

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 (GORS 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 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

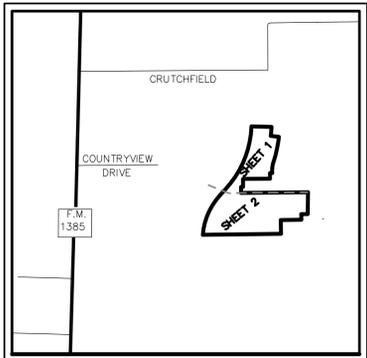
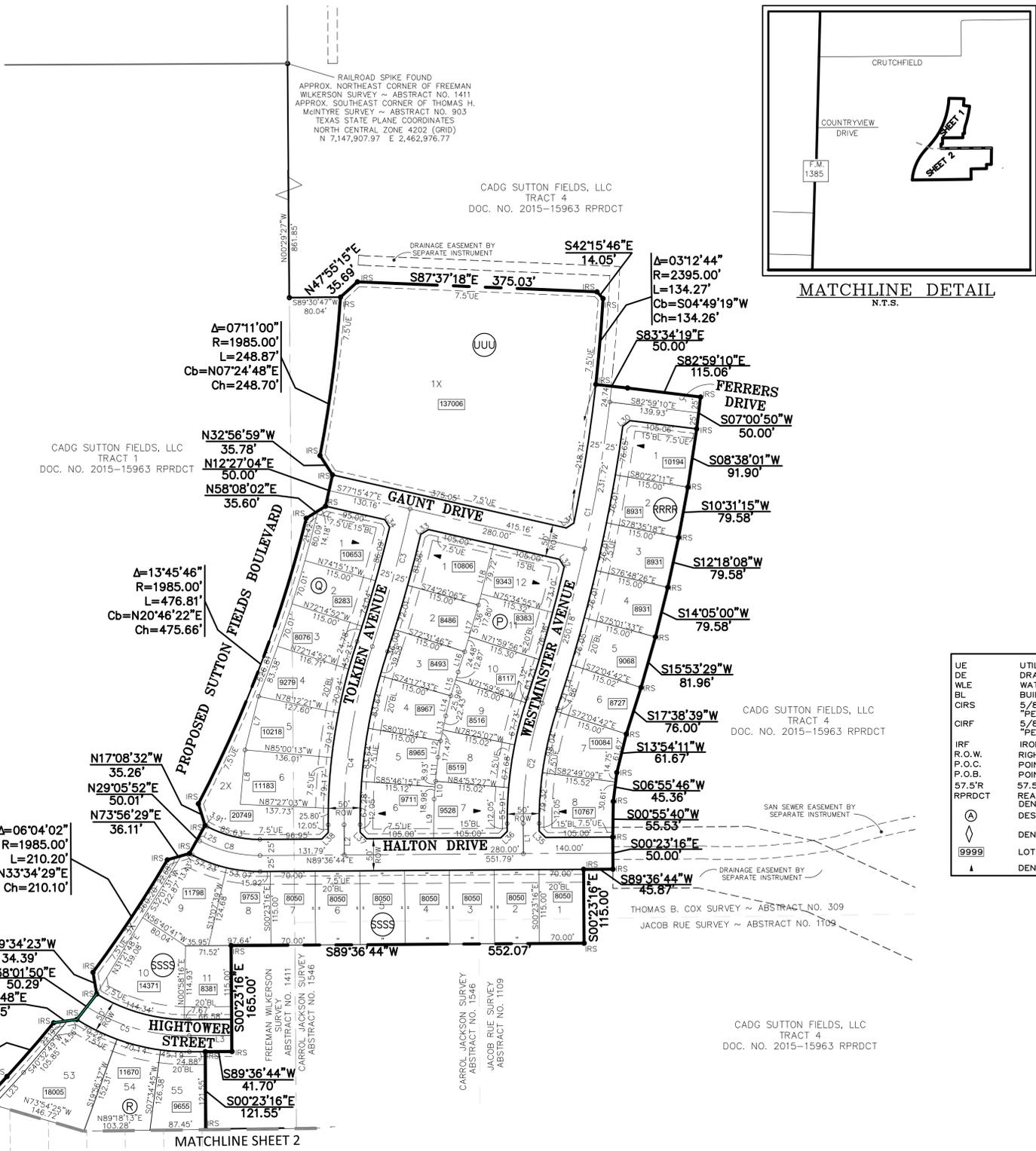
MY COMMISSION EXPIRES ON:

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

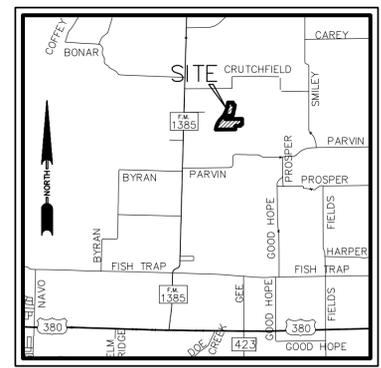
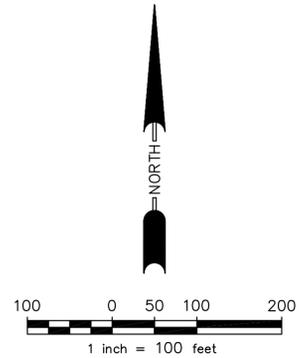
SIGNATURE OF MAYOR \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_

ATTEST:

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	S00°23'16\"/>	47.05
L2	S00°23'16\"/>	47.05
L3	N89°36'44\"/>	66.58
L4	S00°41'47\"/>	25.00
L5	S00°41'47\"/>	25.00
L6	S00°41'47\"/>	140.00
L7	N14°13'16\"/>	86.18
L8	N04°59'47\"/>	85.01
L9	N00°36'17\"/>	61.07
L10	N03°49'44\"/>	27.91
L11	N06°26'14\"/>	37.64
L12	N08°57'06\"/>	25.55
L13	N11°33'23\"/>	39.91
L14	N14°25'33\"/>	32.21
L15	N17°13'22\"/>	38.83
L16	N17°53'17\"/>	33.21
L17	N16°31'04\"/>	75.83
L18	N14°20'22\"/>	97.53
L19	N64°08'10\"/>	59.22
L20	S73°22'47\"/>	98.87
L21	S84°01'16\"/>	66.76
L22	S20°37'20\"/>	30.13
L23	S42°35'38\"/>	69.11
L24	S13°50'10\"/>	55.31
L25	N62°17'59\"/>	9.51
L26	N89°18'13\"/>	16.54
L27	S89°18'13\"/>	22.43
L28	N45°32'59\"/>	16.51
L29	S49°32'59\"/>	15.12
L30	N52°21'55\"/>	14.23
L31	S57°15'30\"/>	14.02
L32	N32°01'26\"/>	14.08
L33	S58°00'06\"/>	14.21
L34	N31°59'32\"/>	14.08
L35	N45°23'16\"/>	14.14
L36	S44°36'44\"/>	14.14
L37	N45°23'16\"/>	14.14
L38	S44°36'44\"/>	14.14
L39	S45°41'47\"/>	14.14
L40	N44°18'13\"/>	14.14
L41	S45°41'47\"/>	14.14
L42	N45°23'16\"/>	14.14
L43	S44°36'44\"/>	14.14
L44	S45°41'47\"/>	14.14
L45	S44°18'13\"/>	14.14
L46	S45°41'47\"/>	14.14
L47	N45°41'47\"/>	14.14
L48	S44°18'13\"/>	14.14
L49	S44°18'13\"/>	14.14
L50	N45°41'47\"/>	14.14
L51	N44°18'13\"/>	14.14
L52	S45°41'47\"/>	14.14
L53	S45°41'47\"/>	14.14
L54	N44°18'13\"/>	14.14
L55	N44°18'13\"/>	14.14
L56	S45°41'47\"/>	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
- REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- (A) DESIGNATES SUBDIVISION BLOCK
- (D) DENOTES STREET NAME CHANGE
- (9999) LOT AREA (SQUARE FEET)
- (▲) DENOTES KEY LOT

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

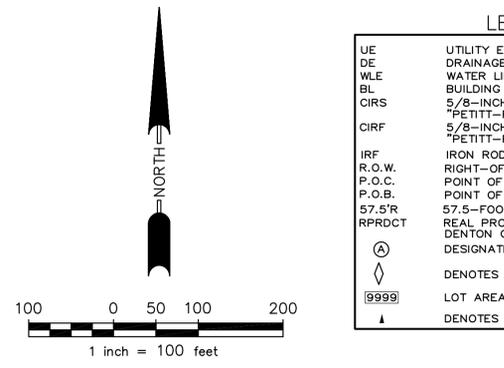
City Secretary \_\_\_\_\_ Date \_\_\_\_\_

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



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  
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'  
JINICHOLS@PETITTBARRAZA.COM  
JOB NO. 1401301



**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

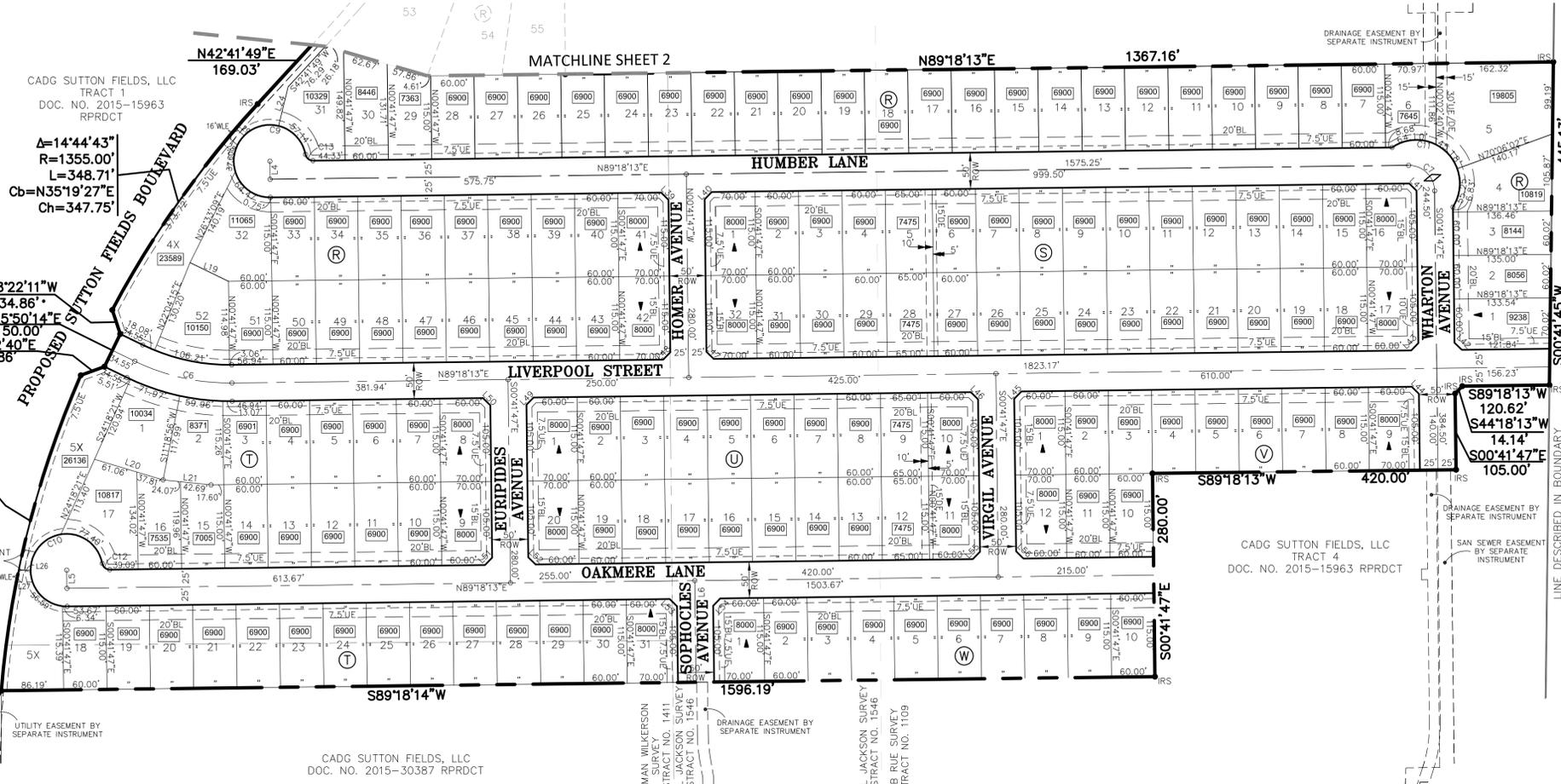
STATE OF TEXAS  
COUNTY OF COLLIN

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: \_\_\_\_\_



LINE DESCRIBED IN BOUNDARY LINE AGREEMENT - INST. NO. 2005-122140 RPRDCT

SAN SEWER EASEMENT BY SEPARATE INSTRUMENT

DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

**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