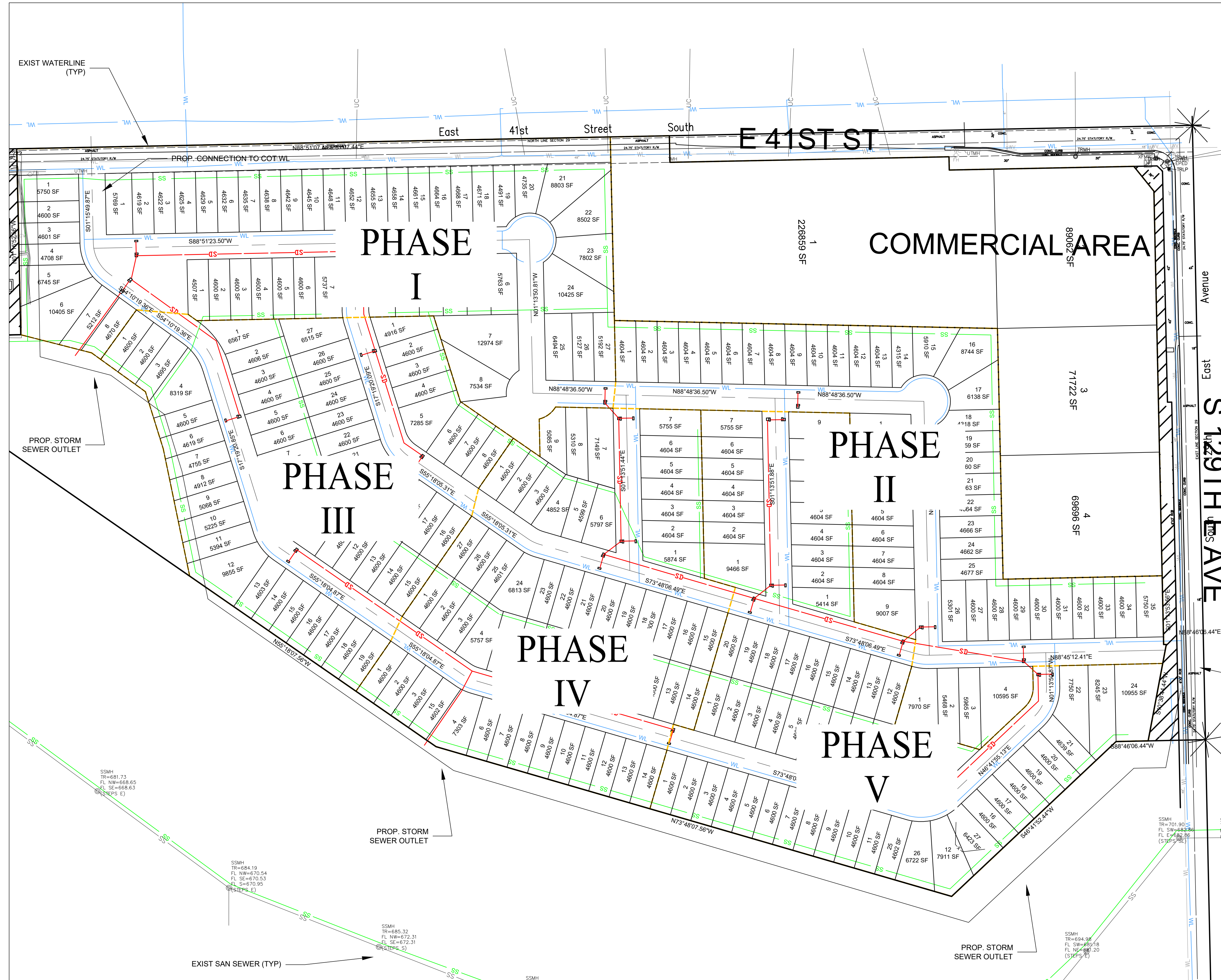


Lucent Valley

Preliminary Plat

A Subdivision in the NE/4 of Section 29, T-19-N, R-14-E, of the Indian Base & Meridian,
Tulsa County, State of Oklahoma



FLOODPLAIN NOTE:

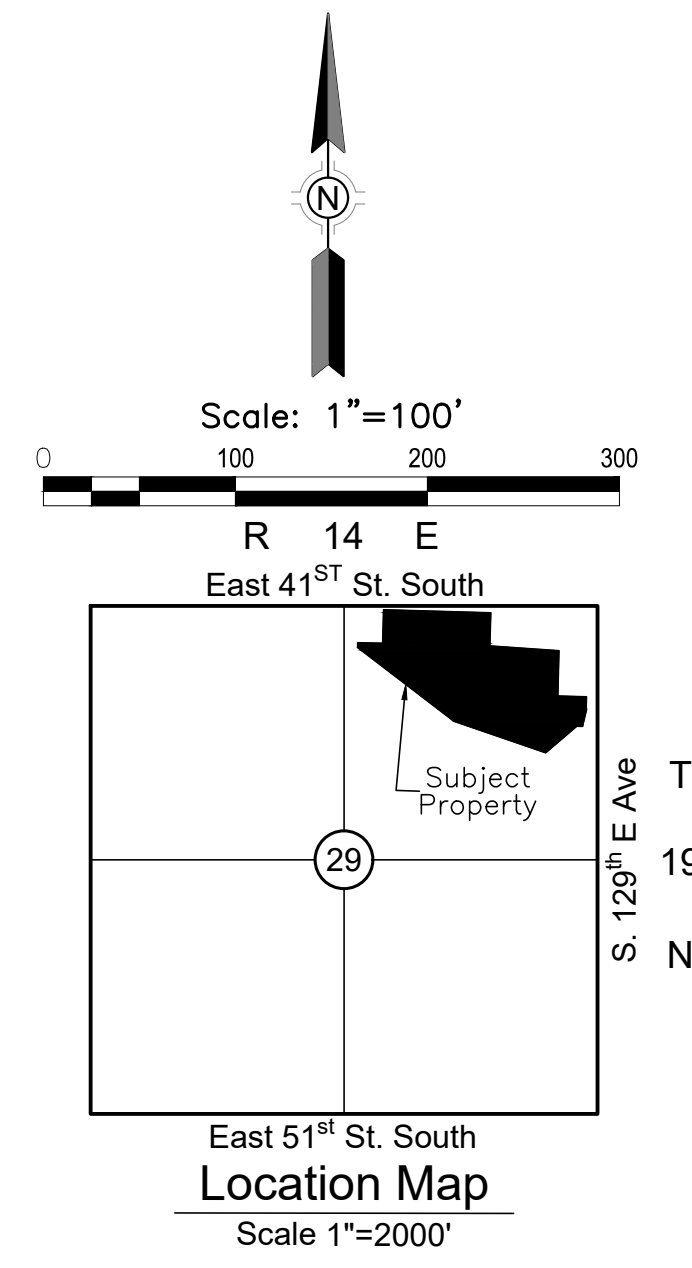
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Subdivision has 269 Lots 5 Phases and contains 1,944,567 square feet or 44.64 acres, more or less.

OWNER
Lucent Real Estate Development LLC
2909S West Dekar
Broken Arrow, OK 74012
PHONE: (918) 330 - 9439
norman.rizwan@mac.com

SURVEYOR
Sisemore & Associates
6660 S Sheridan RD, Suite 210
Tulsa, OK 74133
PHONE: (918) 665-3600

ENGINEER
McGuire Brothers, LLC
8415 S. Regency Dr.
Tulsa, OK 74131
918-224-2764
Oklahoma CA #4637
Expires 6/30/23
mmcguire@mcguirebrothers.com

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS THE BASIS OF BEARING IS BASED ON THE NORTH LINE OF SECTION 23 AS BEING N89°03'17"E.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED OKLAHOMA STATE PLANE NAD83.

MONUMENTATION
● DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502" UNLESS OTHERWISE NOTED.
○ DENOTES FOUND 3/8" IRON PIN

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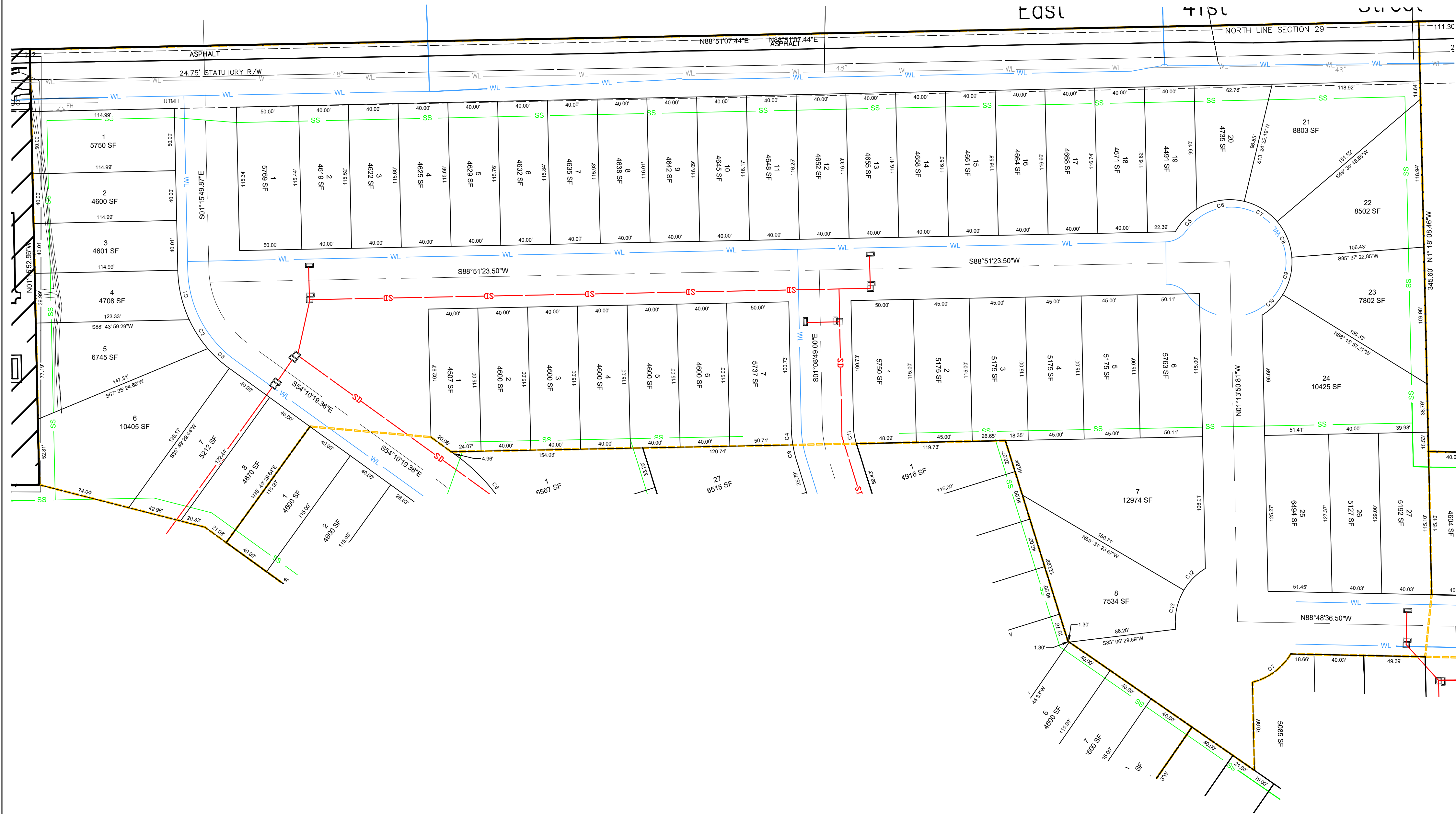
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Lucent Valley Phase I

Preliminary Plat

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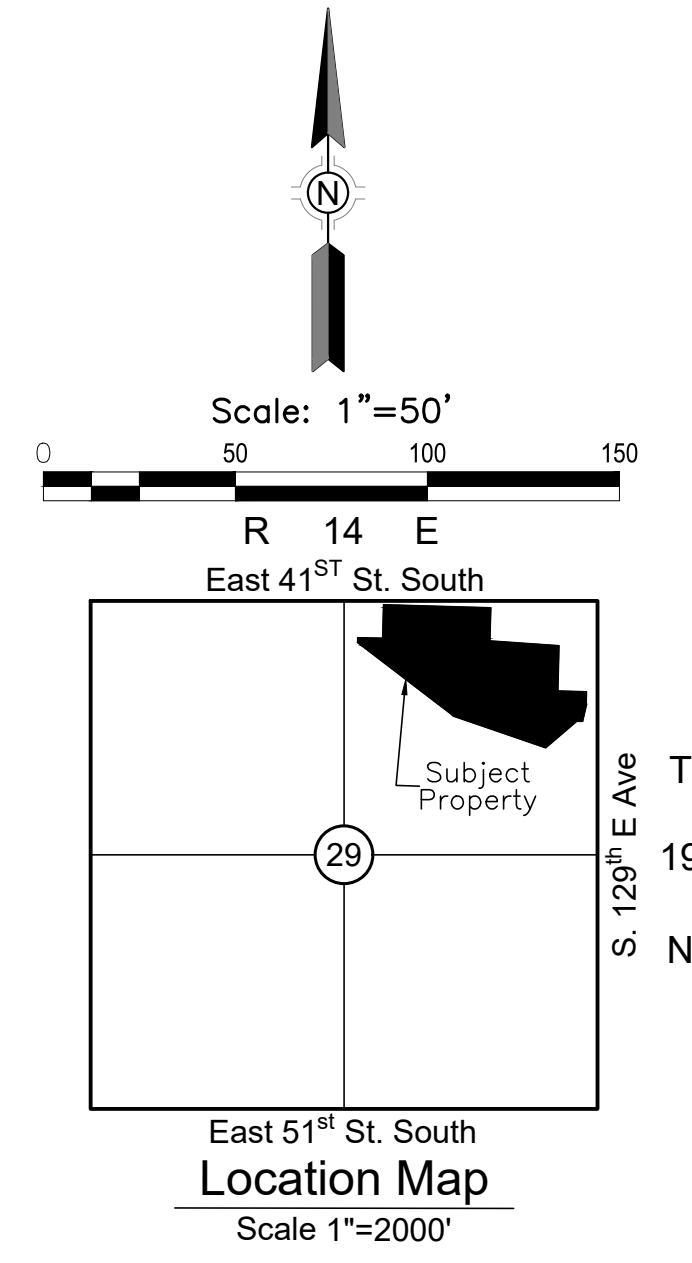
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Curve #	Length	Radius	Chord Length	Chord Bearing
C1	414	99.93	48.85	S13°02'18"E
C2	27.62	99.93	27.53	S32°44'59"E
C3	23.52	99.93	23.46	S47°24'38"E
C4	14.32	100.00	14.31	S55°15'55"E
C5	25.28	50.00	25.01	S43°28'07"W
C6	99.66	50.00	38.63	S86°49'36"W
C7	31.51	50.00	31.00	N59°25'34"W
C8	31.52	50.00	31.00	N62°25'49"W
C9	31.52	50.00	31.00	N13°41'18"E
C10	23.59	50.00	23.38	N45°15'48"E
C11	14.48	50.00	14.42	N59°25'11"W
C12	24.69	50.00	24.44	S44°37'16"W
C13	32.61	50.00	32.23	S11°47'32"W



Phase has 53 lots in 4 Blocks and contains 196,520 square feet or 4.51 acres, more or less.

OWNER
Lucent Real Estate Development LLC
2909S West Dekar
Broken Arrow, OK 74012
PHONE: (918) 330 - 9439
norman.rizwan@mac.com

SURVEYOR
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Lucent Valley Phase I

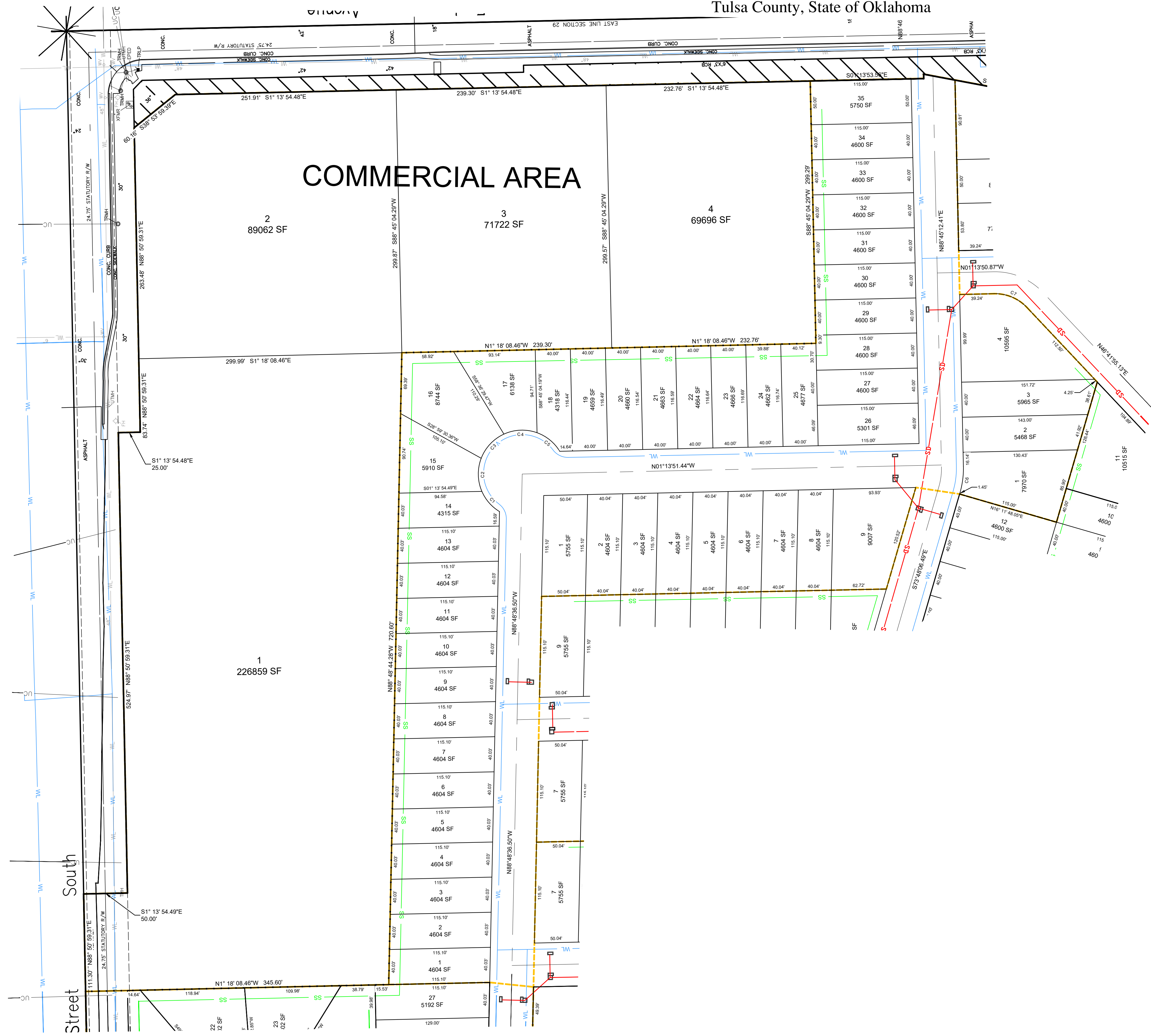
Sheet 2 of 6

Date of Preparation March 25, 2026

Lucent Valley Phase II and Commercial

Preliminary Plat

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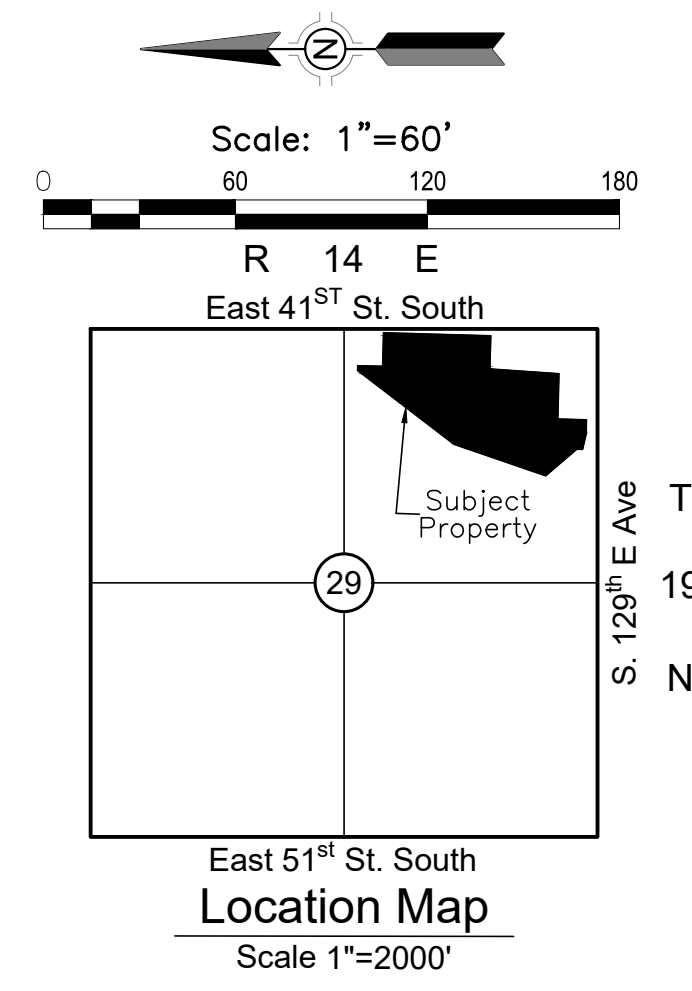
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Phase has 48 lots in 3 Blocks and contains 146,775 square feet or 3.37 acres, more or less.

OWNER
Lucent Real Estate Development LLC
2909S West Dekar
Broken Arrow, OK 74012
PHONE: (918) 330-9439
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Lucent Valley Phase III

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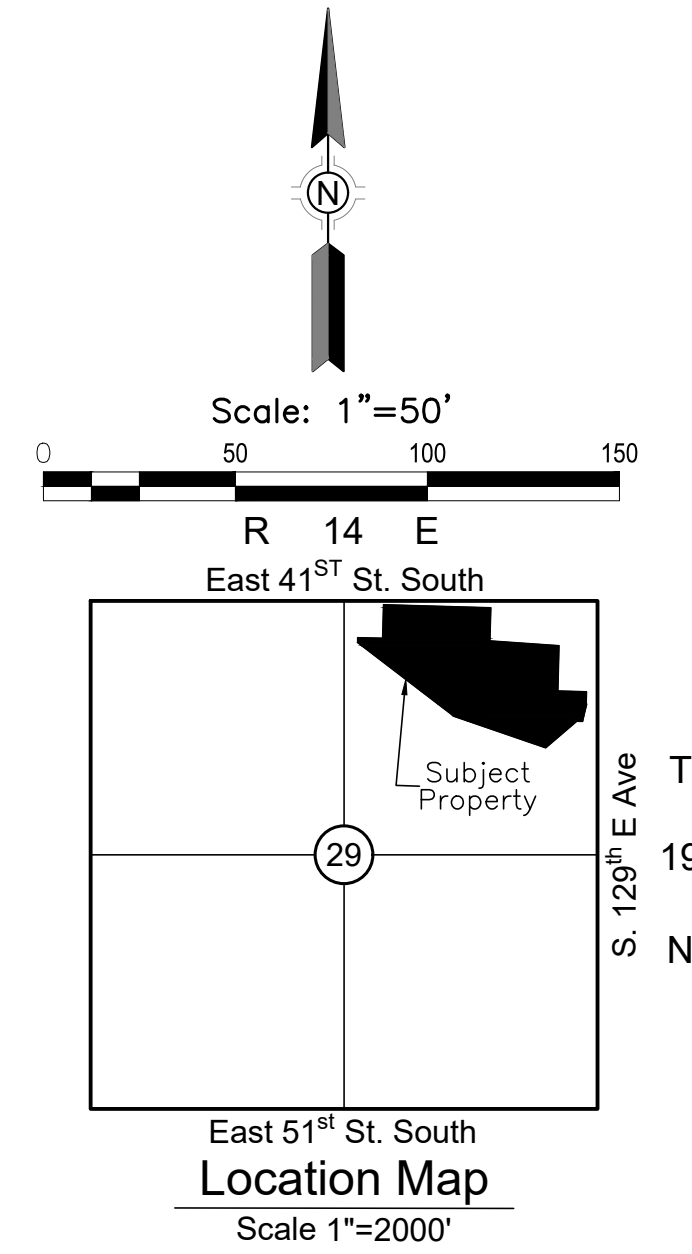
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A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S89°50'45"E ALONG THE NORTHERLY LINE OF SECTION 29 FOR 1,546.68 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE DUE SOUTH, S00°00'00"W FOR 345.60 FEET; THENCE S87°30'29"E FOR 720.64 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 472.06 FEET; THENCE S89°54'06"E FOR 299.31 FEET; THENCE N00°04'14"E PARALLEL TO THE WEST RIGHT OF WAY LINE OF S. 129TH E AVENUE A DISTANCE OF 723.97 FEET; THENCE N37°35'53"W A DISTANCE OF 60.16 FEET TO A POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF E. 41ST STREET S.; THENCE N89°50'45"W ALONG SAID RIGHT OF WAY LINE FOR 347.24 FEET; THENCE N00°04'14"E AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER FOR 25.00 FEET; THENCE CONTINUING N89°50'45"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 525.00 FEET; THENCE N00°04'14"E AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER FOR 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. 41ST STREET S.; THENCE N89°50'45"W ALONG SAID RIGHT OF WAY LINE FOR 111.31 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 457,171.85 SF (10.50 ACRES) MORE OR LESS.

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	11.19	100.00	11.19	S50°58'01"E
C2	53.18	100.00	52.50	S38°38'31"E
C3	19.40	100.00	19.37	S28°52'53"E
C4	34.53	100.00	34.36	S38°19'51"E
C5	12.36	100.00	12.35	S51°45'44"E
C6	78.70	150.00	77.80	N39°08'30"W
C7	17.77	150.00	17.76	N20°43'00"W
C8	33.14	50.00	32.54	N36°18'45"W
C9	13.91	100.00	13.90	S13°29'19"E
C10	41.23	100.00	40.94	S29°58'16"E
C11	24.18	100.00	24.12	S48°22'34"E
C12	33.14	50.00	32.54	N36°18'45"W



Phase has 54 lots in 3 Blocks and contains 173,679 square feet or 3.99 acres, more or less.

OWNER
Lucent Real Estate Development LLC
 2909S West Deknar
 Broken Arrow, OK 74012
 PHONE: (918) 330 - 9439
 norman.rizwan@mac.com

SURVEYOR
Sisemore & Associates

6660 S Sheridan RD, Suite 210
 Tulsa, OK 74133
 PHONE: (918) 665-3600

ENGINEER
McGuire Brothers, LLC
 8415 S. Regency Dr.
 Tulsa, OK 74131
 918-224-2764
 Oklahoma CA #4637
 Expires 6/30/23
 mmcguire@mcguirebrothers.com

BASIS OF BEARING

THE BEARING BASE FOR THIS SURVEY IS THE BASIS OF BEARING IS BASED ON THE NORTH LINE OF SECTION 23 AS BEING N89°03'17"E.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED OKLAHOMA STATE PLANE NAD83.

MONUMENTATION

- DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502" UNLESS OTHERWISE NOTED.
- DENOTES FOUND 3/8" IRON PIN

ADDRESS DISCLAIMER NOTE:
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

LEGEND

- LNA = LIMITS OF NO ACCESS
- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- RW/E = RURAL WATER & ELECTRIC

- Legend**
- BUILDING LINE
 - ROAD CENTERLINE
 - BOUNDARY
 - SUBDIVISION LOT LINE
 - - - UTILITY EASEMENT
 - - - ADJACENT PROPERTY LOT LINES
 - - - PHASE LINE
 - - - PROPOSED WATER LINE

Lucent Valley Phase III

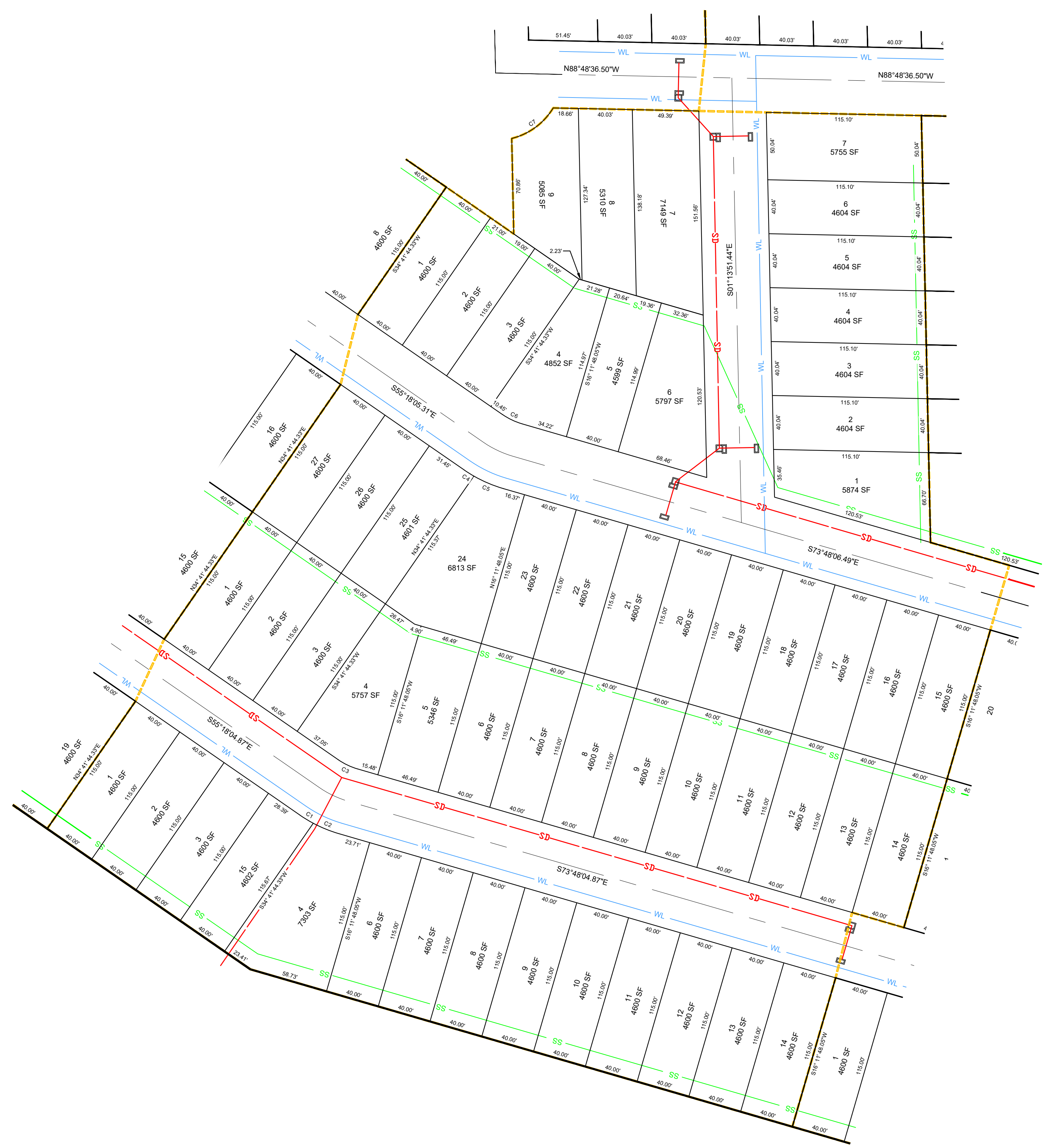
Sheet 4 of 6

Date of Preparation March 25, 2026

Lucent Valley Phase IV

Preliminary Plat

A Subdivision in the NE/4 of Section 29, T-19-N, R-14-E, of the Indian Base & Meridian,
Tulsa County, State of Oklahoma

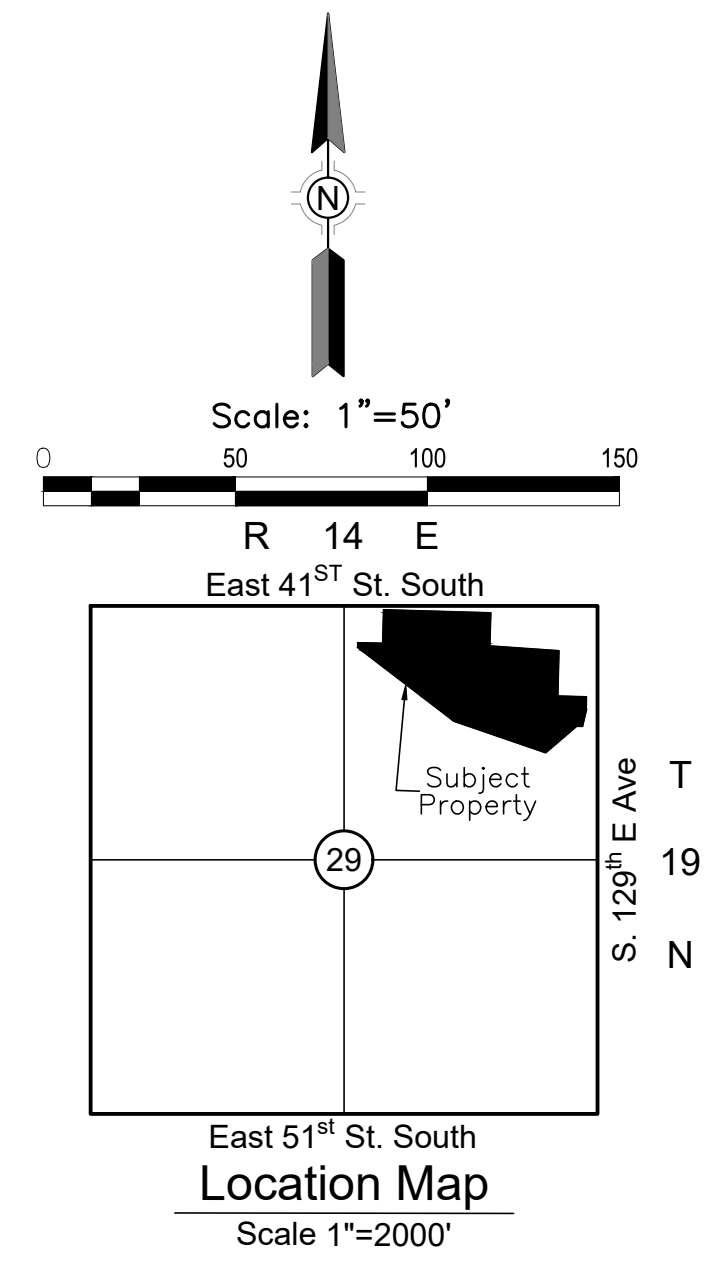


FLOODPLAIN NOTE:
THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0377M, MAP REVISED: 9/12/2024, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

RESIDENTIAL PARCEL LEGAL DESCRIPTION
A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S89°50'45"E ALONG THE NORTHERLY LINE OF SECTION 29 FOR 430 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING S89°50'45"E ALONG THE SAID NORTHERLY LINE FOR 1116.68 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 345.60 FEET; THENCE S87°30'29"E FOR 720.64 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 472.06 FEET; THENCE S89°56'40"E FOR 299.31 FEET; THENCE S00°04'14"W PARALLEL TO THE WEST RIGHT OF WAY LINE OF S. 129TH E AVENUE A DISTANCE OF 129.32 FEET; THENCE S89°54'00"W FOR 1265.00 FEET; THENCE N00°02'15"E ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF FOR 49.99 FEET; THENCE S89°50'45"E PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER FOR 260 FEET; THENCE N00°02'15"E PARALLEL WITH SAID EASTERLY LINE OF CITIES SERVICE CENTER FOR 350.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1,944.555 94 SF (44.54 ACRES) MORE OR LESS.

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A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
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Curve #	Length	Radius	Chord Length	Chord Bearing
C1	11.63	100.00	11.62	S59°38'04"E
C2	20.66	100.00	20.62	S67°53'09"E
C3	16.15	50.00	16.80	N64°33'10"W
C4	8.56	100.00	8.56	S37°45'15"E
C5	23.73	100.00	23.68	S67°00'17"E
C6	16.14	49.99	16.07	N64°33'10"W
C7	39.21	50.00	38.21	N53°39'11"E



Phase has 54 lots in 4 Blocks and contains 159,122 square feet or 3.65 acres, more or less.

OWNER
Lucent Real Estate Development LLC
2909S West Deknar
Broken Arrow, OK 74012
PHONE: (918) 330 - 9439
norman.rizwan@mac.com

SURVEYOR
Sisemore & Associates

6660 S Sheridan RD, Suite 210
Tulsa, OK 74133
PHONE: (918) 665-3600

ENGINEER
McGuire Brothers, LLC
8415 S. Regency Dr.
Tulsa, OK 74131
918-224-2764
Oklahoma CA #4637
Expires 6/30/23
mmcguire@mcguirebrothers.com

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS THE BASIS OF BEARING IS BASED ON THE NORTH LINE OF SECTION 23 AS BEING N89°03'17"E.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED OKLAHOMA STATE PLANE NAD83.

MONUMENTATION
● DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502" UNLESS OTHERWISE NOTED.
○ DENOTES FOUND 3/8" IRON PIN

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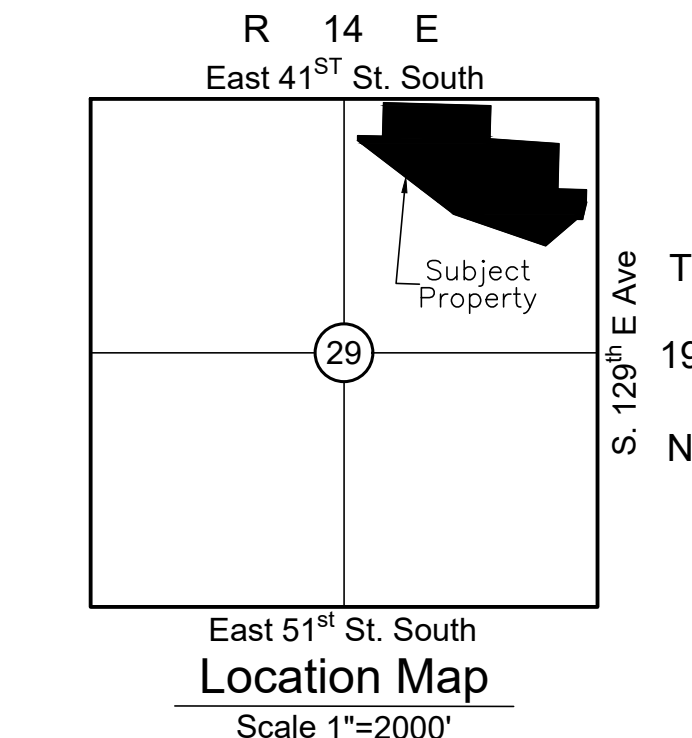
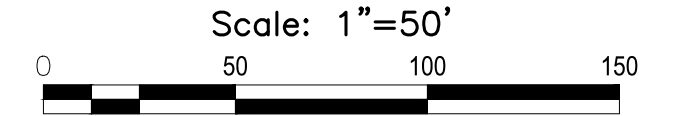
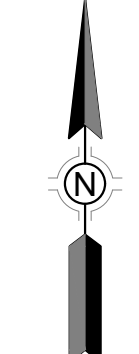
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Legend
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--- SUBDIVISION LOT LINE
--- UTILITY EASEMENT
--- ADJACENT PROPERTY LOT LINES
--- PHASE LINE
--- PROPOSED WATER LINE

Lucent Valley Phase V

Preliminary Plat

A Subdivision in the NE/4 of Section 29, T-19-N, R-14-E, of the Indian Base & Meridian,
Tulsa County, State of Oklahoma



Phase has 60 lots in 4 Blocks and contains 210,407 square feet or 4.83 acres, more or less.

OWNER
Lucent Real Estate Development LLC
 2909S West Deknar
 Broken Arrow, OK 74012
 PHONE: (918) 330 - 9439
 norman.rizwan@mac.com

SURVEYOR
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Lucent Valley Phase V
Sheet 6 of 6
 Date of Preparation March 25, 2026

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C3	34.12	100.00	33.95	N70°12'07"E
C4	23.97	100.00	23.91	N53°33'40"E
C5	28.91	100.00	28.81	N38°24'46"E
C6	54.76	100.00	54.68	N4°26'30"E
C7	51.92	50.00	49.62	S76°26'45"W

