

Tulsa County Clerk - EARLENE WILSON
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Fee 18.00



6535 1201

**AMENDMENT TO TWIN CREEKS II
DEED OF DEDICATION AND RESTRICTIVE COVENANTS
AN AMENDED PLAT OF PART OF TWIN CREEKS BEING A RE-PLAT OF LOTS 24-30, BLOCK 1; LOTS 5-30, BLOCK 4; LOTS 12-24, BLOCK 5; LOTS 4-14, BLOCK 6; LOTS 5-22, BLOCK 7; LOTS 1-19, BLOCK 8; LOTS 1-18, BLOCK 9; LOTS 1-4, BLOCK 10, AN ADDITION TO THE CITY OF BIXBY, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, T-18-N, R-13-E OF THE INDIAN MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA**

KNOW ALL MEN BY THESE PRESENTS:

TWIN CREEKS DEVELOPMENT, L.L.C., as owner/developer, and as owner of the following described property:

A tract of land that is a part of the E/2 of Section 36, T-18-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the East Quarter Corner of Section 36, T-18-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof:

Thence S 00°05'33"E along the east line of the SE/4 of said Section 36 a distance of 1232.70 feet;

Thence S 89°39'49"W a distance of 2115.56 feet;

Thence N 11°38'28"W a distance of 401.90 feet;

Thence S 83°15'54"W a distance of 205.54 feet;

Thence N 38°00'00"W a distance of 360.00 feet;

Thence N 55°00'00"W a distance of 29.12 feet to a point on the west line of the SE/4 of said Section 36;

Thence N 00°02'43"W along the west line of the SE/4 of Section 36, a distance of 559.17 feet to the Center Quarter Corner of Section 36;

Thence continuing N 00°02'43"W along the west line of the NE/4 of Section 36, a distance of 2.00 feet to a point on the south line of "Amended Southwood Extended", an addition in Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 2769, as filed

(6)

in the records of the Tulsa County Clerk's office as established by Journal Entry of Judgment filed in Tulsa County District Court in Case No. C-73-22074, filed January 23, 1975, recorded in Book 4151, Page 1058;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°38'46"E a distance of 143.26 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°38'46"E a distance of 142.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°46'02"E a distance of 142.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°31'31"E a distance of 142.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°48'20"E a distance of 142.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°39'01"E a distance of 50.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°50'22"E a distance of 147.14 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°38'46"E a distance of 147.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°17'43"E a distance of 147.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°55'08"E a distance of 147.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°31'49"E a distance of 147.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°38'46"E a distance of 50.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°34'09"E a distance of 149.00 feet;

6535 1203

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°45'41"E a distance of 149.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°48'00"E a distance of 149.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°36'28"E a distance of 149.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°43'23"E a distance of 149.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°52'37"E a distance of 149.00 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, S 89°52'15"E a distance of 154.33 feet;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 00°05'54"W a distance of 0.60 feet to a point on the north line of the SE/4 of said Section 36;

Thence continuing along the south line of said "Amended Southwood Extended" as established by said District Court Case, N 89°38'46"E along the north line of the SE/4 of said Section 36 a distance of 50.00 feet to the "Point of Beginning";

LESS AND EXCEPT:

Commencing at the East Quarter Corner of Section 36, T-18-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof:

Thence S 00°05'33"E along the east line of the SE/4 of said Section 36 a distance of 291.75 feet to the "Point of Beginning";

Thence S 00°05'33"E continuing along the east line of the SE/4 of said Section 36 a distance of 940.95 feet;

Thence S 89°39'49"W a distance of 1164.89 feet;

Thence N 00°00'00"E a distance of 130.06 feet;

Thence N 90°00'00"W a distance of 11.95 feet;

6535 1204

Thence N 00°00'00"E a distance of 178.50 feet;

Thence N 90°00'00"E a distance of 45.12 feet;

Thence N 60°46'12"E a distance of 40.53 feet;

Thence N 23°43'07"W a distance of 140.27 feet;

Thence N 17°07'06"W a distance of 50.00 feet to a point of non-tangent curve to the left;

Thence along said non-tangent curve to the left with an initial tangent bearing of N 72°52'54"E, a central angle of 02°04'16", a radius of 395.00 feet, and an arc length of 14.28 feet;

Thence N 18°47'12"W a distance of 130.45 feet;

Thence N 87°00'00"E a distance of 51.32 feet;

Thence N 30°49'53"E a distance of 114.97 feet;

Thence N 33°45'34"E a distance of 50.00 feet to a point of non-tangent curve to the right;

Thence along said non-tangent curve to the right with an initial tangent bearing of S 56°14'26"E, a central angle of 10°52'00", a radius of 350.00 feet, and an arc length of 66.38 feet;

Thence N 59°00'00"E a distance of 291.46 feet;

Thence N 73°00'00"E a distance of 153.74 feet;

Thence N 90°00'00"E a distance of 378.11 feet;

Thence N 00°00'00"E a distance of 19.13 feet;

Thence N 90°00'00"E a distance of 230.10 feet to the "Point of Beginning".

did cause said property, to be surveyed, staked, re-platted and subdivided into lots, blocks, reserve areas and streets, in conformity with the Plat of Twin Creeks II, Plat No. 5489, and did therein designate the subdivision as "Twin Creeks II", a subdivision in the City of Bixby, Tulsa County, Oklahoma.

Section V, paragraph C, of the Deed of Dedication and Restrictive Covenants of Twin Creeks, provides that Section III. Private Building and Use Restrictions may be amended at any time by a written instrument signed and acknowledged by the Owner/Developer during such period that the Owner/Developer is the record owner of at least one lot within said addition.

NOW, THEREFORE, Twin Creeks Development, L.L.C., the current owner of Lots 5 thru 20, Block 4, does hereby amend Section III. Private Building and Use Restrictions as follows:

Paragraph M. Fencing is amended to read in its entirety as follows:

M. Fencing.

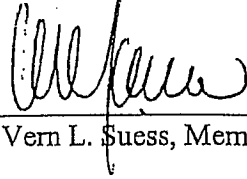
1. Fencing shall be in accordance with the City of Bixby Zoning Code. Interior fencing or walls shall not extend beyond the building lines of the lot and, if a residence is built behind the front building line of the lot, no fence may extend in front of the residence; provided, however, on corner lots fencing may extend to the side yard lot line. All fencing shall be standard 6 foot privacy constructed of wood. Plastic fences and ornamental picket fences are prohibited; chain link, barbed wire mesh and other metal fencing are prohibited. No fence shall exceed six feet in height. Fencing facing the street and installed in side yards between homes shall be aligned with existing fences on adjoining lots where possible. The good side shall face the street. Other types of fencing constructed of wrought iron, brick, or stone may be permitted if pre-approved by the Architectural Design Committee.
2. **Standard privacy fences** constructed of wood post, rails and pickets with "dog ear" top detail shall be permitted in Twin Creeks II. Fences shall not exceed six feet in height. Any lot or portions of a lot abutting a greenbelt (Reserves "A" & "B") shall use ranch rail fencing as outlined in Section 3 below.
3. **Ranch rail fencing** not to exceed 60 inches in height, constructed of double rail pre-treated yellow pine round rails and posts with black coated vinyl chain link fencing shall be used at the rear or side portion of any lot line abutting a greenbelt (Reserve "A" & "B"). The remaining perimeter of the lot shall use and be limited to standard privacy fencing as outlined in Section M-2 above. This requirement affects the following lots:
Block 4, Lots 21,22,23,25,26,27,28,29,30;
Block 8, Lots 6,7,8,9,11,12,13,14,15,16,17,18;
Block 9, Lots 1,2,3,4,5,6,7,8,9,10;
Block 10, Lots 3 & 4.

IN WITNESS WHEREOF, TWIN CREEKS DEVELOPMENT, L.L.C., has caused the instrument to be executed this 31st day of May, 2001, by its Member/Manager.

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6535 1206

TWIN CREEKS DEVELOPMENT, L.L.C.



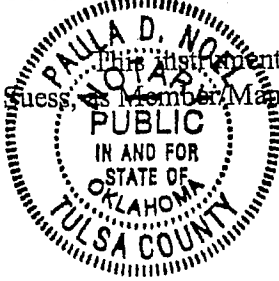
By: _____
Vern L. Sues, Member/Manager



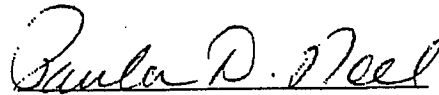
STATE OF OKLAHOMA)

ss.

COUNTY OF TULSA)



This instrument was acknowledged before me on the 31st day of May, 2001, by Vern L. Sues, Member/Manager of TWIN CREEKS DEVELOPMENT, L.L.C.


Notary Public

My Commission Expires:

October 30, 2004