

OKLAHOMA

Water Resources Board

June 18, 2026

Robert Cook's Green Acre Sod Farms, Inc.
Attn: Bridgette Davis
12300 S. Mingo Road
Bixby, OK 74008

RE: Temporary Groundwater Application No. 2026-541, Robert Cook's Green Acre Sod Farms, Inc.,
Wagoner County

Dear Ms. Davis:

Your application to use groundwater has been reviewed by Board staff. In order to obtain a permit, you must provide notice of the essential facts about your intended use by newspaper publication and by notifying certain neighbors.


In accordance with Section 309 of Title 75 and Section 1020.8 of Title 82 of the Oklahoma Statutes, and Section 785:30-3-4 of the Oklahoma Administrative Code (OAC), we have enclosed a Notice of Application to be published at your expense in a newspaper that is qualified to publish legal notices in Wagoner County. The notice must be published once a week for the two consecutive weeks beginning on July 12, 2026 and July 19, 2026. Please send us, or have the publisher forward to us, the certified proofs of publication by August 10, 2026. Because the Board is not responsible for the accuracy of the information contained in the notice, please review the enclosed notice carefully and contact the Board if you note any errors or have any questions.

In addition to giving notice by publication of your application to withdraw groundwater, OAC Section 785:30-3-4(a) requires that you notify by certified mail (return receipt requested) all surface estate owners of lands located within 1,320 feet of the outside boundary of each ten-acre tract regarding wells subject to your application. Please notify these landowners on or before the first day of publication. We have enclosed extra copies of the notice for this purpose. You may make additional copies if you need more than we have provided. Also enclosed is an affidavit certifying you have notified all of these surface estate owners. The affidavit must be signed, notarized, and returned to the Board, along with all green cards, by or before August 10, 2026.

Any protests to your application must be filed with the Board by August 17, 2026. If a protest is filed, a hearing may be scheduled and you will be notified.

If you have any questions concerning this matter, please contact Sharon Robinson at the address below or call (405) 530-8800.

Sincerely,


Chris Neel, Division Chief
Water Rights Administration Division

AFFIDAVIT OF NOTIFICATION

I hereby certify that I, Bridgette Davis, on behalf of Robert Cook's Green Acre Sod Farms, Inc., have notified all surface estate owners of lands located within 1,320 feet of the outside boundary of each ten acre tract of the wells subject of application number 2026-541, of their intention to use groundwater by forwarding the notice of application by U.S. Mail, certified mail return receipt requested, on _____ (date mailed) to the following:

(List of names and addresses should correspond to those listed on the Ownership Plat attached to the application. Please attach separate page if more space is needed. PLEASE ATTACH ALL GREEN CARDS TO AFFIDAVIT, along with a copy of the notice.)

NAME

ADDRESS

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Applicant's Signature

Subscribed and sworn to before me this
_____ day of _____, 20_____

Notary Public Signature

[seal]

My Commission Expires:

NOTE TO PUBLISHER: To be published in Wagoner County once during the week of July 12, 2026 but no later than July 18, 2026, and once during the week of July 19, 2026 but no later than July 25, 2026, AT APPLICANT'S EXPENSE. (PUBLISHER NEEDS TO FURNISH THE OKLAHOMA WATER RESOURCES BOARD A CERTIFIED PROOF OF PUBLICATION ON OR BEFORE August 10, 2026.)

NOTICE OF APPLICATION TO USE GROUNDWATER

Robert Cook's Green Acre Sod Farms, Inc. c/o Bridgette Davis of 12300 S. Mingo Road, Bixby, OK 74008 has filed an application, #2026-541, with the Oklahoma Water Resources Board (Board) for a permit to use 70 acre-feet of groundwater per year. The groundwater is proposed to be used for irrigation (bermuda sod) and taken from 210 acres located as follows: 50 acres in the S2 NE and 160 acres in the SE of Section 10, T15N, R16EIM, Wagoner County. The water is to be withdrawn from two (2) wells located as follows: one (1) well each in the NE NW SE and SE NW SE of Section 10, T15N, R16EIM, Wagoner County, and use the groundwater in Wagoner County, Oklahoma, as more specifically described in the application, viewable at oklahoma.gov/owrb. Wells and dedicated lands are located over the Arkansas River Alluvium and Terrace groundwater basin. Use of groundwater is governed by Sections 1020.1 and following of Title 82 of the Oklahoma Statutes and rules of the Board, Oklahoma Administrative Code (OAC), Title 785, Chapters 4 & 30.

Protests to the application must be in writing and received by the Board at the address listed below and by the applicant at the address listed above no later than August 17, 2026, and contain the following: (1) name, address, and telephone number of the interested person; (2) the particular application number to which the protest relates; (3) specific information to show how approval of the application proposed may directly and adversely affect legally protected interests of the person filing the protest; and (4) a statement of the relief sought by the interested person. A person who sends a letter containing only a general objection or comment will not be deemed to be a party, but the letter will be made part of the permanent record.

If a protest that meets the requirements listed in the paragraph above is filed with both the applicant and Board, a hearing on this application will be scheduled and the applicant and protestant(s) will be advised of the hearing date. Protestants or their representatives must appear at the hearing and present the protest to be considered. Hearings are governed by Section 309 of Title 75 and Section 1020.8 of Title 82 of the Oklahoma Statutes, and the rules of Board, OAC Title 785, chapters 4 and 30. If you have any questions, please contact Sharon Robinson at (405) 530-8800. Board mailing address: Oklahoma Water Resources Board, Water Rights Administration Division, 3800 N. Classen Blvd., Oklahoma City, OK 73118-2381. Board fax number: (405) 530-8900.

NOTICE PROVIDED VIA CERTIFIED MAIL

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APPLICATION FOR A LONG-TERM GROUNDWATER PERMIT

RECEIVED

MAR 20 2026

Check #172810
\$500

OKLAHOMA WATER RESOURCES BOARD

OKLAHOMA WATER RESOURCES BOARD
WATER RIGHTS ADMINISTRATION DIVISION
 3800 North Classen Blvd., Oklahoma City, OK 73118
 Phone: (405) 530-8800 Fax: (405) 530-8900
 Website: <https://oklahoma.gov/owrb.html>
 (See website for FAQs)

FILING FEE

Application review will not begin until the proper filing fee is received. Double the filing fee if water is used before application approval. If the requested amount of water is fractional, round up to the next whole number for the purposes of determining the filing fee.

Amount of Water Requested	Filing Fee**
1 – 320 acre-feet.....	\$500.00
321 – 640 acre-feet.....	\$700.00
641 – 1,500 acre-feet.....	\$900.00
Over 1,500 acre-feet.....	\$900.00*

*Plus \$250.00 for each increment of 500 acre-feet above 1,500 acre-feet requested (Maximum Fee \$4,000.00).
 **Plus \$250.00 if the application overlies a sensitive sole-source groundwater basin. Applications for the purpose of enhanced recovery of oil and gas shall have a flat filing fee of \$4,500.00.

OFFICE USE ONLY

Application No. 2026-541
 Permit Type Temporary
 GW Basin Arkansas River A&T
 Equal Proportionate Share n/a

1. NAME & CONTACT INFORMATION Print the applicant's name to exactly match what is listed on the ownership document. Consultants and legal counsel should provide a cover letter with contact information and state if they will remain the contact after permit approval.

Applicant Name Robert Codis Greenacre Sod Farms Inc. Phone (918) 369 - 3954

Mailing Address 12300 S Mingo Road City Bixby State OK Zip 74008

Email bdgreenacre@gmail.com Fax (918) 369 - 2711

Contact Name (if different than applicant) Bridgette Davis Phone (918) 369 - 3956

Mailing Address 12300 S Mingo Road City Bixby State OK Zip 74008

Email bdgreenacre@gmail.com Fax (918) 369 - 2711

How should correspondence be sent during application review? Check all that apply: Postal Mail Email Fax

2. QUANTITY OF WATER & PURPOSE Identify how much water will be used and where. Choose at least one purpose (i.e. beneficial use) from the following list: Irrigation, Agriculture, Mining, Public Water Supply, Commercial, Industrial, Power Generation, Recreation Fish & Wildlife, and Other. A description can be helpful and may be required to complete application review. Answer the questions and provide the requested information for each. Conversion factor: one acre-foot of water will cover one acre of land one foot deep and is equal to 325,851 gallons.

Groundwater requested: 70 acre-feet per year. Water used in Wagoner county.

Purpose: Irrigation See authorization dated 4/28/26
 (e.g. Agriculture – Poultry Houses or Greenhouse; Mining – Oil & Gas or Rock Quarry; Recreation – Flood a Wetland for Hunting)

Have you already used the water for which you are applying? Yes No If yes, double the filing fee will be required.

Will water be sold? Yes No If yes, list the purchaser: _____
 (not required for public water suppliers)

Will animals be raised? Yes No If yes, list animal type: _____
 (not required for domestic use of stock water)

Will crops be grown? Yes No If yes, approximate area of watered crops: 160 acres and;
 (use units of acres for fields or square feet for indoor)

List of crops: Bermuda Sod

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OKLAHOMA WATER RESOURCES BOARD

3. DEDICATED LAND List the legal description of all the land to be dedicated. Do not use city lot and block numbers or metes and bounds. If additional space is needed, list on a separate sheet of paper. An explanation of legal descriptions can be found on the OWRB website FAQs page. Dedicated land must be drawn on the application plat map.

210 total acres owned; _____ total acres leased; _____ total acres platted (municipal only)

160 acres in SE 1/4 of _____ 1/4 of _____ 1/4 of Section 10 Twp. 15 N S Rng. 16 EIM WIM in Wagoner County ECM

50 acres in S2 1/4 of NE 1/4 of _____ 1/4 of Section 10 Twp. 15 N S Rng. 16 EIM WIM in Wagoner County ECM

_____ acres in _____ 1/4 of _____ 1/4 of _____ 1/4 of Section _____ Twp. _____ N S Rng. _____ EIM WIM in _____ County ECM

_____ acres in _____ 1/4 of _____ 1/4 of _____ 1/4 of Section _____ Twp. _____ N S Rng. _____ EIM WIM in _____ County ECM

4. WELL INFORMATION List the number and legal description for all wells (either existing or proposed) that are requested to be permitted. Existing wells require a ten acre tract legal description. Depth and pumping rate are required for all existing wells and a range of values (e.g. 400 – 500 feet) can be provided for multiple existing wells. Estimated depth and pumping rate may be required for proposed wells in areas with multiple groundwater basins. Provide an answer to the well spacing exception question. If additional space is needed, list on a separate sheet of paper. An explanation of legal descriptions can be found on the OWRB website FAQs page. All wells must be drawn on the application plat map.

Water is to be withdrawn from 2 total well(s) located as follows: Range changed to EIM per arc map, deed does not specify

See authorization dated 4/28/26

1 wells in NE 1/4 of NW 1/4 of SE 1/4 of Section 10 Twp. 15 N S Rng. 16 EIM WIM in Wagoner County Existing Well? Yes No

1 wells in SE 1/4 of NW 1/4 of SE 1/4 of Section 10 Twp. 15 N S Rng. 16 EIM WIM in _____ County Existing Well? Yes No

_____ wells in _____ 1/4 of _____ 1/4 of _____ 1/4 of Section _____ Twp. _____ N S Rng. _____ EIM WIM in _____ County Existing Well? Yes No

Depth: 31 feet; Pumping Rate: 150 gallons per minute

Requesting a well spacing exception? Yes No *Blank responses will not be accepted. If yes, please provide an attached explanation to show how compliance with well spacing would be inequitable or unreasonable. Examples can be found in OAC 785:30-3-6(b)(1). A well spacing exception may be required based on application review.*

5. MUNICIPALITIES Only municipalities are required to complete this section. All other applicants can skip this section. Answer the questions and provide copies of the requested maps.

Will platted land be dedicated within the municipal boundary? Yes No

If yes, will the municipality make water available to those platted lands? Yes No

If yes, provide attached map(s) that show the following: service area, water lines, and platted lands.

OFFICE USE ONLY	
SIC Codes	
01	0100

See authorization dated 4/28/26

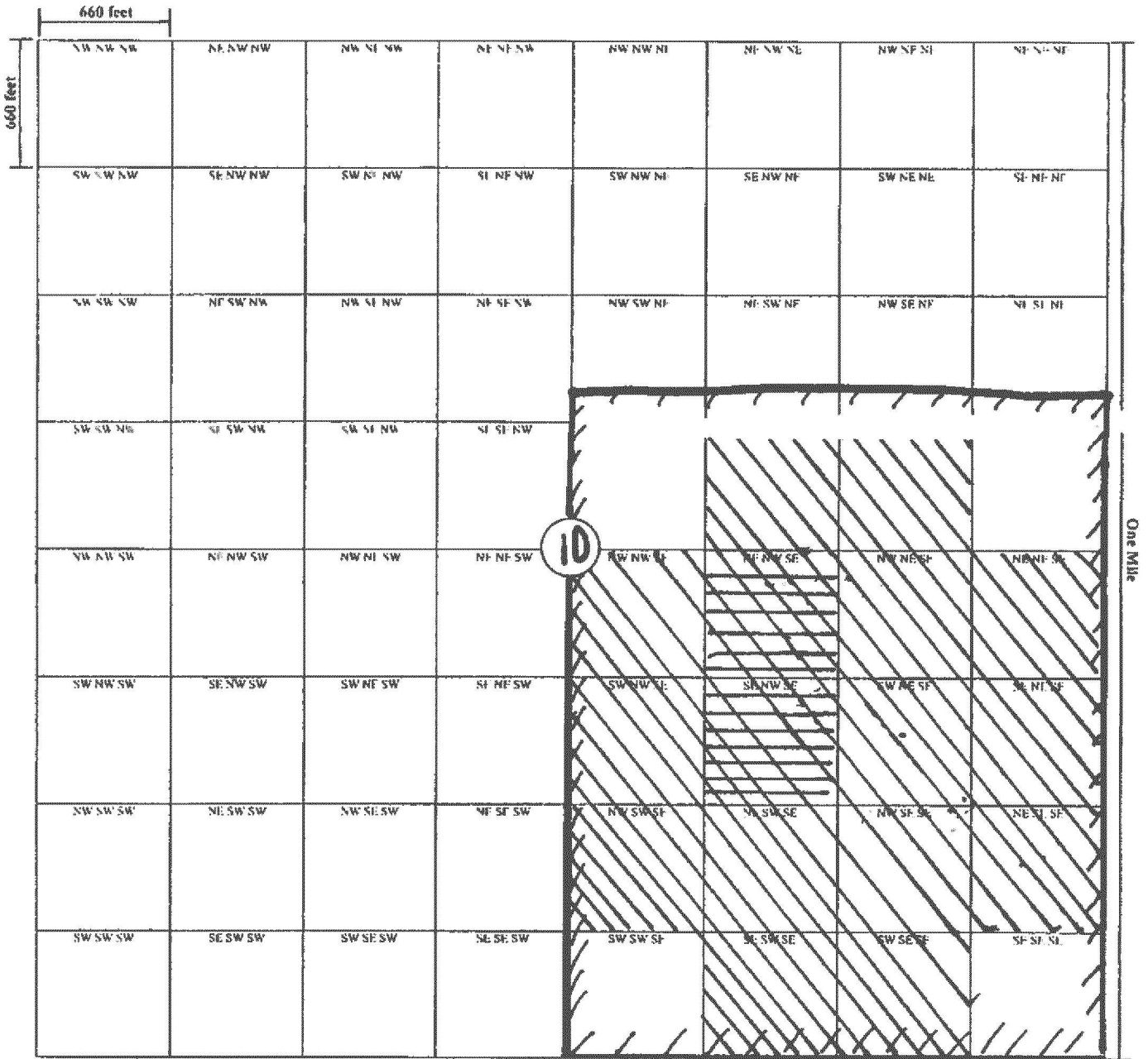
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Oklahoma Water Resources Board

6. PLAT MAP Follow the instructions on the preceding page unless otherwise directed by the Board. Drawings must match the legal description of dedicated land and wells described in Section 3 and 4 of the application. More than one plat map may be required.

Application No. 2026-541



10-15N-16E
Section - Township - Range

Wagoner
County



Land Dedicated



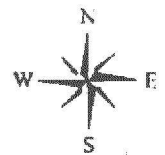
Area of Use



Proposed Well Location Area

● Existing Wells to be Permitted

○ Existing Wells Owned by Others (i.e. domestic, stock, permitted, etc.)



8. SIGNATURES

Upon my oath or affirmation, I swear or affirm (1) that all information submitted to the Oklahoma Water Resources Board in connection with this application is true and accurate to the best of my knowledge; and (2) that I or the person or entity I represent will comply with all applicable laws and regulations of the State of Oklahoma or its agencies, and any lawful conditions imposed by the Oklahoma Water Resources Board, which apply or pertain to the use of fresh groundwater.

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OKLAHOMA WATER RESOURCES BOARD

Robert Cook
SIGNATURE OF APPLICANT

Robert Cook
PRINTED NAME

Owner
TITLE (e.g. owner, manager, trustee, legal counsel, etc.)

OKLAHOMA BAR ASSOCIATION NUMBER
(IF APPLICABLE)

NOTARY

STATE OF Oklahoma)
COUNTY OF Tulsa) ss.

The foregoing instrument was acknowledged before me this 17th day of March, 2026.

Bridgette Davis
Notary Public Signature

My commission expires: 8-9-28

(SEAL)



9. SUBMISSION AND PROCESSING

The submitted application packet must include the following:

- a. **Original completed application** (Typed or printed in ink, with legible markings, signed and notarized.);
- b. **Filing fee payment** (Review of the application will not begin until the filing fee is received. Filing fees are refunded at the discretion of the OWRB. Preferred payment method is a check payable to the OWRB. Other payment methods include cash, money order, or credit card via the OWRB Website Pay Portal – please provide a copy of the Pay Portal receipt. If water is used before application approval, double the filing fee will be required.);
- c. **Ownership documents** (Copies of deeds, groundwater leases, easements, and/or other letters of consent for all the land owned/controlled by the applicant associated with the application. Tax documents are not accepted. Social security numbers are not required and should be marked out on documents that contain them.)
- d. **Any other documentation requested by OWRB staff as necessary** (Articles of organization or incorporation, memorandum of trust, license or registration from OMMA or ODAFF, contract for water sales, etc.).

Please note: Any incomplete or unresponsive answers may cause a delay in the processing of your application.

In addition, Oklahoma Administrative Code (OAC) 785:30-1-4(d) states: "If the application is defective to as to form, the Board shall advise the applicant of the corrections, amendments, or changes required and sixty (60) days shall be allowed for the refilling thereof. If the application is not corrected, amended, or changed within the time required, the Board may inactivate the application. Furthermore, OAC 785:30-3-3(b), states: "If an applicant does not correct an application or publish notice as instructed by the Board, and no further proceedings are initiated by the applicant for six months or more after last contact with the Board, the application shall be deemed withdrawn. The Board shall provide notice to the applicant that the application has been deemed withdrawn.

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Oklahoma Water Resources Board

Authorization Page

I authorize the Oklahoma Water Resources Board (OWRB) to make the following revisions to the Groundwater Application #2026-541:

1. The purpose in Section 2: Quantity of Water & Purpose will be changed from "Agriculture - Sod Crops" to "Irrigation".
2. The land description in Section 3: Dedicated Land will be revised to say:
160 acres in the SE ¼ of Section 10, Twp 15N, Rng 16 ECM – and
50 acres in the S2 of the NE ¼ of Section 10, Twp 15N, Rng 16 ECM
3. The well location in Section 4: Well Information will be revised to say:
1 well in the NE NW SE of Section 10, Twp 15N, Rng 16 ECM, not existing
1 well in the SE NW SE of Section 10, Twp 15N, Rng 16 ECM, not existing
4. The revised Plat Map will replace the original.
5. The revised Surface Estate Owner's Map will replace the original.

Signature: Bridgette Davis
Bridgette Davis (Apr 27, 2026 16:43:52 CDT)

Date: 27/04/2026

2026-541 Authorization Statement

Final Audit Report

2026-04-27






Created: 2026-04-27
By: Sarah McCarley (sarah.mccarley@owrb.ok.gov)
Status: Signed
Transaction ID: CBJCHBCAABAAFGC9YXI7IR6O7J8jx0YgH3T0QgHnEFRq

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Oklahoma Water Resources Board

"2026-541 Authorization Statement" History

-  Document created by Sarah McCarley (sarah.mccarley@owrb.ok.gov)
2026-04-27 - 5:01:36 PM GMT
-  Document emailed to Bridgette Davis (bdgreenacre@gmail.com) for signature
2026-04-27 - 5:01:41 PM GMT
-  Email viewed by Bridgette Davis (bdgreenacre@gmail.com)
2026-04-27 - 7:01:17 PM GMT
-  Document e-signed by Bridgette Davis (bdgreenacre@gmail.com)
Signature Date: 2026-04-27 - 9:43:52 PM GMT - Time Source: server
-  Agreement completed.
2026-04-27 - 9:43:52 PM GMT



Adobe Acrobat Sign