



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
MONDAY MAY 15, 2017
5:30 P.M.**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on April 18, 2017.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of May 9, 2017.

V. AGENDA:

- A. Consider and act on a Final Plat for Ace Hardware, being a ± 1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and is generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289), Celina, Texas. (Ace Hardware)
- B. Consider and act on a Final Plat for Sutton Fields Major Improvements Right of Way and Doe Branch Regional Park, being a ± 18.611 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, and Thomas B. Cox Survey, Abstract No. 309, City of Celina, Denton County, Texas, contained two (2) non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields ROW Final Plat)
- C. Consider and act on a Final Plat for Sutton Fields Phase 1A, being a ± 74.784 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, City of Celina, Denton, County, containing 318 residential lots and 10 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields 1A Final Plat)
- D. Consider and act on a Final Plat for Sutton Fields Phase 1B, being a ± 50.470 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Thomas B. Cox Survey, Abstract No. 309, Carrol Jackson Survey, Abstract No. 1546, and Jacob Rue Survey, Abstract No. 1109, City of Celina, Denton, County, containing 197 residential lots and 5 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields 1B Final Plat)
- E. Consider and act on a Final Plat for O'Dell Elementary, being a ± 12 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, and the John Cahill Survey, Abstract 171, City of Celina, Collin County, containing one (1) lot. The property is generally located north of Punk Carter Parkway, and east of Palomino Lane. (O'Dell Elementary Final Plat)

- F. Consider and act on a Final Plat for Light Farms Way Extension and Doe Branch Regional Park, being ±87.51 acres of land situated in the John Ragsdale Survey, Abstract No. 734 and Collin County Land Survey No. 14, Abstract No. 167, Collin County, Texas, containing four (4) recreational lots, and one (1) amenity center lot. The property is generally located east of Dallas North Tollway, west of BNSF Railroad, and north of Frontier Parkway. (Light Farms Way Extension Final Plat)
- G. Conduct a public hearing to consider testimony and take action on a residential replat request on an ±.389 acre piece of land situated in the Celina Original Donation, block 8, lots 1B, 2B, 3B, 4, & 5B. The property is situated at the southeast corner of W. Maple St. and N. Ohio Drive. (Maple St. Replat)
- H. Conduct a public hearing to consider testimony and take action on the proposed rezoning of a piece of land from C-2, General Commercial, to PD, Planned Development with the base zoning designation of I-1, Light Industrial. The property is approximately 2.17 acres situated in the Collin County School Land Survey #15, Abstract No. 170 Collin County, Texas. The property is generally located north of E. Malone St., south of County Road 95, west of the BNSF Railroad, and east of Business 289 (Louisiana Dr.). (Staley Rezoning)
- I. Conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96)
- J. Conduct a public hearing to consider testimony and act on proposed amendments to the City's Code of Ordinances Chapter 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements. To amend masonry requirements for architectural features and amenity centers. (Exterior Masonry Requirements)
- K. Consider and act on a Construction Plat for Chalk Hill Phase 1, being ±40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Construction Plat)

VI. ADJOURNMENT:

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, May 12, 2017 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting."

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date of Notice

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY APRIL 18, 2017
5:30 P.M.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at 5:34 p.m.

Commissioners present: Scott Cromwell, Mitch Freeman, Charles Haley, Mike Terry, Ben Hangartner, and Jace Ousley.

**Commissioner Hangartner arrived at 5:36 p.m.*

Commissioners absent: Shelby Barley

Staff present: Helen-Eve Liebman, Director of Planning & Development Services, Ben Rodriguez, Senior Planner, Robyn Miga, Planner

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on March 21, 2017.

Commissioner Terry moved to approve the Consent Agenda.

Commissioner Cromwell seconded the motion.

Motion carried 6-yes; 0-no

IV. DIRECTOR'S REPORT:

A. Report on City Council meeting items of April 11, 2017.

Director of Planning and Development Services Helen-Eve Liebman spoke on the agenda items that went before City Council on April 11, 2017.

V. AGENDA:

A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Eland Ranch Extraterritorial Jurisdiction Development Agreement. The property is approximately 316.306 acres situated in the Martha Heron Survey, Abstract No. 415 Collin County, Texas. The property is in the City of Celina's ETJ generally located north of County Road 96, south of County Road 101, and east of County Road 97. (Eland Ranch Development Agreement)

Staff provided an overview of the request and explained that this ETJ Development Agreement case was treated as a zoning case as it was in the City, even though that was not necessarily required because the purpose of the development agreement is to regulate land uses when they are brought into the City. Liebman went on to explain that property owner notifications were sent to property owners within 200 feet of the subject property who are on the current tax rolls in the City of Celina. Liebman also explained that the land uses on this tract were designed around the two Planned Developments (PD 35 and 36) that make up the entire development of Eland Ranch.

Applicant Frank Abbott from Kimley-Horn, representing the client, from Kimley-Horn explained that the development agreement was mirroring the land uses that already existed in the two PDs that make up the rest of Eland Ranch. Commissioner Haley asked the applicant when they planned to annex, and Abbott said they would annex the property at the time of development.

It is noted that none of the property owners who spoke in opposition are on the City of Celina's current tax rolls.

Jack McGovern, 4020 Prairie Meadow Lane, opposed, explained that he is against the development and said that the City of Celina was growing too quickly and worried that we weren't going to be able to keep up with demands that come along with that. He went on to explain that growth wasn't being controlled well, and that the City needed the infrastructure to support such a development.

Joe Stalling, 9004 CR 101, opposed, requested that Commissioners not approve such a development and said that this growth was coming too soon and that it seemed inappropriate.

Maria Rengel, 9230 Myrtle Dr. 1014, opposed, said she was concerned about the growth of the City and the traffic, crime and safety that would be associated with such a major development. She also noted that the roads out there are already in poor shape.

Ronald Price, 9241 Prairie Meadows Lane, opposed, explained that the traffic in their neighborhood was manageable now, but with such a high density of houses it would destroy their neighborhood, as would multi-family. He said that taking such a giant leap all at once wasn't good for the City.

Dale Bainum, 3541 Heritage Trail, (did not indicate for or against), questioned why the entire development of Eland Ranch wasn't done at the same time. He also wanted to know if because it was a Municipal Management District if that would mean they had the same benefits of Light Farms of not being in the City. He asked if the City would be providing services without any money.

Diana Price, 9241 Prairie Meadow Lane, opposed, questioned if the City's one fire station and police department would be able to serve all of the residents of Celina if they were growing at such a rapid rate. She asked whether new schools were being built, and how all these demands fit into future growth.

Abbott, on behalf of the applicant, explained that the property was not for sale when the other two pieces of Eland Ranch were zoned, so it wasn't the intention of the developer to piecemeal the development, it's just how it happened.

Public hearing was closed at 6:10 p.m.

Chairman Ousley asked if 15 % was consistent with the City's open space requirement.

Commissioner Haley asked if the property could be developed as straight zoning for single-family and Liebman explained that straight zoning wouldn't allow for varied lot sizes.

Commissioner Terry moved to approve the ETJ Development Agreement.

Commissioner Cromwell seconded the motion.

Motion carried 5-yes; 1-no (Jace Ousley)

- B. Consider and act upon a Construction Plat for Buffalo Ridge Phase 1, being approximately 23.505 acres situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas, comprised of 63 residential lots, and five (5) HOA lots. The property is generally located west of County Road 97, south of County Road 134, east of Preston Road, and north of County Road 100. (Buffalo Ridge Ph. 1 Construction Plat)

Staff explained that there were a few outstanding comments to be addressed prior to City Council, but that the majority had been met and staff was recommending approval pending those comments being addressed.

Commissioner Cromwell moved to approve the plat.

Seconded by Commissioner Hangartner.

Motion carried 6-yes; 0-no

- C. Consider and act upon a Final Plat for Westgate Section Four, being approximately 2.521 acres, situated in the M.E.O. & P & RY. Survey, Abstract No. 644, City of Celina, Collin County, Texas. The property is generally located north of West Sunset Boulevard, west of South Utah Drive. (Westgate Section Four Final Plat)

Staff explained that there were no outstanding comments regarding the final plat and recommended approval as presented.

Commissioner Haley moved to approve the Final Plat.

Seconded by Commissioner Freeman.

Motion carried 6-yes; 0-no

- D. Consider and act upon a Final Plat for Heritage Plaza, being approximately 1.965 acres situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located south of Founders Lane, east of Preston Road, and north of County Road 94. (Heritage Plaza Final Plat)

Staff explained that the Final Plat for Heritage Plaza had met all requirements, but stated that it would not be filed until they had received final acceptance from the Engineering Department.

Commissioner Hangartner moved to approve the Final Plat.

Seconded by Commissioner Haley.

Motion carried 6-yes; 0-no

VI. ADJOURNMENT:

The meeting adjourned at 6:24 p.m.

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date of Notice

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Memorandum

To: **The Celina Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Director of Planning and Development Services
Meeting Date: May 15, 2017
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE MAY 9, 2017 CITY COUNCIL MEETING:

Subdivision Ordinance Amendment:

- Approved a subdivision ordinance amendment to require developers to install conduit and fiber optic cable for all development in the City.

Plat:

- Approved a Construction Plat for Buffalo Ridge, being approximately 23.505 acres located west of County Road 97, south of County Road 134, east of Preston Road, and north of County Road 100.
- Approved a Final Plat for Heritage Plaza, being approximately 2.521 acres located south of Founders Lane, east of Preston Road, and north of County Road 94.
- Approved a Final Plat for Westgate Section Four, being approximately 2.521 acres, located north of West Sunset Boulevard, west of South Utah Drive.

Land Use Development Agreement:

- Approved an Extraterritorial Jurisdiction Development Agreement granting land use for Eland Ranch, located north of County Road 96, south of County Road 101, and east of County Road 97



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: May 15, 2017
Re: Ace Hardware Final Plat

Action Requested:

Consider and act on a Final Plat for Ace Hardware, being a ± 1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and is generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289), Celina, Texas. (Ace Hardware)

Background Information:

Staff has reviewed the proposed Final Plat for Ace Hardware and has determined it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval as presented, however, the plat will not be filed until final acceptance by the Engineering Department.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

KNOW ALL MEN BY THESE PRESENTS:

Whereas, DK Meyer Property, LLC, is the sole owner of a tract of a 1.374 acre tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas, being all of the tract of land described in the deed to DK Meyer Property, LLC recorded in Document Number 20161102001491140, Official Public Records of Collin County, Texas, also being Lot 1R, Block A, Herrin Addition, an addition to the City of Celina according to the plat recorded in Volume 2015, Page 202, Plat Records of Collin County, Texas, said 1.374-acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found in the northwesterly line of Preston Road (a variable width right-of-way) for the southeast common corner of said Lot 1R and Lot 2, Block A, Celina Fire Station #1, an addition to the City of Celina according to the plat recorded in Volume 2015, Page 398, Plat Records of Collin County, Texas;

THENCE North 70 degrees 28 minutes 15 seconds West, with the common line of said Lot 1R and Lot 2, Block A, a distance of 54.28 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for corner;

THENCE North 60 degrees 28 minutes 06 seconds West, a distance of 156.83 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for corner;

THENCE South 89 degrees 08 minutes 01 second West, a distance of 159.48 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for the west common corner of said Lot 1R and Lot 2, Block A, and being in the east right-of-way line of Business Highway 289 (a 100 foot wide right-of-way);

THENCE North 00 degrees 38 minutes 51 seconds West, departing said common line of Lot 1R and Lot 2, Block A, with the east right-of-way line of said Business Highway 289, a distance of 119.94 feet the west common corner of said Lot 1R and Lot 4, Block A, Herrin Addition, an addition to the City of Celina according to the plat recorded in Volume 0, Page 570, Plat Records of Collin County, Texas, from which a 1/2 inch iron rod with a cap stamped "Isbell Engr" found bears North 70 degrees 44 minutes 55 seconds West, a distance of 0.30 feet;

THENCE North 89 degrees 10 minutes 50 seconds East, departing said east right-of-way, with the north line of said Lot 1R, a distance of 422.16 feet to a 1/2 inch iron rod with a cap stamped "Pacheco Koch" found for the east common corner of said Lot 1R and Lot 2, Block A, of said Herrin Addition, as recorded in said Volume 0, Page 570, and being in northwesterly right-of-way line of said Preston Road;

THENCE South 17 degrees 55 minutes 14 seconds West, departing said north line of Lot 1R, with said northwesterly right-of-way line, a distance of 126.32 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 17 degrees 56 minutes 10 seconds West, a distance of 7.36 feet to a brass disc in concrete stamped "TXDOT" found for corner;

THENCE South 19 degrees 31 minutes 30 seconds West, a distance of 97.41 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 1.374 acres (59,835 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DK Meyer Property LLC, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 1R1, Block A, Herrin Addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas

WITNESS, my hand this the ____ day of _____, 2017.

Authorized Signature of Owner
Printed Name and Title

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas
My Commission Expires On:

I, Alan Moore, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina in the month of March, 2016.

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Alan Moore
Registered Professional Land Surveyor
Texas Registration No. 5537

STATE OF TEXAS)
COUNTY OF TARRANT)

Before Me, the undersigned authority, on this day personally appeared Alan Moore, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the ____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires _____

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor Date of Approval

ATTEST: City Secretary Date

Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission City of Celina, Texas

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council City of Celina, Texas

Signature of Mayor Date of Approval

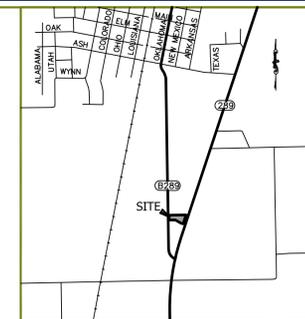
ATTEST: City Secretary Date

Standard Notes:

- 1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
2. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
3. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

NOTES:

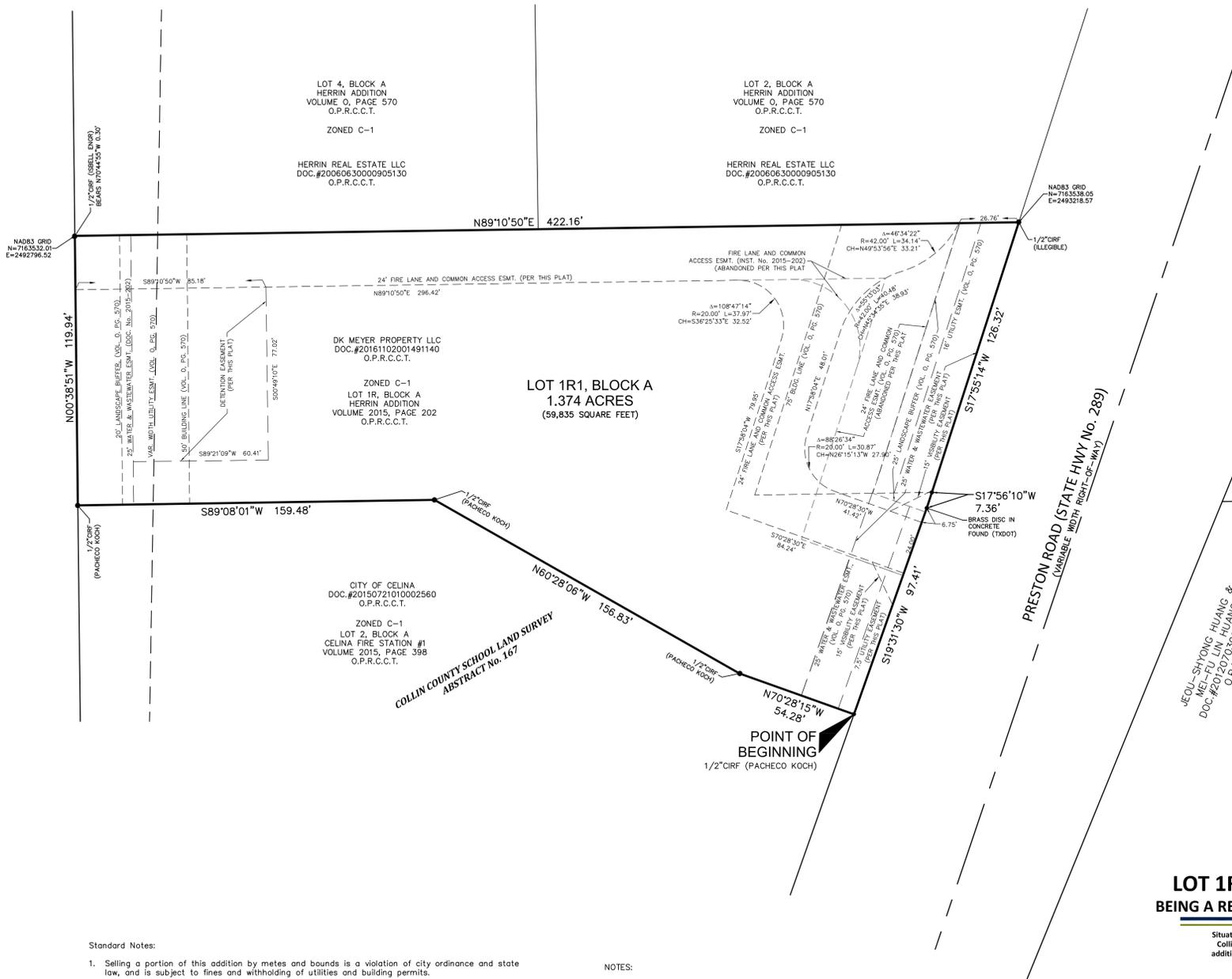
- 1. The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone (NAD83).
2. According to the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 480133 0120 J, Map Revised Date: June 2, 2009, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
3. All property corners are 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc LP" set unless otherwise noted.
4. All drainage and detention facilities are to be maintained by the property owner.



VICINITY MAP NOT TO SCALE



30' 0 30' 60'
SCALE
1" = FEET
30'



FINAL PLAT
LOT 1R1, BLOCK A, HERRIN ADDITION
BEING A REPLAT OF LOT 1R, BLOCK A, HERRIN ADDITION

Situated in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas, and being a replat of Lot 1R, Block A, Herrin Addition, an addition to the City of Celina as recorded in Volume 2015, Page 202, Plat Records of Collin County, Texas.

1 Lot = 1.374 Acres

This plat was created in the month of May, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

JOB NUMBER: B002362.001



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: May 15, 2017
Re: Sutton Fields Phase 1A, 1B, and ROW Major Improvements Final Plats

Action Requested:

Consider and act on a Final Plat for Sutton Fields Major Improvements ROW, being a ± 18.611 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, and Thomas B. Cox Survey, Abstract No. 309, City of Celina, Denton County, Texas, contained two (2) non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields ROW Final Plat)

Consider and act on a Final Plat for Sutton Fields Phase 1A, being a ± 74.784 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, City of Celina, Denton, County, containing 318 residential lots and 10 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields 1A Final Plat)

Consider and act on a Final Plat for Sutton Fields Phase 1B, being a ± 50.470 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Thomas B. Cox Survey, Abstract No. 309, Carrol Jackson Survey, Abstract No. 1546, and Jacob Rue Survey, Abstract No. 1109, City of Celina, Denton, County, containing 197 residential lots and 5 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields 1B Final Plat)

Background Information:

Staff has reviewed the proposed final plats for Sutton Fields Phases 1A, 1B, and ROW Major Improvements and has determined that the remaining comments are minor in nature and can be addressed prior to City Council approval.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

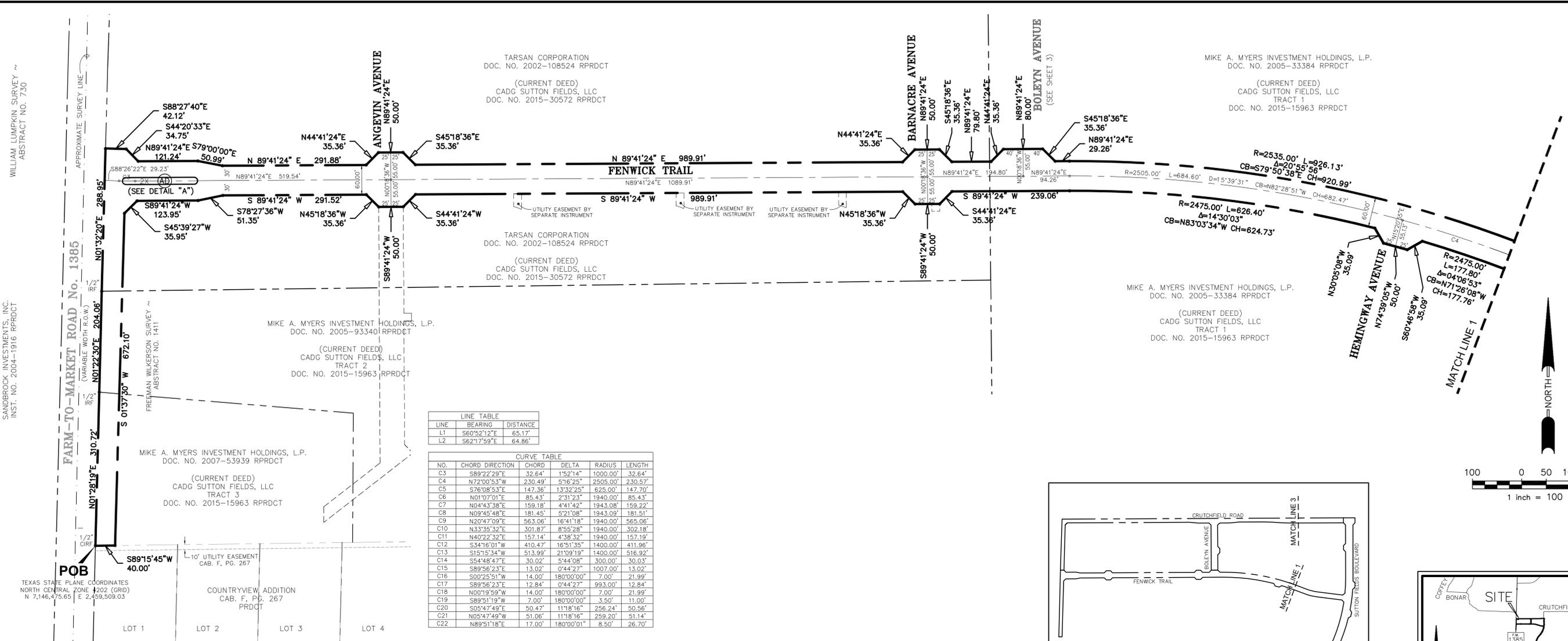
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Supporting Documents:

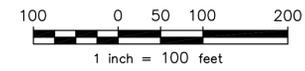
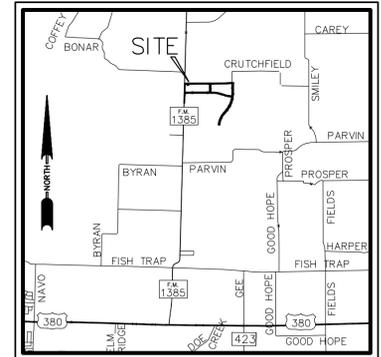
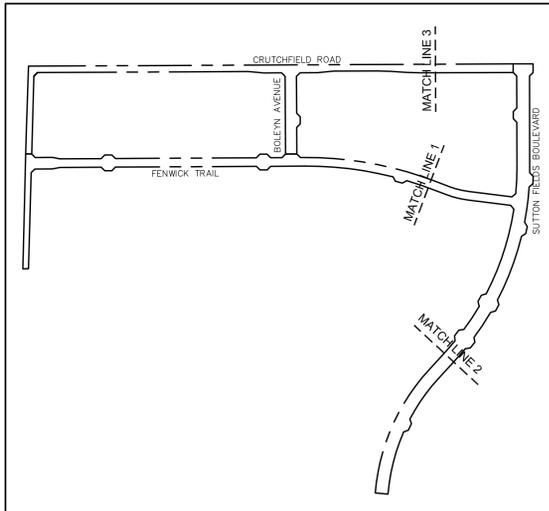
Plat Exhibits

Staff Recommendation:

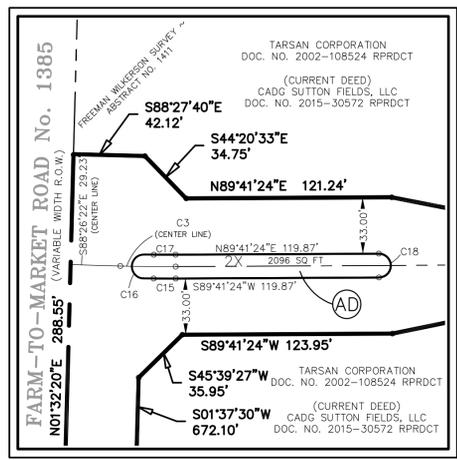
Staff recommends approval pending outstanding comments being addressed prior to City Council. The plats will also not be filed until final acceptance from the Engineering Department.



CURVE TABLE				
NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS
C3	S89°22'29"E	32.64'	1°52'14"	1000.00'
C4	N72°00'53"W	230.49'	5°16'25"	2505.00'
C5	S76°08'53"E	147.36'	13°32'25"	625.00'
C6	N01°07'01"E	85.43'	2°31'23"	1940.00'
C7	N04°43'38"E	159.18'	4°41'42"	1943.08'
C8	N09°45'48"E	181.45'	5°21'08"	1943.09'
C9	N20°47'09"E	563.06'	16°41'18"	1940.00'
C10	N33°35'32"E	301.87'	8°55'28"	1940.00'
C11	N40°22'32"E	157.14'	4°38'32"	1940.00'
C12	S34°16'01"W	410.47'	16°51'35"	1400.00'
C13	S15°15'34"W	513.99'	21°09'19"	1400.00'
C14	S54°48'47"E	30.02'	5°44'08"	300.00'
C15	S89°56'23"E	13.02'	0°44'27"	1007.00'
C16	S00°25'51"W	14.00'	180°00'00"	7.00'
C17	S89°56'23"E	12.84'	0°44'27"	993.00'
C18	N00°19'59"W	14.00'	180°00'00"	7.00'
C19	S89°51'19"W	7.00'	180°00'00"	3.50'
C20	S05°47'49"E	50.47'	11°18'16"	296.24'
C21	N05°47'49"W	51.06'	111°18'16"	299.20'
C22	N89°51'18"E	17.00'	180°00'01"	8.50'



- NOTES:
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS NOTED OTHERWISE.
 - LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. SAID NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
 - THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK VVV, LOT 3X AS SHOWN ON THE PLAT IS CALLED DRAINAGE AND DETENTION EASEMENT. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
 - THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL TREES, SHRUBS, AND IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GRASS AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT AND PRIVILEGE TO AD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES, OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.



ALL PERIMETER PROPERTY CORNERS ARE 5/8" IRON ROD SET WITH CAP STAMPED "PETITT-4087" UNLESS OTHERWISE STATED.

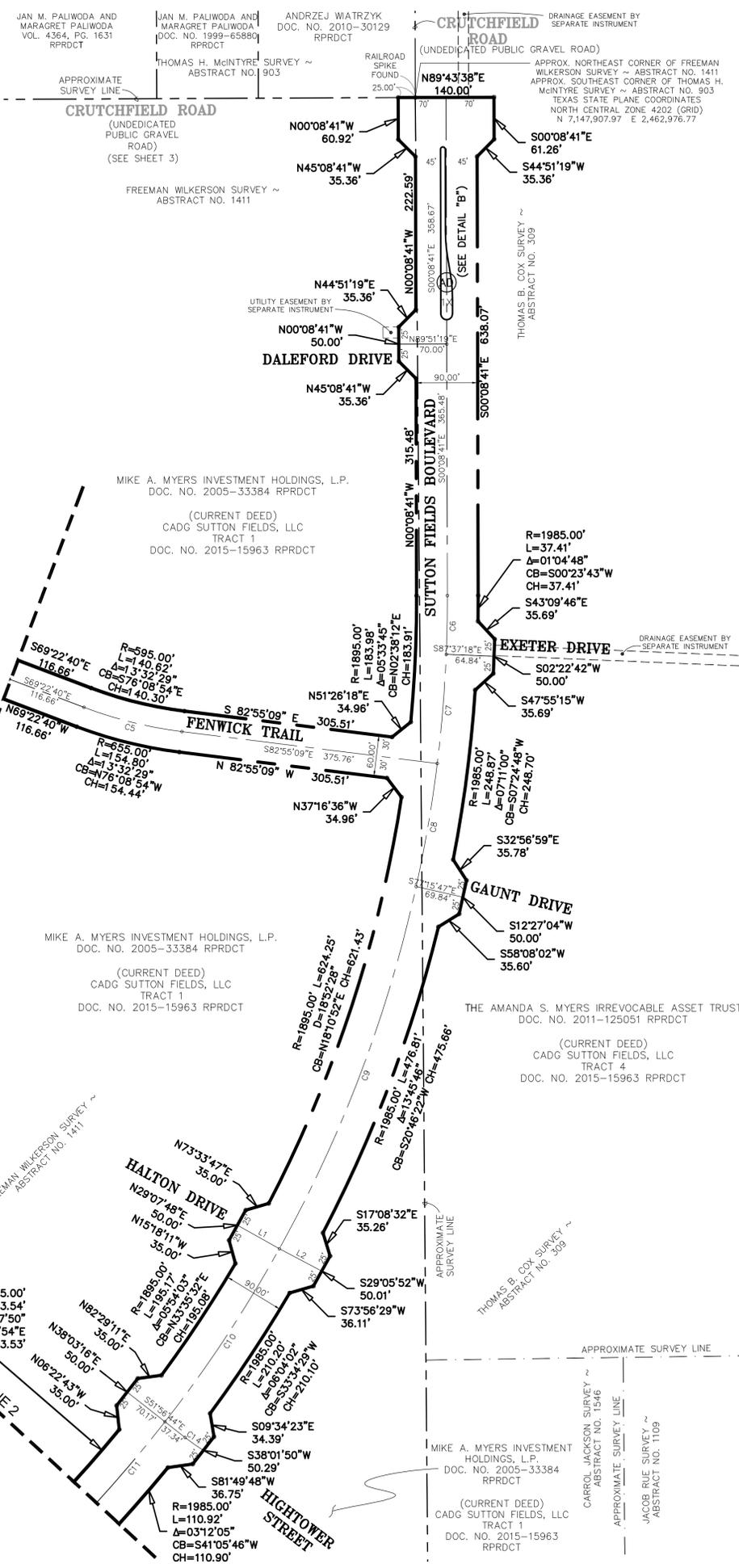
LEGEND

GIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
IRF	CAPPED IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184
OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 212
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH, 2017
SCALE: 1"=100'
JOB NO. 1401301

FINAL PLAT
RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1
& 2 NON-RESIDENTIAL LOTS
18.611 TOTAL ACRES
13.055 ACRES
FENWICK TRAIL RIGHT-OF-WAY
SUTTON FIELDS BOULEVARD RIGHT-OF-WAY
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 AND
THOMAS B. COX SURVEY ~ ABSTRACT NO. 309
CITY OF CELINA
DENTON COUNTY, TEXAS



MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2005-33384 RPRDCT

(CURRENT DEED)
CADG SUTTON FIELDS, LLC
TRACT 1
DOC. NO. 2015-15963 RPRDCT

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2005-33384 RPRDCT

(CURRENT DEED)
CADG SUTTON FIELDS, LLC
TRACT 1
DOC. NO. 2015-15963 RPRDCT

OK KYUN & YOUNGMOO KIM, TRUSTEES
OF THE KIM FAMILY LIVING TRUST
DOC. NO. 2005-86220 RPRDCT

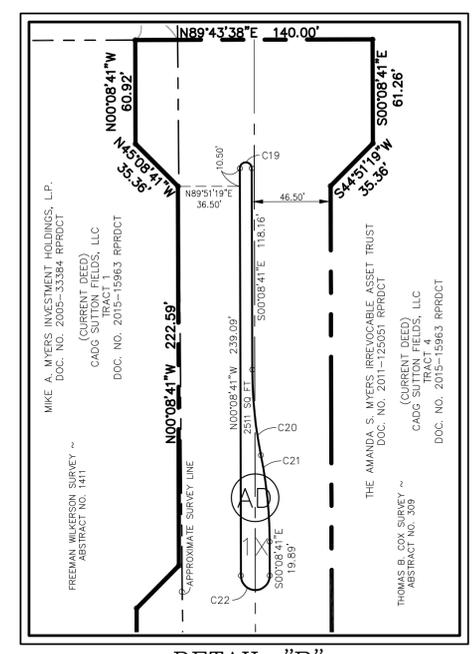
(CURRENT DEED)
CADG SUTTON FIELDS, LLC
DOC. NO. 2015-30387 RPRDCT

LINE	BEARING	DISTANCE
L1	S60°52'12"E	65.17'
L2	S62°17'59"E	64.86'

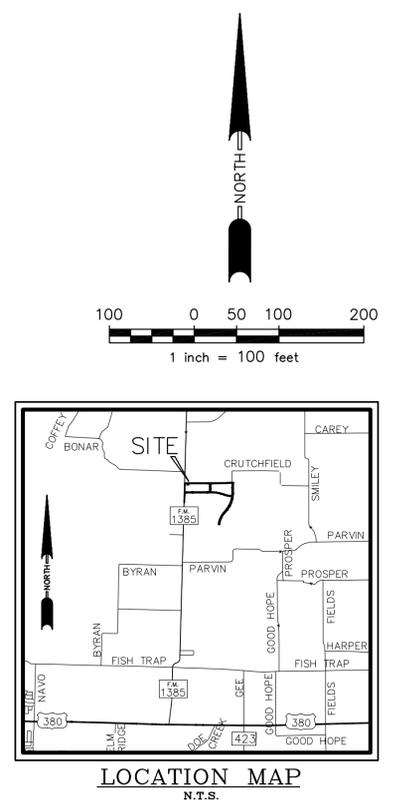
CURVE TABLE					
NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C3	S89°22'29"E	32.64'	152°14"	1000.00'	32.64'
C4	N72°00'53"W	230.49'	516°25"	2505.00'	230.57'
C5	S76°08'53"E	147.36'	133°32'25"	625.00'	147.70'
C6	N01°07'01"E	85.43'	2°31'23"	1940.00'	85.43'
C7	N04°43'38"E	159.18'	4°41'42"	1943.08'	159.22'
C8	N09°45'48"E	181.45'	5°21'08"	1943.09'	181.51'
C9	N20°47'09"E	563.06'	16°41'18"	1940.00'	565.06'
C10	N33°35'32"E	301.87'	8°55'28"	1940.00'	302.18'
C11	N40°22'32"E	157.14'	4°38'32"	1940.00'	157.19'
C12	S34°16'01"W	410.47'	16°31'35"	1400.00'	411.96'
C13	S15°15'34"W	513.99'	21°09'19"	1400.00'	516.92'
C14	S54°48'47"E	30.02'	5°44'08"	300.00'	30.03'
C15	S89°56'23"E	13.02'	0°44'27"	1007.00'	13.02'
C16	S00°25'51"W	14.00'	180°00'00"	7.00'	21.99'
C17	S89°56'23"E	12.84'	0°44'27"	993.00'	12.84'
C18	N00°19'59"W	14.00'	180°00'00"	7.00'	21.99'
C19	S89°51'19"W	7.00'	180°00'00"	3.50'	11.00'
C20	S05°47'49"E	50.47'	11°18'16"	256.24'	50.56'
C21	N05°47'49"E	51.06'	11°18'16"	259.20'	51.14'
C22	N89°51'18"E	17.00'	180°00'01"	8.50'	26.70'

ALL PERIMETER PROPERTY CORNERS ARE
5/8" IRON ROD SET WITH CAP STAMPED
"PETITT-4087" UNLESS OTHERWISE STATED.

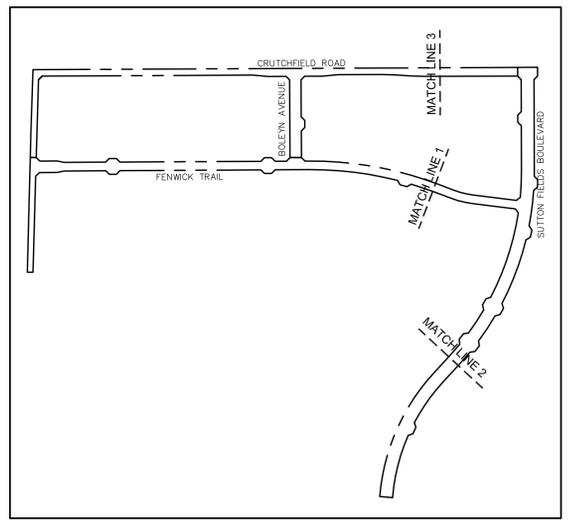
LEGEND	
GIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
IRF	CAPPED IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK



DETAIL "B"
1"=50'



LOCATION MAP
N.T.S.



OVERALL KEY MAP
N.T.S.

FINAL PLAT RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1

& 2 NON-RESIDENTIAL LOTS
18.611 TOTAL ACRES

13.055 ACRES
FENWICK TRAIL RIGHT-OF-WAY
SUTTON FIELDS BOULEVARD RIGHT-OF-WAY
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 AND
THOMAS B. COX SURVEY ~ ABSTRACT NO. 309
CITY OF CELINA
DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH, 2017
JNICHOLS@PETITTBARRAZA.COM
SCALE: 1"=100'
JOB NO. 1401301

DENTON COUNTY 128 DEVELOPMENT LLC
 DOC. NO. 2013-135475 RPRDCT

(CURRENT DEED)
 CADG SUTTON FIELDS II, LLC
 DOC. NO. 2015-127939
 RPRDCT

CITY LIMIT LINE
 CITY OF CELINA
 JAN M. PALIWODA AND
 MARGARET PALIWODA
 VOL. 4364, PG. 1631
 RPRDCT

POB

10' COSERV ELECTRIC
 EASEMENT
 DOC. No. 2013-109502
 RPRDCT

THOMAS H. McINTYRE SURVEY ~
 ABSTRACT NO. 903

APPROXIMATE
 SURVEY LINE

UTILITY EASEMENT
 VIA SEPARATE
 INSTRUMENT

CRUTCHFIELD ROAD
 (UNDEDICATED PUBLIC
 GRAVEL ROAD)

FREEMAN WILKERSON SURVEY ~
 ABSTRACT NO. 1411

TARSAN CORPORATION
 DOC. NO. 2002-108524 RPRDCT

(CURRENT DEED)
 CADG SUTTON FIELDS, LLC
 DOC. NO. 2015-30572 RPRDCT

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
 DOC. NO. 2005-33384 RPRDCT

(CURRENT DEED)
 CADG SUTTON FIELDS, LLC
 TRACT 1
 DOC. NO. 2015-15963 RPRDCT

MATCH LINE 3

SANDBROCK INVESTMENTS, INC.
 INST. NO. 2004-1916 RPRDCT

FARM-TO-MARKET ROAD No. 1385
 (VARIABLE WIDTH R.O.W.)

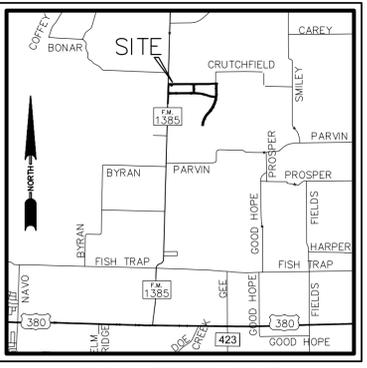
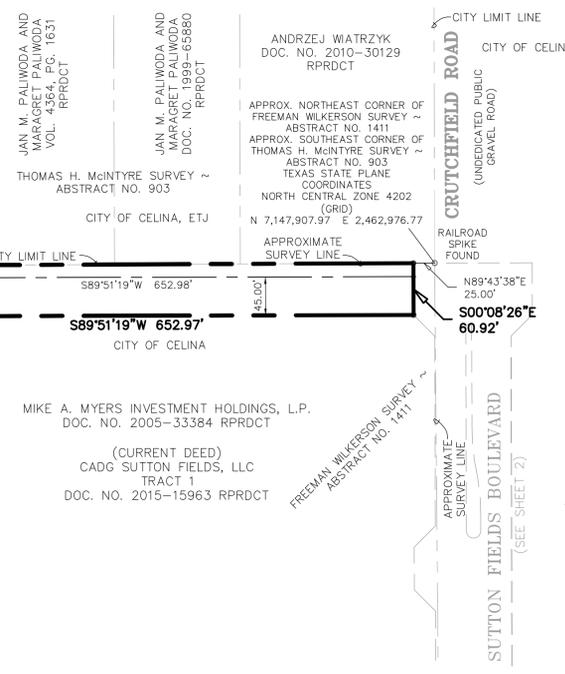
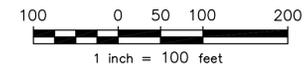
WILLIAM LUMPKIN SURVEY ~
 ABSTRACT NO. 730

APPROXIMATE SURVEY LINE

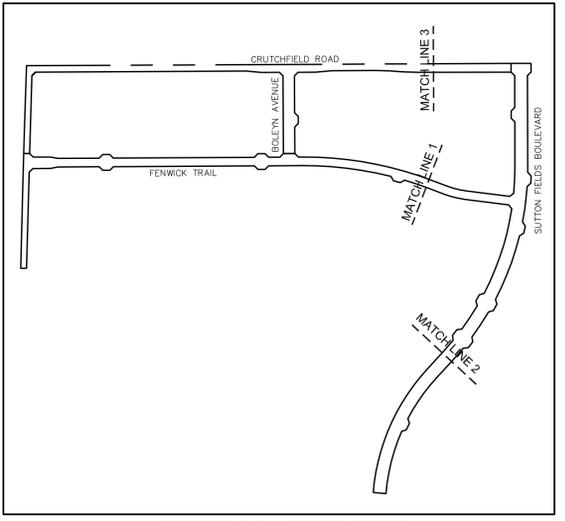
FREEMAN WILKERSON SURVEY ~
 ABSTRACT NO. 1411

FENWICK TRAIL
 (SEE SHEET 1)

FAIRHOLME
 DRIVE



LOCATION MAP
 N.T.S.



OVERALL KEY MAP
 N.T.S.

ALL PERIMETER PROPERTY CORNERS ARE
 5/8" IRON ROD SET WITH CAP STAMPED
 "PETITT-4087" UNLESS OTHERWISE STATED.

LEGEND

GIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
IRF	CAPPED IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK

RPLS OF RECORD: JIMMIE D. NICHOLS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 PHONE (469) 892-7200

PETITT BARRAZA
 ENGINEERING PLANNING SURVEYING

TBPE FIRM REGISTRATION NO. 1488
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 Tel. No. (214) 221-9955
 Fax No. (214) 340-3550

DATE: MARCH, 2017
 JNICHOLS@PETITTBARRAZA.COM

SCALE: 1"=100'
 JOB NO. 1401301

FINAL PLAT
**RIGHTS-OF-WAY FOR
 SUTTON FIELDS PHASE 1**

& 2 NON-RESIDENTIAL LOTS
 18.611 TOTAL ACRES

5.556 ACRES
**CRUTCHFIELD ROAD RIGHT-OF-WAY AND
 BOLEYN STREET RIGHT-OF-WAY**
 SITUATED IN THE
 FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 AND
 THOMAS B. COX ~ ABSTRACT NO. 309
 CITY OF CELINA
 DENTON COUNTY, TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, CADG Sutton Fields, LLC is the owner of the tracts of land situated in the Freeman Wilkerson Survey, Abstract No. 1411 and the Thomas B. Cox Survey, Abstract No. 309 in the City of Celina, Denton County, Texas, and being a part of those certain tracts of land described in deeds to CADG Sutton Fields, LLC, recorded as Tracts 1, 2, 3 and 4 of Document Number 2015-15963, Document Number 2015-30572 and Document Number 2015-30387 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap found for the southeast corner of said Tract 3 of CADG Sutton Fields tract (Doc. No. 2015-15963) and the northwest corner of Lot 1 of Countryview Addition, an addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet F, Page 267 of the Plat Records of Denton County, Texas, said iron rod being located on the east right-of-way line of Farm to Market Road No. 1385 (F.M. 1385 - variable width right-of-way);

THENCE North 01 degrees 28 minutes 19 seconds East, with the west line of said CADG Sutton Fields tracts and the east right-of-way line of said F.M. 1385, a distance of 310.72 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 01 degrees 22 minutes 30 seconds East, continuing with the west line of said CADG Sutton Fields tracts and the east right-of-way line of said F.M. 1385, a distance of 204.07 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 01 degrees 32 minutes 20 seconds East, continuing with the west line of said CADG Sutton Fields tracts and the east right-of-way line of said F.M. 1385, a distance of 288.95 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE over and across said CADG Sutton Fields tracts the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set:

South 88 degrees 27 minutes 40 seconds East, a distance of 42.12 feet;
South 44 degrees 20 minutes 33 seconds East, a distance of 34.75 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 121.24 feet;
South 79 degrees 00 minutes 00 seconds East, a distance of 50.99 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 291.88 feet;
North 44 degrees 41 minutes 24 seconds East, a distance of 35.36 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 50.00 feet;
South 45 degrees 18 minutes 36 seconds East, a distance of 35.36 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 989.91 feet;
North 44 degrees 41 minutes 24 seconds East, a distance of 35.36 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 50.00 feet;
South 45 degrees 18 minutes 36 seconds East, a distance of 35.36 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 79.80 feet;
North 44 degrees 41 minutes 24 seconds East, a distance of 35.36 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 80.00 feet;
South 45 degrees 18 minutes 36 seconds East, a distance of 35.36 feet;
North 89 degrees 41 minutes 24 seconds East, a distance of 29.26 feet at the beginning of a tangent curve to the right having a radius of 2535.00 feet;
Southeasterly, with said tangent curve to the right which has a central angle of 20 degrees 55 minutes 56 seconds, having a chord that bears South 79 degrees 50 minutes 38 seconds East with a chord length of 920.99 feet and having an arc length of 926.13 feet;
South 69 degrees 22 minutes 40 seconds East, a distance of 116.66 feet at the beginning of a tangent curve to the left having a radius of 595.00 feet;
Southeasterly, with said tangent curve to the left which has a central angle of 13 degrees 32 minutes 29 seconds, having a chord that bears South 76 degrees 08 minutes 54 seconds East with a chord length of 140.30 feet and having an arc length of 140.62 feet;
South 82 degrees 55 minutes 09 seconds East, a distance of 305.51 feet;
North 51 degrees 26 minutes 18 seconds East, a distance of 34.96 feet at the beginning of a non-tangent curve to the left having a radius of 1895.00 feet;
Northeasterly, with said non-tangent curve to the left which has a central angle of 05 degrees 33 minutes 45 seconds, having a chord that bears North 02 degrees 38 minutes 12 seconds East with a chord length of 183.91 feet and having an arc length of 183.98 feet;
North 00 degrees 08 minutes 41 seconds West, a distance of 315.48 feet;
North 45 degrees 08 minutes 41 seconds West, a distance of 35.36 feet;
North 00 degrees 08 minutes 41 seconds West, a distance of 50.00 feet;
North 44 degrees 51 minutes 19 seconds East, a distance of 35.36 feet;
North 00 degrees 08 minutes 41 seconds West, a distance of 222.59 feet;
North 45 degrees 08 minutes 41 seconds West, a distance of 35.36 feet;
North 00 degrees 08 minutes 41 seconds West, a distance of 60.92 feet in the north line of said CADG tracts and in the south line of that certain tract of land conveyed to Andrzej Wiatrzyk, recorded in Document Number 2010-30129 (RPRDCT);

THENCE North 89 degrees 43 minutes 38 seconds East, with the north line of said CADG tracts and the south line of said Wiatrzyk tract, passing at 25.00 feet a railroad spike found for the southeast corner of said Wiatrzyk tract, a total distance of 140.00 feet to a 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner;

THENCE over and across said CADG Sutton Fields tracts the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set:

South 00 degrees 08 minutes 41 seconds East, a distance of 61.26 feet;
South 44 degrees 51 minutes 19 seconds West, a distance of 35.36 feet;
South 00 degrees 08 minutes 41 seconds East, a distance of 638.07 feet to the beginning of a tangent curve to the right having a radius of 1985.00 feet;
Southwesterly, with said tangent curve to the right which has a central angle of 01 degrees 04 minutes 48 seconds, having a chord that bears South 00 degrees 23 minutes 43 seconds West with a chord length of 37.41 feet and having an arc length of 37.41 feet;
South 43 degrees 09 minutes 46 seconds East, a distance of 35.69 feet;
South 02 degrees 22 minutes 42 seconds West, a distance of 50.00 feet;
South 47 degrees 55 minutes 15 seconds West, a distance of 35.69 feet at the beginning of a non-tangent curve to the right having a radius of 1985.00 feet;
Southwesterly, with said non-tangent curve to the right which has a central angle of 07 degrees 11 minutes 00 seconds, having a chord that bears South 07 degrees 24 minutes 48 seconds West with a chord length of 248.70 feet and having an arc length of 248.87 feet;

OWNER'S CERTIFICATION continued

South 32 degrees 56 minutes 59 seconds East, a distance of 35.78 feet;
South 12 degrees 26 minutes 54 seconds West, a distance of 50.00 feet;
South 58 degrees 08 minutes 02 seconds West, a distance of 35.60 feet at the beginning of a non-tangent curve to the right having a radius of 1985.00 feet;
Southwesterly, with said non-tangent curve to the right which has a central angle of 13 degrees 45 minutes 46 seconds, having a chord that bears South 20 degrees 46 minutes 22 seconds West with a chord length of 475.66 feet and having an arc length of 476.81 feet;
South 17 degrees 08 minutes 32 seconds East, a distance of 35.26 feet;
South 29 degrees 05 minutes 52 seconds West, a distance of 50.01 feet;
South 73 degrees 56 minutes 29 seconds West, a distance of 36.11 feet at the beginning of a non-tangent curve to the right having a radius of 1985.00 feet;
Southwesterly, with said non-tangent curve to the right which has a central angle of 06 degrees 04 minutes 02 seconds, having a chord that bears South 33 degrees 34 minutes 29 seconds West with a chord length of 210.10 feet and having an arc length of 210.20 feet;
South 09 degrees 34 minutes 23 seconds East, a distance of 34.39 feet;
South 38 degrees 01 minutes 50 seconds West, a distance of 50.29 feet;
South 81 degrees 49 minutes 48 seconds West, a distance of 36.75 feet at the beginning of a non-tangent curve to the right having a radius of 1985.00 feet;
Southwesterly, with said non-tangent curve to the right which has a central angle of 03 degrees 12 minutes 05 seconds, having a chord that bears South 41 degrees 05 minutes 46 seconds West with a chord length of 110.90 feet and having an arc length of 110.92 feet;
South 42 degrees 41 minutes 49 seconds West, a distance of 169.03 feet at the beginning of a tangent curve to the left having a radius of 1355.00 feet;
Southwesterly, with said tangent curve to the left which has a central angle of 14 degrees 44 minutes 43 seconds, having a chord that bears South 35 degrees 19 minutes 27 seconds West with a chord length of 347.75 feet and having an arc length of 348.71 feet;
South 18 degrees 22 minutes 12 seconds East, a distance of 34.86 feet;
South 25 degrees 50 minutes 14 seconds West, a distance of 50.00 feet;
South 70 degrees 02 minutes 40 seconds West, a distance of 34.86 feet at the beginning of a non-tangent curve to the left having a radius of 1355.00 feet;
Southwesterly, with said non-tangent curve to the left which has a central angle of 19 degrees 02 minutes 27 seconds, having a chord that bears South 14 degrees 12 minutes 09 seconds West with a chord length of 448.23 feet and having an arc length of 450.30 feet;
North 85 degrees 19 minutes 05 seconds West, a distance of 90.00 feet at the beginning of a non-tangent curve to the right having a radius of 1445.00 feet;
Northeasterly, with said non-tangent curve to the right which has a central angle of 38 degrees 00 minutes 54 seconds, having a chord that bears North 23 degrees 41 minutes 22 seconds East with a chord length of 941.25 feet and having an arc length of 958.74 feet;
North 42 degrees 41 minutes 49 seconds East, a distance of 169.03 feet at the beginning of a tangent curve to the left having a radius of 1895.00 feet;
Northeasterly, with said tangent curve to the left which has a central angle of 03 degrees 07 minutes 50 seconds, having a chord that bears North 41 degrees 07 minutes 54 seconds East with a chord length of 103.53 feet and having an arc length of 103.54 feet;
North 06 degrees 22 minutes 43 seconds West, a distance of 35.00 feet;
North 38 degrees 03 minutes 16 seconds East, a distance of 50.00 feet;
North 82 degrees 29 minutes 11 seconds East, a distance of 35.00 feet at the beginning of a non-tangent curve to the left having a radius of 1895.00 feet;
Northeasterly, with said non-tangent curve to the left which has a central angle of 05 degrees 54 minutes 03 seconds, having a chord that bears North 33 degrees 35 minutes 32 seconds East with a chord length of 195.08 feet and having an arc length of 195.17 feet;
North 15 degrees 18 minutes 11 seconds West, a distance of 35.00 feet;
North 29 degrees 07 minutes 48 seconds East, a distance of 50.00 feet;
North 73 degrees 33 minutes 47 seconds East, a distance of 35.00 feet at the beginning of a non-tangent curve to the left having a radius of 1895.00 feet;
Northeasterly, with said non-tangent curve to the left which has a central angle of 18 degrees 52 minutes 28 seconds, having a chord that bears North 18 degrees 10 minutes 52 seconds East with a chord length of 621.43 feet and having an arc length of 624.25 feet;
North 37 degrees 16 minutes 36 seconds West, a distance of 34.96 feet;
North 82 degrees 55 minutes 09 seconds West, a distance of 305.51 feet at the beginning of a tangent curve to the right having a radius of 655.00 feet;
Northwesterly, with said tangent curve to the right which has a central angle of 13 degrees 32 minutes 29 seconds, having a chord that bears North 76 degrees 08 minutes 54 seconds West with a chord length of 154.44 feet and having an arc length of 154.80 feet;
North 69 degrees 22 minutes 40 seconds West, a distance of 116.66 feet at the beginning of a tangent curve to the left having a radius of 2475.00 feet;
Northwesterly, with said tangent curve to the left which has a central angle of 04 degrees 06 minutes 58 seconds, having a chord that bears North 71 degrees 26 minutes 09 seconds West with a chord length of 177.76 feet and having an arc length of 177.80 feet;
South 60 degrees 46 minutes 58 seconds West, a distance of 35.09 feet;
North 74 degrees 39 minutes 05 seconds West, a distance of 50.00 feet;
North 30 degrees 05 minutes 08 seconds West, a distance of 35.09 feet at the beginning of a non-tangent curve to the left having a radius of 2475.00 feet;
Northwesterly, with said non-tangent curve to the left which has a central angle of 14 degrees 30 minutes 04 seconds, having a chord that bears North 83 degrees 03 minutes 34 seconds West with a chord length of 624.73 feet and having an arc length of 626.41 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 239.06 feet;
South 44 degrees 41 minutes 24 seconds West, a distance of 35.36 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 50.00 feet;
North 45 degrees 18 minutes 36 seconds West, a distance of 35.36 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 989.91 feet;
South 44 degrees 41 minutes 24 seconds West, a distance of 35.36 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 50.00 feet;
North 45 degrees 18 minutes 36 seconds West, a distance of 35.36 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 291.52 feet;

OWNER'S CERTIFICATION continued

South 78 degrees 27 minutes 36 seconds West, a distance of 51.35 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 123.95 feet;
South 45 degrees 39 minutes 27 seconds West, a distance of 35.95 feet;
South 01 degrees 37 minutes 30 seconds West, a distance of 672.10 feet, point being located in the south line of said Tract 3 of CADG Sutton Fields tract (Doc. No. 2015-15963) and the north line of said Lot 1 of Countryview Addition;
THENCE South 89 degrees 15 minutes 45 seconds West, with the south line of said Tract 3 and the north line of said Lot 1, a distance of 40.00 feet to the POINT OF BEGINNING of herein described tract and containing 13.054 acres of land.

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, CADG Sutton Fields, LLC, is the owner of the tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411 in the City of Celina, Denton County, Texas, and being a part of those certain tracts of land described in deeds to CADG Sutton Fields, LLC, recorded in Tract 1 of Document Number 2015-15963 and Document Number 2015-30572 of the Real Property Records of Denton County, Texas (RPRDCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest of said CADG Sutton Fields tract (Doc. No. 2015-30572) and being located on the east right-of-way line of Farm to Market Road No. 1385 (F.M. 1385 - variable width right-of-way), said iron rod also being located in the approximate center of Crutchfield Road (an undedicated public gravel road);

THENCE North 89 degrees 43 minutes 38 seconds East, with the north line of said CADG Sutton Fields tracts, passing at 2.88 feet the southwest corner of that certain tract of land described in deed to CADG Sutton Fields II, LLC, recorded in Document Number 2015-127939 (RPRDCT) and with said Crutchfield Road, continuing a total distance of 3403.14 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE departing the north line of said CADG Sutton Fields tracts and over and across said CADG Sutton Fields tracts the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set:

South 00 degrees 08 minutes 26 seconds East, a distance of 60.92 feet;
South 89 degrees 51 minutes 19 seconds West, a distance of 652.97 feet at the beginning of a tangent curve to the right having a radius of 1445.00 feet;
Northwesterly, with said tangent curve to the right which has a central angle of 03 degrees 58 minutes 51 seconds, having a chord that bears North 88 degrees 09 minutes 15 seconds West with a chord length of 100.38 feet and having an arc length of 100.40 feet;
North 86 degrees 09 minutes 50 seconds West, a distance of 101.44 feet at the beginning of a tangent curve to the left having a radius of 1355.00 feet;
Northwesterly, with said tangent curve to the left which has a central angle of 04 degrees 06 minutes 33 seconds, having a chord that bears North 88 degrees 13 minutes 06 seconds West with a chord length of 97.16 feet and having an arc length of 97.18 feet;
South 89 degrees 43 minutes 38 seconds West, a distance of 310.16 feet;
South 84 degrees 31 minutes 59 seconds West, a distance of 110.46 feet;
South 89 degrees 43 minutes 38 seconds West, a distance of 125.00 feet;
South 44 degrees 42 minutes 32 seconds West, a distance of 35.34 feet;
South 00 degrees 18 minutes 36 seconds East, a distance of 257.75 feet;
South 45 degrees 18 minutes 36 seconds East, a distance of 35.36 feet;
South 00 degrees 18 minutes 36 seconds East, a distance of 50.00 feet;
South 44 degrees 41 minutes 24 seconds West, a distance of 35.36 feet;
South 00 degrees 18 minutes 36 seconds East, a distance of 185.00 feet;
South 89 degrees 41 minutes 24 seconds West, a distance of 80.00 feet;
North 00 degrees 18 minutes 36 seconds West, a distance of 542.80 feet;
North 45 degrees 17 minutes 29 seconds West, a distance of 35.37 feet;
South 89 degrees 43 minutes 38 seconds West, a distance of 125.00 feet;
North 85 degrees 04 minutes 43 seconds West, a distance of 110.46 feet;
South 89 degrees 43 minutes 38 seconds West, a distance of 1477.77 feet;
South 45 degrees 40 minutes 34 seconds West, a distance of 35.94 feet;
South 01 degrees 37 minutes 30 seconds West, a distance of 544.28 feet;
And North 88 degrees 59 minutes 30 seconds West, a distance of 42.12 feet in the west line of said CADG Sutton Fields tract (Doc. No. 2015-30572) and the east right-of-way line of said F.M. 1385;

THENCE North 01 degrees 32 minutes 20 seconds East, with the west line of said CADG Sutton Fields tract (Doc. No. 2015-30572) and the east right-of-way line of said F.M. 1385, a distance of 166.85 feet to a 1/2-inch iron rod found for corner;

THENCE North 01 degrees 55 minutes 54 seconds East, continuing with the west line of said CADG Sutton Fields tract (Doc. No. 2015-30572) and the east right-of-way line of said F.M. 1385, a distance of 446.59 feet to the POINT OF BEGINNING of herein described tract and containing 5.556 acres of land.

LEGEND

Table with 2 columns: Symbol and Description. Includes GIRS (5/8-INCH IRON ROD W/CAP MARKED), IRF (CAPPED IRON ROD FOUND), R.O.W. (RIGHT-OF-WAY), POB (POINT OF BEGINNING), RPRDCT (REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS), and a circled A (DESIGNATES SUBDIVISION BLOCK).

RPLS OF RECORD: JIMMIE D. NICHOLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC. 1800 VALLEY VIEW LANE, SUITE 212 FARMERS BRANCH, TX 75234 PHONE (469) 892-7200



1651 N. Glenville Dr. Ste. 212 Richardson, Texas 75081 Tel. No. (214) 221-9955 Fax No. (214) 340-3550 DATE: MARCH, 2017 SCALE: 1"=100' JOB NO. 1401301

FINAL PLAT RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1

& 2 NON-RESIDENTIAL LOTS 18.611 TOTAL ACRES

FENWICK TRAIL RIGHT-OF-WAY SUTTON FIELDS BOULEVARD RIGHT-OF-WAY CRUTCHFIELD ROAD RIGHT-OF-WAY BOLEYN AVENUE SITUATED IN THE FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 AND THOMAS B. COX ~ ABSTRACT NO. 309 CITY OF CELINA DENTON COUNTY, TEXAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CADG SUTTON FIELDS, LLC., acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as RIGHTS-OF-WAY FOR SUTTON FIELDS, addition an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas

WITNESS, my hand this the ____ day of _____, 2017.

CADG COMANCHE 248, LLC,
A TEXAS LIMITED PARTNERSHIP

BY: CTMG, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MANAGER AND MEMBER

BY: _____
MEHRDAD MOAYEDI,
SOLE MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared MEHRDAD MOAYEDI, SOLE MANAGER AND MEMBER, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this ___ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

RECOMMENDED BY:	Planning and Zoning Commission City of Celina, Texas
Signature of Chairperson	Date of Recommendation
APPROVED BY:	City Council City of Celina, Texas
Signature of Mayor	Date of Approval
ATTEST:	
City Secretary	Date

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, DENTON COUNTY, TEXAS.	
SIGNATURE OF MAYOR	DATE OF APPROVAL
ATTEST:	
CITY SECRETARY	DATE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared JIMMIE D. NICHOLS, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this ___ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT
RIGHTS-OF-WAY FOR
SUTTON FIELDS PHASE 1

& 2 NON-RESIDENTIAL LOTS
18.611 TOTAL ACRES

FENWICK TRAIL RIGHT-OF-WAY
SUTTON FIELDS BOULEVARD RIGHT-OF-WAY
CRUTCHFIELD ROAD RIGHT-OF-WAY
BOLEYN AVENUE

SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 AND
THOMAS B. COX ~ ABSTRACT NO. 309
CITY OF CELINA
DENTON COUNTY, TEXAS

LEGEND

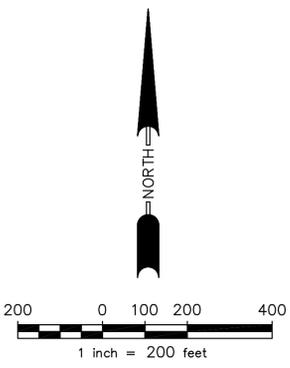
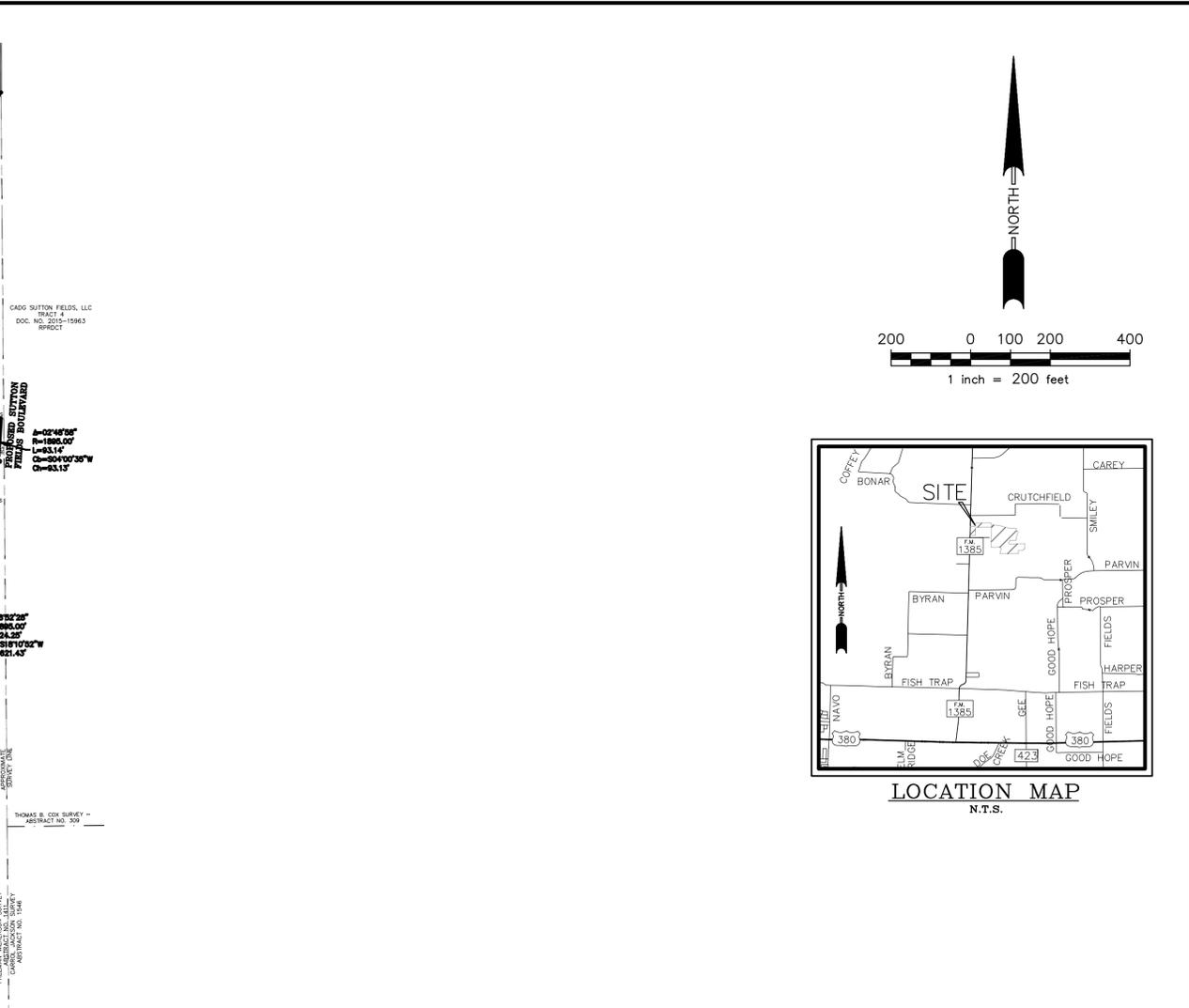
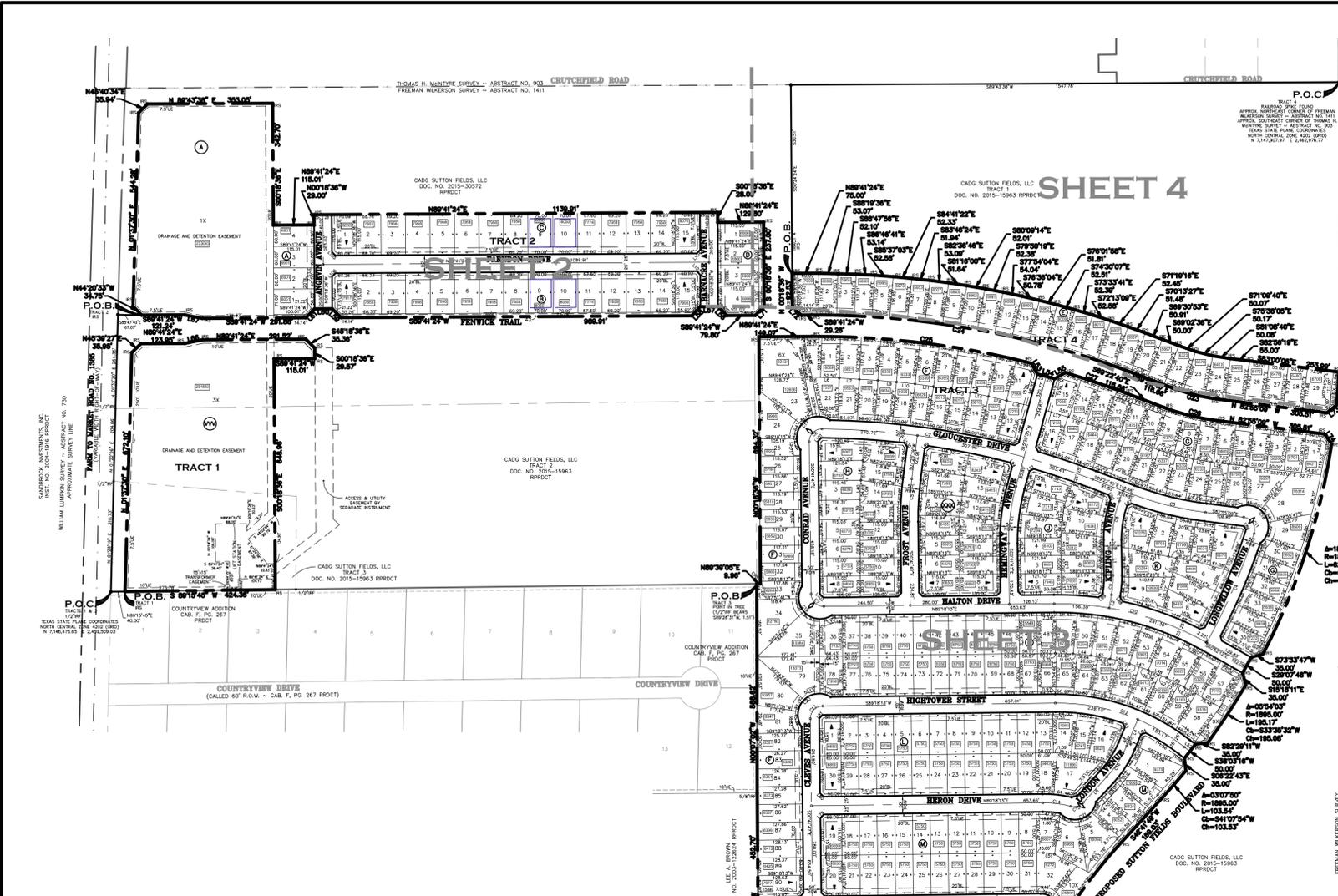
GIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
IRF	CAPPED IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200



TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH, 2017
SCALE: 1"=100'
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 1401301



- NOTES:
1. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 4812C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 2. ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS NOTED OTHERWISE.
 3. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. SAID NON-RESIDENTIAL LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 4. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (GORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.99984932677.
 5. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK VVV, LOT 3X AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
 6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 7. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
 8. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
 9. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO AD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERRECT ANY TRAFFIC CONTROL DEVICES, OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANDY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
 10. DETENTION PONDS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND

SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DENOTES SUBDIVISION BLOCK
(A)	DENOTES STREET NAME CHANGE
9999	LOT AREA (SQARE FEET)
A	DENOTES KEY LOT

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

DATE: APRIL 2017
SCALE: 1"=200'
JOB NO. 1401301

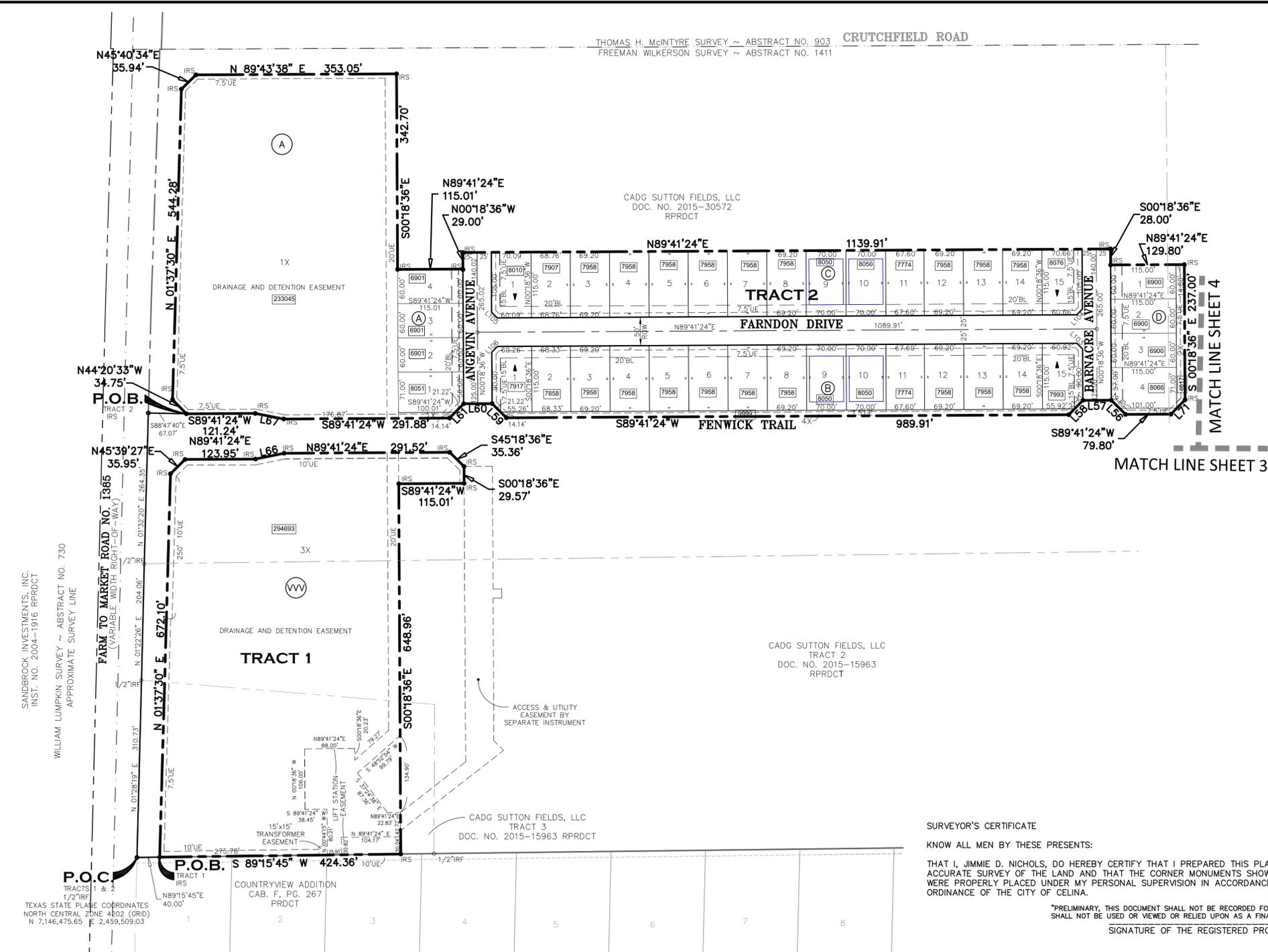
KEY MAP
FINAL PLAT
SUTTON FIELDS PHASE 1A

TRACT 1 ~ 6.765 ACRES
TRACT 2 ~ 14.294 ACRES
TRACT 3 ~ 49.500 ACRES
TRACT 4 ~ 4.225 ACRES
74.784 ACRES TOTAL
318 RESIDENTIAL LOTS
10 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY - ABSTRACT NO. 1411
CITY OF CELINA
DENTON COUNTY, TEXAS

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."



THOMAS H. MCINTYRE SURVEY ~ ABSTRACT NO. 903
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG SUTTON FIELDS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HIS/HER(ITS) DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SUTTON FIELDS PHASE 1A, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CELINA'S USE THEREOF. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS.

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2017.

BY: CADG SUTTON FIELDS, LLC,
A TEXAS LIMITED PARTNERSHIP

BY: CTMGT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
IT'S SOLE MANAGER AND MEMBER

BY: _____
AUTHORIZED SIGNATURE OF OWNER

MEHRDAD MOAYEDI
SOLE MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, THE SOLE MANAGER AND MEMBER IF CTMGT, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO. _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, REGISTERED PUBLIC LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FINAL PLAT
SUTTON FIELDS PHASE 1A

TRACT 1 ~ 6.765 ACRES
TRACT 2 ~ 14.294 ACRES
TRACT 3 ~ 49.500 ACRES
TRACT 4 ~ 4.225 ACRES
74.784 ACRES TOTAL
318 RESIDENTIAL LOTS
10 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411
CITY OF CELINA
DENTON COUNTY, TEXAS

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas
Signature of Chairperson: _____ Date of Recommendation: _____
APPROVED BY: City Council
City of Celina, Texas
Signature of Mayor: _____ Date of Approval: _____
ATTEST: _____
City Secretary: _____ Date: _____

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, DENTON COUNTY, TEXAS.
SIGNATURE OF MAYOR: _____ DATE OF APPROVAL: _____
ATTEST: _____
CITY SECRETARY: _____ DATE: _____

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC,
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: APRIL 2017
SCALE: 1"=100'
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 1401301

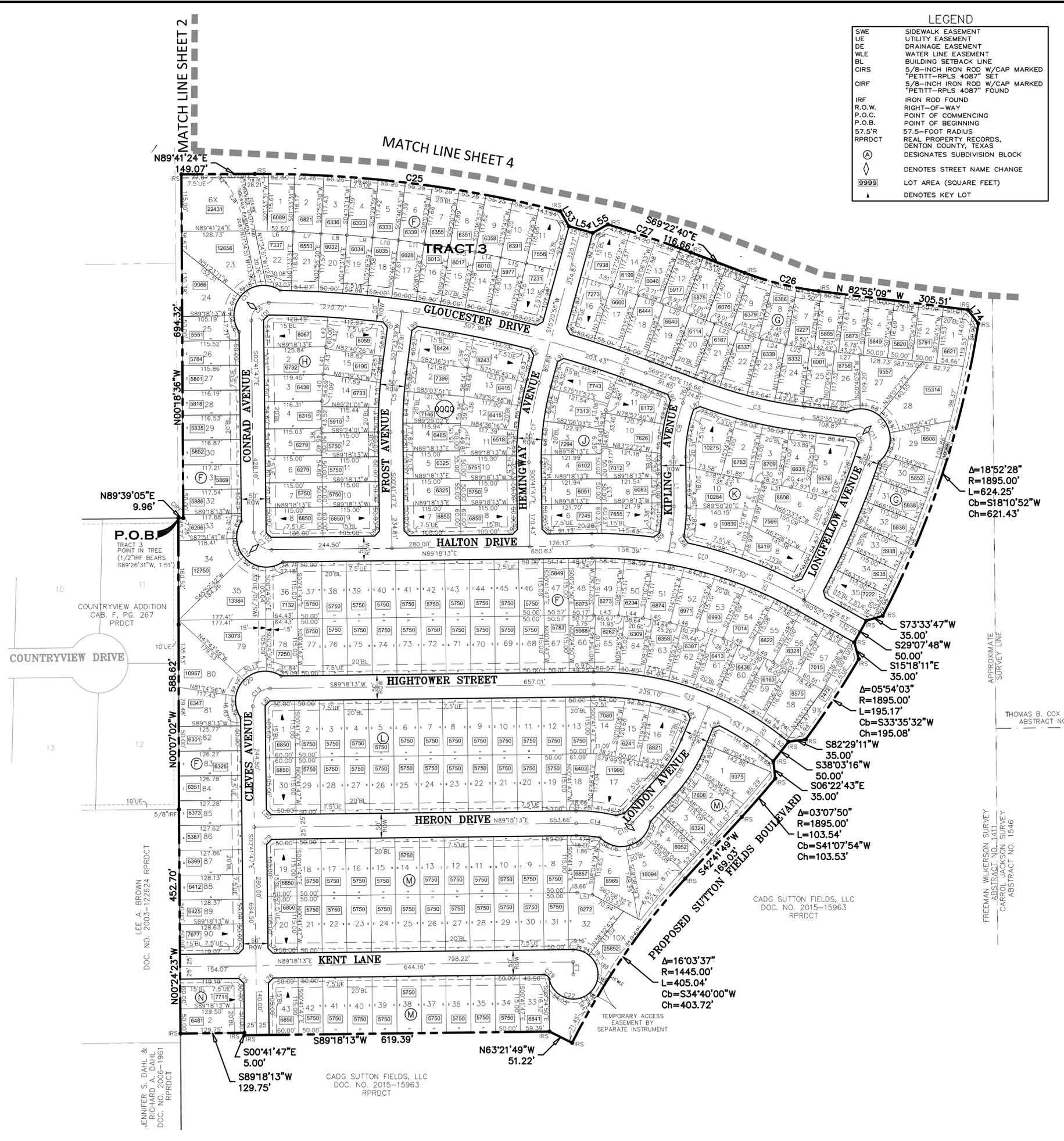
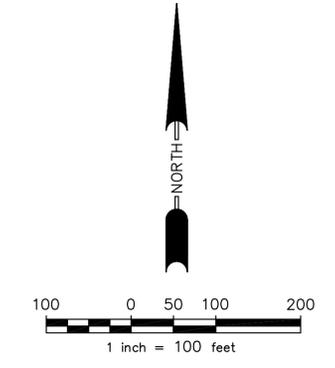
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

LEGEND

SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
(D)	DENOTES STREET NAME CHANGE
9999	LOT AREA (SQUARE FEET)
▲	DENOTES KEY LOT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°41'47"E	100.00
L2	N09°43'22"E	38.03
L3	N00°41'47"W	23.00
L4	N2°25'25"E	81.27
L5	N42°41'49"E	98.72
L6	S88°26'29"E	76.91
L7	S86°28'34"E	56.94
L8	S86°34'46"E	52.63
L9	S85°05'25"E	52.63
L10	S83°55'41"E	52.63
L11	S82°14'02"E	52.63
L12	S81°01'29"E	52.62
L13	S80°27'50"E	52.62
L14	S78°00'27"E	52.62
L15	S78°00'07"E	52.61
L16	S77°31'41"E	64.49
L17	S73°07'39"E	64.49
L18	S71°11'52"E	58.55
L19	S70°39'43"E	55.00
L20	S69°29'28"E	58.09
L21	S69°36'47"E	52.00
L22	S69°46'05"E	50.00
L23	S73°24'57"E	50.03
L24	S77°31'17"E	50.03
L25	S80°30'21"E	50.02
L26	S83°00'35"E	50.94
L27	S83°17'06"E	50.78
L28	S83°57'40"E	129.28
L29	S82°55'09"E	82.17
L30	S78°49'01"E	23.51
L31	S80°22'53"E	58.69
L32	S74°02'22"E	99.34
L33	N00°25'00"W	166.58
L34	N03°07'08"E	83.30
L35	N19°17'39"E	73.06
L36	N0°17'09"E	130.26
L37	N11°18'08"E	63.71
L38	N00°31'52"W	9.20
L39	N00°38'59"E	54.62
L40	N02°35'56"E	54.69
L41	N05°45'05"E	55.76
L42	N03°43'46"E	60.00
L43	S88°34'17"E	50.42
L44	S84°33'05"E	50.59
L45	S80°20'22"E	55.24
L46	S75°54'39"E	56.03
L47	S71°26'36"E	56.22
L48	S66°8'39"E	56.40
L49	S62°29'30"E	55.90
L50	S60°53'16"E	115.52
L51	S81°59'33"E	31.71
L52	S51°56'44"E	24.68
L53	S15°20'55"W	20.00
L54	S74°39'05"E	50.00
L55	N15°20'55"E	20.00
L56	N45°18'36"W	35.36
L57	S89°41'24"W	50.00
L58	S44°41'24"W	35.36
L59	N45°18'36"W	35.36
L60	S89°41'24"W	50.00
L61	S44°41'24"W	35.36
L62	N37°10'48"W	22.08
L63	N37°10'48"W	7.08
L64	S30°38'20"E	20.17
L65	S30°38'20"E	32.19
L66	N78°27'36"E	51.35
L67	N79°00'00"W	50.99
L68	S57°53'21"E	40.83
L69	S57°53'21"E	23.29
L70	N07°37'33"E	12.18
L71	S44°41'24"W	35.36
L72	S45°18'36"E	35.36
L73	S51°26'18"W	34.96
L74	S37°16'36"E	34.96
L75	S45°41'47"E	14.14
L76	N44°18'13"E	14.14
L77	N44°18'13"E	14.14
L78	S39°27'57"E	16.94
L79	N44°18'13"E	14.14
L80	N45°41'47"W	14.14
L81	N44°18'13"E	14.14
L82	N73°43'53"E	17.14
L83	N23°33'21"W	13.75
L84	N69°28'22"E	13.75
L85	S72°43'43"W	14.24
L86	N26°45'13"W	16.35
L87	S65°20'25"W	14.15
L88	S34°18'22"E	14.38
L89	S53°45'05"W	14.38
L90	N24°28'57"W	14.17
L91	S60°44'28"W	14.04
L92	N29°16'04"W	14.24
L93	S59°57'54"W	14.24
L94	S30°02'38"E	14.04
L95	S45°41'47"E	14.14
L96	S44°18'13"W	14.14
L97	N45°41'47"W	14.14
L98	S44°18'13"W	14.14
L99	N52°47'11"E	14.04
L100	N37°59'54"W	14.04
L101	S44°46'22"W	14.03
L102	S45°41'47"E	14.14
L103	N45°18'36"W	14.14
L104	S44°41'24"W	14.14
L105	N45°18'36"W	14.14
L106	S44°41'24"W	14.14



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	16°02'42"	580.00	162.42	81.75	S07°19'34"W	161.89
C2	20°13'51"	2215.00	782.11	395.17	N79°29'36"W	778.05
C3	13°32'29"	915.00	216.25	108.63	S76°08'54"E	215.75
C4	11°02'24"	1740.00	335.27	168.16	N23°36'36"E	334.75
C5	08°05'26"	860.00	121.44	60.82	S03°20'56"W	121.34
C6	91°05'16"	35.50	56.44	36.18	S44°50'51"W	50.68
C7	90°00'00"	35.50	55.76	35.50	S45°41'47"E	50.20
C8	21°19'07"	300.00	111.62	56.47	S09°57'46"W	110.98
C9	10°25'09"	300.00	54.55	27.35	N04°30'47"E	54.48
C10	29°49'35"	860.00	447.69	229.04	N75°47'00"W	442.65
C11	101°00'33"	35.50	62.58	43.07	N32°24'52"W	54.79
C12	38°45'04"	580.00	392.27	203.97	N71°19'16"W	384.84
C13	90°00'00"	35.50	55.76	35.50	N44°18'13"E	50.20
C14	151°42'26"	300.00	79.80	40.14	N83°04'34"W	79.56
C15	81°50'50"	35.50	38.32	21.27	N73°37'14"E	36.49
C16	19°46'23"	300.00	103.53	52.29	N32°48'37"E	103.02
C17	158°21'14"	60.00	165.83	31.84	S44°52'33"E	117.87
C18	168°14'54"	60.00	176.19	583.02	N32°21'08"W	119.37
C19	157°06'53"	60.00	164.53	296.43	S45°41'47"E	117.61
C20	157°06'53"	60.00	164.53	296.43	S44°18'13"E	117.61
C21	127°01'05"	60.00	133.01	120.39	N72°38'55"E	107.40
C22	27°00'00"	50.00	235.62	50.00	N44°18'13"E	70.71
C23	13°32'29"	595.00	140.62	70.64	N76°08'54"W	140.30
C24	20°53'56"	2335.00	926.13	468.28	N79°30'38"W	920.99
C25	14°30'03"	2475.00	626.40	327.59	S83°06'34"E	624.73
C26	13°32'29"	655.00	154.80	77.76	S76°08'54"E	154.44
C27	04°06'53"	2475.00	177.80	101.46	S71°26'08"E	177.76
C28	25°35'57"	190.00	84.89	43.17	N24°22'49"W	84.19
C29	80°00'20"	10.50	14.66		N50°41'37"W	13.50

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	16°02'42"	580.00	162.42	81.75	S07°19'34"W	161.89
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C3	13°32'29"	915.00	216.25	108.63	S76°08'54"E	215.75
C4	11°02'24"	1740.00	335.27	168.16	N23°36'36"E	334.75
C5	08°05'26"	860.00	121.44	60.82	S03°20'56"W	121.34
C6	91°05'16"	35.50	56.44	36.18	S44°50'51"W	50.68
C7	90°00'00"	35.50	55.76	35.50	S45°41'47"E	50.20
C8	21°19'07"	300.00	111.62	56.47	S09°57'46"W	110.98
C9	10°25'09"	300.00	54.55	27.35	N04°30'47"E	54.48
C10	29°49'35"	860.00	447.69	229.04	N75°47'00"W	442.65
C11	101°00'33"	35.50	62.58	43.07	N32°24'52"W	54.79
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C13	90°00'00"	35.50	55.76	35.50	N44°18'13"E	50.20
C14	151°42'26"	300.00	79.80	40.14	N83°04'34"W	79.56
C15	81°50'50"	35.50	38.32	21.27	N73°37'14"E	36.49
C16	19°46'23"	300.00	103.53	52.29	N32°48'37"E	103.02
C17	158°21'14"	60.00	165.83	31.84	S44°52'33"E	117.87
C18	168°14'54"	60.00	176.19	583.02	N32°21'08"W	119.37
C19	157°06'53"	60.00	164.53	296.43	S45°41'47"E	117.61
C20	157°06'53"	60.00	164.53	296.43	S44°18'13"E	117.61
C21	127°01'05"	60.00	133.01	120.39	N72°38'55"E	107.40
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C23	13°32'29"	595.00	140.62	70.64	N76°08'54"W	140.30
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C26	13°32'29"	655.00	154.80	77.76	S76°08'54"E	154.44
C27	04°06'53"	2475.00	177.80	101.46	S71°26'08"E	177.76
C28	25°35'57"	190.00	84.89	43.17	N24°22'49"W	84.19
C29	80°00'20"	10.50	14.66		N50°41'37"W	13.50

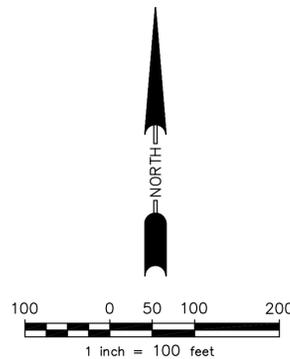
FINAL PLAT
SUTTON FIELDS PHASE 1A
 TRACT 1 ~ 6.765 ACRES
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 74.784 ACRES TOTAL
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 10 NON-RESIDENTIAL LOTS
 SITUATED IN THE
 FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411
 CITY OF CELINA
 DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5184
 OWNER: CADG SUTTON FIELDS, LLC
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 PHONE (469) 892-7200

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 Richardson, Texas 75081
 Tel. (214) 221-9955
 Fax No. (214) 340-3550
 DATE: APRIL 2017
 SCALE: 1"=100'
 JNICHOLS@PETITTBARRAZA.COM
 JOB NO. 1401301

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LEGEND	
SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
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WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
(D)	DENOTES STREET NAME CHANGE
9999	LOT AREA (SQUARE FEET)
▲	DENOTES KEY LOT



STATE OF TEXAS §
 COUNTY OF DENTON §
 WHEREAS CADG SUTTON FIELDS, LLC, IS THE OWNER OF THOSE TRACTS OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411 IN DENTON COUNTY, TEXAS, AND BEING PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBERS 2015-15963 AND 2015-30572, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
 BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411 IN DENTON COUNTY, TEXAS, AND BEING PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBERS 2015-15963 AND 2015-30572, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND, SAID IRON ROD BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET (FM) ROAD NO. 1385 (VARIABLE WIDTH RIGHT-OF-WAY) AND ALSO BEING THE NORTHWEST CORNER OF COUNTRYVIEW ADDITION, AN ADDITION TO DENTON COUNTY ACCORDING TO THE FINAL PLAT RECORDED IN CABINET F, PAGE 267, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;
 THENCE NORTH 89°15'45" EAST, WITH THE SOUTH LINE OF CADG SUTTON FIELDS TRACT 3 AND THE NORTH LINE OF COUNTRYVIEW ADDITION, AS RECORDED IN CABINET F, PAGE 267, PLAT RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE POINT OF BEGINNING;
 THENCE OVER AND ACROSS SAID CADG TRACTS THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:
 NORTH 01°37'30" EAST, A DISTANCE OF 672.10 FEET;
 NORTH 45°39'27" EAST, A DISTANCE OF 35.95 FEET;
 NORTH 89°41'24" EAST, A DISTANCE OF 123.95 FEET;
 NORTH 78°27'36" EAST, A DISTANCE OF 51.35 FEET;
 NORTH 89°41'24" EAST, A DISTANCE OF 291.52 FEET;
 SOUTH 45°18'36" EAST, A DISTANCE OF 35.36 FEET;
 SOUTH 00°18'36" EAST, A DISTANCE OF 29.57 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 115.01 FEET;
 AND SOUTH 00°18'36" EAST, A DISTANCE OF 648.96 FEET, SAID IRON ROD ALSO BEING ON THE SOUTH LINE OF SAID TRACT 3 AND NORTH LINE OF SAID COUNTRYVIEW ADDITION;
 THENCE SOUTH 89°15'45" WEST, WITH SAID COMMON LINE, A DISTANCE OF 424.36 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.765 ACRES OF LAND, MORE OR LESS.

TRACT 2
 BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411 IN DENTON COUNTY, TEXAS, AND BEING PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBERS 2015-15963 AND 2015-30572, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND, SAID IRON ROD BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET (FM) ROAD NO. 1385 (VARIABLE WIDTH RIGHT-OF-WAY) AND ALSO BEING THE NORTHWEST CORNER OF COUNTRYVIEW ADDITION, AN ADDITION TO DENTON COUNTY ACCORDING TO THE FINAL PLAT RECORDED IN CABINET F, PAGE 267, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;
 THENCE NORTH 01°28'19" EAST, WITH SAID EAST RIGHT-OF-WAY LINE OF FM NO. 1385, A DISTANCE OF 310.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
 THENCE NORTH 01°22'30" EAST, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF FM NO. 1385, A DISTANCE OF 204.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
 THENCE NORTH 01°32'20" EAST, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF FM NO. 1385, A DISTANCE OF 264.35 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;
 THENCE SOUTH 88°47'40" EAST, DEPARTING SAID EAST RIGHT-OF-WAY, A DISTANCE OF 67.07 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE POINT OF BEGINNING;
 THENCE OVER AND ACROSS SAID CADG SUTTON FIELDS TRACT THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:
 NORTH 44°20'33" WEST, A DISTANCE OF 34.75 FEET;
 NORTH 01°37'30" EAST, A DISTANCE OF 544.28 FEET;
 NORTH 45°40'34" EAST, A DISTANCE OF 35.94 FEET;
 NORTH 89°43'38" EAST, A DISTANCE OF 353.05 FEET;
 SOUTH 00°18'36" EAST, A DISTANCE OF 342.70 FEET;
 NORTH 89°41'24" EAST, A DISTANCE OF 115.01 FEET;
 NORTH 00°18'36" WEST, A DISTANCE OF 29.00 FEET;
 NORTH 89°41'24" EAST, A DISTANCE OF 1139.91 FEET;
 SOUTH 00°18'36" EAST, A DISTANCE OF 28.00 FEET;
 NORTH 89°41'24" EAST, A DISTANCE OF 129.80 FEET;
 SOUTH 00°18'36" EAST, A DISTANCE OF 237.00 FEET;
 SOUTH 44°41'24" WEST, A DISTANCE OF 35.36 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 79.80 FEET;
 NORTH 45°18'36" WEST, A DISTANCE OF 35.36 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 50.00 FEET;
 SOUTH 44°41'24" WEST, A DISTANCE OF 35.36 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 989.91 FEET;
 NORTH 45°18'36" WEST, A DISTANCE OF 35.36 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 50.00 FEET;
 SOUTH 44°41'24" WEST, A DISTANCE OF 35.36 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 291.88 FEET;
 NORTH 79°00'00" WEST, A DISTANCE OF 50.99 FEET;
 AND SOUTH 89°41'24" WEST, A DISTANCE OF 121.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.294 ACRES OF LAND, MORE OR LESS.

TRACT 3
 BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411 IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-15963, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN TREE FROM WHICH A 1/2-INCH IRON ROD BEARS SOUTH 89°26'31" WEST, A DISTANCE OF 1.51 FEET, SAID POINT BEING THE NORTHEAST CORNER OF COUNTRYVIEW ADDITION, AN ADDITION TO DENTON COUNTY ACCORDING TO THE FINAL PLAT RECORDED IN CABINET F, PAGE 267, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID IRON ROD ALSO BEING IN THE WESTERLY LINE OF SAID CADG TRACT;
 THENCE NORTH 89°39'05" EAST, A DISTANCE OF 9.96 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;
 THENCE OVER AND ACROSS SAID CADG SUTTON FIELDS TRACTS THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNER:
 NORTH 00°18'36" WEST, A DISTANCE OF 694.32 FEET;
 NORTH 89°41'24" EAST, A DISTANCE OF 149.07 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
 SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 83°03'34" EAST FOR 624.73 FEET, A CENTRAL ANGLE OF 14°30'03", AND A RADIUS OF 2475.00 FEET, FOR AN ARC DISTANCE OF 626.40 FEET;
 SOUTH 30°05'08" EAST, A DISTANCE OF 35.09 FEET;
 SOUTH 74°39'05" EAST, A DISTANCE OF 50.00 FEET;
 NORTH 60°46'58" EAST, A DISTANCE OF 35.09 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 71°26'08" EAST FOR 177.76 FEET, A CENTRAL ANGLE OF 04°06'53", AND A RADIUS OF 2475.00 FEET, FOR AN ARC DISTANCE OF 177.80 FEET;
 SOUTH 69°22'40" EAST, A DISTANCE OF 116.66 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 76°08'54" EAST FOR 154.44 FEET, A CENTRAL ANGLE OF 13°32'29", AND A RADIUS OF 655.00 FEET, FOR AN ARC DISTANCE OF 154.80 FEET;
 SOUTH 82°55'09" EAST, A DISTANCE OF 305.51 FEET;
 SOUTH 37°16'36" EAST, A DISTANCE OF 34.96 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 18°10'52" WEST FOR 621.43 FEET, A CENTRAL ANGLE OF 18°52'28", AND A RADIUS OF 1895.00 FEET, FOR AN ARC DISTANCE OF 624.25 FEET;
 SOUTH 73°33'47" WEST, A DISTANCE OF 35.00 FEET;
 SOUTH 29°07'48" WEST, A DISTANCE OF 50.00 FEET;
 SOUTH 15°18'11" EAST, A DISTANCE OF 35.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 33°35'32" WEST FOR 195.08 FEET, A CENTRAL ANGLE OF 05°54'03", AND A RADIUS OF 1895.00 FEET, FOR AN ARC DISTANCE OF 195.17 FEET;
 SOUTH 82°29'11" WEST, A DISTANCE OF 35.00 FEET;
 SOUTH 38°03'16" WEST, A DISTANCE OF 50.00 FEET;
 SOUTH 06°22'43" EAST, A DISTANCE OF 35.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 41°07'54" WEST FOR 103.53 FEET, A CENTRAL ANGLE OF 03°07'50", AND A RADIUS OF 1895.00 FEET, FOR AN ARC DISTANCE OF 103.54 FEET;
 SOUTH 42°41'49" WEST, A DISTANCE OF 169.03 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 34°40'00" WEST FOR 403.72 FEET, A CENTRAL ANGLE OF 16°03'37", AND A RADIUS OF 1445.00 FEET, FOR AN ARC DISTANCE OF 405.04 FEET;
 NORTH 63°21'49" WEST, A DISTANCE OF 51.22 FEET;
 SOUTH 89°18'13" WEST, A DISTANCE OF 619.39 FEET;
 NORTH 00°41'47" WEST, A DISTANCE OF 5.00 FEET;
 AND SOUTH 89°18'13" WEST, A DISTANCE OF 129.75 FEET, SAID IRON ROD ALSO BEING LOCATED IN THE WESTERLY LINE OF CADG SUTTON FIELDS TRACT AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LEE A. BROWN, AS RECORDED IN DOCUMENT NUMBER 2003-122624 (RPRDCT);
 THENCE NORTH 00°24'23" WEST, WITH SAID COMMON LINE, A DISTANCE OF 452.70 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 12 OR SAID COUNTRYVIEW ADDITION, SAID POINT ALSO BEING IN THE WESTERLY LINE OF SAID CADG SUTTON FIELDS TRACT;
 THENCE NORTH 00°07'02" WEST, WITH SAID COMMON LINE, A DISTANCE OF 588.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 49.500 ACRES OF LAND, MORE OR LESS.

TRACT 4
 BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411 IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-15963, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE OF CRUTCHFIELD ROAD (AN UNDEDICATED PUBLIC ROAD), SAID RAILROAD SPIKE ALSO BEING THE NORTHEAST CORNER OF SAID CADG TRACT 1;
 THENCE SOUTH 89°43'38" WEST, WITH SAID CENTERLINE AND THE NORTH LINE OF SAID CADG TRACT, A DISTANCE OF 1547.78 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 89°43'38" WEST, A DISTANCE OF 109.89 FEET;
 THENCE SOUTH 00°24'24" EAST, DEPARTING SAID CENTERLINE AND NORTH LINE, A DISTANCE OF 530.51 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE POINT OF BEGINNING;
 THENCE OVER AND ACROSS SAID CADG TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:
 NORTH 89°41'24" EAST, A DISTANCE OF 75.00 FEET;
 SOUTH 88°19'36" EAST, A DISTANCE OF 53.07 FEET;
 SOUTH 88°47'56" EAST, A DISTANCE OF 52.10 FEET;
 SOUTH 86°46'41" EAST, A DISTANCE OF 53.14 FEET;
 SOUTH 85°37'03" EAST, A DISTANCE OF 52.58 FEET;
 SOUTH 84°41'22" EAST, A DISTANCE OF 52.33 FEET;
 SOUTH 83°46'24" EAST, A DISTANCE OF 51.94 FEET;
 SOUTH 82°36'46" EAST, A DISTANCE OF 53.09 FEET;
 SOUTH 81°16'00" EAST, A DISTANCE OF 51.64 FEET;
 SOUTH 80°09'14" EAST, A DISTANCE OF 52.01 FEET;
 SOUTH 79°30'19" EAST, A DISTANCE OF 52.38 FEET;
 SOUTH 77°54'04" EAST, A DISTANCE OF 54.04 FEET;
 SOUTH 76°36'04" EAST, A DISTANCE OF 50.78 FEET;
 SOUTH 76°01'58" EAST, A DISTANCE OF 51.81 FEET;
 SOUTH 74°30'07" EAST, A DISTANCE OF 52.51 FEET;
 SOUTH 73°33'41" EAST, A DISTANCE OF 52.39 FEET;
 SOUTH 72°13'09" EAST, A DISTANCE OF 52.58 FEET;
 SOUTH 71°19'16" EAST, A DISTANCE OF 52.45 FEET;
 SOUTH 70°13'27" EAST, A DISTANCE OF 51.48 FEET;
 SOUTH 69°30'53" EAST, A DISTANCE OF 50.00 FEET;
 SOUTH 69°02'36" EAST, A DISTANCE OF 50.00 FEET;
 SOUTH 71°09'40" EAST, A DISTANCE OF 50.07 FEET;
 SOUTH 75°38'05" EAST, A DISTANCE OF 50.17 FEET;
 SOUTH 81°08'40" EAST, A DISTANCE OF 50.08 FEET;
 SOUTH 82°56'19" EAST, A DISTANCE OF 55.00 FEET;
 SOUTH 83°00'05" EAST, A DISTANCE OF 253.99 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
 SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 04°00'35" WEST FOR 93.13 FEET, A CENTRAL ANGLE OF 02°48'58", AND A RADIUS OF 1895.00, FOR AN ARC DISTANCE OF 93.14 FEET;
 SOUTH 51°26'18" WEST, A DISTANCE OF 34.96 FEET;
 NORTH 82°55'09" WEST, A DISTANCE OF 305.51 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
 NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 76°08'54" WEST FOR 140.30 FEET, A CENTRAL ANGLE OF 13°32'29", AND A RADIUS OF 595.00 FEET, FOR AN ARC DISTANCE OF 140.62 FEET;
 NORTH 69°22'40" WEST, A DISTANCE OF 116.66 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
 NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 79°50'38" WEST FOR 920.99 FEET, A CENTRAL ANGLE OF 20°55'56", AND A RADIUS OF 2535.00 FEET, FOR AN ARC DISTANCE OF 926.13 FEET;
 SOUTH 89°41'24" WEST, A DISTANCE OF 29.26 FEET;
 NORTH 45°18'36" WEST, A DISTANCE OF 35.36 FEET;
 AND NORTH 00°18'36" WEST, A DISTANCE OF 92.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.225 ACRES OF LAND, MORE OR LESS.

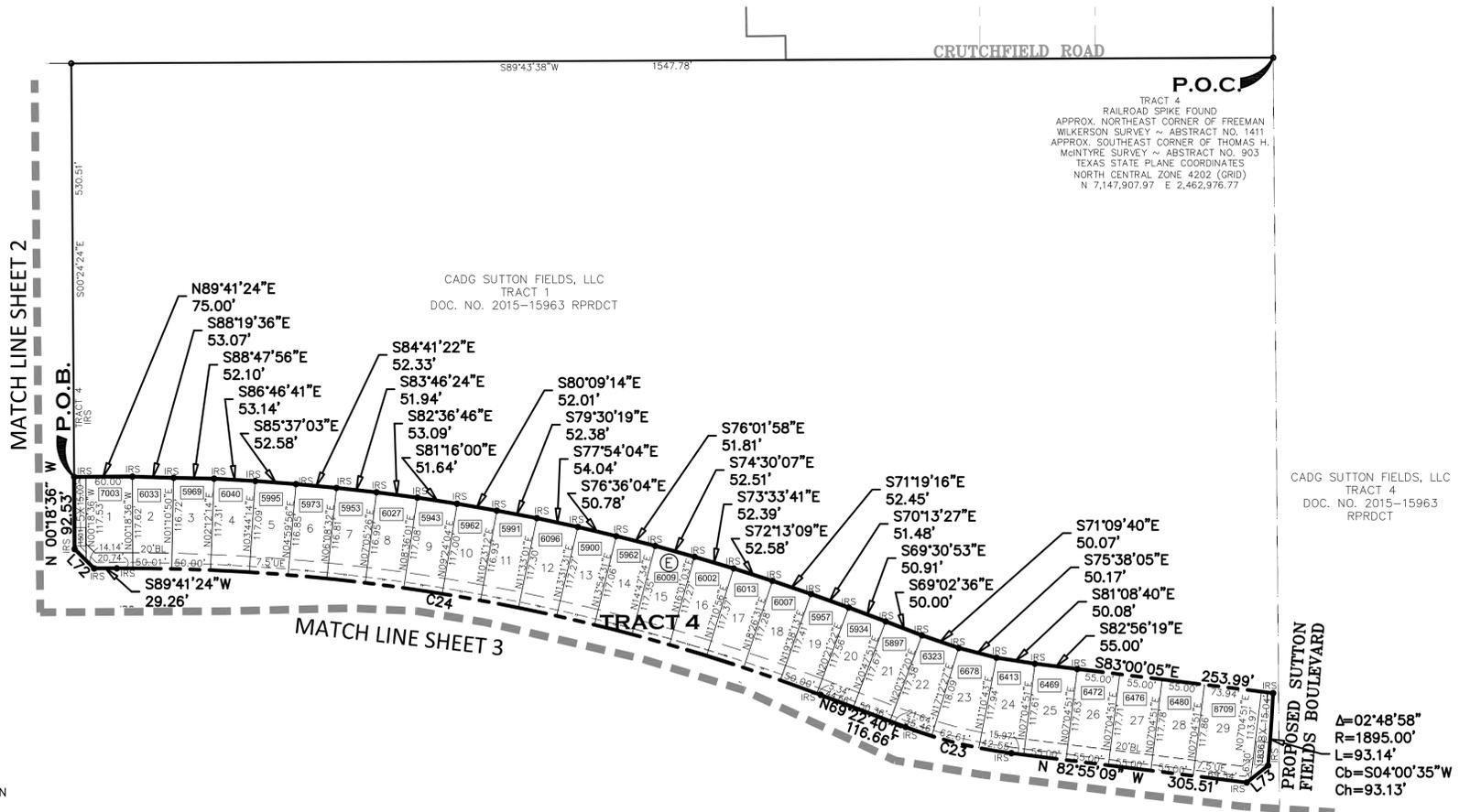
IN ALL CONTAINING A TOTAL OF 75.233 ACRES OF LAND, MORE OR LESS.

RPLS OF RECORD: JIMMIE D. NICHOLS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC.
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 PHONE: (469) 892-7200

PETITT BARRAZA
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068
 1651 N. Glenville Dr. Ste. 212
 Richardson, Texas 75081
 Tel. No. (214) 221-9955
 Fax No. (214) 340-3550
 DATE: APRIL 2017
 SCALE: 1"=100'
 JOB NO. 1401301

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."



**FINAL PLAT
 SUTTON FIELDS PHASE 1A**

TRACT 1 ~ 6.765 ACRES
 TRACT 2 ~ 14.294 ACRES
 TRACT 3 ~ 49.500 ACRES
 TRACT 4 ~ 4.225 ACRES
 74.784 ACRES TOTAL
 318 RESIDENTIAL LOTS
 10 NON-RESIDENTIAL LOTS
 SITUATED IN THE
 FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411
 CITY OF CELINA
 DENTON COUNTY, TEXAS

Δ=02°48'58"
 R=1895.00'
 L=93.14'
 Cb=S04°00'35"W
 Ch=93.13'

NOTES:

- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS NOTED OTHERWISE.
- ALL "X" LOTS (HOA LOTS) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORES TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
- THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK VVV, LOT 3X AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DETERMINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO AD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES, OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
- DETENTION PONDS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, REGISTERED PUBLIC LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

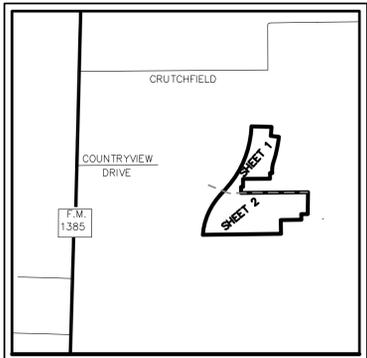
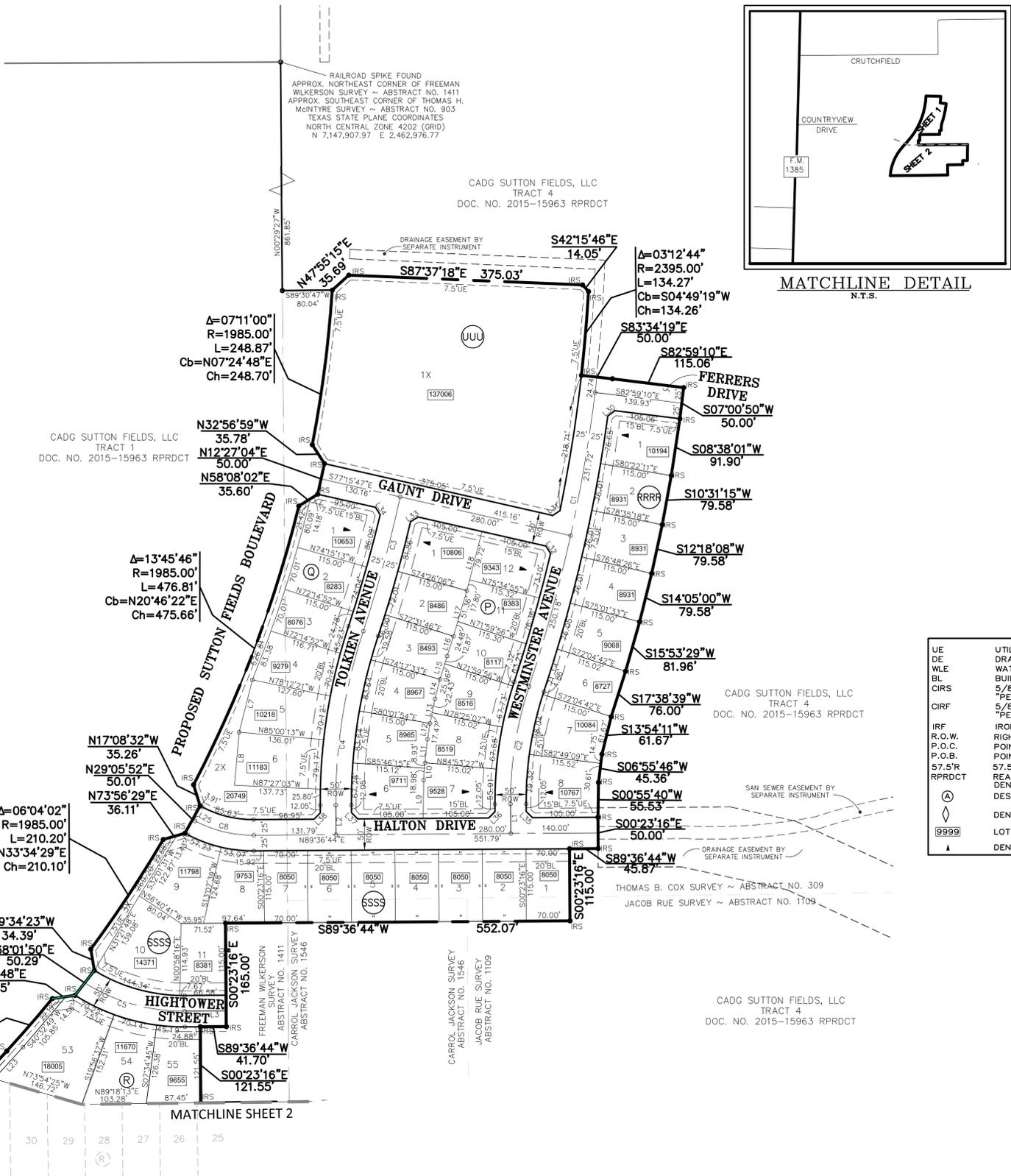
MY COMMISSION EXPIRES ON:

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, DENTON COUNTY, TEXAS.

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

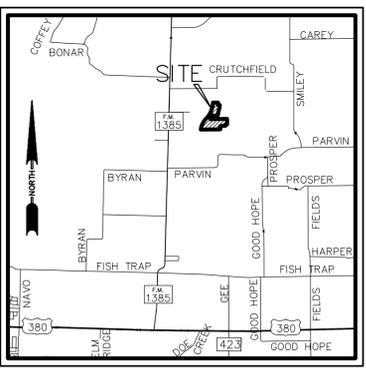
ATTEST: _____

CITY SECRETARY _____ DATE _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°23'16"E	47.05
L2	S00°23'16"E	47.05
L3	N89°36'44"W	66.58
L4	S00°41'47"E	25.00
L5	S00°41'47"E	25.00
L6	S00°41'47"E	140.00
L7	N14°13'16"E	86.18
L8	N04°59'47"E	85.01
L9	N00°36'17"E	61.07
L10	N03°49'44"E	27.91
L11	N06°26'14"E	37.64
L12	N08°57'06"E	25.55
L13	N11°33'23"E	39.91
L14	N14°25'33"E	32.21
L15	N17°13'22"E	38.83
L16	N17°53'17"E	33.21
L17	N16°31'04"E	75.83
L18	N14°20'22"E	97.53
L19	N64°08'10"E	59.22
L20	S73°22'47"E	98.87
L21	S84°01'16"E	66.76
L22	S20°37'20"W	30.13
L23	S42°35'38"W	69.11
L24	S13°50'10"W	55.31
L25	N62°17'59"W	9.51
L26	N89°18'13"E	16.54
L27	S89°18'13"W	22.43
L28	N45°32'59"W	16.51
L29	S49°32'59"E	15.12
L30	N52°21'55"E	14.23
L31	S57°15'30"W	14.02
L32	N32°01'26"W	14.08
L33	S58°00'06"W	14.21
L34	N31°59'32"W	14.08
L35	N45°23'16"W	14.14
L36	S44°36'44"W	14.14
L37	N45°23'16"W	14.14
L38	S44°36'44"W	14.14
L39	S45°41'47"E	14.14
L40	N44°18'13"E	14.14
L41	S45°41'47"E	14.14
L42	S44°18'13"W	14.14
L43	S44°18'13"W	14.14
L44	S45°41'47"E	14.14
L45	S44°18'13"W	14.14
L46	S45°41'47"E	14.14
L47	N45°41'47"W	14.14
L48	S44°18'13"W	14.14
L49	S44°18'13"W	14.14
L50	N45°41'47"W	14.14
L51	N44°18'13"E	14.14
L52	S45°41'47"E	14.14
L53	S45°41'47"E	14.14
L54	N44°18'13"E	14.14
L55	N44°18'13"E	14.14
L56	S45°41'47"E	14.14



LEGEND

- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WLE WATER LINE EASEMENT
- BL BUILDING SETBACK LINE
- CIRFS 5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
- CIRF 5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
- IRF IRON ROD FOUND
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- 57.5'R 57.5-FOOT RADIUS
- RPRDR REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- (A) DESIGNATES SUBDIVISION BLOCK
- (D) DENOTES STREET NAME CHANGE
- (9999) LOT AREA (SQUARE FEET)
- (▲) DENOTES KEY LOT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	11°59'43"	2420.00	506.65	254.25	N12°25'33"E	505.72
C2	18°48'40"	580.00	190.42	96.08	S09°01'04"W	189.57
C3	05°57'15"	2140.00	222.39	111.30	N15°26'47"E	222.29
C4	18°48'40"	860.00	282.35	142.46	S09°01'04"W	281.09
C5	32°42'26"	300.00	171.25	88.03	S74°02'04"E	168.94
C6	26°32'01"	300.00	138.93	70.73	S77°25'47"E	137.69
C7	90°00'00"	35.50	55.76	35.50	S45°41'47"E	50.20
C8	28°05'17"	200.00	98.05	50.03	S76°20'37"E	97.07
C9	270°00'00"	50.00	235.62	50.00	S44°18'12"W	70.71
C10	270°00'00"	50.00	235.62	50.00	S44°18'12"W	70.71
C11	157°06'53"	60.00	164.53	296.43	N45°41'47"W	117.61
C12	80°00'20"	10.50	14.66		S50°41'37"E	13.50
C13	80°00'20"	10.50	14.66		S50°41'37"E	13.50

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST: _____

City Secretary _____ Date _____

FINAL PLAT
SUTTON FIELDS PHASE 1B

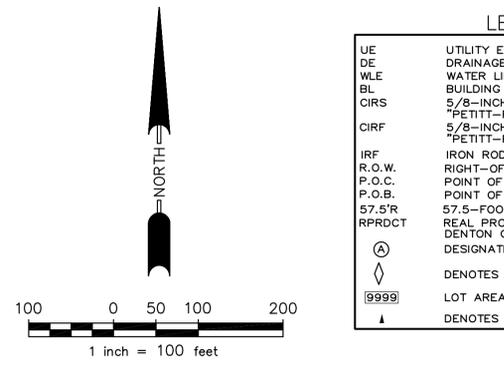
50.470 ACRES
197 RESIDENTIAL LOTS
5 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411,
THOMAS B. COX SURVEY ~ ABSTRACT NO. 309,
CARROL JACKSON SURVEY ~ ABSTRACT NO. 1546, &
JACOB RUE SURVEY ~ ABSTRACT NO. 1109
CITY OF CELINA
DENTON COUNTY, TEXAS



1651 N. Glenville Dr. Ste. 212 Richardson, Texas 75081
Tel. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH 2017 SCALE: 1"=100'
JNICHOLS@PETITTBARRAZA.COM JOB NO. 1401301

RPLS OF RECORD: JIMMIE D. NICHOLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234
PHONE (469) 892-7200



LEGEND

UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DESIGNATES SUBDIVISION BLOCK
(A)	DENOTES STREET NAME CHANGE
9999	LOT AREA (SQUARE FEET)
▲	DENOTES KEY LOT

JENNIFER S. DAHL & HUSBAND RICHARD A. DAHL
DOC. NO. 2006-1961
RPRDCT

TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE 4202 (GRID)
N 7,144,958.20 E 2,461,340.92

P.O.C.
WOOD CORNER POST

TIM CHESNEY & MARGIE BETH CHESNEY
VOL. 1209, PG. 434 RPRDCT

P.O.B.
IRS

CONTINUED:

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS CADG SUTTON FIELDS, LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, THOMAS B. COX SURVEY, ABSTRACT NUMBER 309, CARROL JACKSON SURVEY, ABSTRACT NUMBER 1546, AND JACOB RUE SURVEY, ABSTRACT NUMBER 1109 IN DENTON COUNTY, TEXAS, AND BEING PART OF TRACTS OF LAND DESCRIBED IN DEEDS TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBERS 2015-15963 (TRACT 1 AND TRACT 4) AND 2015-30387, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A WOOD CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1, SAID POST ALSO BEING THE NORTHWEST CORNER OF SAID DEED RECORDED IN DOCUMENT NUMBER 2015-30387, FROM WHICH A 5/8-INCH IRON ROD BEARS SOUTH 16°28'53" WEST, A DISTANCE OF 1.57 FEET;
THENCE SOUTH 00°41'47" EAST, WITH THE WEST LINE OF SAID CADG TRACT RECORDED IN DOCUMENT NUMBER 2015-30387 TRACT, A DISTANCE OF 66.06 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 40857" SET FOR CORNER;
THENCE NORTH 89°18'13" EAST, A DISTANCE OF 731.81 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE POINT OF BEGINNING, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE, OVER AND ACROSS SAID CADG TRACTS THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNER:
NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 14°12'09" EAST FOR 448.23 FEET, A CENTRAL ANGLE OF 19°02'27", AND A RADIUS OF 1355.00 FEET, FOR AN ARC DISTANCE OF 450.30 FEET;
NORTH 70°02'40" EAST, A DISTANCE OF 34.86 FEET;
NORTH 25°50'14" EAST, A DISTANCE OF 50.00 FEET;
NORTH 18°22'11" WEST, A DISTANCE OF 34.86 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 35°19'27" EAST FOR 347.75 FEET, A CENTRAL ANGLE OF 14°44'43", AND A RADIUS OF 1355.00 FEET, FOR AN ARC DISTANCE OF 348.71 FEET;
NORTH 42°41'49" EAST, A DISTANCE OF 169.03 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 41°05'46" EAST FOR 110.90 FEET, A CENTRAL ANGLE OF 03°12'05", AND A RADIUS OF 1985.00 FEET, FOR AN ARC DISTANCE OF 110.92 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
NORTH 81°49'48" EAST, A DISTANCE OF 36.75 FEET;
NORTH 38°01'50" EAST, A DISTANCE OF 50.29 FEET;
NORTH 09°34'23" WEST, A DISTANCE OF 34.39 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 33°34'29" EAST FOR 210.10 FEET, A CENTRAL ANGLE OF 06°04'02", AND A RADIUS OF 1985.00 FEET, FOR AN ARC DISTANCE OF 210.20 FEET;
NORTH 73°56'29" EAST, A DISTANCE OF 36.11 FEET;
NORTH 29°05'52" EAST, A DISTANCE OF 50.01 FEET;
NORTH 17°08'32" WEST, A DISTANCE OF 35.26 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 20°46'22" EAST FOR 475.66 FEET, A CENTRAL ANGLE OF 13°45'46", AND A RADIUS OF 1985.00 FEET, FOR AN ARC DISTANCE OF 476.81 FEET;
NORTH 58°08'02" EAST, A DISTANCE OF 35.60 FEET;
NORTH 12°27'04" EAST, A DISTANCE OF 50.00 FEET;
NORTH 32°56'59" WEST, A DISTANCE OF 35.78 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 07°24'48" EAST FOR 248.70 FEET, A CENTRAL ANGLE OF 07°11'00", AND A RADIUS OF 1985.00 FEET, FOR AN ARC DISTANCE OF 248.87 FEET;
NORTH 47°55'15" EAST, A DISTANCE OF 35.69 FEET;
SOUTH 87°37'18" EAST, A DISTANCE OF 375.03 FEET;
SOUTH 42°15'46" EAST, A DISTANCE OF 14.05 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 04°49'19" WEST FOR 134.26 FEET, A CENTRAL ANGLE OF 03°12'44", AND A RADIUS OF 2395.00 FEET, FOR AN ARC DISTANCE OF 134.27 FEET;
SOUTH 83°34'19" EAST, A DISTANCE OF 50.00 FEET;
SOUTH 82°59'10" EAST, A DISTANCE OF 115.06 FEET;
SOUTH 07°00'50" WEST, A DISTANCE OF 50.00 FEET;
SOUTH 08°38'01" WEST, A DISTANCE OF 91.90 FEET;
SOUTH 10°31'15" WEST, A DISTANCE OF 79.58 FEET;
SOUTH 12°18'08" WEST, A DISTANCE OF 79.58 FEET;
SOUTH 14°05'00" WEST, A DISTANCE OF 79.58 FEET;
SOUTH 15°53'29" WEST, A DISTANCE OF 81.96 FEET;
SOUTH 17°38'39" WEST, A DISTANCE OF 76.00 FEET;
SOUTH 13°54'11" WEST, A DISTANCE OF 61.67 FEET;
SOUTH 06°55'46" WEST, A DISTANCE OF 45.36 FEET;
SOUTH 00°55'40" WEST, A DISTANCE OF 55.53 FEET;
SOUTH 00°23'16" EAST, A DISTANCE OF 50.00 FEET;
SOUTH 89°36'44" WEST, A DISTANCE OF 45.87 FEET;
SOUTH 00°23'16" EAST, A DISTANCE OF 115.00 FEET;
SOUTH 89°36'44" WEST, A DISTANCE OF 552.07 FEET;
SOUTH 00°23'16" EAST, A DISTANCE OF 165.00 FEET;
SOUTH 89°36'44" WEST, A DISTANCE OF 41.70 FEET;
SOUTH 00°23'16" EAST, A DISTANCE OF 121.55 FEET;
AND NORTH 89°18'13" EAST, A DISTANCE OF 1367.16 FEET, SAID IRON ROD BEING IN THE EASTERLY LINE OF SAID CADG TRACT 4 AND A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT, RECORDED IN INSTRUMENT NUMBER 2005-122140, RPRDCT;
THENCE SOUTH 00°41'45" WEST, WITH SAID LINE DESCRIBED IN BOUNDARY LINE AGREEMENT, A DISTANCE OF 445.13 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;
THENCE, DEPARTING SAID LINE DESCRIBED IN BOUNDARY LINE AGREEMENT, OVER AND ACROSS SAID CADG TRACTS THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:
SOUTH 89°18'13" WEST, A DISTANCE OF 120.62 FEET;
SOUTH 44°18'13" WEST, A DISTANCE OF 14.14 FEET;
SOUTH 00°41'47" EAST, A DISTANCE OF 105.00 FEET;
SOUTH 89°18'13" WEST, A DISTANCE OF 420.00 FEET;
SOUTH 00°41'47" EAST, A DISTANCE OF 280.00 FEET;
AND SOUTH 89°18'14" WEST, A DISTANCE OF 1596.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 50.554 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG SUTTON FIELDS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HIS/HER(ITS) DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SUTTON FIELDS PHASE 1A, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CELINA'S USE THEREOF. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2017.

BY: CADG SUTTON FIELDS, LLC,
A TEXAS LIMITED PARTNERSHIP

BY: CTMGT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MANAGER AND MEMBER

BY: _____
AUTHORIZED SIGNATURE OF OWNER

MEHRDAD MOAYEDI
SOLE MANAGER AND MEMBER

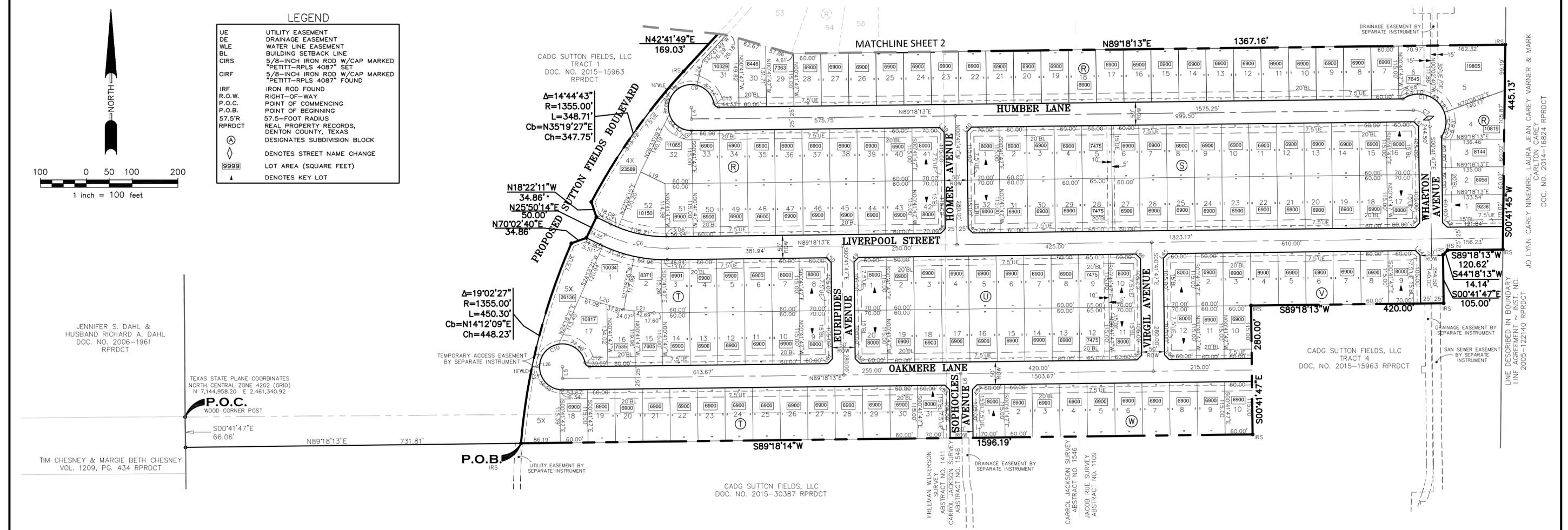
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, THE SOLE MANAGER AND MEMBER IF CTMGT, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____



**FINAL PLAT
SUTTON FIELDS PHASE 1B**

50.470 ACRES
197 RESIDENTIAL LOTS
5 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411,
THOMAS B. COX SURVEY ~ ABSTRACT NO. 309,
CARROL JACKSON SURVEY ~ ABSTRACT NO. 1546, &
JACOB RUE SURVEY ~ ABSTRACT NO. 1109
CITY OF CELINA
DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC,
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH 2017
SCALE: 1"=100'
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 1401301



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: May 15, 2017
Re: O'Dell Elementary Final Plat

Action Requested:

Consider and act on a Final Plat for O'Dell Elementary, being a ±12 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, and the John Cahill Survey, Abstract 171, City of Celina, Collin County, containing one (1) lot. The property is generally located north of Punk Carter Parkway, and east of Palomino Lane. (O'Dell Elementary Final Plat)

Background Information:

Staff has reviewed the proposed final plat for O'Dell Elementary and has determined that the remaining comments are minor in nature and can be addressed prior to City Council.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval pending comments being addressed prior to City Council. The Final Plat will not be filed until final acceptance by the Engineering Department.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: May 15, 2017
Re: Light Farms Way Extension Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms Way Extension and Doe Branch Regional Park, being ±87.51 acres of land situated in the John Ragsdale Survey, Abstract No. 734 and Collin County Land Survey No. 14, Abstract No. 167, Collin County, Texas, containing four (4) recreational lots, and one (1) amenity center lot. The property is generally located east of Dallas North Tollway, west of BNSF Railroad, and north of Frontier Parkway. (Light Farms Way Extension Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Way Extension and Doe Branch Regional Park and has determined the outstanding comments are minor in nature and can be addressed prior to City Council approval.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

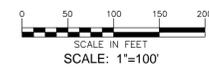
N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all comments being addressed prior to City Council.



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (4202) NORTH AMERICAN DATUM 1983 (2011).

LEGEND

- IRF — IRON ROD FOUND
- IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	8°35'14"	1455.65'	S 45°26'52" E	226.40'	226.63'
C2	48°16'22"	1200.00'	S 25°18'19" E	1000.48'	1033.97'
C3	5°32'04"	2000.00'	S 02°07'55" W	193.11'	193.19'
C4	77°51'58"	330.00'	N 55°43'47" E	414.75'	448.48'
C5	11°45'14"	300.00'	N 67°53'26" E	61.43'	61.54'
C6	15°25'40"	500.00'	N 64°17'25" E	134.20'	134.65'
C7	37°54'20"	80.00'	N 65°32'10" E	51.97'	52.93'
C8	32°48'24"	394.03'	S 56°07'42" W	222.32'	225.38'
C9	106°04'14"	95.00'	S 19°28'47" W	137.43'	159.21'
C10	30°31'53"	300.00'	S 18°17'23" E	167.98'	159.66'
C11	79°24'40"	78.91'	S 40°25'30" E	100.82'	109.36'
C12	40°08'21"	75.00'	S 60°03'39" E	51.47'	52.54'
C13	91°52'09"	75.00'	S 85°53'33" E	107.78'	120.26'
C14	35°02'42"	200.00'	N 65°39'43" E	120.43'	122.43'
C15	35°07'37"	90.00'	S 79°15'07" E	53.32'	55.18'
C16	119°46'12"	53.00'	N 58°25'35" E	91.69'	110.79'
C17	23°05'25"	103.00'	S 85°30'29" E	41.22'	41.51'
C18	9°02'16"	227.00'	S 78°28'54" E	35.77'	35.81'
C19	67°07'15"	130.00'	N 26°57'15" W	143.73'	152.29'
C20	38°09'19"	160.00'	N 41°26'14" W	104.59'	106.55'
C21	48°41'22"	111.00'	N 46°42'15" W	91.51'	94.33'

LINE	BEARING	DISTANCE
L1	S 49°54'29" E	128.24'
L2	S 04°53'56" W	58.21'
L3	S 85°20'14" E	200.99'
L4	S 40°13'09" E	20.84'
L5	S 72°30'54" W	4.00'
L6	S 39°59'29" E	14.33'

SEWER EASEMENT AGREEMENT TO CITY OF CELINA, TEXAS (30' SANITARY SEWER LINE EASEMENT) (50' TEMPORARY CONSTRUCTION ESMT.) DOC. #2009010200006520 O.P.R.C.C.T.

ALBERT MOKHTAR, TRUSTEE VOL. 2722, PG. 333 L.R.C.C.T. 47.192 ACRES

LFC LAND COMPANY LLC DOC.# 20120423000464780 O.P.R.C.C.T. TRACT A 597.17 ACRES (SAVE & EXCEPT 6 TRACTS)

SEWER EASEMENT AGREEMENT TO CITY OF CELINA, TEXAS (30' SANITARY SEWER LINE EASEMENT) (50' TEMPORARY CONSTRUCTION ESMT.) DOC. #2009010200006520 O.P.R.C.C.T.

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DWG: I:\Survey\390563 - Regional Park\Light Farms Way Extension.dwg USER: lhc DATE: Apr 28, 2017 9:06am XREFS: LIGHT FARMS WAY EXTENSION.BD ALLMAP 14071MAP

LOT 3, BLOCK B 5.000 AC. LIMITED UTILITIES SERVICE THIS LOT. FREDERICK L. ALBRECHT DOC# 20160803001008800 KELLER WEBSTER DOC# 20160803001008840 ANDY HARVEY DOC# 20160803001008810 GORDON GREESON DOC# 20160803001008820 KENNETH PRATER DOC# 20160803001008830 (UNDIVIDED 20% INTEREST EACH)

LOT 2, BLOCK B 34.23 AC. COLLIN COUNTY SCHOOL LAND SURVEY NO. 14 ABSTRACT NO. 167

LOT 4, BLOCK B 20.42 AC. LFC LAND COMPANY LLC DOC.# 20120423000464780 O.P.R.C.C.T. TRACT A 597.17 ACRES (SAVE & EXCEPT 6 TRACTS)

LOT 2, BLOCK B 5.855 AC. JOHN RAGSDALE SURVEY ABSTRACT NO. 734

LOT 2, BLOCK B 1.159 AC. AMENITY CENTER LOT

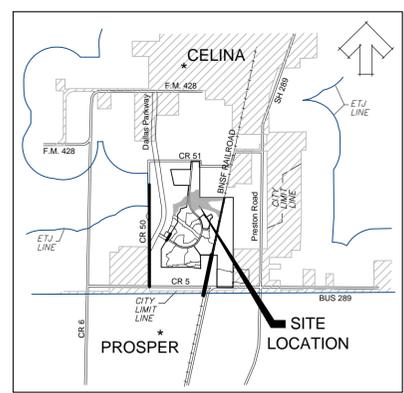
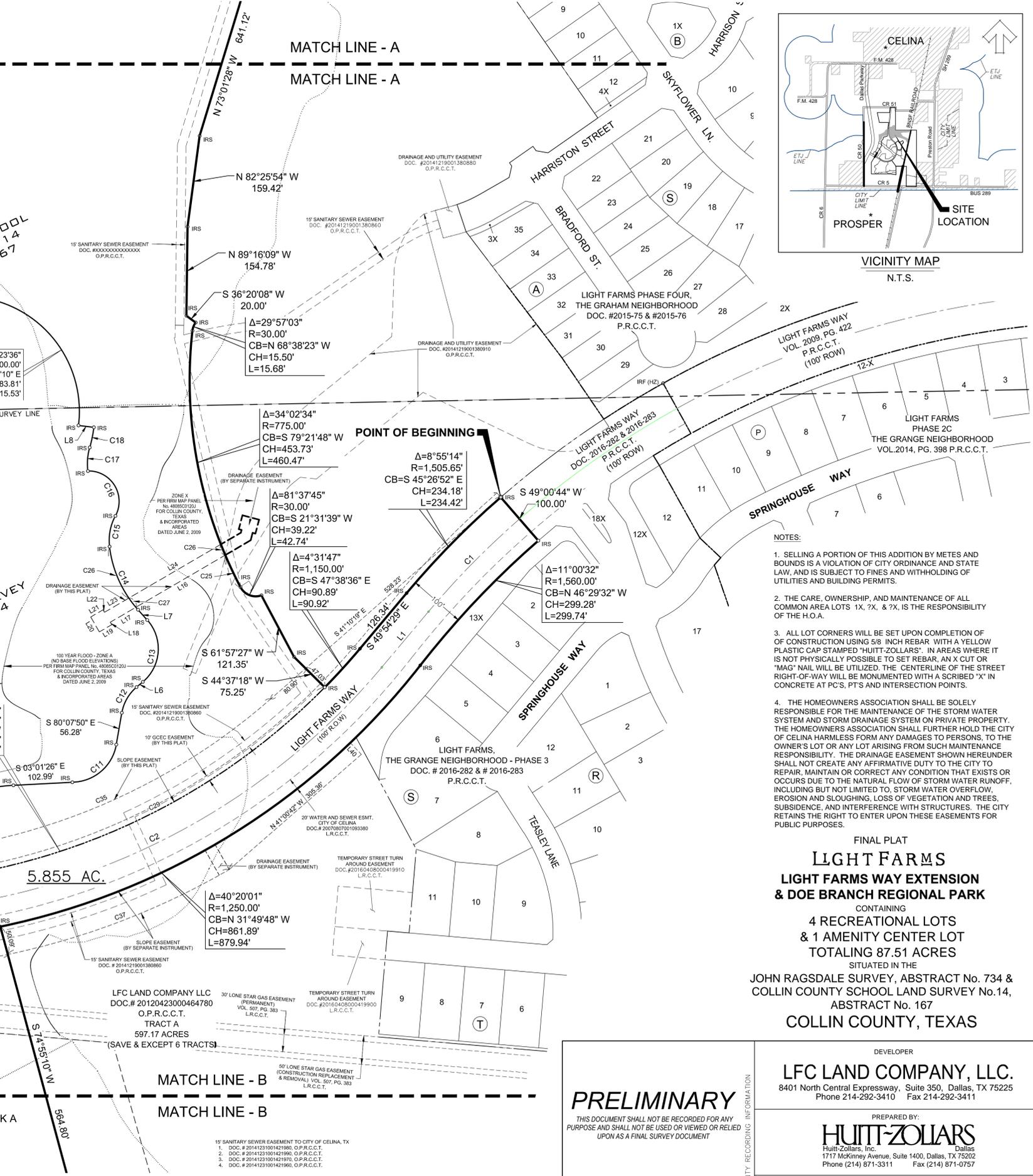
LOT 2, BLOCK B 5.855 AC. LFC LAND COMPANY LLC DOC.# 20120423000464780 O.P.R.C.C.T. TRACT A 597.17 ACRES (SAVE & EXCEPT 6 TRACTS)

LOT 2, BLOCK B 5.855 AC. LFC LAND COMPANY LLC DOC.# 20120423000464780 O.P.R.C.C.T. TRACT A 597.17 ACRES (SAVE & EXCEPT 6 TRACTS)

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LOT 2, BLOCK B 5.855 AC. LFC LAND COMPANY LLC DOC.# 20120423000464780 O.P.R.C.C.T. TRACT A 597.17 ACRES (SAVE & EXCEPT 6 TRACTS)



VICINITY MAP N.T.S.

- NOTES:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1X, 2X, & 7X, IS THE RESPONSIBILITY OF THE H.O.A.
 - ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING 5/8" INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.S., P.T.S AND INTERSECTION POINTS.
 - THE HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. THE HOMEOWNERS ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

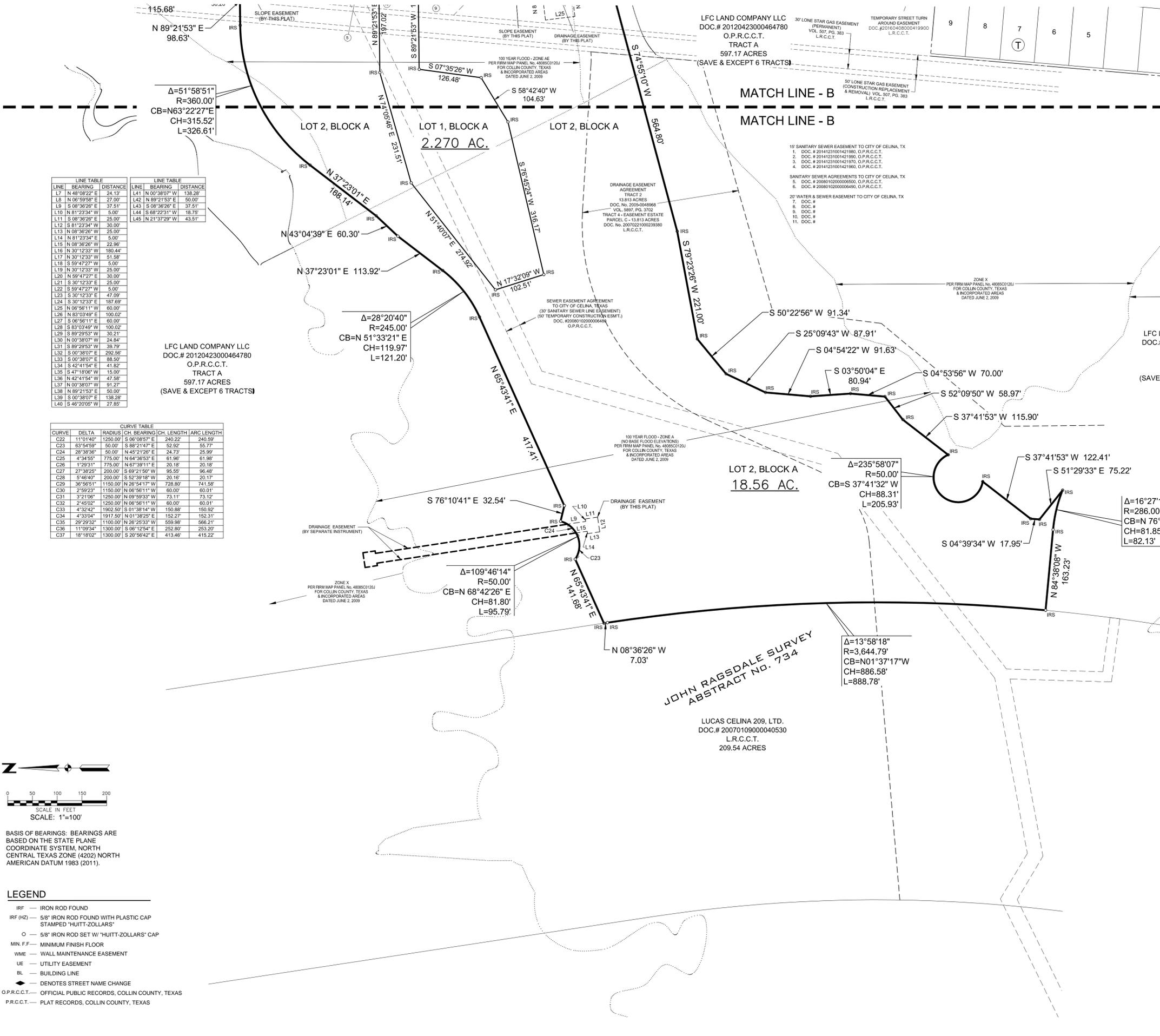
FINAL PLAT
LIGHT FARMS
LIGHT FARMS WAY EXTENSION
& DOE BRANCH REGIONAL PARK
 CONTAINING
 4 RECREATIONAL LOTS
 & 1 AMENITY CENTER LOT
 TOTALING 87.51 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABSTRACT No. 734 &
 COLLIN COUNTY SCHOOL LAND SURVEY No.14,
 ABSTRACT No. 167
 COLLIN COUNTY, TEXAS

DEVELOPER
LFC LAND COMPANY, LLC.
 8401 North Central Expressway, Suite 350, Dallas, TX 75225
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

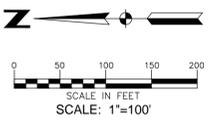
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DWG: I:\Survey\3905\63 - Regional\Park\Light Farms Way Extension.dwg USER: lre
 DATE: Apr 28, 2017 9:10am XREFS: LIGHT FARMS WAY EXTENSION.BD ALLMAP 14071MAP



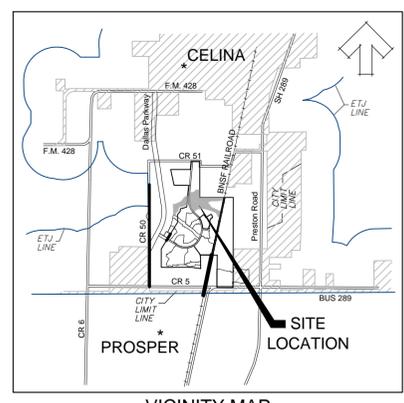
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7	N 48°08'22" E	24.13	L41	N 00°38'07" W	138.28
L8	N 06°59'56" E	27.00	L42	N 89°21'53" E	50.00
L9	S 08°36'26" E	37.51	L43	S 08°36'26" E	37.51
L10	N 81°23'34" W	5.00	L44	S 68°22'31" W	18.75
L11	S 08°36'26" E	25.00	L45	N 21°37'29" W	43.51
L12	S 81°23'34" W	30.00			
L13	N 08°36'26" E	25.00			
L14	N 81°23'34" W	5.00			
L15	N 08°36'26" E	22.96			
L16	N 30°12'33" W	188.44			
L17	N 30°12'33" W	51.58			
L18	S 59°47'27" W	5.00			
L19	N 30°12'33" W	25.00			
L20	N 59°47'27" E	30.00			
L21	S 30°12'33" E	25.00			
L22	S 59°47'27" W	5.00			
L23	S 30°12'33" E	47.09			
L24	S 30°12'33" E	187.69			
L25	N 06°56'11" W	60.00			
L26	N 83°03'49" E	100.02			
L27	S 06°56'11" E	60.00			
L28	S 83°03'49" W	100.02			
L29	S 89°29'53" W	30.21			
L30	N 00°38'07" W	24.84			
L31	S 89°29'53" W	39.79			
L32	S 00°38'07" E	292.56			
L33	S 00°38'07" E	88.50			
L34	S 42°41'54" E	41.82			
L35	S 47°19'06" E	15.00			
L36	N 42°41'54" W	47.58			
L37	N 00°38'07" W	91.27			
L38	N 89°21'53" E	50.00			
L39	S 00°38'07" E	138.28			
L40	S 46°20'05" W	27.85			

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C22	11°01'40"	1250.00	S 88°18'57" E	240.22	240.69
C23	63°54'59"	50.00	S 88°21'47" E	52.92	55.77
C24	28°38'36"	50.00	N 45°21'26" E	24.73	25.99
C25	4°34'55"	775.00	N 64°36'53" E	61.96	61.96
C26	1°29'31"	775.00	N 67°39'11" E	20.16	20.16
C27	27°38'25"	200.00	S 69°21'50" W	95.55	96.48
C28	5°46'40"	200.00	S 52°39'18" W	20.16	20.17
C29	36°56'51"	1150.00	N 26°54'17" W	728.80	741.58
C30	2°59'23"	1150.00	N 06°56'11" W	60.00	60.01
C31	3°21'06"	1250.00	N 09°59'33" W	73.11	73.12
C32	2°45'02"	1250.00	N 06°56'11" W	60.00	60.01
C33	4°32'42"	1902.50	S 01°38'14" W	150.88	150.92
C34	4°33'04"	1917.50	N 01°38'25" E	152.27	152.31
C35	29°29'32"	1100.00	N 26°25'33" W	559.98	566.21
C36	11°09'34"	1300.00	S 06°12'54" E	252.80	253.20
C37	18°18'02"	1300.00	S 20°56'42" E	413.46	415.22



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (4202) NORTH AMERICAN DATUM 1983 (2011).

- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 - MIN. F.F. — MINIMUM FINISH FLOOR
 - WME — WALL MAINTENANCE EASEMENT
 - UE — UTILITY EASEMENT
 - BL — BUILDING LINE
 - ◆ — DENOTES STREET NAME CHANGE
 - O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS



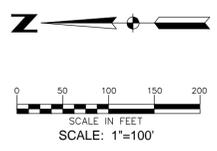
VICINITY MAP
N.T.S.

- NOTES:**
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FINAL PLAT
LIGHT FARMS
LIGHT FARMS WAY EXTENSION
& DOE BRANCH REGIONAL PARK
 CONTAINING
4 RECREATIONAL LOTS
& 1 AMENITY CENTER LOT
TOTALING 87.51 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABSTRACT No. 734 &
 COLLIN COUNTY SCHOOL LAND SURVEY No.14,
 ABSTRACT No. 167
COLLIN COUNTY, TEXAS

<p>PRELIMINARY</p> <p><small>THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT</small></p>	<p>DEVELOPER</p> <p>LFC LAND COMPANY, LLC.</p> <p>8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411</p>
	<p>PREPARED BY:</p> <p>HUITT-ZOLLARS</p> <p>Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757</p>
<p>COUNTY RECORDING INFORMATION</p> <p>APRIL 2017</p>	<p>SHEET 2 OF 4</p>

DWG: I:\Survey\390563 - Regional Park\Light Farms Way Extension.dwg USER: lre
 DATE: Apr 28, 2017 9:17am XREFS: LIGHT FARMS WAY EXTENSION.BD ALLMAP 14071MAP



BASIS OF BEARINGS: BEARINGS ARE
 BASED ON THE STATE PLANE
 COORDINATE SYSTEM, NORTH
 CENTRAL TEXAS ZONE (4202) NORTH
 AMERICAN DATUM 1983 (2011).

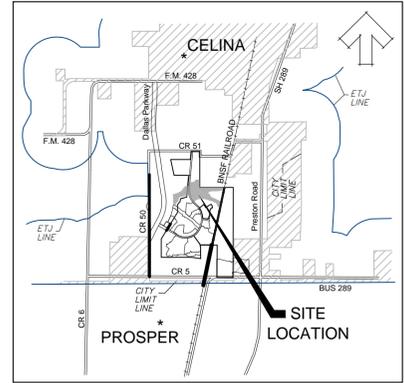
LEGEND

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- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

OWNSBY 1880 FARMS, LTD
 VOLUME 4332, PAGE 1047
 L.R.C.C.T.

SEWER EASEMENT AGREEMENT
 TO CITY OF CELINA, TEXAS
 (30' SANITARY SEWER LINE EASEMENT)
 (90' TEMPORARY CONSTRUCTION ESMT.)
 DOC. #2009010200006510
 O.P.R.C.C.T.

LFC LAND COMPANY, LLC
 DOC.# 20120423000464780
 L.R.C.C.T.
 TRACT B



VICINITY MAP
N.T.S.

NOTES:

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ALBERT MOKHTAR, TRUSTEE
 VOL. 2722, PG. 333
 L.R.C.C.T.
 47.192 ACRES

LFC LAND COMPANY LLC
 DOC.# 20120423000464780
 O.P.R.C.C.T.
 TRACT A
 597.17 ACRES
 (SAVE & EXCEPT 6 TRACTS)

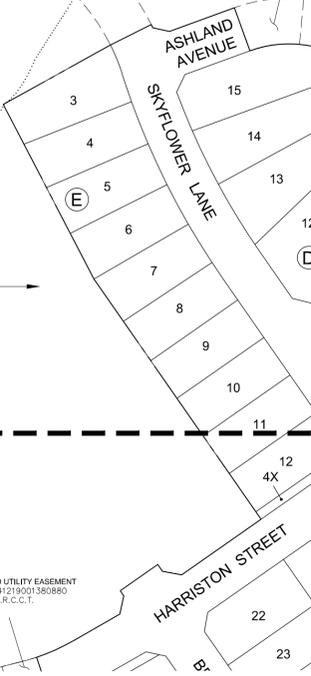
5.000 AC.
 LIMITED UTILITIES SERVICE THIS LOT.

LOT 2, BLOCK B
 34.23 AC.

LOT 3
 BLOCK B
 FREDERICK L. ALBRECHT DOC# 20160803001009800
 KELLER WEBSTER DOC# 20160803001009840
 ANDY HARVEY DOC# 20160803001009810
 GORDON GREENSON DOC# 20160803001009820
 KENNETH PRATER DOC# 20160803001009830
 (UNDIVIDED 20% INTEREST EACH)

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	8°55'14"	1455.65'	S 45°26'52" E	226.40'	226.63'
C2	49°16'22"	1200.00'	S 25°16'18" E	1000.46'	1031.97'
C3	5°32'04"	2000.00'	S 02°07'55" W	193.11'	193.19'
C4	77°51'58"	330.00'	N 55°43'47" E	414.75'	448.48'
C5	11°45'14"	300.00'	N 67°53'28" W	61.43'	61.54'
C6	15°25'49"	500.00'	N 54°17'55" E	134.25'	134.65'
C7	37°54'20"	80.00'	N 65°32'10" E	51.97'	52.93'
C8	32°46'24"	394.03'	S 56°07'42" W	222.32'	225.38'
C9	106°04'14"	86.00'	S 19°28'47" W	137.43'	159.21'
C10	30°31'53"	300.00'	S 18°17'23" E	157.88'	159.86'
C11	78°24'00"	75.91'	S 40°25'30" E	100.82'	109.36'
C12	40°08'21"	75.00'	S 60°03'39" E	51.47'	52.54'
C13	91°52'09"	75.00'	S 85°55'33" E	107.78'	120.26'
C14	35°02'42"	200.00'	N 65°39'43" E	120.43'	122.43'
C15	35°07'37"	90.00'	S 79°15'07" E	53.32'	55.15'
C16	119°46'12"	53.00'	N 58°25'35" E	91.69'	110.79'
C17	23°05'25"	103.00'	S 85°30'29" E	41.23'	41.51'

MATCH LINE - A
 MATCH LINE - A



FINAL PLAT
LIGHT FARMS
LIGHT FARMS WAY EXTENSION
& DOE BRANCH REGIONAL PARK
 CONTAINING
 4 RECREATIONAL LOTS
 & 1 AMENITY CENTER LOT
 TOTALING 87.51 ACRES
 SITUATED IN THE
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DEVELOPER

LFC LAND COMPANY, LLC.
 8401 North Central Expressway, Suite 350, Dallas, TX 75225
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

COUNTY RECORDING INFORMATION

APRIL 2017 SHEET 3 OF 4

CITY PROJECT NUMBER: P-2017XX-XX PROJECT NUMBER: 01-3905-63

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN**

WHEREAS LFC LAND COMPANY, LLC, Frederick L. Albrecht, Keller Webster, Andy Harvey, Gordon Greeson, and Kenneth Prater, are the owners of a tract of land situated in the John Ragdsdale Survey, Abstract No. 734, Collin County, Texas, and the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of Tract A as described in instrument to LFC Land Company, LLC as recorded under Document No. 20120423000464780 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being all of a 5.0 acre tract (M.U.D. Director Lot) as described in instruments to Frederick L. Albrecht, as recorded in Document No. 20160803001009800, Keller Webster, as recorded in Document No. 201608030019840, Andy Harvey, as recorded in Document No. 20160803001009810, Gordon Greeson, as recorded in Document No. 20160803001009820, and Kenneth Prater, as recorded in Document No. 20160803001009830, all being of the Official Public Records of Collin County(O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Light Farms Way (a 100' right-of-way), as established by the Final Plat of Light Farms, The Grange Neighborhood - Phase 3, an addition to the City of Frisco, Texas, as recorded in Document Number 2016-282 and 2016-283 of the Plat Records of Collin County, Texas (P.R.C.C.T.),

THENCE, along the northeasterly lines of said Light Farms, The Grange Neighborhood, the following courses:

South 49 degrees 00 minutes 44 seconds West, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 11 degrees 00 minutes 32 seconds, a radius of 1,560.00 feet, subtended by a 299.28 foot chord which bears North 46 degrees 29 minutes 32 seconds West;

Along said curve to the left an arc distance of 299.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the right having a central angle of 40 degrees 20 minutes 01 second, a radius of 1,250.00 feet, subtended by a 861.89 foot chord which bears North 31 degrees 49 minutes 48 seconds West;

THENCE, along said curve to the right, passing at a distance of 167.96 feet a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northernmost northeast corner of said Light Farms, The Grange Neighborhood, in all a total distance of 879.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 74 degrees 55 minutes 12 seconds West, a distance of 564.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 79 degrees 23 minutes 26 seconds West, a distance of 221.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 50 degrees 22 minutes 56 seconds West, a distance of 91.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 25 degrees 09 minutes 43 seconds West, a distance of 87.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 54 minutes 22 seconds West, a distance of 91.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 03 degrees 50 minutes 04 seconds East, a distance of 80.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 70.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 52 degrees 09 minutes 50 seconds West, a distance of 58.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 37 degrees 41 minutes 53 seconds West, a distance of 115.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 235 degrees 57 minutes 33 seconds, a radius of 50.00 feet, subtended by a 88.30 foot chord which bears South 37 degrees 41 minutes 29 seconds West;

THENCE, along said curve to the left an arc distance of 205.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 37 degrees 41 minutes 53 seconds West, a distance of 122.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 39 minutes 34 seconds West, a distance of 17.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 51 degrees 29 minutes 33 seconds East, a distance of 75.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 27 minutes 06 seconds, a radius of 286.00 feet, subtended by a 81.85 foot chord which bears North 76 degrees 24 minutes 40 seconds West;

THENCE, along said curve to the left an arc distance of 82.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 84 degrees 38 minutes 08 seconds West, a distance of 163.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", said point being on the easterly line of a called 209.54 acre tract of land described in instrument to Lucas Celina 209, LTD as recorded under Document No. 2007010900040530 of the Land Records of Collin County, Texas, and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 58 minutes 18 seconds, a radius of 3,644.79 feet, subtended by a 886.58 foot chord which bears North 01 degree 37 minutes 17 seconds West;

THENCE, along said curve to the left, and along the easterly line of said Lucas Celina 209 tract, an arc distance of 888.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 08 degrees 36 minutes 26 seconds West, continuing along the easterly line of said Lucas Celina 209 tract, a distance of 7.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 81 degrees 23 minutes 34 seconds East, a distance of 199.52 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 43 minutes 41 seconds East, a distance of 141.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 109 degrees 46 minutes 14 seconds, a radius of 50.00 feet, subtended by a 81.80 foot chord which bears North 68 degrees 42 minutes 26 seconds East;

THENCE, along said curve to the left an arc distance of 95.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 10 minutes 41 seconds East, a distance of 32.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 43 minutes 41 seconds East, a distance of 417.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and beginning of a curve to the left having a central angle of 28 degrees 20 minutes 40 seconds, a radius of 245.00 feet, subtended by a 119.97 foot chord which bears North 51 degrees 33 minutes 21 seconds East;

THENCE, along said curve to the left an arc distance of 121.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 37 degrees 23 minutes 01 second East, a distance of 113.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 43 degrees 04 minutes 39 seconds East, a distance of 60.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 37 degrees 23 minutes 01 second East, a distance of 168.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 51 degrees 58 minutes 51 seconds, a radius of 360.00 feet, subtended by a 315.52 foot chord which bears North 63 degrees 22 minutes 27 seconds East;

THENCE, along said curve to the right an arc distance of 326.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 21 minutes 53 seconds East, a distance of 98.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 38 minutes 07 seconds West, a distance of 115.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 05 degrees 32 minutes 04 seconds, a radius of 2050.00 feet, subtended by a 197.94 foot chord which bears North 02 degrees 07 minutes 55 seconds East;

THENCE, along said curve to the right-left an arc distance of 198.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 58.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 26.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 40 degrees 13 minutes 09 seconds East, a distance of 21.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 85 degrees 20 minutes 14 seconds East, a distance of 135.90 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 77 degrees 51 minutes 58 seconds, a radius of 305.00 feet, subtended by a 383.33 foot chord which bears North 55 degrees 43 minutes 47 seconds East.

THENCE, along said curve to the left an arc distance of 414.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 73 degrees 12 minutes 12 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 88 degrees 53 minutes 58 seconds East, a distance of 285.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", said point being in the westerly line of a called 47.192 acre tract of land described in instrument to Albert Mokhtar as recorded in Volume 2722, Page 333, L.R.C.C.T.;

THENCE, South 01 degree 06 minutes 02 seconds East, along the westerly line of said Mokhtar tract, a distance of 640.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of said 5.0 acre tract, same being the southwest corner of said Mokhtar tract;

THENCE, North 89 degrees 28 minutes 05 seconds East, along the north line of said 5.0 acre tract and along the south line of said Mokhtar tract, passing a distance of 1,089.00 feet the northeast corner of said 5.0 acre tract, in all a total distance of 1,948.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the southeast corner of said Mokhtar tract, and being on the west right-of-way of the Red River Texas & Southern Railway Company, Tract No. 54, as recorded in Volume 121, Page 20, of the Land Records of Collin County, Texas;

THENCE, South 11 degrees 20 minutes 28 seconds West, along the west right-of-way line of said Railway Company tract, a distance of 234.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, departing the west right-of-way line of said Railway Company tract, South 79 degrees 19 minutes 35 seconds West, a distance of 201.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 83 degrees 01 minute 49 seconds West, a distance of 279.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 87 degrees 14 minutes 07 seconds West, a distance of 236.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 87 degrees 08 minutes 50 seconds West, a distance of 227.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 62 degrees 33 minutes 50 seconds West, a distance of 106.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 88 degrees 44 minutes 13 seconds West, a distance of 101.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 20 degrees 36 minutes 00 seconds West, a distance of 175.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 67 degrees 00 minutes 07 seconds East, a distance of 148.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 22 degrees 09 minutes 26 seconds East, a distance of 162.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 41 degrees 05 minutes 12 seconds East, a distance of 90.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 66 degrees 14 minutes 31 seconds East, a distance of 591.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 61 degrees 46 minutes 43 seconds East, a distance of 241.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", said point being on the west right-of-way line of said Railway Company tract;

THENCE, South 11 degrees 20 minutes 28 seconds West, along the west right-of-way line of said Railway Company tract, a distance of 515.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 47 degrees 50 minutes 58 seconds West, departing the west right-of-way line of said Railway Company tract, a distance of 145.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 27 degrees 55 minutes 10 seconds West, a distance of 290.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 64 degrees 12 minutes 04 seconds West, a distance of 173.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 64 degrees 19 minutes 43 seconds West, a distance of 128.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 73 degrees 01 minute 28 seconds West, a distance of 641.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 82 degrees 25 minutes 54 seconds West, a distance of 159.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 16 minutes 09 seconds West, a distance of 154.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 36 degrees 20 minutes 08 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 29 degrees 57 minutes 03 seconds, a radius of 30.00 feet, subtended by a 15.50 foot chord which bears North 68 degrees 38 minutes 23 seconds West;

THENCE, along said curve to the left an arc distance of 15.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a compound curve to the left having a central angle of 34 degrees 02 minutes 34 seconds, a radius of 775.00 feet, subtended by a 453.73 foot chord which bears South 79 degrees 21 minutes 48 seconds West;

THENCE, along said curve to the left an arc distance of 460.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a compound curve to the left having a central angle of 81 degrees 37 minutes 45 seconds, a radius of 30.00 feet, subtended by a 39.22 foot chord which bears South 21 degrees 31 minutes 39 seconds West;

THENCE, along said curve to the left an arc distance of 42.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 61 degrees 57 minutes 27 seconds West, a distance of 121.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 37 minutes 18 seconds West, a distance of 75.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 31 minutes 47 seconds, a radius of 1,150.00 feet, subtended by a 90.89 foot chord which bears South 47 degrees 38 minutes 36 seconds East;

THENCE, along the westerly line of said Light Farms Phase Four, the following courses:

THENCE, along said curve to the left an arc distance of 90.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 49 degrees 54 minutes 29 seconds East, a distance of 126.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 08 degrees 55 minutes 14 seconds, a radius of 1,505.65 feet, subtended by a 234.18 foot chord which bears South 45 degrees 26 minutes 52 seconds East;

Along said curve to the right an arc distance of 234.42 feet to the **POINT OF BEGINNING** and **CONTAINING** 87.51 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC, Frederick L. Albrecht, Keller Webster, Andy Harvey, Gordon Greeson, and Kenneth Prater acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS, LIGHT FARMS WAY EXTENSION & DOE BRANCH REGIONAL PARK, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the ____ day of _____, 2017.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC LAND COMPANY, LLC., Owner

Tony Ruggeri, President

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

WITNESS, my hand, this the ____ day of _____, 2017.

By: Kevin Carlson, Special Durable Power of Attorney for Real Estate Transactions

Authorized Signature of the Directors of Collin County Municipal Utility District No. 1, Owners
Frederick L. Albrecht, Keller Webster, Andy Harvey, Gordon Greeson, and Kenneth Prater

Kevin Carlson, Special Durable Power of Attorney for Real Estate Transactions
for Frederick L. Albrecht, Keller Webster, Andy Harvey, Gordon Greeson, and Kenneth Prater

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kevin Carlson, Special Durable Power of Attorney for Real Estate Transactions for Frederick L. Albrecht, Keller Webster, Andy Harvey, Gordon Greeson, and Kenneth Prater, the Directors of Collin County Municipal Utility District No. 1, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the ____ day of _____, 2017.

By: Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of approval

ATTEST:

City Secretary

Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.	
RECOMMENDED BY:	Planning and Zoning Commission City of Celina, Texas
_____ Signature of Chairperson	_____ Date of Recommendation
APPROVED BY:	City Council City of Celina, Texas
_____ Signature of Mayor	_____ Date of Approval
ATTEST:	
_____ City Secretary	

FINAL PLAT
**LIGHT FARMS
LIGHT FARMS WAY EXTENSION
& DOE BRANCH REGIONAL PARK**
CONTAINING
**4 RECREATIONAL LOTS
& 1 AMENITY CENTER LOT
TOTALING 87.51 ACRES**
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT No. 734 &
COLLIN COUNTY SCHOOL LAND SURVEY No.14,
ABSTRACT No. 167
COLLIN COUNTY, TEXAS

DEVELOPER
LFC LAND COMPANY, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

COUNTY RECORDING INFORMATION
APRIL 2017 SHEET 4 OF 4

COUNTY PROJECT NUMBER: P-2017XX-XX PROJECT NUMBER: 01-3905-63



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: May 15, 2017
Re: Maple Street Replat

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and take action on a residential replat request on an ±.389 acre piece of land situated in the Celina Original Donation, block 8, lots 1B,2B,3B,4, & 5B. The property is situated at the southeast corner of W. Maple St. and N. Ohio Drive. (Maple St. Replat)

Background Information:

The applicant is requesting to combine two (2) lots into one (1) in order to construct a church on the property.

Staff has reviewed the proposed replat for Maple Street and has determined that all comments have been addressed.

Board Review/Citizen Input:

A notice of public hearing was published in the Celina Record on April 14, 2017. Notice of the public hearing were sent to all owners of property, as indicated by the most recently approved tax rolls, who are located within 200 feet of the subject property. No letters in favor or opposition were received by May 12, 2017 when Commissioner packets were sent out.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval as presented.

BLOCK 12
MAP OF CELINA
VOL. 1, PG. 114

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

BLOCK 9
MAP OF CELINA
VOL. 1, PG. 114

Property Owner's Certificate

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Unified Pentecostal Local Churches Inc. is the Owner of a tract of land situated in the J. Willock Survey, A-1055, in the City of Celina, Collin County, Texas and being more particularly described as follows:

BEING all that tract of land in the City of Celina, Collin County, Texas, and being all of Lot 4, and part of Lots 5 and 6 in Block 8 of the Map of Celina as recorded in Volume 1, Page 114 of the Plat Records of Collin County, Texas, same being all of that called 6075 square feet tract of land described in a deed to Operacion Compazon, Inc. as recorded under CC# 20100407000333420 of the Official Public Records of Collin County, Texas, and all of that tract of land described in a deed to Operacion Compazon, Inc. as recorded under CC# 20100407000333590 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the intersection of the South line of W. Maple Street (60') with the East line of N. Ohio Street (60'), same being the Northwest corner of said Block 8;

THENCE North 90 degrees 00 minutes 00 seconds East, 150.00 feet along the South line of said W. Maple Street to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said Lot 4, and at the Northwest corner of said Lot 3, from which a 1/2 inch steel rod found at the Northeast corner of said 6075 sq.ft. tract bears North 90 degrees 00 minutes 00 seconds West, 75.14 feet for witness;

THENCE South 00 degrees 00 minutes 00 seconds East, 145.00 feet to a 1/2 inch steel rod found on the North line of a 10 foot alley, at the Southeast corner of said Lot 4, and at the Southwest corner of said Lot 3;

THENCE North 90 degrees 00 minutes 00 seconds West, 74.94 feet to a 1/2 inch steel rod found at the Southeast corner of a tract of land described in a deed to Scott Tingle as recorded in Volume 2225, Page 419 of the Deed Records of Collin County, Texas, from which a 1/2 inch steel rod found at the Southwest corner of said Tingle tract bears North 90 degrees 00 minutes 00 seconds West, 75.06 feet for witness;

THENCE North 00 degrees 00 minutes 13 seconds West, 64.19 feet to a 1/2 inch steel rod found at the Northeast corner of said Tingle tract;

THENCE South 89 degrees 57 minutes 25 seconds West, 75.05 feet to a 1/2 inch steel rod found on the East line of said N. Ohio Street, and at the Northwest corner of said Tingle tract;

THENCE North 00 degrees 00 minutes 00 seconds East (Bearing Basis), 80.87 feet along the East line of N. Ohio Street to the POINT OF BEGINNING, containing 0.389 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Unified Pentecostal Local Churches Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as UNIFIED PENTECOSTAL LOCAL CHURCHES ADDITION, LOT 4R, BLOCK 8, being a Replat of Lot 4 and part of Lots 5 and 6, Block 8 of the Amended plat of the Town of Celina, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand, this the ___ day of _____, 20____.

BY:

Unified Pentecostal Local Churches Inc.
Authorized Representative

STATE OF TEXAS
COUNTY OF COLLIN

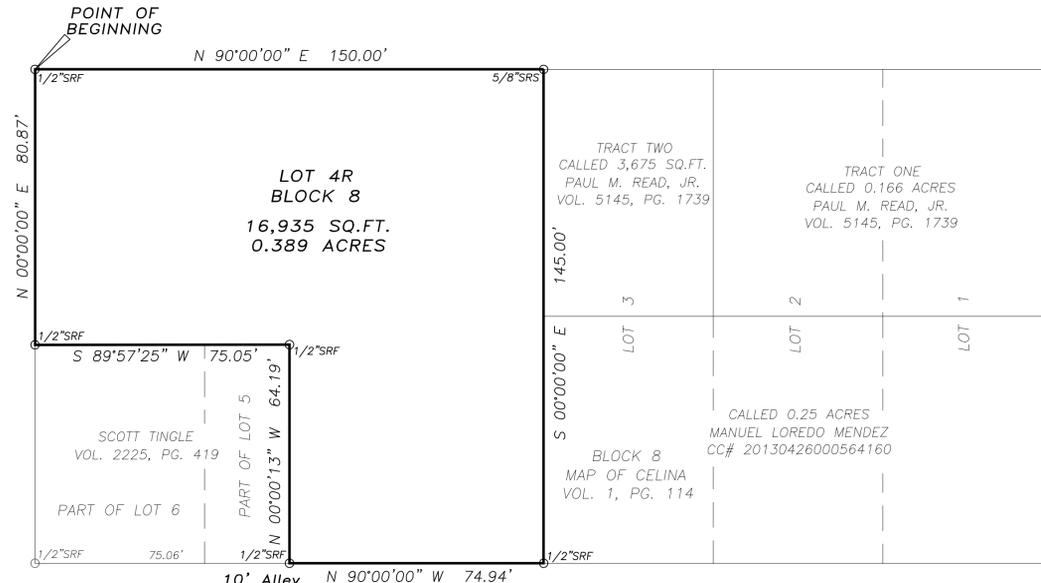
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20____.

Notary Public in and for the State of Texas

LOT 1
BLOCK 13
MAP OF CELINA
VOL. 1, PG. 114

N. Ohio Street
(60' Right-of-Way)



N. Louisiana Drive
(60' Right-of-Way)

LOT 12



Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

PRELIMINARY AND FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

Matthew Busby
Registration No. 5751

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20____.

Notary Public in and for the State of Texas

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND
O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

Notes:

- 1) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48085C0110J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
- 2) Verify exact location of underground utilities prior to construction.
- 3) Bearings based on North line of Lot 7R, Block 8 (Vol. P, Pg. 869).
- 4) Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- 6) This development is located within the City Limits of Celina.

CITY APPROVAL OF REPLAT

RECOMMENDED BY:

Planning and Zoning Commission City of Celina, Texas

Signature of Chairperson

Date of Recommendation

APPROVED BY:

City Council
City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of Approval

ATTEST:

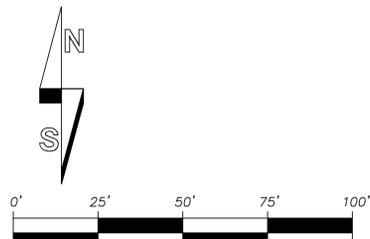
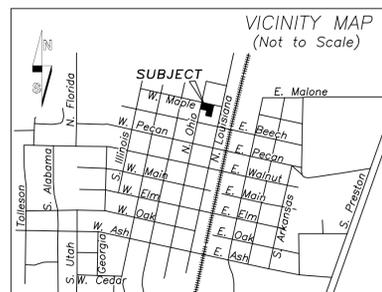
City Secretary

Date

REPLAT
UNIFIED PENTECOSTAL LOCAL CHURCHES ADDITION
0.389 ACRES
LOT 4R, BLOCK 8
BEING REPLAT OF LOT 4 & PART OF LOTS 5 & 6, BLOCK 8
AMENDMENT TO THE AMENDED MAP
OF THE TOWN OF CELINA
J. WILLOCK SURVEY, A-1055
CITY OF CELINA
COLLIN COUNTY, TEXAS

OWNER:
Unified Pentecostal
Local Churches Inc.
415 N. Arizona Dr.
Celina, Texas 75009

SURVEYOR:
Boundary Solutions, Inc.
116 McKinney Street
Farmersville, TX 75442
mbusby_bsi@yahoo.com
214-499-8472





Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: May 15, 2017
Re: Staley Tract Rezoning

Action Requested:**Background Information:**

The applicant is proposing construction of an enclosed recreational vehicle storage facilities at 919 N. Louisiana Dr.

The property is currently zoned as C-2, General Commercial. The applicant is requesting rezoning into a PD, Planned Development with the base zoning designation of I-1, Light Industrial. To allow for the enclosed recreational vehicle storage use.

The applicant is requesting a planned development in order to propose masonry standards that vary from the City's Code of Ordinances which require that all non-residential developments contain 100% masonry facades. Additionally, the applicant is requesting amendments to the allowable uses on the property so that the uses would align more with adjacent developments.

In previous situations, when industrial developments are next to a railroad, staff has been supportive of reduced masonry standards. Historically, staff has recommended approval on façade plans which did not include masonry on facades facing the BNSF railroad or on facades which are not visible from the street and face internally to the development. In previous cases the Planning and Zoning Commission and City Council have agreed with this recommendation.

The original structures on the property were constructed prior to the property's annexation into the City Limits. As such, it does not comply with the City's current masonry requirements. The applicant is proposing two options which they feel are appropriate.

Option 1 (applicant's preferred option): Proposed and existing buildings shall receive a 4' masonry wainscoting on the west sides with all buildings receiving a matching coat of paint.

Option 2: 100% masonry on the west face of the two proposed buildings only.

While neither of the two options provided by the applicant meets the strict interpretation of the City's Code of Ordinances and also differ from previously approved zoning case amendments. Staff feels that Option #1 as proposed by the applicant is the best option for the property as a whole if the commission chooses to vary from previously approved masonry standards adjacent to railways.

Our current Code of Ordinances would only require that any new buildings constructed on the property be constructed using 100% masonry materials. A strict application of the City's Code of Ordinances would result in a development which lacks any continuity as half of the structures on site would be of masonry construction while the other half will be metal construction.

Staff would prefer to remain consistent with its past recommendations in regards to structures adjacent to railroads, and is recommending that all sides not adjacent to the BNSF Railroad be of masonry construction.

However, if the commission desires to approve one of the proposed options staff requests that additional landscaping be required to ensure that the visibility of the new and existing structures is minimized, and that the applicant work with staff during the site plan process to ensure that landscaping is placed in strategic locations to adequately screen view corridors into the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Planned Development Standards
- Concept plan
- Exhibits detailing developers proposed Option #1 & #2.

Staff Recommendation:

Staff recommends that the applicant follow previously approved reduced masonry standards for properties adjacent to railroads.

However, if the commission desires to approve one of the proposed options staff requests that additional landscaping be required to ensure that the visibility of the new and existing structures is minimized, and that the applicant work with staff during the site plan process to ensure that landscaping is placed in strategic locations to adequately screen view corridors into the property.

STALEY PD

**PLANNED DEVELOPMENT
STANDARDS**

May, 2017

Prepared By:



4821 Merlot Avenue, Suite 210 :: Grapevine, TX 76051 :: 817-488-4960

TABLE OF CONTENTS

INTRODUCTION	3-4
▪ STATEMENT OF INTENT AND PURPOSE	
EXHIBITS	5-13
▪ EXHIBIT A – CONCEPT PLAN	4
▪ EXHIBIT B – LEGAL DESCRIPTION	5
▪ EXHIBIT C – PD DISTRICT STANDARDS	6

PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately two acres of land within the City of Celina more fully described on the legal description attached as Exhibit B (the “Property”) and depicted on Exhibit A. The uses proposed for the Property provide the ability to accommodate some light industrial-type uses with the addition of recreational vehicle (RV) storage and will create a mixture of uses beneficial to the businesses within the area. This PD will provide flexibility and clarity for the development of this property based on those uses.

It is the intent of this PD to keep the base zoning as Light Industrial on the tract along with the uses and development regulations as designated therein, subject to modifications as set forth herein. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations specifically modified in this PD shall not be subject to amendment after the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD and all attachments supersede any existing zoning, use and development regulations for the tract of land identified in Exhibit A.

Project Location

The proposed PD is located at 919 N. Louisiana Drive. The site is south of County Road 95 within a group of industrial and commercial developments. A legal description (Exhibit B) and Concept Plan (Exhibit A) have been provided.

The project area is primarily surrounded by industrial uses with the existing BNSF Railway right-of-way (ROW) serving as the eastern boundary.

This PD will provide for the opportunity to develop recreational vehicle storage on the property in addition to allowing the current business uses to remain.

Concept Plan

Exhibit A identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations in place at the time of platting unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that compliments the City of Celina.

EXHIBIT A CONCEPT PLAN



 <p>Kirkman ENGINEERING</p> <p>4425 Medical Center Blvd, Suite 200 Lubbock, Texas 79416 Phone: 807-882-8800</p>							
EDED/ED/OWNER							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">DATE: 08/20/2024</td> </tr> <tr> <td style="font-size: 8px;">PROJECT: 205</td> </tr> <tr> <td style="font-size: 8px;">SHEET: 05</td> </tr> <tr> <td style="font-size: 8px;">DATE: 08/20/2024</td> </tr> <tr> <td style="font-size: 8px;">BY: [Signature]</td> </tr> <tr> <td style="font-size: 8px;">CHECKED: [Signature]</td> </tr> <tr> <td style="font-size: 8px;">SCALE: 1"=40'</td> </tr> </table>	DATE: 08/20/2024	PROJECT: 205	SHEET: 05	DATE: 08/20/2024	BY: [Signature]	CHECKED: [Signature]	SCALE: 1"=40'
DATE: 08/20/2024							
PROJECT: 205							
SHEET: 05							
DATE: 08/20/2024							
BY: [Signature]							
CHECKED: [Signature]							
SCALE: 1"=40'							
<p style="font-size: 8px;">Kirkman Engineering, LLC Member of the CH2M Group</p>							
<p>CELINA RV</p> <p>CELINA TEXAS</p> <p>SITE PLAN</p> <p>SP1.0</p>							

EXHIBIT B

LEGAL DESCRIPTION

GF# 10198-04PC/SMITHART

SITE SURVEY PLAT

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the property located at 721 SPUR HIGHWAY 289 NORTH in Collin County, Texas, and being described as follows:

BEING a tract of land situated in Collin County, Texas, a part of the Collin County School Land Survey, Abstract No. 170, and being a portion of the 8.1548 acre tract of land described by the Deed recorded in Volume 1213, Page 638, of the Collin County Land Records, and being more particularly described as follows:

BEGINNING at a found 1/4 inch iron rod at the Southwest corner of the beforementioned 8.1548 acre tract, said iron rod being located in the East line of Spur Highway 289 North;

THENCE North 00 degrees 29 minutes 51 seconds East with the West line of the 8.1548 acre tract and the East line of Highway 289 for a distance of 280.42 feet to a found 1/4 inch iron rod for corner;

THENCE North 89 degrees 53 minutes 02 seconds East parallel to the South line of the 8.1548 acre tract for a distance of 341.74 feet to a found 1/4 inch iron rod the the East line of the said 8.1548 acre tract for corner, said iron rod being the West line of the Burlington Northern Railroad;

THENCE South 12 degrees 58 minutes 41 seconds West with the East line of the 8.1548 acre tract and the West line of the beforementioned railroad for a distance of 287.89 feet to a set 1/4 inch iron for corner;

THENCE South 89 degrees 53 minutes 02 seconds West with the South line of the beforementioned 8.1548 acre tract for a distance of 279.52 feet to the POINT OF BEGINNING and containing 2.000 acres of land..

NOTE: The easement to Texas Power & Light as recorded in Vol.585 Pg.283 does not apply to this property.

FOR LOT DRAWING
SEE EXHIBIT "A"

Handwritten signature and date: C.A. Smith 1/24/05

EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, THERE ARE NO ENCROACHMENTS UPON STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND THERE ARE NO CONFLICTS OR PROTRUSIONS. ALL PLATTED BUILDING SETBACK LINES AND EASEMENTS ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN THEREON. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA". ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, MAP NO. 48113 C. 0185 J, DATED JANUARY 19, 1996, (ZONE "X").

- Property Line
- Concrete
- Brick Wall
- Iron Rod Found
- Iron Rod Set
- Wrought Iron Fence
- Covered Area
- ▲ Electric Meter
- Gas Meter

- LEGEND
- FC Fence Corner
 - Edge of Ac. alt
 - Chr in Link Fence
 - Wood Fence

COREYCO ENGINEERING CORPORATION
 13719 GAMMA ROAD
 DALLAS, TEXAS 75244
 OFFICE: 972-788-5253 FAX: 972-788-1494
 Job No. 05-13557

Survey Performed:
Kyle V. Corey 1/27/05
 Kyle V. Corey, R.P.L.S. #4969

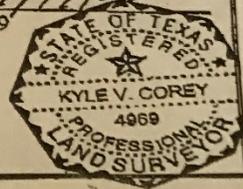


EXHIBIT C

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 GENERAL CONDITIONS FOR PD:

- 1.1 Conformance to All Applicable Articles of the Celina Zoning Ordinance: Except as amended herein, this PD shall conform to any and all applicable articles and sections of the Zoning Ordinance as it presently exists or may be amended.

Approval of this PD ordinance does not change the non-conforming status of any existing structures currently located on the property.

- 1.2 Landscape Requirements: Landscaping shall conform to the provisions set forth in the Zoning Ordinance, as it exists or may be amended. Landscaping shall be provided along Louisiana Drive as described below.

- 1.3 Screening Standards: No additional screening shall be required for the addition of RV storage. All future development within this PD District shall comply with the following minimum screening standards:

- Lots adjacent to the Railroad: No screening required
- Lots adjacent to Single Family: 6' masonry wall or wood fence
- Lots adjacent to Commercial: 6' wood fence or 6' decorative metal fence
- Lots adjacent to public roadway: A 15' landscape buffer with the following landscaping:
 - a. 1 Tree per 50' on center (3-inch minimum caliper)
 - b. 5 Shrubs (grouped or linear) per 50'
- Open Storage shall be in accordance with City standards for screening.

2.0 PD STANDARDS

LIGHT INDUSTRIAL

- 2.1 General Description: This PD shall allow uses which conform to the Use Regulations specified in the current Zoning Ordinance. The base zoning for this tract shall be the I-1, Light Industrial District as described in the current Zoning Ordinance except as otherwise herein modified.
- 2.2 Additional Permitted Uses: In addition to the I-1 uses defined in the current Zoning Ordinance, the following uses shall be allowed within this PD.
- a. Agricultural Uses: Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards and aviaries.
 - b. Armed services recruiting center
 - c. Artist studio
 - d. Auto laundry or carwash
 - e. Auto supply store for new and rebuilt parts
 - f. Bakery or confectionery (retail)
 - g. Bank/credit unions
 - h. Child day care (business)
 - i. Church/place of worship
 - j. Community facility uses
 - k. Convenience store (with or without gas sales)
 - l. Dance studio
 - m. Food or grocery store
 - n. Funeral home (no crematorium)
 - o. Garden shop (indoor/outdoor storage, outdoor storage shall be screened per City code and may not exceed 50% of the total gross floor area)
 - p. General retail store
 - q. Gymnastics Facility
 - r. Karate, martial arts studio
 - s. Laundry/dry cleaning (drop off/pick up)
 - t. Motorcycle sales and repair (without outdoor display)
 - u. Nursing/convalescent home
 - v. Offices (professional and general business)
 - w. Personal services shop
 - x. Pet and animal grooming shop
 - y. Public and private parks
 - z. Recreational and open space including but not limited to

playgrounds, parkway, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries

- aa. Recreational vehicle storage and parking
- bb. Retirement home/home for the aged
- cc. Temporary structure for storage of building materials and equipment used for initial construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sale/leasing activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage during periods of construction only. Must be removed within 90 days of project completion.
- dd. Theater or playhouse (indoor)
- ee. Veterinarian (indoor kennels)
- ff. Warehouse/office warehouse
- gg. Winery

2.3 Design Guidelines:

- a. Height Regulations: All development within this PD District shall comply with the height regulations as defined by the I-1, Light Industrial District.
- b. Area Regulations: All development within this PD District shall comply with the area regulations as defined by the I-1, Light Industrial District except as described below:
 - i. Minimum Front Yard: 30 feet.
All yards adjacent to a street shall be considered a front yard.
 - ii. Minimum Side Yard: 8 feet; or
15 feet when adjacent to a residential lot.
 - iii. Minimum Rear Yard: 25 feet; or 5 feet if adjacent to the railroad. Existing structures are exempt.

Option #2
 100% masonry on western
 facade of new buildings
 only.



KE
 kirkman
 ENGINEERING

4025 PRIMA AVENUE, SUITE 201
 DALLAS, TEXAS 75244
 PHONE: 972-462-4500

EXHIBIT SHEET

DATE: 05/11/2011	DATE: 05/11/2011
PROJECT: 25	PROJECT: 25
OWNER: JGG	OWNER: JGG
DESIGNER: JGG	DESIGNER: JGG
DATE: 02/27/10	DATE: 02/27/10

Kirkman Engineering, L.L.C.
 4025 PRIMA AVENUE, SUITE 201
 DALLAS, TEXAS 75244

CELINA RV

CELINA
 TEXAS

SITE PLAN

SP1.0

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Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, City Manager
Helen-Eve Liebman, Planning & Development Services Director
From: Ben Rodriguez, Planner
Meeting Date: May 15, 2017
Re: Rezoning Request for Westgate 96

Action Requested:

Conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96)

Background Information:

The applicant submitted a request to continue the public hearing on Friday, May 12, 2017.

Public Notice:

The public hearing notice was published in the *Celina Record* on Friday, April 29, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected.

Supporting Documents:

Legal Review:

N/A

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends the public hearing be continued per the applicant's request.

Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
817.488.4960



May 12, 2017

Mr. Ben Rodriguez
Senior Planner
City of Celina
142 N. Ohio Street
Celina, Texas 75009

RE: Westgate 96 PD Zoning Request

Dear Mr. Rodriguez

On behalf of the property ownership of the above-mentioned property, I'd like to request a continuance of the zoning case scheduled for the Planning and Zoning meeting in Monday, May 15, 2017. The owners need more time to review the staff requests from today.

Please contact me at 817-488-4960 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shea Kirkman'.

Shea Kirkman, P.E.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: May 15, 2017
Re: Exterior building Requirements

Action Requested:

Conduct a public hearing to consider testimony and act on proposed amendments to the City's Code of Ordinances Chapter 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements. To amend masonry requirements for architectural features and amenity centers. (Exterior Masonry Requirements)

Background Information:

Staff is proposing amendments to the City's exterior construction requirements to clarify that all structures within the Old Town Residential district are exempt from the City's masonry requirements. Previous wording inferred that only homes constructed within the Old Town Residential district were exempt. It has been the Cities intent that there be no minimum masonry requirements within the Old Town Residential district.

Staff is also proposing an amendment for all single residential homes allowing cementitious fiber board to be used on for architectural features, including window box-outs, bay windows, roof dormers, columns, or other architectural features approved by the Planning and Development Services Director or their designee. It is staff's intent to promote variations in building facades, and some architectural embellishments on homes become disproportionality expensive if required to be bricked. Many of these architectural features are located above the roof line and are difficult to support the weight of masonry materials without substantial reinforcement.

Finally, staff is proposing changes to the masonry requirements for single family amenity centers. Staff does not want to discourage the creativity of amenity center design within an approved single family neighborhood. Staff recommends reducing the masonry requirement of amenity centers to 50%, with any proposals under 50% masonry being approved by the Director of Planning and Development Services or their designee.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed revisions

Staff Recommendation:

- Staff recommends approval of the item as presented.

(2) Residential masonry requirement.

(A) All single- and two-family homes shall have 100% masonry materials on sides (facades) facing a public street.

(B) All single-, two-family homes shall consist of 100% masonry materials on the first floor and cementitious fiber board may only constitute fifty (50) percent of stories other than the first story. However, cementitious fiber board may not be used as a facade cladding material for portions of upper stories that are in the same vertical plane as the first story.

(C) Cementitious fiber board may be used for architectural features, including window box-outs, bay windows, roof dormers, columns, or other architectural features approved by the Planning and Development Services Director or their designee

(D) Prohibited. Concrete masonry units and concrete panel construction, as defined in [section 14.05.151\(a\)](#), shall be prohibited in the construction of residential units.

(E) Exemption. ~~Homes~~ Structures within the OT-R district shall be exempt from the masonry requirement.

(F) Exemption for enlargements to an existing structure. Where more than 50% of existing residential structures within a 500-foot radius of the property boundary do not meet the above minimum structure masonry standards, then such standards shall not apply. The addition should be of the same materials as the existing structure.

(3) Nonresidential masonry requirement.

(A) Commercial, retail, multifamily, and business districts. Nonresidential and multifamily ~~developments~~ structures shall consist of 100% masonry materials.

(B) Amenity Centers. Amenity centers located within an approved single family subdivision shall consist of a minimum of 50% masonry materials. Amenity centers comprised of less than 50% of masonry materials may be approved after consideration of the Director of Development services or their designee.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: May 15, 2017
Re: Chalk Hill Phase 1

Action Requested:

Consider and act on a Construction Plat for Chalk Hill Phase 1, being ±40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Construction Plat)

Background Information:

Staff will be meeting with the applicant Monday, May 15, 2017 in an attempt to reach an agreement on all outstanding comments.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibits

Staff Recommendation:

Staff hopes to have a more formal recommendation at the Planning & Zoning Commission meeting Monday, May 15, 2017.

