

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 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.
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

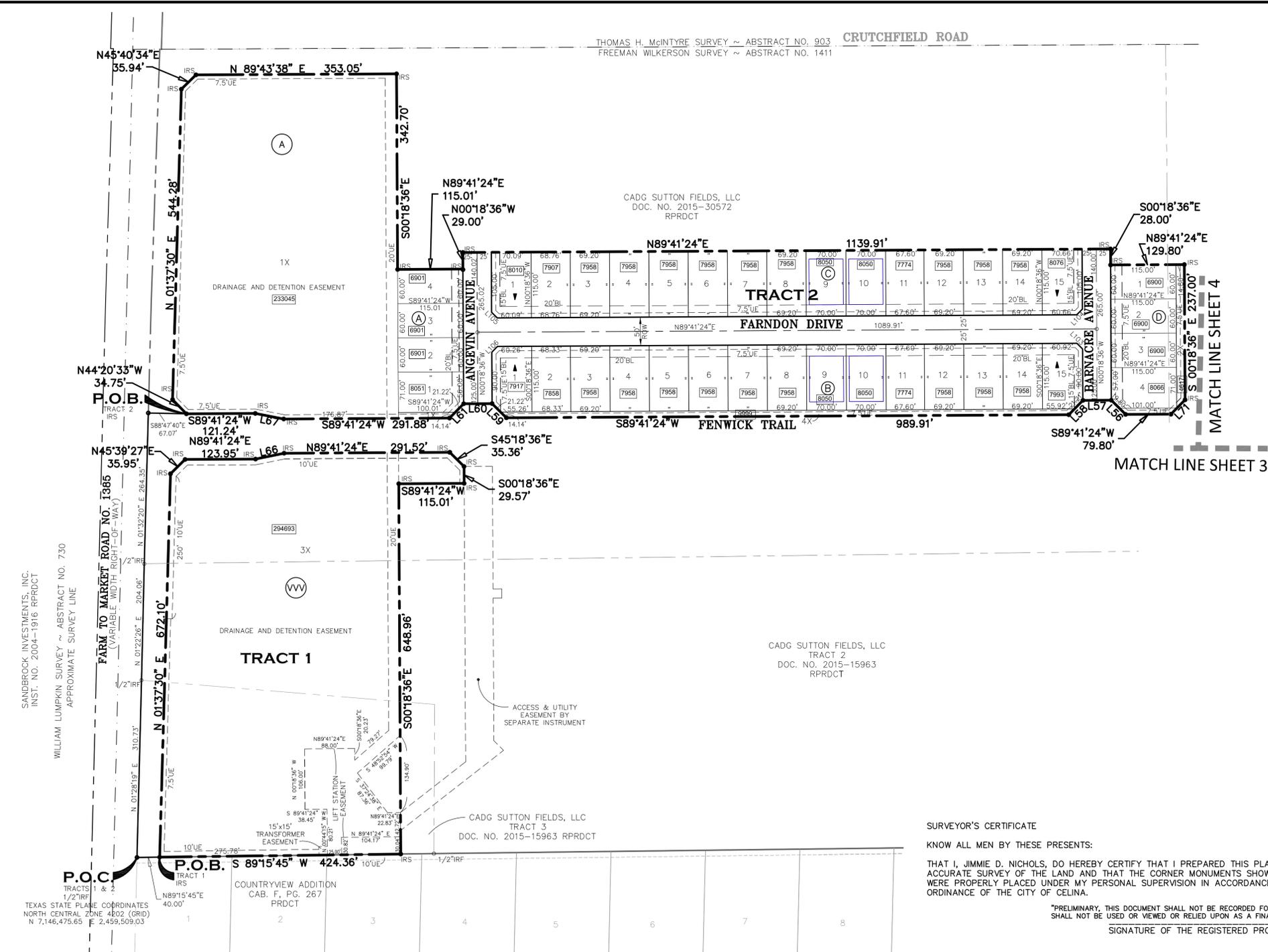
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

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

"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.

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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

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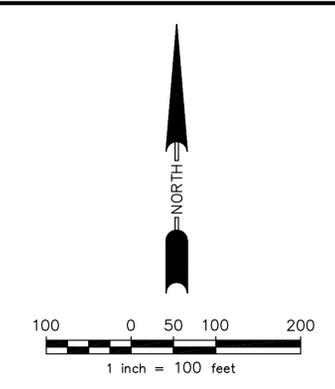
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57.5'R	57.5-FOOT RADIUS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
(D)	DENOTES STREET NAME CHANGE
9999	LOT AREA (SQUARE FEET)
▲	DENOTES KEY LOT

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"W	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



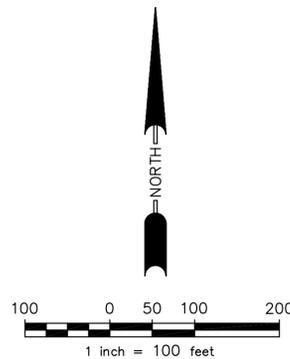
FINAL PLAT
SUTTON FIELDS PHASE 1A
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 74.784 ACRES TOTAL
 318 RESIDENTIAL LOTS
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 OWNER: CADG SUTTON FIELDS, LLC
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 PHONE (469) 892-7200

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: 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 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



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 50.91 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.

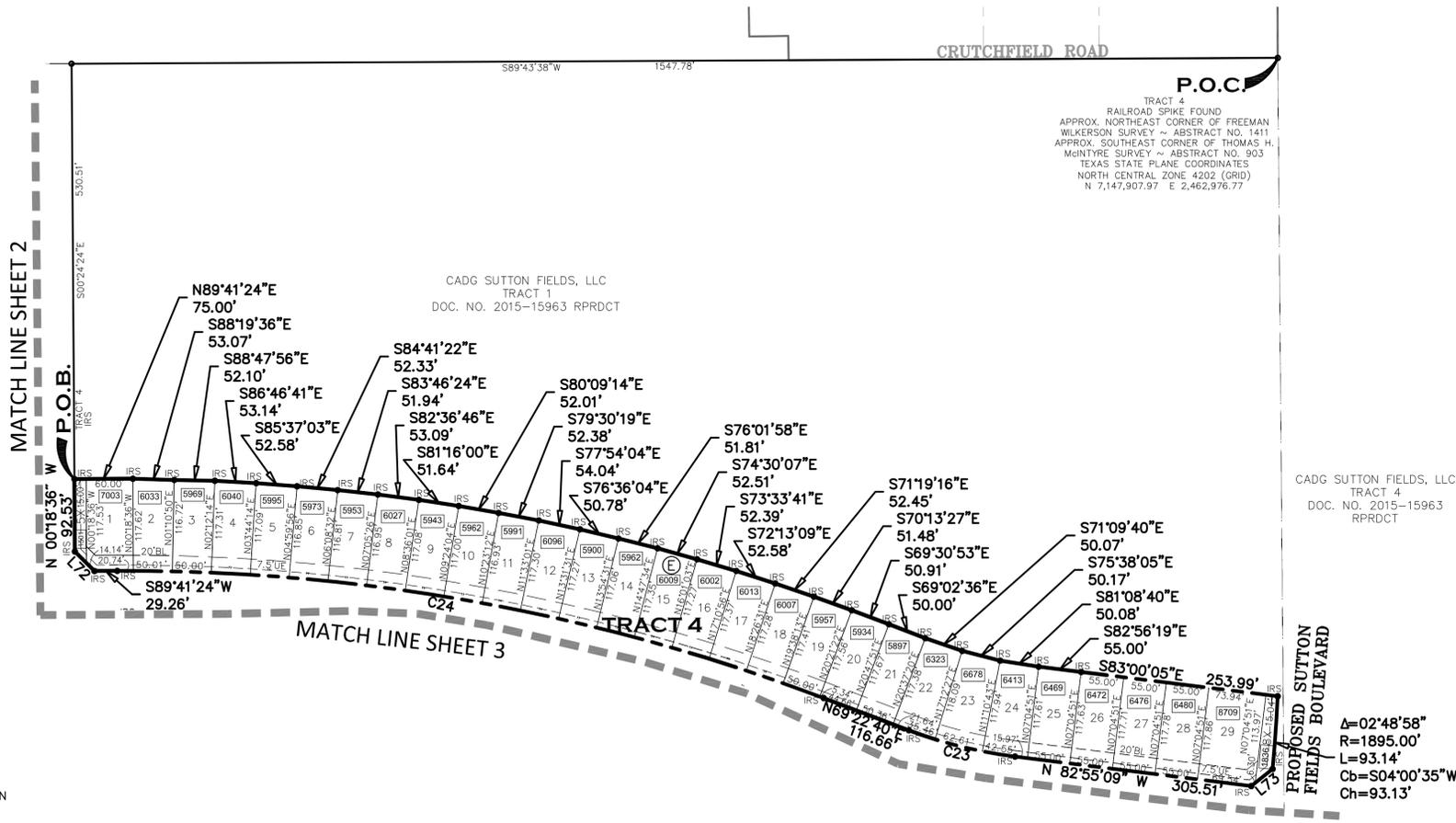
IN ALL CONTAINING A TOTAL OF 75.233 ACRES OF LAND, MORE OR LESS.

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
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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'