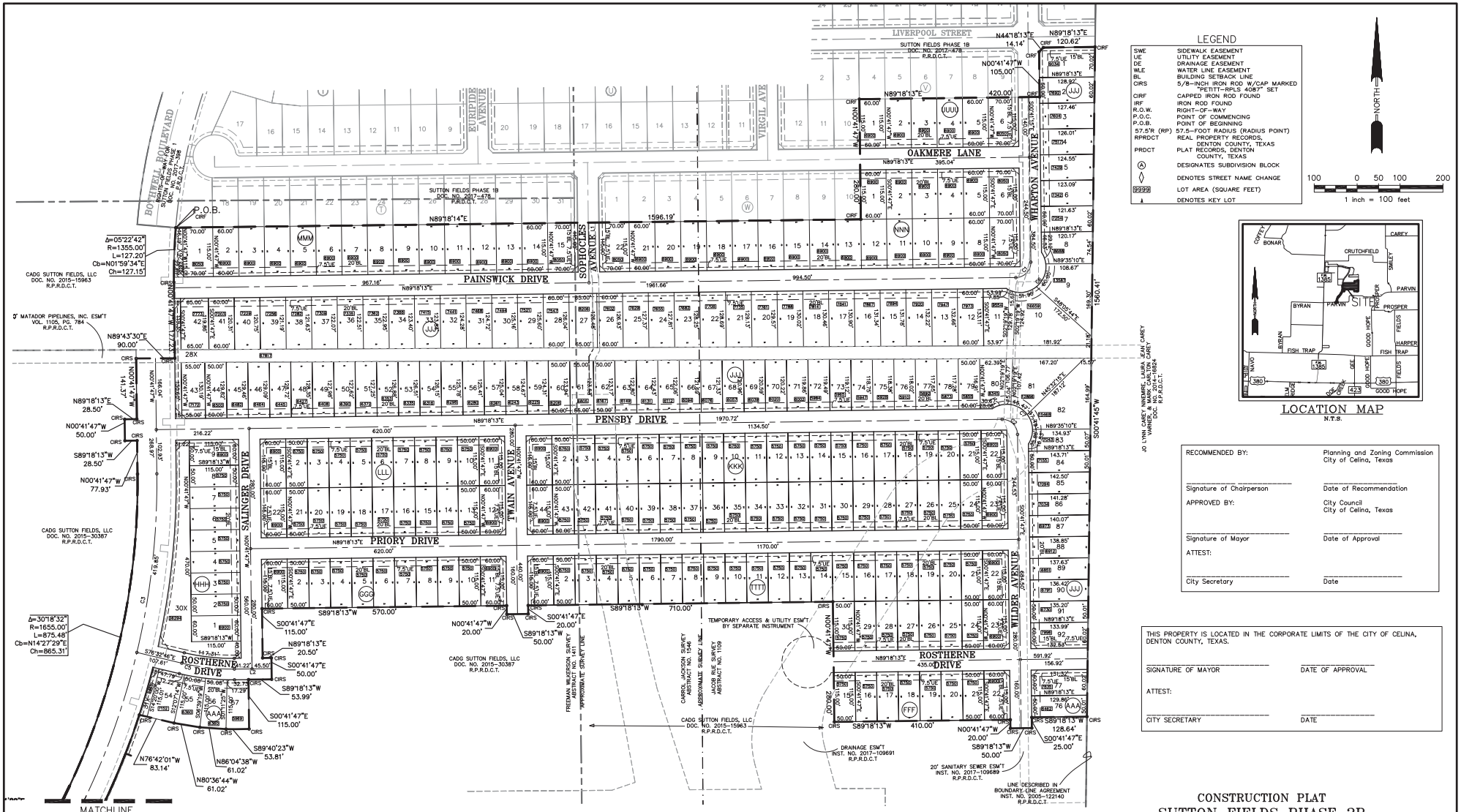

LEGEND

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

NORTH

100 0 50 100 200

1 inch = 100 feet

LOCATION MAP
N.T.S.

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°41'47"W	140.00'
L2	S89°18'13"W	86.72'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	35.50	55.76	35.50	N44°18'13"E	50.20
C2	90°00'00"	35.50	55.76	35.50	S45°41'47"E	50.20
C3	45°02'51"	1700.00	1336.58	704.99	N21°49'38"E	1308.42
C4	45°04'06"	800.00	629.27	331.93	S21°49'00"W	613.18
C5	14°09'01"	500.00	123.48	62.06	S83°37'17"E	123.17
C6	157°06'53"	60.00	164.53	296.43	N44°18'13"E	117.61
C7	157°06'53"	60.00	164.53	296.43	N45°41'47"W	117.61

CONSTRUCTION PLAT
SUTTON FIELDS PHASE 2B

58.579 ACRES
265 RESIDENTIAL LOTS
4 NON–RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411,
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. No. (214) 221–9955
Fax No. (214) 340–3550
DATE: MAY 2018
SCALE: 1"=100'
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 1401302B

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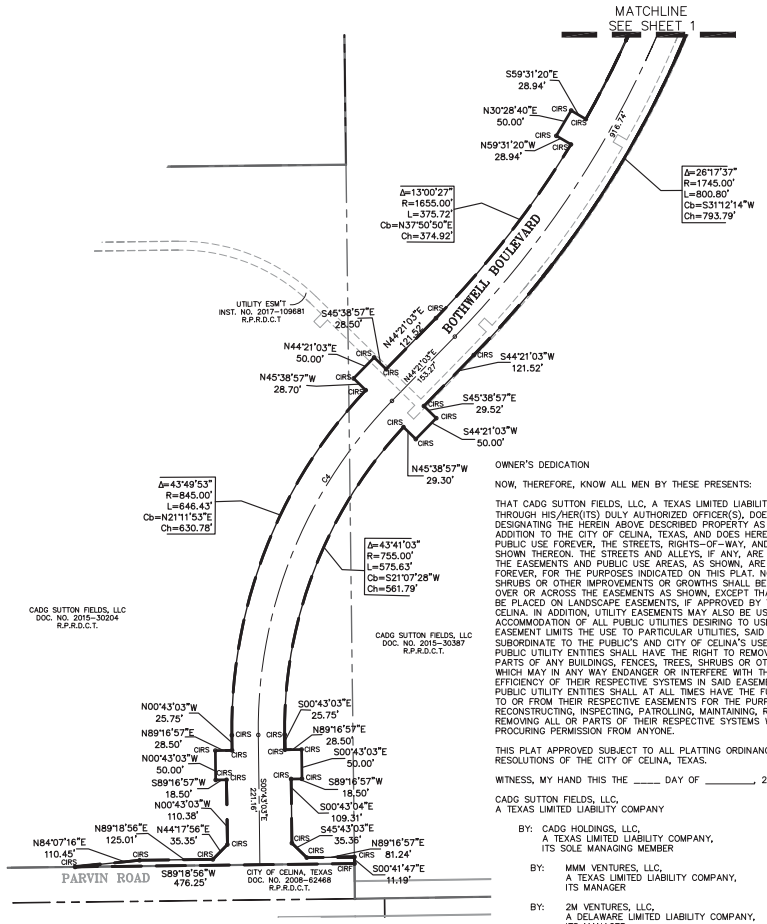

SURVEYOR'S CERTIFICATE

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.

AS SUBMITTED FOR SIGNATURES

_____
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 PROFESSIONAL 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 _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

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 2B, 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 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 _____, 2018.

CADG SUTTON FIELDS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: CADG HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MANAGING MEMBER

BY: MMM VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: 2M VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
NAME: MEHRDAD MOAYEDI
ITS: MANAGER

STATE OF TEXAS §

COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY MEHRDAD MOAYEDI, MANAGER OF 2M VENTURES, LLC, AS MANAGER OF MMM VENTURES, LLC, AS MANAGER OF CADG HOLDINGS, LLC, AS SOLE MANAGING MEMBER OF CADG SUTTON FIELDS, LLC, A TEXAS LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG SUTTON FIELDS, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE FREEMAN WILKERSON SURVEY, ABSTRACT NUMBER 1411, CARROL JACKSON SURVEY, ABSTRACT NUMBER 1546, AND JACOB RUE SURVEY, ABSTRACT NUMBER 1109 IN DENTON COUNTY, TEXAS, SAID TRACT BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO CADG SUTTON FIELDS, LLC, RECORDED IN DOCUMENT NUMBER 2015-30387, DOCUMENT NUMBER 2015-15963, AND DOCUMENT NUMBER 2015-30204, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE SOUTHWEST CORNER OF SUTTON FIELDS PHASE 1B, AN ADDITION TO THE CITY OF CELINA ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017-478, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT), SAID IRON ROD ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF BOTHWELL BOULEVARD ACCORDING TO THE RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1 PLAT RECORDED IN DOCUMENT NUMBER 2017-398 (PRDCT);

THENCE ALONG THE SOUTHERLY LINE OF SAID SUTTON FIELDS PHASE 1B AND DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING BEARINGS AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" FOUND FOR CORNERS:

NORTH 89°18'14" EAST, A DISTANCE OF 1596.19 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 280.00 FEET;

NORTH 89°18'13" EAST, A DISTANCE OF 420.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 105.00 FEET

NORTH 44°18'13" EAST, A DISTANCE OF 14.14 FEET;

AND NORTH 89°18'13" EAST, A DISTANCE OF 120.62 FEET, SAID IRON ROD BEING LOCATED ON A LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 2005-122140 (RPRDCT);

THENCE SOUTH 00°41'45" WEST WITH SAID BOUNDARY AGREEMENT LINE, A DISTANCE OF 1560.41 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE, DEPARTING THE WEST LINE OF SAID BOUNDARY AGREEMENT LINE, 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:

SOUTH 89°18'13" WEST, A DISTANCE OF 128.64 FEET;

SOUTH 00°41'47" EAST, A DISTANCE OF 25.00 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 410.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 280.00 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 710.00 FEET;

SOUTH 00°41'47" EAST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 20.00 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 570.00 FEET;

SOUTH 00°41'47" EAST, A DISTANCE OF 115.00 FEET;

NORTH 89°18'13" EAST, A DISTANCE OF 20.50 FEET;

SOUTH 00°41'47" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 53.99 FEET;

SOUTH 00°41'47" EAST, A DISTANCE OF 115.00 FEET;

SOUTH 89°40'23" WEST, A DISTANCE OF 53.81 FEET;

NORTH 86°04'38" WEST, A DISTANCE OF 61.02 FEET;

NORTH 80°36'44" WEST, A DISTANCE OF 61.02 FEET;

NORTH 76°42'01" WEST, A DISTANCE OF 83.14 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 31°12'14" WEST FOR 793.79 FEET, A CENTRAL ANGLE OF 26°17'37", AND A RADIUS OF 1745.00 FEET, FOR AN ARC DISTANCE OF 800.80 FEET;

SOUTH 44°21'03" WEST, A DISTANCE OF 121.52 FEET;

SOUTH 45°38'57" EAST, A DISTANCE OF 29.52 FEET;

SOUTH 44°21'03" WEST, A DISTANCE OF 50.00 FEET;

NORTH 45°38'57" WEST, A DISTANCE OF 29.30 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 21°07'28" WEST FOR 561.79 FEET, A CENTRAL ANGLE OF 43°41'03", AND A RADIUS OF 755.00 FEET, FOR AN ARC DISTANCE OF 575.63 FEET;

SOUTH 00°43'03" EAST, A DISTANCE OF 25.75 FEET;

NORTH 89°16'57" EAST, A DISTANCE OF 28.50 FEET;

SOUTH 00°43'03" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 89°16'57" WEST, A DISTANCE OF 18.50 FEET;

SOUTH 00°43'04" EAST, A DISTANCE OF 109.31 FEET;

SOUTH 45°43'03" EAST, A DISTANCE OF 35.36 FEET;

AND NORTH 89°16'57" EAST, A DISTANCE OF 81.24 FEET;

THENCE SOUTH 00°41'47" EAST, A DISTANCE OF 11.19 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF CELINA, TEXAS RECORDED IN DOCUMENT NUMBER 2008-62468 (RPRDCT);

THENCE SOUTH 89°18'56" WEST, WITH THE NORTH LINE OF SAID CITY OF CELINA TRACT (PARVIN ROAD), A DISTANCE OF 476.25 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE, DEPARTING SAID NORTH LINE, OVER AND ACROSS SAID CADG SUTTON FIELDS TRACT, THE FOLLOWING COURSES AND DISTANCE TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:

NORTH 84°07'16" EAST, A DISTANCE OF 110.45 FEET;

NORTH 89°18'56" EAST, A DISTANCE OF 125.01 FEET;

NORTH 44°17'56" EAST, A DISTANCE OF 35.35 FEET;

NORTH 00°43'03" WEST, A DISTANCE OF 110.38 FEET;

SOUTH 89°16'57" WEST, A DISTANCE OF 18.50 FEET;

NORTH 00°43'03" WEST, A DISTANCE OF 50.00 FEET;

NORTH 89°16'57" EAST, A DISTANCE OF 28.50 FEET;

NORTH 00°43'03" WEST, A DISTANCE OF 25.75 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 21°11'53" EAST FOR 630.78 FEET, A CENTRAL ANGLE OF 43°49'53", AND A RADIUS OF 845.00 FEET, FOR AN ARC DISTANCE OF 646.43 FEET;

(CONT'D):

NORTH 45°38'57" WEST, A DISTANCE OF 28.70 FEET;

NORTH 44°21'03" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 45°38'57" EAST, A DISTANCE OF 28.50 FEET;

NORTH 44°21'03" EAST, A DISTANCE OF 121.52 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 37°50'50" EAST FOR 374.92 FEET, A CENTRAL ANGLE OF 13°00'27", AND A RADIUS OF 1655.00 FEET, FOR AN ARC DISTANCE OF 375.72 FEET;

NORTH 59°31'20" WEST, A DISTANCE OF 28.94 FEET;

NORTH 30°28'40" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 59°31'20" EAST, A DISTANCE OF 28.94 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 14°27'29" EAST FOR 865.31 FEET, A CENTRAL ANGLE OF 30°18'32", AND A RADIUS OF 1655.00 FEET FOR AN ARC DISTANCE OF 875.48 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 77.93 FEET;

SOUTH 89°18'13" WEST, A DISTANCE OF 28.50 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 50.00 FEET;

NORTH 89°18'13" EAST, A DISTANCE OF 28.50 FEET;

NORTH 00°41'47" WEST, A DISTANCE OF 141.37 FEET;

NORTH 89°43'30" EAST, A DISTANCE OF 90.00 FEET;

AND NORTH 00°41'47" WEST, A DISTANCE OF 177.23 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 01°59'34" EAST FOR 127.15 FEET, A CENTRAL ANGLE OF 05°22'42", AND A RADIUS OF 1355.00 FEET, FOR AN ARC DISTANCE OF 127.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 58.579 ACRES OF LAND, MORE OR LESS.

NOTES:

1. 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."

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 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.

5. 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. 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 HE 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.

7. 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.

8. 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 ADD 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.

9. DETENTION PONDS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CONSTRUCTION PLAT
SUTTON FIELDS PHASE 2B

58.579 ACRES
265 RESIDENTIAL LOTS
4 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411,
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 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. 1401.302B

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