53	1041.67	0.003982	8.82	807.00	440.99	0.71
Reach1	100	25 yr	3780.00	1033.00	1040.19	1039.81	1041.06	0.003976	8.15	602.59	303.79	0.69
Reach1	100	10 yr	2650.00	1033.00	1039.45	1038.97	1040.24	0.003978	7.54	427.79	201.85	0.68
Reach1	100	5 yr	1890.00	1033.00	1038.73	1037.95	1039.47	0.003983	7.05	302.13	150.33	0.67
Reach1	100	2 yr	1000.00	1033.00	1037.39	1036.52	1037.96	0.003979	6.06	165.10	60.18	0.64

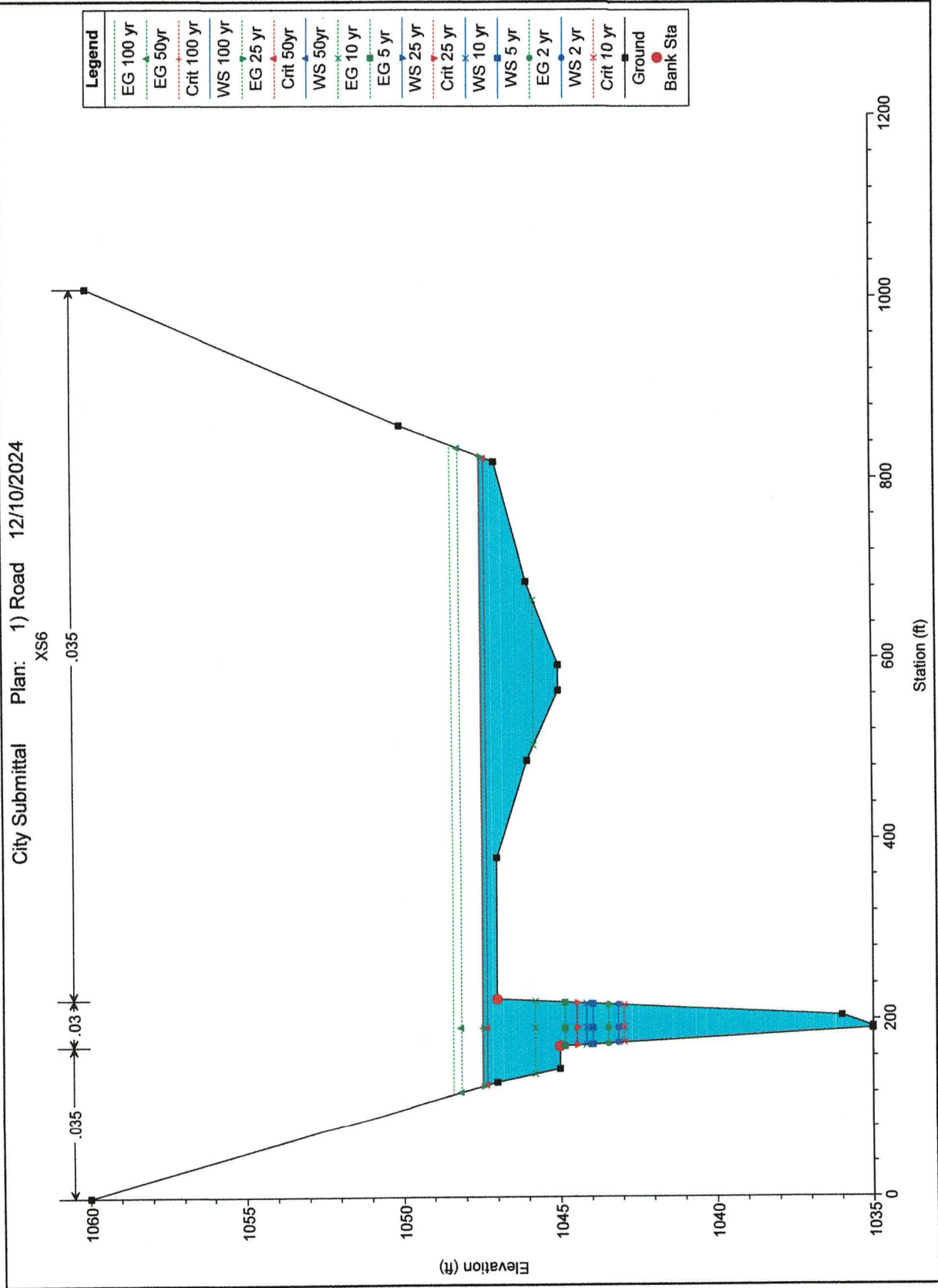


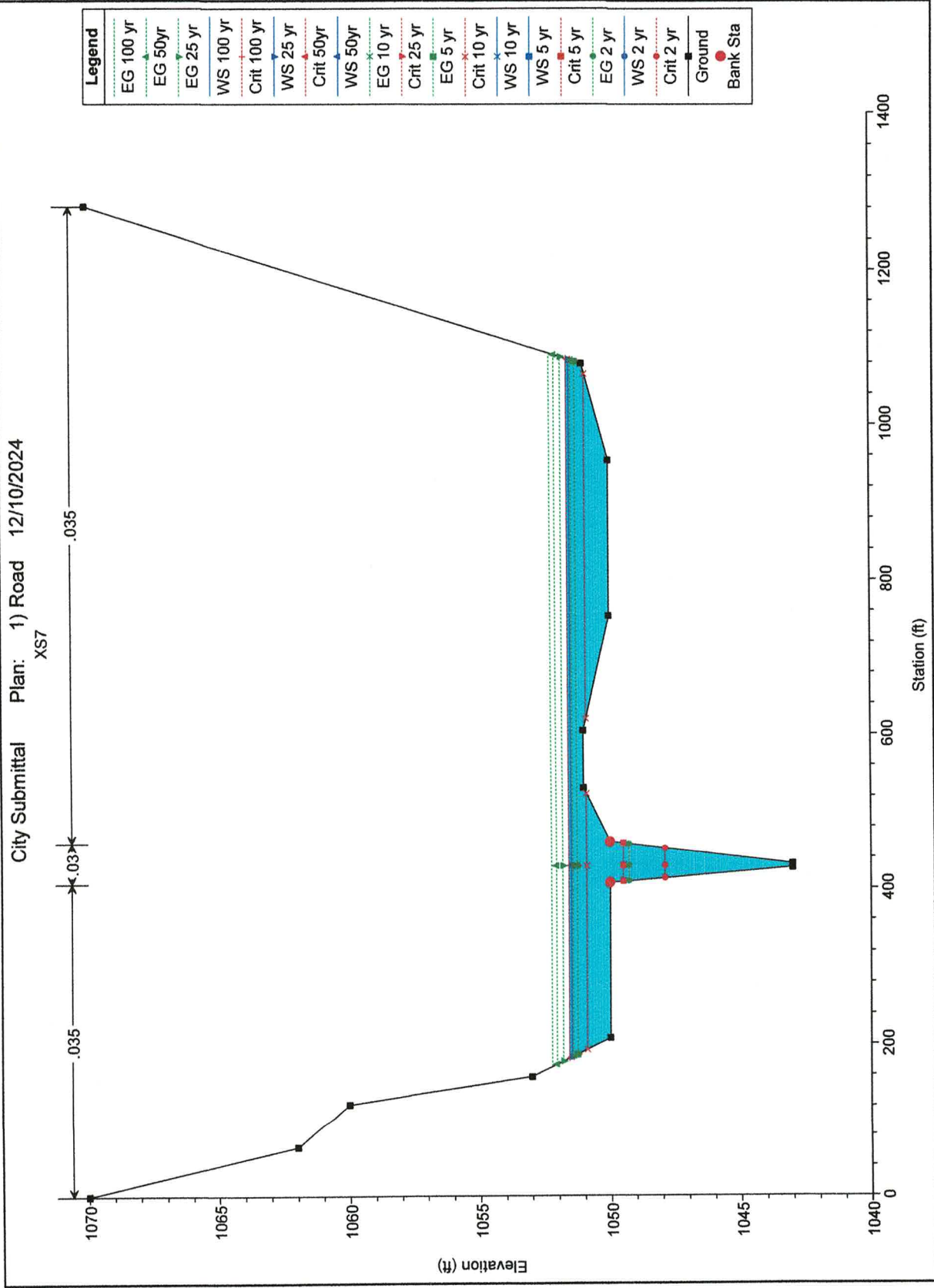


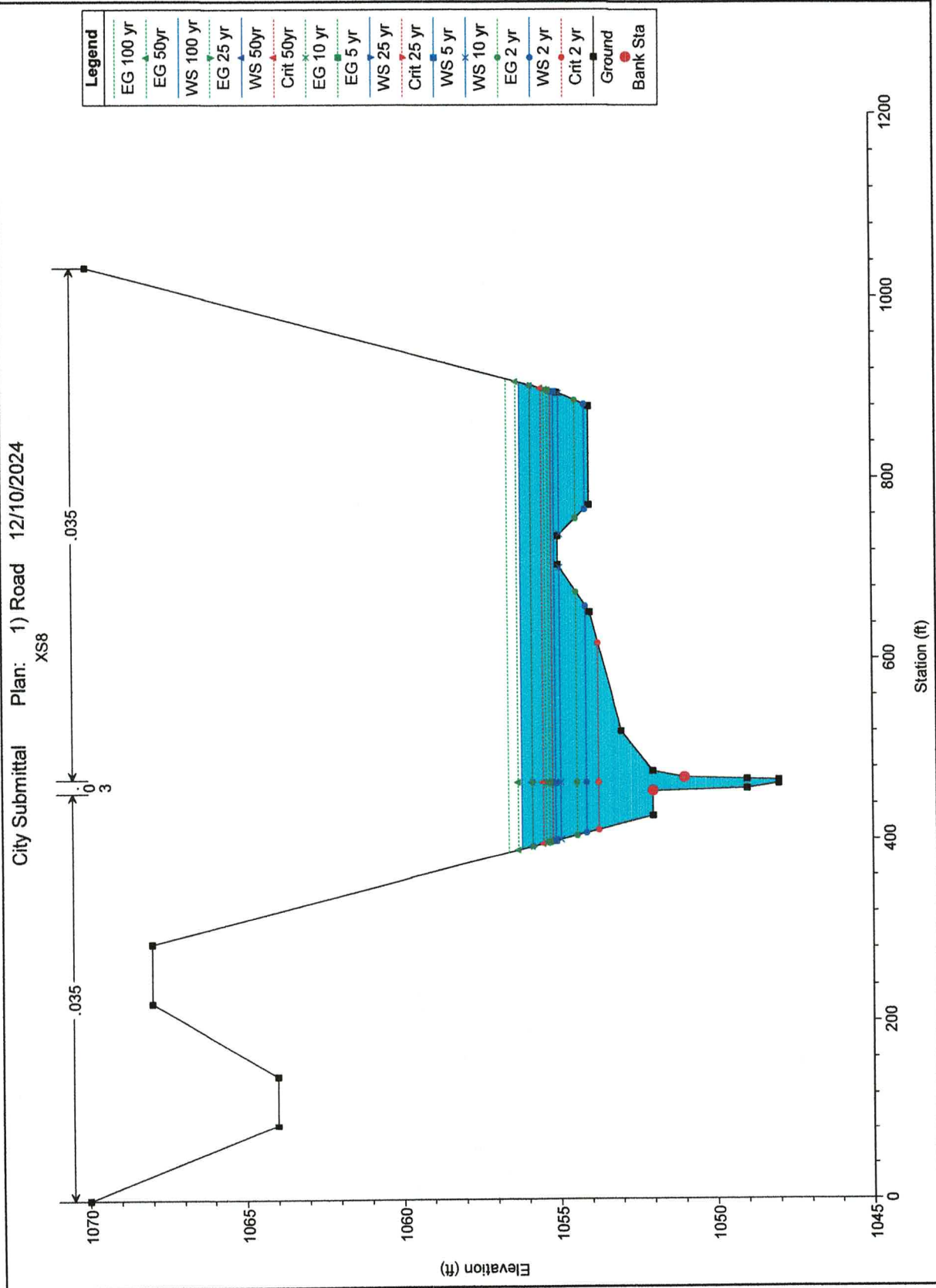












CULVERT DESIGN
STA 0+69.16 CMP
Drainage Area = 12.24 ac

Surface Type	k	Length	
Concrete/Asphalt	0.372	0	0
Commercial	0.445	0	0
Residential	0.511	0	0
Rocky, Bare Soil	0.604	0	0
Cultivated	0.775	0	0
Woodland, Thin Grass	0.942	0	0
Average Pasture	1.040	500	520
Tall Grass	1.130	0	0
Total	1.040	500	520
Channel Type			
Straight, Clean	0.00592	0	0
Average	0.00835	0	0
Meandering	0.01020	1655	16.881
V-Ditch	0.01252	0	0
Total	0.01020	1655	16.881
C	0.35		
Lo	500		
Slope Overland	6.600%		
Lf	1655		
Slope Channel	2.54%		
To	17.9 min		Vo = 0.5
Tf	12.6 min		Vf = 2.2
Tc	30.5 min		
I(2)	3.09	Q(2)	13.25
I(5)	3.40	Q(5)	14.55
I(10)	3.87	Q(10)	16.57
I(25)	4.48	Q(25)	21.12
I(50)	5.10	Q(50)	26.19
I(100)	5.66	Q(100)	30.32

STA 0+69.16 CMP (CONT)

CULVERT CAPACITY--2 YEAR STORM			
Pipe Diameter (in)	Assume	24 in	CMP
(18 inch is minimum allowed by ODEQ standards)			
Headwater Depth (ft) (WSEL-Inv)	Assume	2.4 ft	
Slope (%)	Assume	2.00%	
	X-Sectional Area	2.64	
	Wetted Perimeter	6.28	
	Hydraulic Radius	0.42	
Qp (Orifice Equation)		Cd = .60	17.90
Qp (Orifice Equation)	Mitered 45 Degrees	Cd = .60	25.31
Qp (Manning Equation)		n=.023	18.13
Maximum capacity =		17.90 cfs	OK

0.707106781

CULVERT CAPACITY--5 YEAR STORM			
Pipe Diameter (in)	Assume	24 in	CMP
(18 inch is minimum allowed by ODEQ standards)			
Headwater Depth (ft) (WSEL-Inv)	Assume	2.4 ft	
Slope (%)	Assume	2.00%	
	X-Sectional Area	2.64	
	Wetted Perimeter	6.28	
	Hydraulic Radius	0.42	
Qp (Orifice Equation)		Cd = .60	17.90
Qp (Orifice Equation)	Mitered 45 Degrees	Cd = .60	25.31
Qp (Manning Equation)		n=.023	18.13
Maximum capacity =		17.90 cfs	OK

0.707106781

CULVERT CAPACITY--10 YEAR STORM			
Pipe Diameter (in)	Assume	24 in	CMP
(18 inch is minimum allowed by ODEQ standards)			
Headwater Depth (ft) (WSEL-Inv)	Assume	2.4 ft	
Slope (%)	Assume	2.00%	
	X-Sectional Area	2.64	
	Wetted Perimeter	6.28	
	Hydraulic Radius	0.42	
Qp (Orifice Equation)		Cd = .60	17.90
Qp (Orifice Equation)	Mitered 45 Degrees	Cd = .60	25.31
Qp (Manning Equation)		n=.023	18.13
Maximum capacity =		17.90 cfs	OK

0.707106781

**CULVERT DESIGN
STA 2+30.47 RCB BOX**

Drainage Area = 691 ac

Q(2)	312.00
Q(5)	579.00
Q(10)	808.00
Q(25)	1160.00
Q(50)	1530.00
Q(100)	1800.00

STA 2+30.47 RCB BOX (CONT)

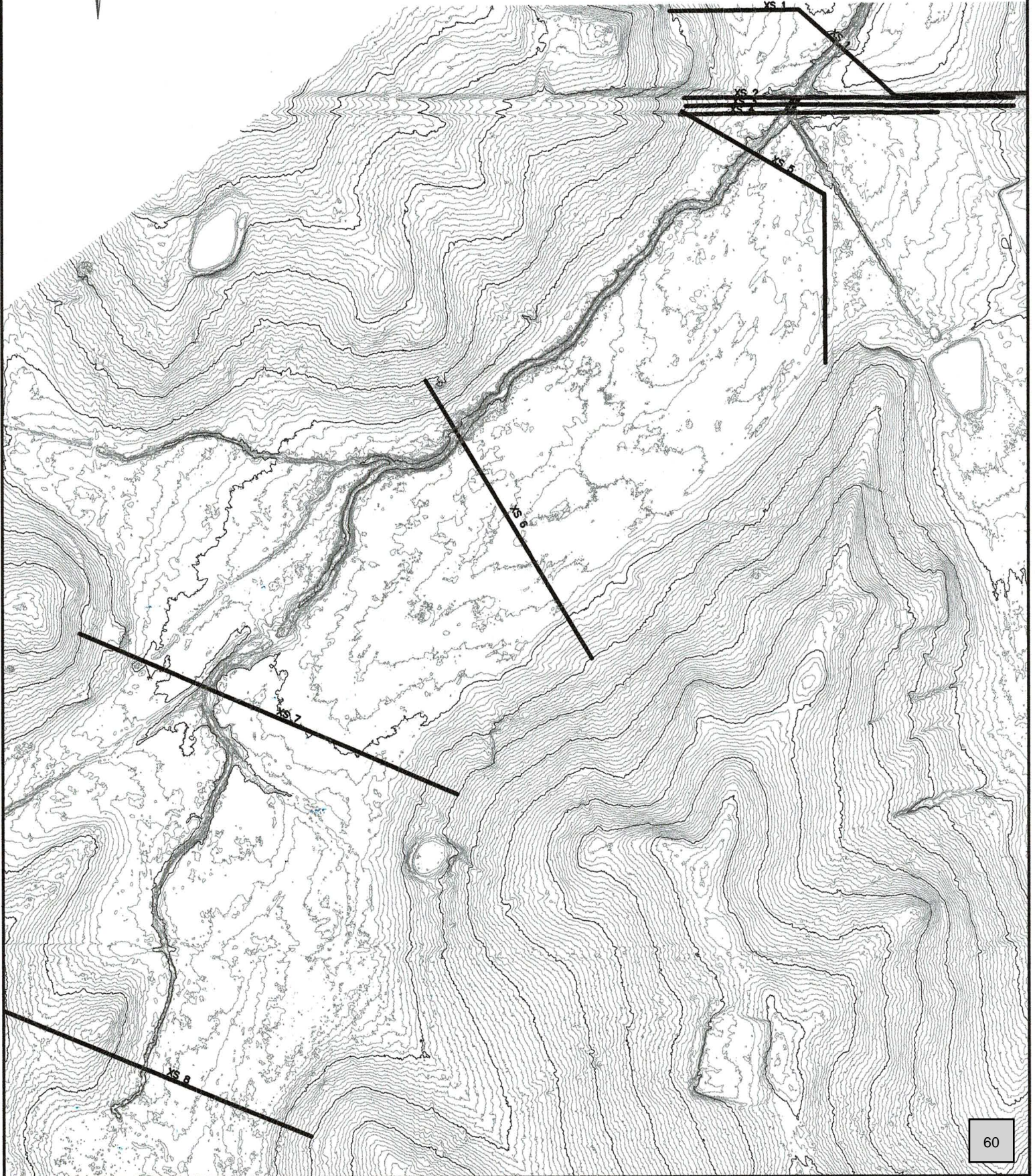
CULVERT CAPACITY--2 YEAR STORM			
Pipe Height (in)	Assume	60	RCB
Pipe Width (in)	Assume	48	RCB
Manning's n		n=.012	
Pipe slope		2.00%	
Pipe length (ft)		60	
	X-Sectional Area	20.00	
	Wetted Perimeter	18.00	
	Hydraulic Radius	1.11	
Depth (in)	Assume	60	
Headwater Depth (ft)		1	
Energy Grade		0.000	
Number		1	
Q Partial (cfs)		376.8 cfs	
Q Full Flow (cfs)		376.8 cfs	
	Calc Flow	312.0 cfs	
		OK	

Cross Section Map

RIDGELINE ESTATES

SCALE 1" = 400"

Item 2.



VOLUMES:

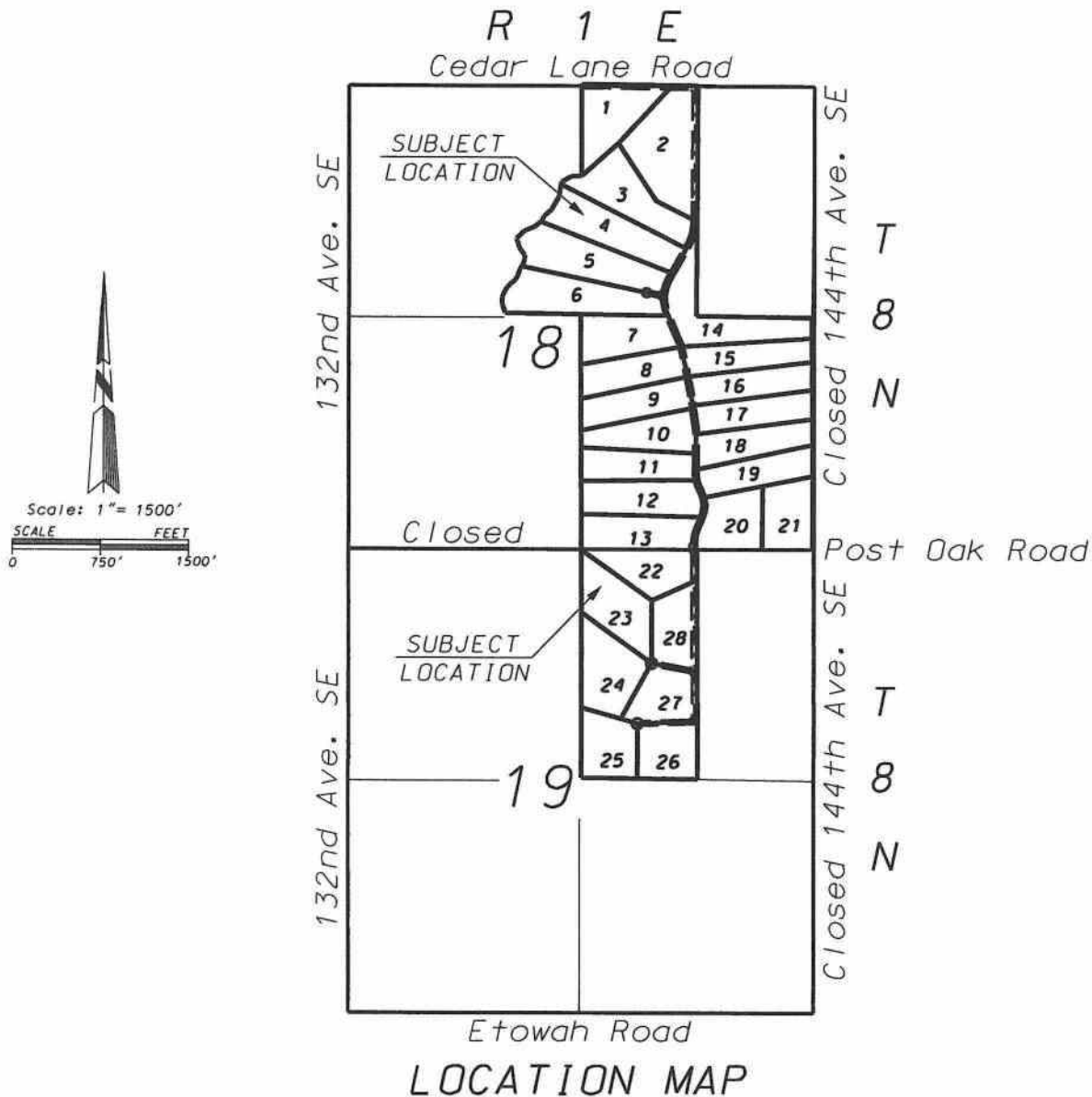
Using conversion factor of 1.

Volume of GROUND2-NICO based on a planar tin.

Area	Net Volume	Plan Area	Average Z
Positive Volume	Negative Volume		
-----	-----	-----	-----
-----	-----		
2340.371	-29863.215	42828.701	-0.697
	-32203.586		

RIDGELINE ESTATES
A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
 PART OF SECTION 18, & PART OF SECTION 19,
 T8N, R1E, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

COS -----



NOTE:

Bearings Shown are Based on an Deed Bearing of N89°56'18"W Between Existing Monuments on the North line of the W/2-NE/4 of of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

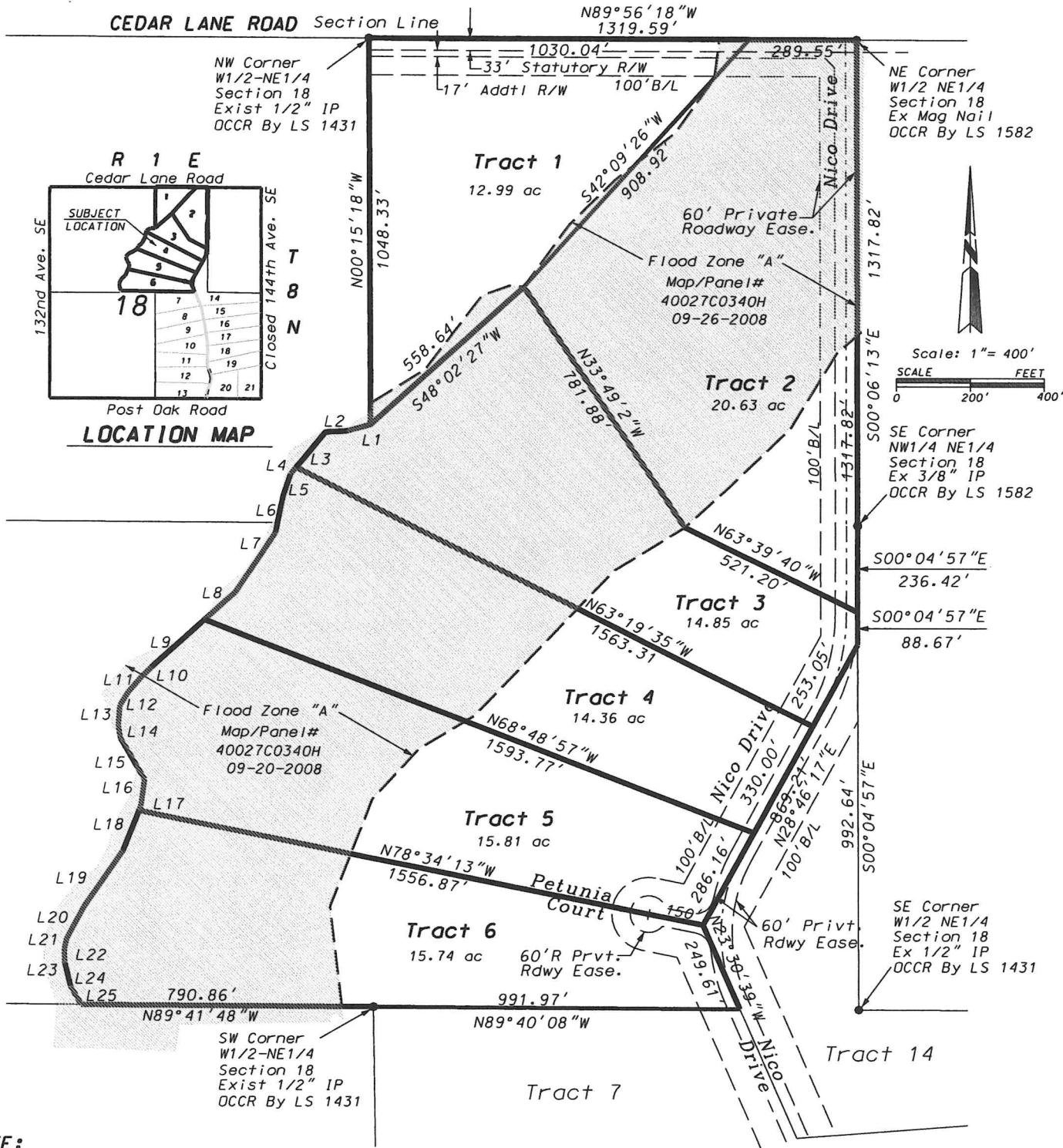
According the Federal Emergency Management (FEMA) Federal Insurance Rate Map (FIRM) Map/Panel Number 40027C0340H with an effective date of September 26, 2008, the subject property lies in a Zone "A" and a Zone "X" as shown on the attached survey drawing. Zone "A" is defined as "Areas of Special Flood Hazards With No Base Flood Elevations. Zone "X" is defined as "Areas of Minimal Flood Hazards".

POLLARD & WHITED SURVEYING, INC. 2514 Tee Drive Norman, OK 73069 405-366-0001 CA 2380 exp.6-30-25	Ridgeline Estates Norman Rural COS Subdivision Part of Section 18, T8N, R1E, IM Norman, Cleveland County, Oklahoma Nov. 12, 2024 18-8n1e.dgn	
	timepwsurveying.com	Drawn By: T. Pollard Sheet 1 of 24

RIDGELINE ESTATES

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION

PART OF THE N1/2 OF SECTION 18, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:

Bearings Shown are Based on an Arbitrary Bearing of N89°56'18"W Between Existing Monuments on the North line of the W2-NE1/4 of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

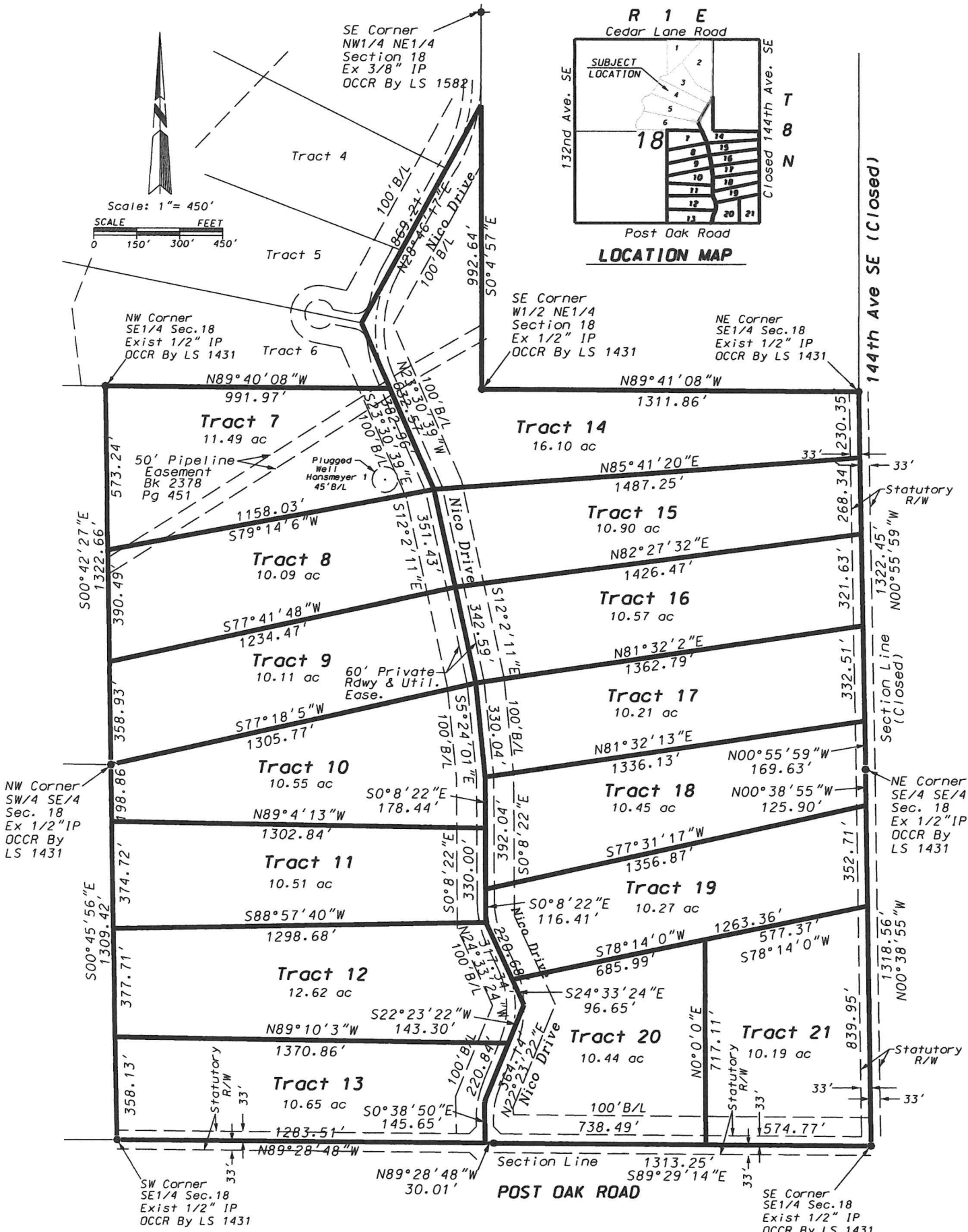
(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

LINE TABLE			
L1 N74°32'07"E 66.13'	L7 N33°24'57"E 196.46'	L13 N04°32'50"E 55.28'	L19 N34°49'56"E 188.93'
L2 N86°32'50"E 57.85'	L8 N48°16'26"E 110.87'	L14 N10°05'58"E 35.46'	L20 N28°15'12"E 96.41'
L3 N39°56'23"E 123.79'	L9 N48°16'26"E 191.15'	L15 N30°42'29"W 128.60'	L21 N12°18'29"E 27.72'
L4 N39°56'23"E 25.49'	L10 N45°29'39"E 40.81'	L16 N07°49'36"E 72.20'	L22 N01°17'38"W 39.00'
L5 N18°40'23"E 62.33'	L11 N40°43'54"E 55.20'	L17 N21°47'12"E 14.01'	L23 N15°21'17"W 23.45'
L6 N11°50'29"E 100.88'	L12 N31°57'35"E 41.86'	L18 N21°47'12"E 116.85'	L24 N13°24'34"W 41.44'
			L25 N29°52'46"W 57.60'

<p>POLLARD & WHITED SURVEYING, INC.</p> <p>2514 Tee Drive Norman, OK 73069</p> <p>405-366-0001</p> <p>CA 2380 exp.6-30-25 tpollardpwsurveying.com</p>	Ridgeline Estates	
	Norman Rural CDS Subdivision	
	Part of Section 18, T8N, R1E, IM	
	Norman, Cleveland County, Oklahoma	
Nov. 12, 2024	Drawn By: T. Pollard	
18-8n1e.dgn	Sheet 2 of 24	

RIDGELINE ESTATES

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
PART OF THE E1/2 OF SECTION 18, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:

Bearings Shown are Based on an Arbitrary Bearing of S00°38'55"E Between Existing Monuments on the East line of the E1/2-SE1/4 of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

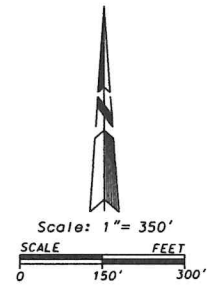
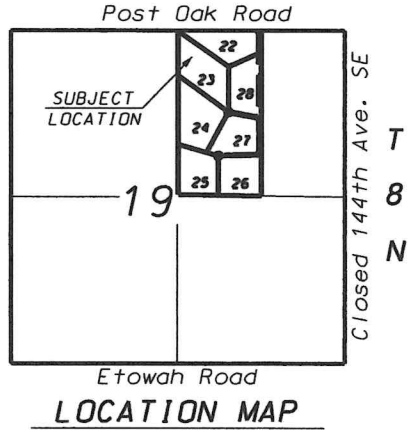
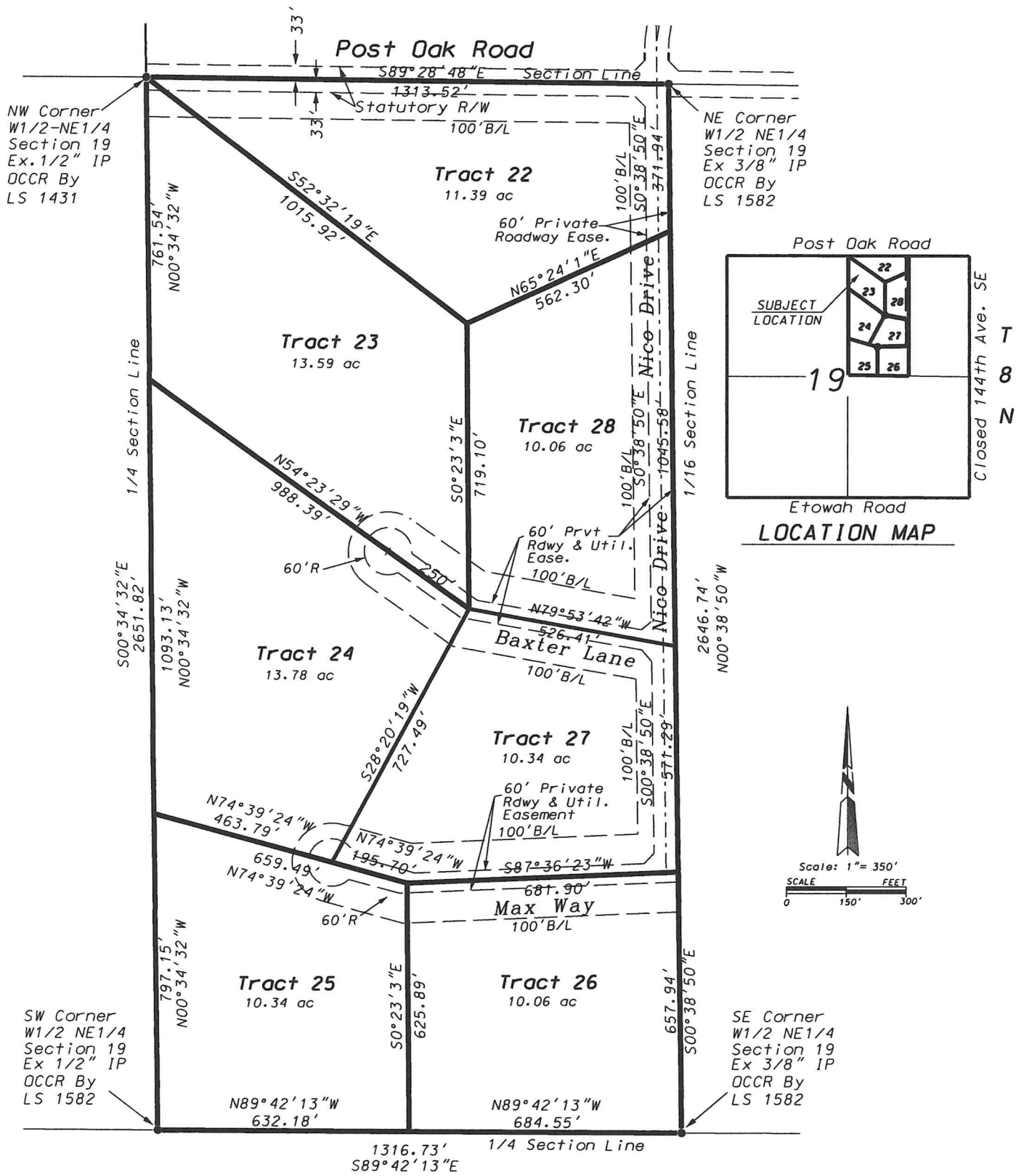
(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

POLLARD & WHITED SURVEYING, INC. 2514 Tee Drive Norman, OK 73069 405-366-0001	Ridgeline Estates	
	Norman Rural CDS Subdivision	
	Part of Section 18, T8N, R1E, IM	
	Norman, Cleveland County, Oklahoma	
Nov. 12, 2024	Drawn By: T. Pollard	
CA 2380 exp. 6-30-25	tpollard@pwsurveying.com	18-8n1e.dgn

RIDGELINE ESTATES

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
THE W1/2-NE1/4 OF SECTION 19, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:
 Bearings Shown are Based on an Arbitrary Bearing of $S89^{\circ}28'48''E$ Between Existing Monuments on the North line of the W1/2-NE1/4 of Section 19, T8N, R1E, I.M., Cleveland County, Oklahoma.
 (●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.
 (○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".
 (OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

POLLARD & WHITED SURVEYING, INC. 2514 Tee Drive Norman, OK 73069 405-366-0001 CA 2380 exp.6-30-25 tpollard@pwsurveying.com	Ridgeline Estates	
	Norman Rural CDS Subdivision	
	W1/2-NE1/4 Section 19, T8N, R1E, IM	
	Norman, Cleveland County, Oklahoma	
	Nov. 12, 2024	Drawn By: T. Pollard
18-8n1e.dgn		Sheet 4 of 24

CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "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 DESCRIPTIONS

TRACT 1

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence N89°56'18"W, on the North line of said W1/2-NE1/4, for a distance of 289.55 feet to the **POINT OF BEGINNING**;

Thence S42°09'26"W for a distance of 908.81 feet;

Thence S48°02'27"W for a distance of 558.64 feet to the West line of said W1/2-NE1/4;

Thence N00°15'18"W, on the West line of said W1/2-NE1/4, for a distance of 1048.33 feet to the Northwest corner of said W1/2-NE1/4;

Thence S89°56'18"E, on the North line of said W1/2-NE1/4, for a distance of 1030.04 feet to the **POINT OF BEGINNING**, containing 12.99 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract One (1) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 2

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

BEGINNING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 236.42 feet;

Thence N63°39'40"W for a distance of 521.20 feet;

Thence N33°49'02"W for a distance of 781.88 feet;

Thence N42°09'26"E for a distance of 908.92 feet to the North line of said W1/2-NE1/4

Thence S89°56'18"E, on the North line of said W1/2-NE1/4, for a distance of 289.55 feet to the **POINT OF BEGINNING**, containing 20.63 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Two (2) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 3

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 236.42 feet to the **POINT OF BEGINNING**;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 88.67 feet;

Thence S28°46'17"W for a distance of 253.05 feet;

Thence N63°19'35"W for a distance of 1563.31 feet to the South line of a tract of land described by warranty deed in Book 6379 at Page 566 in the Cleveland County Clerk's records;

Thence N39°56'23"E, on said South line, for a distance of 123.79 feet;

Thence N86°32'50"E, on said South line, for a distance of 57.85 feet;

Thence N74°32'06"E, on said South line, for a distance of 66.13 feet to the West line of said W1/2-NE1/4;

Thence N48°02'27"E for a distance of 558.64 feet;

Thence S33°49'02"E for a distance of 781.88 feet;

Thence S63°39'40"E for a distance of 521.20 feet to the **POINT OF BEGINNING**, containing 14.85 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Three (3) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 4

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 325.09 feet;

Thence S28°46'17"W for a distance of 253.05 feet to the **POINT OF BEGINNING**;

Thence S28°46'17"W for a distance of 330.00 feet;

Thence N68°48'57"W for a distance of 1593.77 feet to the East line of Heritage Infinity Certificate of Survey Subdivision filed in Book 6230 at Page 1196 in the Cleveland County Clerk's records;

Thence N48°16'26"E, on East line of said survey, for a distance of 110.87 feet; Thence N33°24'57"E, on East line of said survey, for a distance of 196.46 feet; Thence N11°50'29"E, on East line of said survey, for a distance of 100.88 feet; Thence N18°40'23"E, on East line of said survey, for a distance of 62.33 feet; Thence N39°56'23"E, on East line of said survey, for a distance of 25.49 feet; Thence S63°19'35"E for a distance of 1563.31 feet to the **POINT OF BEGINNING**, containing 14.36 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Four (4) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 5

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 325.09 feet;

Thence S28°46'17"W for a distance of 583.05 feet to the **POINT OF BEGINNING**;

Thence S28°46'17"W for a distance of 286.16 feet; Thence N78°34'13"W for a distance of 1556.67 feet to the East line of Heritage Infinity Certificate of Survey Subdivision filed in Book 6230 at Page 1196 in the Cleveland County Clerk's records; Thence N21°47'12"E, on East line of said survey, for a distance of 14.01 feet; Thence N07°49'36"E, on East line of said survey, for a distance of 72.20 feet; Thence N30°42'29"W, on East line of said survey, for a distance of 128.60 feet; Thence N10°05'58"W, on East line of said survey, for a distance of 35.46 feet; Thence N04°32'50"E, on East line of said survey, for a distance of 55.28 feet; Thence N31°57'35"E, on East line of said survey, for a distance of 41.86 feet; Thence N40°43'54"E, on East line of said survey, for a distance of 55.20 feet; Thence N45°29'39"E, on East line of said survey, for a distance of 40.81 feet; Thence N48°16'26"E, on East line of said survey, for a distance of 191.15 feet; Thence S68°48'57"E for a distance of 1593.77 feet to the **POINT OF BEGINNING**, containing 15.81 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Five (5) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 6

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 325.09 feet;

Thence S28°46'17"W for a distance of 869.21 feet to the **POINT OF BEGINNING**;

Thence S23°30'39"E for a distance of 249.61 feet to the South line of said W1/2-NE1/4;

Thence N89°40'08"W, on the South line of said W1/2-NE1/4, for a distance of 991.97 feet to Southeast corner of said E1/2-NW1/4; Thence N89°41'48"W, on the South line of said E1/2-NW1/4, for a distance of 790.86 feet the Southeast corner of Heritage Infinity Certificate of Survey Subdivision filed in Book 6230 at Page 1196 in the Cleveland County Clerk's records; Thence N29°52'46"W, on East line of said survey, for a distance of 57.60 feet; Thence N13°24'34"W, on East line of said survey, for a distance of 41.44 feet; Thence N15°21'17"W, on East line of said survey, for a distance of 23.45 feet; Thence N01°17'38"W, on East line of said survey, for a distance of 39.00 feet; Thence N12°18'29"E, on East line of said survey, for a distance of 27.72 feet;

Thence N28°15'12"E, on East line of said survey, for a distance of 96.41 feet; Thence N34°49'56"E, on East line of said survey, for a distance of 188.93 feet; Thence N21°47'12"E, on East line of said survey, for a distance of 116.85 feet; Thence S78°34'13"E for a distance of 1556.67 feet to the **POINT OF BEGINNING**, containing 15.03 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Six (6) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 7

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1309.42 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of said Section 18;

Thence N00°42'27"W, on the West line of said NW1/4-SE1/4, for a distance of 749.41 feet to the **POINT OF BEGINNING**;

Thence N00°42'27"W, on said West line, for a distance of 573.24 feet to the Northwest corner of said NW1/4-SE1/4;

Thence S89°40'08"E, on the North line of said NW1/4-SE1/4, for a distance of 991.97 feet;

Thence S23°30'39"E for a distance of 382.96 feet;

Thence S79°14'06"W for a distance of 1158.03 feet to the **POINT OF BEGINNING**, containing 11.49 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Seven (7) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 8

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1309.42 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of said Section 18;

Thence N00°44'27"W, on the West line of said NW1/4-SE1/4, for a distance of 358.93 feet to the **POINT OF BEGINNING**;

Thence N00°42'27"W, on said West line, for a distance of 390.49 feet;

Thence N79°14'06"E for a distance of 1158.03 feet;

Thence S12°02'11"E for a distance of 351.43 feet;

Thence S77°41'48"W for a distance of 1234.47 feet to the **POINT OF BEGINNING**, containing 10.09 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Eight (8) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 9

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1309.42 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of said Section 18 and the **POINT OF BEGINNING**;

Thence N00°42'27"W, on the West line of said NW1/4-SE1/4, for a distance of 358.93 feet;

Thence N77°41'48"E for a distance of 1234.47 feet;

Thence S12°09'22"E for a distance of 342.59 feet;

Thence S77°18'05"W for a distance of 1305.77 feet to the **POINT OF BEGINNING**, containing 10.11 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Nine (9) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 10

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1110.56 feet to the **POINT OF BEGINNING**;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 198.86 feet to the Northwest corner of Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4);

Thence N77°18'05"E for a distance of 1305.77 feet;

Thence S05°24'01"E for a distance of 330.04 feet;

Thence S00°08'22"E for a distance of 178.44 feet;

Thence N89°04'13"W for a distance of 1302.84 feet to the **POINT OF BEGINNING**, containing 10.55 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Ten (10) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 11

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 735.84 feet to the **POINT OF BEGINNING**;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 374.72 feet;

Thence S89°04'13"W for a distance of 1302.84 feet;

Thence S00°08'22"E for a distance of 330.00 feet;

Thence S88°57'40"W for a distance of 1298.68 feet to the **POINT OF BEGINNING**, containing 10.51 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Eleven (11) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 12

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 358.13 feet to the **POINT OF BEGINNING**;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 377.71 feet;

Thence N88°57'40"E for a distance of 1298.68 feet;

Thence S24°33'24"E for a distance of 317.34 feet;

Thence S22°23'22"W for a distance of 143.30 feet;

Thence N89°10'03"W for a distance of 1370.86 feet to the **POINT OF BEGINNING**, containing 12.62 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twelve (12) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 13

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southeast Corner of said SE1/4;

Thence N89°29'14"W, on the South line of the SE1/4, for a distance of 1313.25 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of said Section 18;

Thence N89°28'48"W, on the South line of said SW1/4-SE1/4, for a distance of 30.01 feet to the **POINT OF BEGINNING**;

Thence N89°28'48"W, on the South line of said SW1/4-SE1/4, for a distance of 1283.51 feet to the Southwest corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 358.13 feet;

Thence S89°10'03"E for a distance of 1370.86 feet;

Thence S22°23'22"W for a distance of 220.84 feet;

Thence S00°38'50"E for a distance of 145.65 feet to the **POINT OF BEGINNING**, containing 12.65 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Thirteen (13) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 14

A tract of land in the Southeast Quarter (SE1/4) and in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

BEGINNING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of said SE1/4, for a distance of 230.35 feet;

Thence S85°41'20"W for a distance of 1487.25 feet;

Thence N23°30'39"W for a distance of 632.57 feet;

Thence N28°46'17"E for a distance of 869.21 feet to the East line of said W1/2-NE1/4;

Thence S00°04'57"E, on the East line of said W1/2-NE1/4, for a distance of 992.64 feet to the Southeast corner of said W1/2-NE1/4;

Thence S89°41'08"E, on the North line of said SE1/4, for a distance of 1311.86 feet to the **POINT OF BEGINNING**, containing 16.10 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Fourteen (14) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 15

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 230.35 feet to the **POINT OF BEGINNING**;

Thence S00°55'59"E, on the East line of said SE1/4, for a distance of 268.34 feet;

Thence S82°27'32"W for a distance of 1426.47 feet;

Thence N12°02'11"W for a distance of 351.43 feet;

Thence N85°41'20"E for a distance of 1487.25 feet to the **POINT OF BEGINNING**, containing 10.30 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Fifteen (15) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 16

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 498.69 feet to the **POINT OF BEGINNING**;

Thence S00°55'59"E, on the East line of said NE1/4-SE1/4, for a distance of 321.63 feet;

Thence S81°32'02"W for a distance of 1362.79 feet;

Thence N12°02'11"W for a distance of 342.55 feet;

Thence N82°27'32"E for a distance of 1426.47 feet to the **POINT OF BEGINNING**, containing 10.57 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Sixteen (16) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 17

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 820.31 feet to the **POINT OF BEGINNING**;

Thence S00°55'59"E, on the East line of said SE1/4, for a distance of 332.51 feet;

Thence S81°32'13"W for a distance of 1336.13 feet;

Thence N05°31'28"W for a distance of 330.00 feet;

Thence N81°32'02"E for a distance of 1362.79 feet to the **POINT OF BEGINNING**, containing 10.21 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Seventeen (17) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 18

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 1152.82 feet to the **POINT OF BEGINNING**

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 169.63 feet to the Northeast corner of said SE1/4-SE1/4;

Thence S00°38'55"E, on the East line of said SE1/4-SE1/4, for a distance of 125.90 feet;

Thence S77°31'17"W for a distance of 1356.87 feet;

Thence N00°08'22"W for a distance of 392.04 feet;

Thence N81°32'13"E for a distance of 1336.13 feet to the **POINT OF BEGINNING**, containing 10.45 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Seventeen (18) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 19

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 1322.45 feet to the Northeast corner of said SE1/4-SE1/4

Thence S00°38'55"E, on the East line of the SE1/4-SE1/4, for a distance of 125.90 feet to the **POINT OF BEGINNING**;

Thence S00°38'55"E, on the East line of said SE1/4-SE1/4, for a distance of 352.71 feet;

Thence S78°14'00"W for a distance of 1263.36 feet;

Thence N24°33'24"W for a distance of 220.68 feet;

Thence N00°08'22"W for a distance of 116.41 feet;

Thence N77°31'17"E for a distance of 1356.87 feet to the **POINT OF BEGINNING**, containing 10.27 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Nineteen (18) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 20

A tract of land in the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of SE1/4-SE1/4 of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southeast Corner of said SE1/4;

Thence N89°29'14"W, on the South line of the SE1/4-SE1/4, for a distance of 574.77 feet to the **POINT OF BEGINNING**;

Thence N89°29'14"W, on the South line of said SE1/4-SE1/4, for a distance of 768.49 feet;

Thence N00°38'50"W for a distance of 145.65 feet;

Thence N22°23'22"E for a distance of 364.14 feet;

Thence N24°33'24"W for a distance of 96.65 feet;

Thence N78°14'00"E for a distance of 685.99 feet;

Thence S00°00'00"E for a distance of 717.11 feet to the **POINT OF BEGINNING**, containing 10.44 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty (20) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 21

A tract of land in the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of SE1/4-SE1/4 of said Section 18, as a Basis of Bearing, said tract further described as:

BEGINNING at the Southeast Corner of said SE1/4;

Thence N89°29'14"W, on the South line of the SE1/4-SE1/4, for a distance of 574.77 feet;

Thence N00°00'00"E for a distance of 717.02 feet;

Thence N78°14'00"E for a distance of 577.37 feet to the East line of said SE1/4-SE1/4;

Thence S00°38'55"E, on the East line of said SE1/4-SE1/4, for a distance of 839.95 feet to the **POINT OF BEGINNING**, containing 10.19 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-one (21) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 22

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

BEGINNING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"E, on the North line of said W1/2-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4;

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 371.94 feet;

Thence S65°24'01"W for a distance of 562.30 feet;

Thence N52°32'19"W for a distance of 1015.92 feet to the **POINT OF BEGINNING**, containing 11.39 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-two (22) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 23

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

BEGINNING at the Northwest Corner of said W1/2-NE1/4;

Thence S52°32'19"E for a distance of 1015.92 feet;

Thence S00°23'03"E for a distance of 719.10 feet;

Thence N54°23'29"W for a distance of 988.39 feet to the West line of said W1/2-NE1/4;

Thence N00°34'32"W, on the West line of said W1/2-NE1/4, for a distance of 761.54 feet to the **POINT OF BEGINNING**, containing 13.59 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-three (23) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 24

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S00°34'32"E, on the West line of said W1/2-NE1/4, for a distance of 761.54 feet to the **POINT OF BEGINNING**

Thence S54°23'29"E for a distance of 988.39 feet;

Thence S28°20'19"W for a distance of 727.49 feet;

Thence N74°39'24"W for a distance of 463.79 feet to the West line of said W1/2-NE1/4;

Thence N00°34'32"W, on the West line of said W1/2-NE1/4, for a distance of 1093.13 feet to the **POINT OF BEGINNING**, containing 13.78 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-four (24) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 25

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S00°34'32"E, on the West line of said W1/2-NE1/4, for a distance of 1854.67 feet to the **POINT OF BEGINNING**

Thence S74°39'24"E for a distance of 659.49 feet;

Thence S00°23'03"E for a distance of 625.89 feet to the South line of said W1/2-NE1/4;

Thence N89°42'13"W, on the South line of said W1/4-NE1/4, for a distance of 632.18 feet to the Southwest corner of said W1/2-NE1/4;

Thence N00°34'32"W, on the West line of said W1/2-NE1/4, for a distance of 797.15 feet to the **POINT OF BEGINNING**, containing 10.34 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-five (25) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 26

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"W, on the North line of said W1/4-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 1988.81 feet to the **POINT OF BEGINNING**

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 657.94 feet to the Southeast corner of said W1/2-NE1/4;

Thence N89°42'13"W, on the South line of said W1/2-NE1/4, for a distance of 684.55 feet;

Thence N00°23'03"W for a distance of 625.89 feet;

Thence N87°36'23"E for a distance of 681.90 feet to the **POINT OF BEGINNING**, containing 10.06 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-six (26) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 27

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"W, on the North line of said W1/4-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 1417.52 feet to the **POINT OF BEGINNING**

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 571.29 feet;

Thence S87°36'23"W for a distance of 681.90 feet;

Thence N74°39'24"W for a distance of 195.70 feet;

Thence N28°20'19"E for a distance of 727.49 feet;

Thence S79°53'42"E for a distance of 526.41 feet to the **POINT OF BEGINNING**, containing 10.34 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-seven (27) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 28

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"W, on the North line of said W1/4-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 371.94 feet to the **POINT OF BEGINNING**

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 1045.58 feet;

Thence N79°53'42"W for a distance of 526.41 feet;

Thence N00°23'03"W for a distance of 719.10 feet;

Thence N65°24'01"E for a distance of 562.30 feet to the **POINT OF BEGINNING**, containing 10.43 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-eight (26) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

SURVEYOR'S REPORT AND NOTES

(1) This Survey has been prepared to create a "Norman Rural Certificate Of Survey Subdivision" to be known as "Ridgeline Estates". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec.19-606.

(2) The Boundary of Sections 18 & 19, T8N, R1W is based on the General Land Office (GLO) original government Survey approved September 23, 1873. It is further based on a perpetuation of the GLO Survey as shown on "Oklahoma Certified Corner Records" (OCCR) on file with the Oklahoma Department Of Libraries, Archives & Records Division in Oklahoma City. Additional information is shown on the OCCR's which is not shown herein.

(3) The bearings, for the attached Survey, are based on a Bearing of N89°56'18"W between existing monuments, as shown hereon, at the NE Corner and the NW Corner of the W1/2-NE1/4 of Section 18, T8N, R1E, IM. Other Certificate of Surveys Subdivisions in this Quarter Section have used different Basis of Bearings. Bearings are only given to indicate the angle relationship between lines and should only be used for this purpose. Bearings are not necessarily geodetic.

(4) The Legal Descriptions, shown herein, are subject to easements and rights-of-way of record. This does not represent a search of the County Clerk's records by the undersigned, to determine if any easements or rights-of-way affect the property except as noted. Except as specifically stated or shown, this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. All homes, improvements and uses shall be subject to restrictive covenants, conditions and requirements as shown on the attachments hereto.

(5) No excavations were made, as a part of this Survey, to physically locate underground utilities and facilities. Call 1-800-522-6543 to have all underground utilities and facilities marked before any excavation.

(6) The statements, in the new Legal Descriptions for tracts and easements, about who wrote the description, when it was written and the basis of bearings is required by the Oklahoma State Board Of Licensure For Professional Engineers And Land Surveyors in the "Oklahoma Minimum Standards For The Practice Of Land Surveying".

(7) This "Norman Rural Certificate Of Survey Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.

(8) It is advised, by the undersigned, that all adjoining property owners should be contacted prior to building any fences or other structures along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. If any difference of opinion is indicated a resolution should be reached, preferably in writing, between the owners on the location of any improvements along or on the property lines.



LAND SURVEYOR

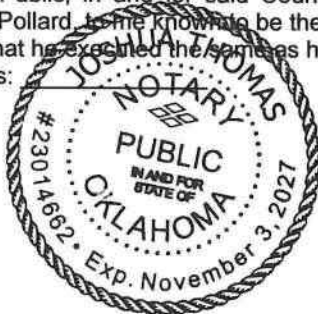
Timothy G. Pollard
Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 2nd day of December 2024, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My commission expires: _____



Joshua Thomas
Notary Public

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____, 20____.

ATTEST: _____

Chairperson

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 20____, personally appeared, _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

My commission expires: _____

Notary Public

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this _____ day of _____, 20____.

ATTEST: _____
City Clerk

Mayor

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 20____, personally appeared, _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

My commission expires: _____

Notary Public

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that **Heritage-Infinity Living Trust**, do hereby grant, bargain, sell and convey unto the **City Of Norman**, a municipal corporation, a **public roadway, drainage and utility easement**, over, across the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(17' Additional R/W along Cedar Lane)

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 27, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

BEGINNING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 33.00 feet to the **POINT OF BEGINNING**;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 17.00 feet

Thence N89°56'18"W for a distance of 1319.46 feet to the West line of said W1/2-NE1/4;

Thence N00°15'18"W, on said West line of said W1/2-NE1/4, for a distance of 17.00 feet;

Thence S89°56'18"E for a distance of 1319.51 feet to the **POINT OF BEGINNING**, containing 0.51 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

Public Roadway, Drainage and Utility Easement

To have and to hold the same unto said City, it's successors and assigns forever.

Signed and delivered this _____ day of _____, 20__.

Heritage-Infinity Living Trust
Brandon S. Stephens, Trustee

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2024, personally appeared, Brandon S. Stephens, Trustee of the Heritage-Infinity Living Trust, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act for the uses and purposes herein set forth.

Notary Public

CITY ATTORNEY

Approved as to form and legality this _____ day of _____, 20__.

City Attorney

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this ____ day of _____, 20__.

ATTEST: _____
City Clerk

Mayor

PRIVATE ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that that **Heritage-Infinity Living Trust**, do hereby grant, bargain, sell and convey unto all adjoining land owners in **Ridgeline Estates**, a Norman Rural Certificate Of Survey Subdivision, the Private Access Easement described below with the sole right of use for the purposes set forth over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

A Sixty (60.00) foot Private Access and Public Utility Easement, and as otherwise described and illustrated on the attached survey of **Ridgeline Estates** to be known as "**Petunia Court, Max Way, Baxter Lane and Nico Drive**", said easement located in the East Half (E1/2) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 22, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of the West Half of the Northeast Quarter (W1/2-NE1/4) as a Basis of Bearing, said easement further described as being Sixty (60) feet in width, Thirty (30.00) feet each side of a centerline described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4; **thence** N89°56'18"W, on the North line of said W1/2-NE1/4, for a distance of 30.00 feet to the **POINT OF BEGINNING**;

thence S00°06'13"W, on said centerline, for a distance of 1317.90 feet; **thence** S00°04'57"E, on said centerline, for a distance of 236.36 feet; **thence** Southwesterly, on said centerline, being a curve to the right, having a radius of 578.32 feet a chord of S16°56'49"W, 337.14 feet for an arc distance of 342.11 feet; **thence** S28°46'17"W, on said centerline, for a distance of 391.40 feet; **thence** Southwesterly, on said centerline, being a curve to the left having a radius of 430.00 feet, a chord of S15°11'42"W 201.88 feet for an arc distance 203.78 feet to a certain **POINT "A"**; **thence** Southeasterly on said centerline, being a curve to the left, having a radius of 430.00, a chord of S10°56'46"E 187.08 feet for an arc distance of 188.59 feet; **thence** S23°30'39"E, on said centerline, for a distance 421.53 feet; **thence** S12°02'11"E, on said centerline, for a distance of 693.98; **thence** S05°31'28"E, on said centerline, for a distance 330.00 feet; **thence** S00°08'22"E, on said centerline, for a distance of 437.04 feet; **thence** Southeasterly on said centerline, being a curve to the left, having a radius of 330.00, a chord of S12°20'53"E 139.57 feet for an arc distance of 140.63 feet; **thence** S24°33'24"E, on said centerline, for a distance of 102.63 feet; **thence** Southerly on said centerline, being a curve to the right, having a radius of 330.00, a chord of S01°05'01"E 262.89 feet for an arc distance of 270.39 feet; **thence** S22°23'22"W, on said centerline, for a distance of 153.59 feet; **thence** Southwesterly on said centerline, being a curve to the left, having a radius of 330.00, a chord of S10°52'16"W 131.79 feet for an arc distance of 132.68 feet; **thence** S00°38'50"E, on said centerline, for a distance of 78.40 feet to point on the South line of said E1/2 of Section 18, S89°28'48"E 1283.51 feet from the Southwest corner of said E1/2 of Section 18;

TOGETHER WITH:

BEGINNING at a certain **POINT "A"**, as described above; **thence** N78°34'13"W, on said centerline, for a distance of 199.65 feet to the center of a Sixty (60) foot cul-de-sac, all being made part of this easement.

AND

A Sixty (60.00) foot Private Access and Public Utility Easement, and as otherwise described and illustrated on the attached survey of **Ridgeline Estates** to be known as "**Max Way, Baxter Lane and Nico Drive**", said easement located in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 22, 2024 using an Arbitrary bearing of N89°28'48"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said easement further described as being Sixty (60) feet in width, Thirty (30.00) feet each side of a centerline described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4; **thence** N89°28'48"W, on the North line of said W1/2-NE1/4, for a distance of 30.01 feet to the **POINT OF BEGINNING**;

thence S00°38'50"E, on said centerline, for a distance of 1412.44 feet to a certain **POINT "B"**; **thence** S00°38'50"E, on said centerline, for a distance 577.90 feet; **thence** S87°36'23"W, on said centerline, for a distance of 651.89 feet to the center of a Sixty (60) foot cul-de-sac, all being made part of this easement.

TOGETHER WITH:

BEGINNING at a certain **POINT "B"**, as described above; **thence** N79°53'42"W, on said centerline, for a distance of 495.88 feet to the center of a Sixty (60) foot cul-de-sac, all being made part of this easement.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating **roadways, utilities and drainage**.

To have and to hold the same unto their successors and assigns forever.

(SIGNATURES ON SHEET TO FOLLOW)

Signed and delivered this _____ day of _____, 20__.

Heritage-Infinity Living Trust
Brandon S. Stephens, Trustee

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 202__, personally appeared, Brandon S. Stephens, Trustee of the Heritage-Infinity Living Trust, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act for the uses and purposes herein set forth.

Notary Public

CITY ATTORNEY

Approved as to form and legality this _____ day of _____, 20__.

City Attorney

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this ____ day of _____, 20__.

ATTEST: _____
City Clerk

Mayor

RIDGELINE ESTATES
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions ("**Declaration**") is entered into as of the date of the last signature affixed hereto ("**Effective Date**") by Brandon S. Stephens, Trustee of the Heritage-Infinity Living Trust ("**Declarant**").

WHEREAS, Declarant is the owner of certain real property located in Norman, Cleveland County, State of Oklahoma, which is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference (the "**Property**");

WHEREAS, Declarant has caused the Property to be legally subdivided under the ordinances of the City of Norman under the name of "Ridgeline Estates, to Norman, Cleveland County, Oklahoma" (defined here, together with all future sections, annexations, and expansions, as the "**Addition**") and intends to create thereon a residential community containing common areas, which will be maintained for the benefit of those living within the community;

WHEREAS, Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance and improvement of the Private Road and other common facilities now existing or hereafter erected thereon; and to this end, desires to subject the Property to the covenants, restrictions, easements, charges and liens hereafter set forth, each and all of which are for the benefit of the Property and each owner thereof;

WHEREAS, Declarant has deemed it desirable for the foregoing purposes to create an agency to which should be delegated and assigned the powers of maintaining and administering the Common Areas and facilities, enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant has incorporated under the laws of the State of Oklahoma, as a non-profit corporation, Ridgeline Estates Property Owners Association, Inc. (the "**Association**"), for the purpose of exercising the aforementioned functions.

NOW, THEREFORE, Declarant declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants and restrictions hereinafter set forth, which shall run with such real property and shall be binding on all parties having or acquiring any right, title or interest therein or any part thereof, and shall inure to the benefit of each owner thereof, and such owner's heirs, devisees, personal representatives, trustees, successors and assigns, such covenants and restrictions being hereby imposed upon such real property and every part thereof as a servitude in favor of each and every other part thereof as the dominant tenement.

ARTICLE I – THE ASSOCIATION

A. Mandatory Membership. Each owner of a tract within the Addition shall mandatorily be a member of the Association and each owner shall remain a member of the Association for the period of said owner's ownership of the tract. The Association shall be governed by a Board of Directors as is provided in the Certificate of Incorporation and Bylaws of the Association. The Association may, but is not required to, employ agents, contractors, servants, and employees and any person or firm to act as Managing Agent at any agreed upon compensation.

B. Initial Board of Directors. The Association's initial Board of Directors shall consist of a minimum of three (3) individuals appointed by Declarant. Declarant shall retain full control over the Association's Board of Directors until such time as Declarant, and Declarant's affiliated entities or an assignee of Declarant's rights contained in this Declaration, no longer own any interest in the Addition, including, but not limited to, ownership in fee or an easement in and to a tract or Common Area, or until such time as Declarant elects to transfer control over to the Association's Board of Directors. Once Declarant, and Declarant's affiliated entities or an assignee of Declarant's rights contained in this Declaration, no longer own any interest in the Addition or at the option of Declarant, the Board of Directors shall be appointed by a majority vote of the members of the Association.

C. Voting Rights. Until Declarant, and Declarant's affiliated entities or an assignee of Declarant's rights contained in this Declaration, no longer own any interest in the Addition or until Declarant elects to transfer control over to the Associations Board of Directors, Declarant, together with Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration, shall be entitled to full voting rights of the Association, including, but not limited to, the right to unilaterally amend this Declaration or annex additional property into the Addition, in their sole and absolute discretion from time to time. After Declarant, and Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration, no longer own any interest in the Addition or after Declarant elects to transfer control over the Associations Board of Directors, the voting rights of the Association shall vest in the owners of tracts within the Addition. Each tract contained within the Addition shall be entitled to one (1) vote. When more than one person or entity holds an interest in any tract, all such persons or entities shall be members of the Association; however, the vote for such tract shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any tract. Once voting rights have vested in tract owners, unless specifically stated to the contrary in this Declaration, a majority vote of the members of the Association shall be required to take any action.

D. Assessments. Each owner, by acceptance of a deed for a tract within the Addition, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual maintenance assessments in an amount set by the Board of Directors, and (2) special assessments for capital improvements or for any other purposes allowed by this Declaration, including, but not limited to, special assessments solely attributable to one owner for fees, fines, or other amounts owed to the Association, both of which assessments are to be established and collected as hereinafter provided. Such assessments shall be charges upon and shall be continuing liens upon the tract against which each such assessment is made, paramount and superior to any homestead or other exemption provided by law and shall also be the personal obligation of the individuals who were the owners of such tract at the time when the assessment fell due. Declarant, together with Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration shall be specifically excluded from the duty to pay any assessments, whether annual or special. The initial annual assessment for each tract shall be Four Hundred Fifty Dollars (\$450.00). After the first year of assessments being levied and cost being incurred by the Association, the Board of Directors may increase the annual assessment as necessary in order to ensure the annual assessment will cover the reasonably anticipated expenses of the Association, including, but not limited to, maintenance of the Common Areas and Insurance Coverage contemplated herein. Following the initial increase that may be made by the Board of Directors to ensure the annual assessments will cover the reasonably anticipated expenses of the Association, the Board of Directors may increase the annual assessment amount each subsequent year, provided that such subsequent increases do not exceed more than twenty percent (20%) above the assessment for the previous year. Any increase above twenty percent (20%) more than the annual assessment, excluding only the initial increase after the first year of assessments being levied and costs being incurred by the Association, for the previous year shall require a majority vote of the owners of tracts within the Addition at a meeting duly called for this purpose, written notice of which, setting forth the purpose of the meeting, shall be sent to all members of the Association not less than ten (10) nor more than forty (40) days in advance of the meeting. In addition to the annual assessments authorized above, the Association may levy special assessments, from time to time, for the purpose of enforcing the terms of the Declaration, unexpected repair, construction, replacement, improvement, or maintenance of the Private Road or any Common Areas, and any other purpose desired by the Board of Directors.

E. Effect of Nonpayment of Assessments. The amount of the annual assessment shall be determined on or before January 15th of each year. The members of the Association shall be promptly notified of such amount and the assessment shall be due within fifteen (15) days from the notification of the amount of the annual assessment. Any assessment not paid within fifteen (15) days after the due date shall bear interest from the due date at the greater of (i) ten percent (10%) or (ii) the then current per annum national prime rate as published by the Wall Street Journal, or its successor, plus four percent (4%), and the Association may bring an action at law against the members personally obligated to amount of the delinquent assessment the costs of preparing the petition or complaint in the action. Additionally, the Association shall be entitled to reimbursement for all attorneys' fees incurred in collection efforts, regardless of whether such efforts were incurred prior to, during, or after litigation. Any judgment thereafter obtained shall include interest on the assessment as above provided, and all attorneys' fees incurred by the Association, together with the costs of the action. No owner of a tract may waive or otherwise escape liability for the assessments provided for herein by non-use of the Private Road or Common Areas or by the abandonment of their tract. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed upon any tract being assessed. Sale or transfer of any tract shall not affect the assessment lien, provided that the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, but further provided that no sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereof.

F. Maintenance of Private Road. The Association shall be responsible for the maintenance and upkeep of the Private Road within the Addition. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to ensure the provision of safe access by emergency vehicles. If any tract owner performs improvements, maintenance, repairs or replacements without the approval of the Association prior to performing such work, the tract owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. Where extreme emergency repairs are necessary, the Association may vote to reimburse any property owner that made such repairs on any roadway that is necessary for access to more than one tract. Any road maintenance and road improvement costs shall be shared on a pro-rata basis between the owners sharing access to the road shown on Exhibit B attached as a part hereof, such road is labeled "Private 60' Roadway and Utility Easement". Such pro-rata cost share will be based upon the percentage of roadway extending from the start of the "Private Road" to the intersection of each driveway where a residence exists, or to the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist. The road maintenance and road improvement costs of that portion of the Private Road that runs between Tract Two (2) of Little River Estates and Tract One (1) of Little Rivers Estates, will be split with fifty percent (50%) to be paid by the owner of Tract One (1) and the other fifty percent (50%) to be paid on an equal basis divided among the remainder of the owners in the Association. The term "**Common Areas**" shall mean the elements contained within the Addition that are for the common use and/or benefit of the owners of tracts within the Addition, as well as all other property interests and/or easements owned by the Association, together with all improvements thereon or hereafter completed thereon, which may include, but is not required to include, and is not limited to, the Private Road, entranceway improvements, landscaping, public and/or private utility easement areas, and drainage, retention, and detention areas or improvements, if any. A preliminary layout of some of the Common Areas, such as the Private Road and utility easement is depicted on Exhibit B. Every member of the Association shall have a right and easement of enjoyment in and to the Common Areas, subject to the terms of this Declaration, which shall be appurtenant to and shall pass with the title to every tract, so long as said member is not in violation of any terms or conditions contained in this Declaration, including, but not limited to, the obligation to pay all assessments. Additionally, the owners of tracts encumbered by Common Areas,

G. Insurance Coverage. It shall be the responsibility of the Association to make sure that proper insurance coverage for the Common Areas, together with any improvements thereto, and any other property owned by the Association, has adequate property, casualty, and liability insurance coverage. The Association shall name Declarant, for so long as Declarant owns an interest in the Addition or until the Declarant earlier turns over control to the Associations Board of Directors, as an additional insured on all liability insurance policies. liability insurance, in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, with Declarant specifically named as an additional insured, for so long as Declarant owns an interest in the Addition or until the Declarant earlier turns over control to the Associations Board of Directors, to cover claims that arise from acts or omissions that occur relative to all Common Areas.

H. Limitation and Waiver of Liability. Declarant shall not be liable for any damages, conditions, defects, or premises liability with respect to the soil conditions, soil compaction, subgrade conditions, stormwater runoff, drainage, or any other condition existing within the Addition, including, but not limited to, conditions existing on the tracts or the Common Areas, or relating to any improvements located thereon. The Association, and each owner of a tract within the Addition by acceptance of a deed or title thereto, shall indemnify, defend, and hold Declarant harmless for any and all damages, personal injury, loss of income, emotional distress, death, loss of use, loss of value, or any other liabilities arising out of or relating to the soil conditions, soil compaction, subgrade conditions, stormwater runoff, drainage, or any other condition existing within the Addition, including, but not limited to, conditions existing on the tracts or the Common Areas, or relating to any improvements located thereon.. The Association shall accept title to the Common Areas, at such time when Declarant desires to convey the Common Areas to the Association, in its as-is, where-is condition. Declarant makes no warranties as to the soil conditions, soil compaction, subgrade conditions, stormwater runoff, drainage, or any other condition existing within the Addition, including, but not limited to, conditions existing on the tracts or the Common Areas, or relating to any improvements located thereon, and **DECLARANT EXPRESSLY WAIVES AND DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF WORKMANLIKE CONSTRUCTION, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.**

ARTICLE II – ARCHITECTURAL REVIEW COMMITTEE

A. Architectural Review Committee. The Association shall establish an Architectural Review Committee (the “ARC”) and such other committees as may be provided in the Certificate of Incorporation and/or Bylaws of the Association. The ARC shall initially be comprised of one or more persons elected by the Declarant until such persons are replaced by the Board of Directors of the Association at such time as may only occur after either of the following two events occurs, whichever first: (1) one hundred percent (100%) of the tracts within the Addition are owned by owners other than the Declarant, or Declarant’s affiliated entities or assigns of Declarant’s rights contained in this Declaration, or (2) at such time as Declarant may elect, to be exercised in the sole discretion of Declarant. If, for any reason, the ARC is not established or operating, the rights and responsibilities of the ARC shall be exercised by the Board of Directors of the Association.

B. Required Submissions. No building or improvement shall be erected, placed, or altered on any tract within the Addition until the proposed details and character of all such detailed building plans, site plans, elevations of all exterior facades, specifications, sizes, dimensions, locations, materials, pavement areas, entries, walls, roofs, windows, uses, doors, fences, trash enclosures, lighting, and aesthetics of all such items, as may be applicable, have been submitted to the ARC, reviewed by the ARC, and formally approved in writing as to the conformity, harmony, and desirability of all aspects of the proposed project as compared with the ARC’s vision for the overall Addition and the remainder of the tracts within the Addition, as determined by a simple majority vote of the members of the ARC, in their sole, exclusive, and absolute discretion, or by any person or persons designated in writing by said ARC. It is the intent of this provision that the ARC shall have the absolute right and power to review and approve or deny any action that might result in any change in the appearance of any improvements or items placed or maintained on any tract within the

Addition by any owner, occupant, or builder. However, in the event, said ARC fails to approve or disapprove within thirty (30) days of receipt of written notice of proposed plans or specifications submitted to it, or in any event, if no suit to enjoin construction has been commenced prior to the completion thereof, approval will not be required, and this covenant shall be deemed to be fully observed and complied with. Neither the members of the ARC, nor any designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. Any specific guidelines set forth herein as to design criteria remains subject to application and interpretation of the ARC as it pertains to each improvement planned on each tract. In the event of the death or resignation of any member of the ARC, the remaining members shall have full authority to designate a successor or successors in writing.

C. Limitation of Liability. The ARC, Declarant, or any member, employee, representative, or agent thereof, shall not be liable to any person submitting plans for approval, or any other person, for any reason, arising out of or in connection with the approval, disapproval, or failure to approve any such plans, or for any other action in connection with its or their duties hereunder. The standards and procedures established for the ARC do not create any duty to any person. The Declarant, ARC, Association, the Board of Directors, and any committee, or member of any of the foregoing shall not be held liable for any defects in plans revised or approved hereunder, or for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any tract. In all matters, the ARC, Declarant, Board of Directors, and the individual persons serving thereon, shall be defended and indemnified by the Association. An approval by the ARC of any submission is only an approval with respect to design and aesthetic considerations and is not an approval of: (1) the structural integrity or soundness of any proposed construction, (2) compliance with building codes, zoning ordinances, or other governmental requirements, or (3) the safety of the improvements. All applicants are solely responsible for the aspects mentioned in the previous sentence. The limitation of liability contained herein shall apply to all persons serving on the ARC, regardless of whether such person holds a professional license of any nature, including, but not limited to, licensed architects, brokers, or similar professions.

D. CONSTRUCTION PRIOR TO APPROVAL. EVERY OWNER IS HEREBY ON NOTICE THAT EACH OWNER PROCEEDS ENTIRELY AT THEIR OWN RISK IF THEY BEGIN IMPROVEMENT, ALTERATION, CONSTRUCTION, REMODELING, OR WORK OF ANY KIND ON ANY TRACT WITHIN THE ADDITION WITHOUT FIRST RECEIVING WRITTEN APPROVAL FROM THE ARC—WHICH CANNOT HAPPEN UNTIL ALL SUBMITTAL ITEMS HAVE BEEN PROVIDED TO THE ARC. VERBAL APPROVAL FROM THE ARC OR ANY MEMBER OF THE ARC IS NOT A VALID APPROVAL. IN THE EVENT THAT AN OWNER PROCEEDS WITH IMPROVEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARC, AND THE ARC LATER DETERMINES IN THE ARC’S DISCRETION THAT SUCH IMPROVEMENTS DO NOT MERIT APPROVAL, THEN THE ARC MAY REQUIRE THE OWNER TO REMOVE ALL SUCH IMPROVEMENTS AT THE OWNER’S SOLE EXPENSE, OR THE ARC, DECLARANT, OR ASSOCIATION MAY ENTER UPON SAID OWNER’S PROPERTY AND HAVE THE IMPROVEMENTS REMOVED, WITH THE COST OF SUCH REMOVAL TO BE FILED AS A LIEN AGAINST THE OWNER’S PROPERTY. EACH OWNER SHALL BE BOUND BY ALL PROVISIONS HEREIN, AND EACH HEREBY AFFIRMS AT TIME OF TAKING OWNERSHIP TO PROPERTY WITHIN THE ADDITION THAT EACH OWNER HAS READ THE ENTIRE DECLARATION AND UNDERSTANDS AND ACKNOWLEDGES EACH OWNER’S OBLIGATIONS HEREIN.

E. Address for Submissions. Submissions to the ARC shall be submitted to the registered agent of the Association as well as to the following: 2740 Washington Drive, Norman, Oklahoma 73069. The notices addresses enumerated herein may be changed from time to time by the Association.

F. Ability to Approve Variances. The ARC shall have the right, but not the obligation, to approve variances, exceptions, or exemptions from the design/building guidelines, restrictions, or other requirements contained in this Declaration. Approval of a variance, exception, or exemption shall not prohibit nor require the ARC's approval of a similar or identical request on another tract within the Addition. Each approval or denial shall be determined in the ARC's sole and absolute discretion. Notwithstanding the foregoing, each owner bears the duty to ensure their requested variance, exception, or exemption will not be a violation of any applicable rule, law, ordinance, statute, code, or similar binding regulation.

ARTICLE III – ADDITIONAL RESTRICTIONS

A. Single Family Residential Tracts. All tracts shall be known and designated as single-family residential building tracts, with no more than one dwelling unit per tract. No house shall be erected, altered, placed, or permitted to remain without a permanent foundation or concrete slab. No residence shall exceed three stories in height. All residences shall have a private garage for not more than five and not less than two automobiles with side or back entry. All residences shall be of new construction. No residence may be moved from another area into the subdivision. Mobile or manufactured homes of any kind, shall not be allowed to be placed or parked, either temporarily or permanently, on any tract. No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any tract at any time as a residence either temporarily or permanently.

B. Compliance with Applicable Law. The construction on and use of the tracts within the Addition shall comply with the terms of this Declaration, as well as all applicable zoning ordinances, building codes, subdivision regulations, and all other applicable laws. Moreover, well and septic tanks must conform to minimum Oklahoma Department of Environment Quality (ODEQ) regulations. No well or septic tank system may be constructed on one tract that would interfere with a properly planned and constructed well and/or septic system on an adjoining tract. The location and plans of all well and septic systems must be submitted to and approved by the ARC prior to construction thereof. No tract shall be subdivided without prior written approval of the ARC of such proposed subdivision.

C. Minimum Square Footage. The minimum square footage of living area for any residence, exclusive of covered and open porches and garage, shall be Two Thousand (2,000) square feet of air-conditioned living space.

D. Fireplaces. Unless otherwise approved by the ARC, any fireplaces will have a brick, rock, or stucco chase and chimney, which must extend from top to bottom. No exposed frame or steel flue chimneys will be allowed. All non-wood burning fireplaces, which exit through the roof, may be vented without a brick, rock, or stucco veneer.

E. Driveways. Unless otherwise approved by the ARC, all driveways must be of sufficient size to accommodate all vehicle parking and must be all-weather surfaced gravel or better.

F. Drainage. No changes in the topography of a tract are permitted that interferes with proper drainage either on the tract of the owner, or any other tract.

G. Prohibited Uses. No business, trade, or commercial activity shall be carried on upon any tract and no noxious or offensive activity shall be carried on upon a tract, nor shall anything be done thereon that may be or may become an annoyance or nuisance. It shall, however, be acceptable to carry on a business within the living space of the dwelling such as a home office; provided, however, there is no outside advertisement or storage of any kind, and provided the same does not conflict with any federal, state, or local codes, resolutions, or ordinances. Notwithstanding the foregoing, absolutely no marijuana farming, growing, storage, processing, transporting, handling, or other similar business operations involving marijuana shall be conducted or transacted on any tract within the Addition.

H. Animals. Animals are allowed on a tract as provided in an applicable state, municipal, or county animal code having jurisdiction, provided, however, no more than 2 swine shall be kept on any tract. Owners must provide adequate fencing to contain the animals on the tract. No commercial kennel may be maintained on any tract.

I. Signage. No sign of any kind shall be displayed to the public view on any tract except, one sign of not more than six (6) square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction or sales period, or political signs.

J. Antennas. Any antenna placed on a residence shall be located so as to not be seen from the front of the tract. In addition, any antenna, including satellite antennas, placed on the property, shall be located to the rear of the residence, and shall not be visible from the front of the tract or any road.

K. Trash. No trash, ashes, hazardous materials, or refuse may be thrown or dumped on any tract. Each owner of a tract is required to keep said tract in presentable condition and mow said tract, trim and spray trees, and remove trash or refuse, and to keep said tract in a presentable condition at all times. Any non-burnable refuse must be hauled away for disposal. No owner may make use of a vacant tract for dumping, burning, or otherwise disposing of refuse.

L. Utilities. The owner of each tract shall provide the required facilities to take and receive utility service.

M. Exterior of Residential Structures. The principal exterior of any residential structure shall be at least fifty percent (50%) masonry, and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which will blend together with masonry. It is the intention of this restriction to allow panels of other materials other than masonry to be used, but in no event shall a continuing wall consisting of thirty-five percent (35%) of the exterior of the residents be built of any material other than masonry. This restriction is intended to allow the use of other materials to blend with the masonry to eliminate repetitions of design.

N. Parking. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for limited periods of time (not to exceed 12 hours).

O. Out-Buildings. (1) No out-building shall be permitted in any easement for utilities nor be allowed to interfere with storm water drainage; and (2) All out-buildings must meet the following minimum requirements: (a) be of new construction; and (b) out-buildings can be any color metal, but color must harmonize with the existing single-family home, or the out-building may be constructed in same style and materials as the home.

P. Set-Backs. No building shall be located on any tract nearer to the front tract line or nearer to the side street line than the minimum building setback lines shown on the recorded plat or as otherwise specified by city zoning requirements. For the purpose of this paragraph, eaves, steps and open porches shall not be constructed to permit any portion of a building on a tract to encroach upon another tract.

ARTICLE V - MISCELLANEOUS

A. General Enforcement. The Association, Declarant, or any other owner of a tract within the Addition, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any such litigation shall be entitled to an award of all attorneys' fees incurred, which shall be paid by the other party. The Association and Declarant shall each have the right, summarily, to abate and remove any breach or violation by any owner of a tract within the Addition at the cost and expense of said owner.

B. Amendment. Any proposed amendments or modifications of this Declaration must be approved by either: (i) Declarant, or Declarant’s affiliated entities or assigns of Declarant’s rights contained in this Declaration, unilaterally, as long as one or more of such entities own any interest in the Addition, or (ii) after Declarant, or Declarant’s affiliated entities or assigns of Declarant’s rights contained in this Declaration, no longer own any interest in the Addition, or upon Declarant relinquishing Declarant’s rights herein, whichever is earlier, then by a vote of the majority of members of the Association in accordance with the voting procedure enumerated in this Declaration.

C. Severability. Invalidation of any of these covenants or restrictions by judgment or court order shall in no way affect the remaining provisions, which shall remain in full force and effect.

D. Running with the Land. This Declaration shall be appurtenant to and shall run with the real property described herein. The obligations set forth herein shall be binding upon and inure to the benefit of the successors and assigns of the owners of the property encumbered herein and any person claiming by, through or under any of them and their respective successors and assigns. The obligations contained herein shall be construed as covenants and not as conditions, and any violation of any said covenants shall not result in a forfeiture or reversion of title or any easement granted hereby. Upon any transfer of a tract within the Addition, the transferring owner shall provide notice to the Association of the name and address of the purchaser, the date of the transfer, and any other reasonable information as the Association may request. The transferor shall remain jointly and severally liable to the Association for any and all assessments relating to the transferred tract until the notice required by this Section is received by the Association or the date of the transfer of the tract, whichever is later. Time is of the essence in this Declaration. Notwithstanding the foregoing, no amendment of Article IV shall be effective unless and until such amendment has been approved in accordance with the terms and conditions of Article IV.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the Effective Date, with intent to bind the Property to the terms contained herein.

[ENTITY]

SIGNATURE: _____ Date: _____, 20____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, by _____, as _____ of _____.

(Seal)

Notary Public
My Commission Expires: _____
Commission # _____



office memorandum

DATE: January 21, 2025
TO: Floodplain Permit Committee Members
FROM: Jason Murphy, Stormwater Program Manager
SUBJECT: Floodplain Permit Committee 2024 End of Year Summary

Floodplain Permits

The Department of Public Works received 18 floodplain permit applications in 2022:

- Of the 24 permit applications reviewed, 23 were approved by the committee.
- One permit application was denied and later resubmitted as a new permit and approved.

Floodplain Violations

Four floodplain violation notices was issued in 2024.

Letters of Map Revision (LOMR)

No Letters of Map Revision were received in 2024.

Flood Insurance Studies

No Flood Insurance Studies (FIS) were received in 2024.

Community Rating System (CRS) Program

Norman's CRS Class rating was changed to back to a 6 from 7 in October 2022 due in part to the City's update to its Flood Hazard Ordinance. As part of the program community outreach requirements, city staff performed the following in 2024:

- Direct mailed approximately 2,300 flood protection brochures and letters to property owners and renters in the floodplain.
- Letters were sent to approximately 80 property owners and renters who own or rent homes in Norman's repetitive loss areas. A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. The purpose of the letter was to inform affected property owners and renters that their property is subject to flooding, suggest property protection measures, and provide basic facts about flood insurance.

Hazard Mitigation Plan Update for Year 2022

Action Item 12 – Miscellaneous Drainage Improvements

The following projects were identified in the City's Storm Water Master Plan or through citizen complaints. The following projects were completed using city maintenance staff or contractors:

- Double Inlet Box Replacement on S. Ponca
- Inlet Box Replacement on Chautauqua

- Repaired Collapsed Pipe on Boyd and Lahoma
- Pipe Replacement at Saxon Park
- Collapsed Pipe Replacement at Triad Village
- Inlet and Pipe Replacement at Rolling Meadows Place
- Pipe Replacement on Madra Street
- Repaired more than a dozen breaks in pipes and inlets and associated with fixed voids and recesses

Midway Drive Scoping Project - Several houses along Midway Drive have experienced repeated instances of flooding during rain events. Consequently, this area has been identified as a repetitive loss area. In November of 2020, with approval from the City Manager, the City applied for a FEMA Building Resilient Infrastructure and Communities (BRIC) grant through the Oklahoma Department of Emergency Management and Homeland Security (ODEMHS). In February 2022, ODEMHS notified the City of the approval to award funds for the FEMA BRIC Grant for the City of Norman Midway Drive Project Scoping. The City of Norman awarded the project to Garver Engineers. This project was completed in 2024.

The Vineyard Addition Drainage Project - For several years, residents of The Vineyard Addition have experienced property damage due to flooding. In July 2015, the City hired Meshek and Associates to perform an analysis of the cause of flooding in The Vineyard Addition. This included a review of the previous drainage reports and studies that were available. Additional detailed modeling was done to determine if any structural changes could be made that would reduce the risk of flooding in this area. The modeling determined that enlarging an existing detention pond and doing other drainage improvements would reduce the amount and frequency of flooding. The City was awarded a FEMA Hazard Mitigation grant to fund 75% of the construction costs. This project was completed in March 2024.

Flood Warning System Scoping Project - The City of Norman experiences flood events on a regular basis which often lead to road closures. The current process to identify and barricade flooded roadways is a manual process which can take a significant amount of time and puts both the emergency responders and traveling public at risk. In November of 2020, the City applied for a FEMA Building Resilient Infrastructure and Communities (BRIC) grant through the Oklahoma Department of Emergency Management and Homeland Security (ODEMHS). These grants are designed for pre-disaster mitigation and are competitively awarded. In February 2022, ODEMHS notified the City of Norman of the approval to award funds for the FEMA BRIC Grant for the City of Norman Flood Warning System Scoping Project. The scoping project has been completed by and a final report submitted. The City of Norman is currently seeking grant funding opportunities to proceed with implementation of the project.

Several projects identified in the Storm Water Master Plan were not completed due to lack of funding.

Action Item 23 – Imhoff Creek Channel Improvements

This project involves the purchase of drainage/access easements and streambank stabilization in central Norman. The City has received 90% construction plans from the consultant. The City has applied for a FEMA Hazard Mitigation grant to fund 90% of the construction costs. The City is still awaiting a decision from FEMA on the grant opportunity. Grant funding was approved and appropriated for design of this project in early 2024 and in November, grant funding was awarded for construction. Construction is set to begin in Spring of 2025. Additionally, the City has moved forward with a design solution for Phase 2 of the project.

Action Item 24 – Relocate/Elevate Mobile Home Parks

There were 3 mobile home parks in Norman that were partially located in the floodplain. This project involves property acquisition and/or relocation of the residents to areas outside the floodplain. The parks would then be used for regional detention and green space.

The residents of Ranch Estates Mobile Home Park in the Little River floodplain/floodway were relocated to other areas of town in 2016. The park area is now being developed as green space and designated as Water Quality Protection Zone for the Little River.

The 2 remaining mobile home parks are still in existence. Residents have not been relocated or properties acquired due to lack of funding.

Action Item 25 – Property Acquisition in Floodplain

The City will acquire properties located within the floodplain that frequently flood, remove or demolish structures, and turn into open space as grants and funding allow. In 2024, 214 South Lahoma was purchased by the City and deeded as permanent open space.

2024 FLOODPLAIN PERMIT COMMITTEE MEETING ATTENDANCE CHART							
Meeting	Sturtz	Scanlon	Stansel	Hudson	Danner	Hoggatt	Miles
1/2							
1/16							
2/5							
5/6							Absent
6/3							

*Memo to Floodplain Permit Committee
2022 Year End Summary
February 2, 2023*

7/15				Absent		Absent	
8/5			Absent				
8/19							
9/3							
10/21				Absent			
11/4			Absent				Absent

Meeting Date
 Filing Deadline

2025 Floodplain Permit Committee Calendar

Item 3.

January							February							March							April										
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S				
			1	2 (1/21)	3	4							1											1			1	2 (4/21)	3	4	5
5	6 (12/18)	7	8	9	10	11	2	3 (1/15)	4	5	6	7	8	2	3 (2/12)	4	5	6	7	8	6	7 (3/19)	8	9	10	11	12				
12	13	14	15 (2/3)	16	17	18	9	10	11	12 (3/3)	13	14	15	9	10	11	12	13	14	15	13	14	15	16 (5/5)	17	18	19				
19	20	21 (1/1)	22	23	24	25	16	17 (1/29)	18	19	20	21	22	16	17 (2/26)	18	19 (4/7)	20	21	22	20	21 (4/2)	22	23	24	25	26				
26	27	28	29 (2/17)	30	31		23	24	25	26 (3/17)	27	28		23	24	25	26	27	28	29	27	28	29	30 (5/19)							
May							June							July							August										
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S				
				1	2	3	1	2 (5/14)	3	4	5	6	7			1	2 (7/21)	3	4	5						1	2				
4	5 (4/16)	6	7	8	9	10	8	9	10	11	12	13	14	6	7 (6/18)	8	9	10	11	12	3	4 (7/16)	5	6	7	8	9				
11	12	13	14 (6/2)	15	16	17	15	16 (5/28)	17	18 (7/7)	19	20	21	13	14	15	16 (8/4)	17	18	19	10	11	12	13 (9/2)	14	15	16				
18	19 (4/30)	20	21	22	23	24	22	23	24	25	26	27	28	20	21 (7/2)	22	23	24	25	26	17	18 (7/30)	19	20	21	22	23				
25	26	27	28 (6/16)	29	30	31	29	30						27	28	29	30 (8/18)	31			24 31	25	26	27 (9/15)	28	29	30				
September							October							November							December										
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S				
	1	2 (8/13)	3	4	5	6				1 (10/20)	2	3	4							1		1 (11/12)	2	3	4	5	6				
7	8	9	10	11	12	13	5	6 (9/17)	7	8	9	10	11	2	3 (10/15)	4	5	6	7	8	7	8	9	10	11	12	13				
14	15 (8/27)	16	17 (10/6)	18	19	20	12	13	14	15 (11/3)	16	17	18	9	10	11	12 (12/1)	13	14	15	14	15 (11/26)	16	17 (1/5)	18	19	20				
21	22	23	24	25	26	27	19	20 (10/1)	21	22	23	24	25	16	17 (10/29)	18	19	20	21	22	21	22	23	24	25	26	27				
28	29	30					26	27	28	29 (11/17)	30	31		23 30	24	25	26 (12/15)	27	28	29	28	29	30	31			90				