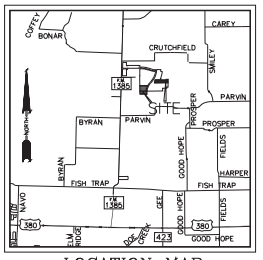
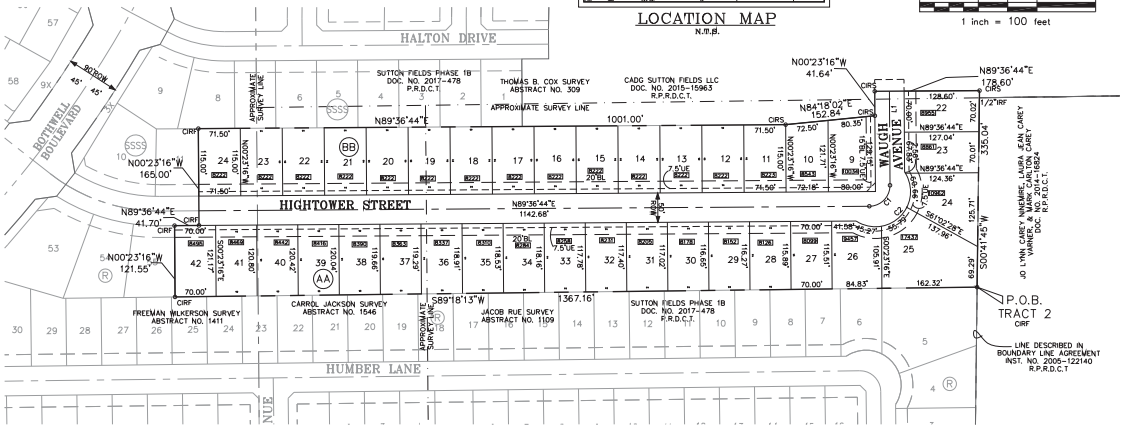
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°23'16"E	160.29
L2	S00°41'47"E	25.50
L3	N00°41'47"W	25.50
L4	S52°35'26"E	63.54
L5	S78°18'47"E	60.48
L6	S06°08'13"E	28.13

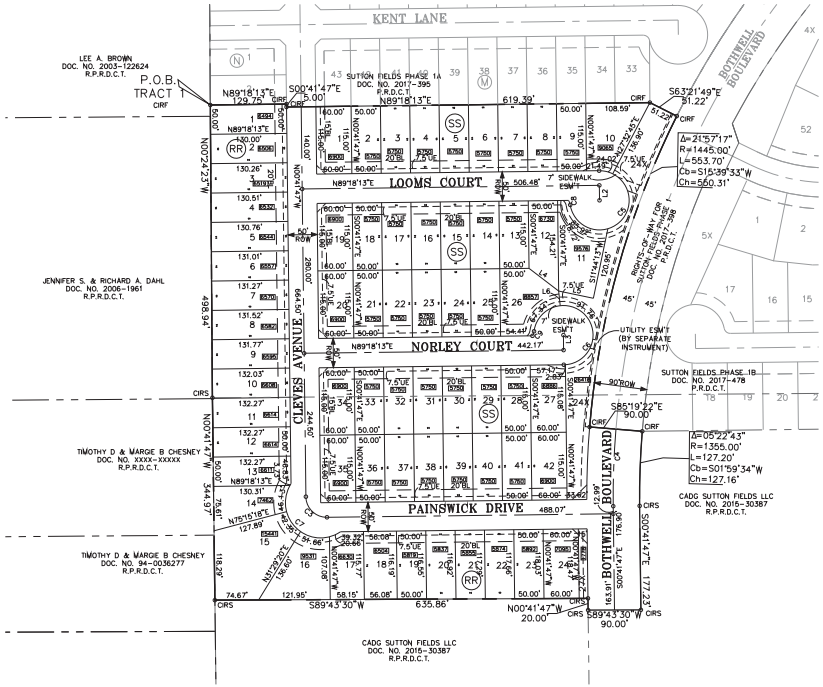
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	35.50	55.76	35.50	N44°36'44"E	50.20
C2	156°52'50"	60.00	164.28	293.34	N44°43'45"E	117.57
C3	90°00'00"	35.50	55.76	35.50	N45°41'47"W	50.20
C4	05°22'43"	1400.00	131.42	65.76	S01°59'34"W	131.37
C5	261°50'50"	50.50	230.78	58.25	N40°13'26"E	76.31
C6	261°50'43"	50.50	230.79	58.25	N41°37'09"W	76.32
C7	157°06'53"	60.00	164.53	296.43	S45°41'47"E	117.61
C8	23°30'44"	20.00	8.21	4.16	N20°36'31"W	8.15
C9	23°30'49"	20.00	8.21	4.16	N19°12'54"E	8.15



LOCATION MAP
N.T.S.

100 0 50 100 200
1 inch = 100 feet





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	CAPPED IRON ROD 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 (RP)	57.5-FOOT RADIUS (RADIUS POINT)
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE
9999	LOT AREA (SQUARE FEET)
▲	DENOTES KEY LOT

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 _____

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 _____

CONSTRUCTION PLAT
SUTTON FIELDS PHASE 2A

TRACT 1 ~ 13.792 ACRES
TRACT 2 ~ 8.990 ACRES
22.782 ACRES TOTAL
103 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411,
CARROL JACKSON SURVEY ~ ABSTRACT NO. 1546,
JACOB RUE SURVEY ~ ABSTRACT NO. 1109, &
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 LLC
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: MAY 2018
SCALE: 1"=100'
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 1401302B

F:\2014\1401302B\SURVEY\1401302AFP.dwg May 04,2018 - 9:30 am cpetitt