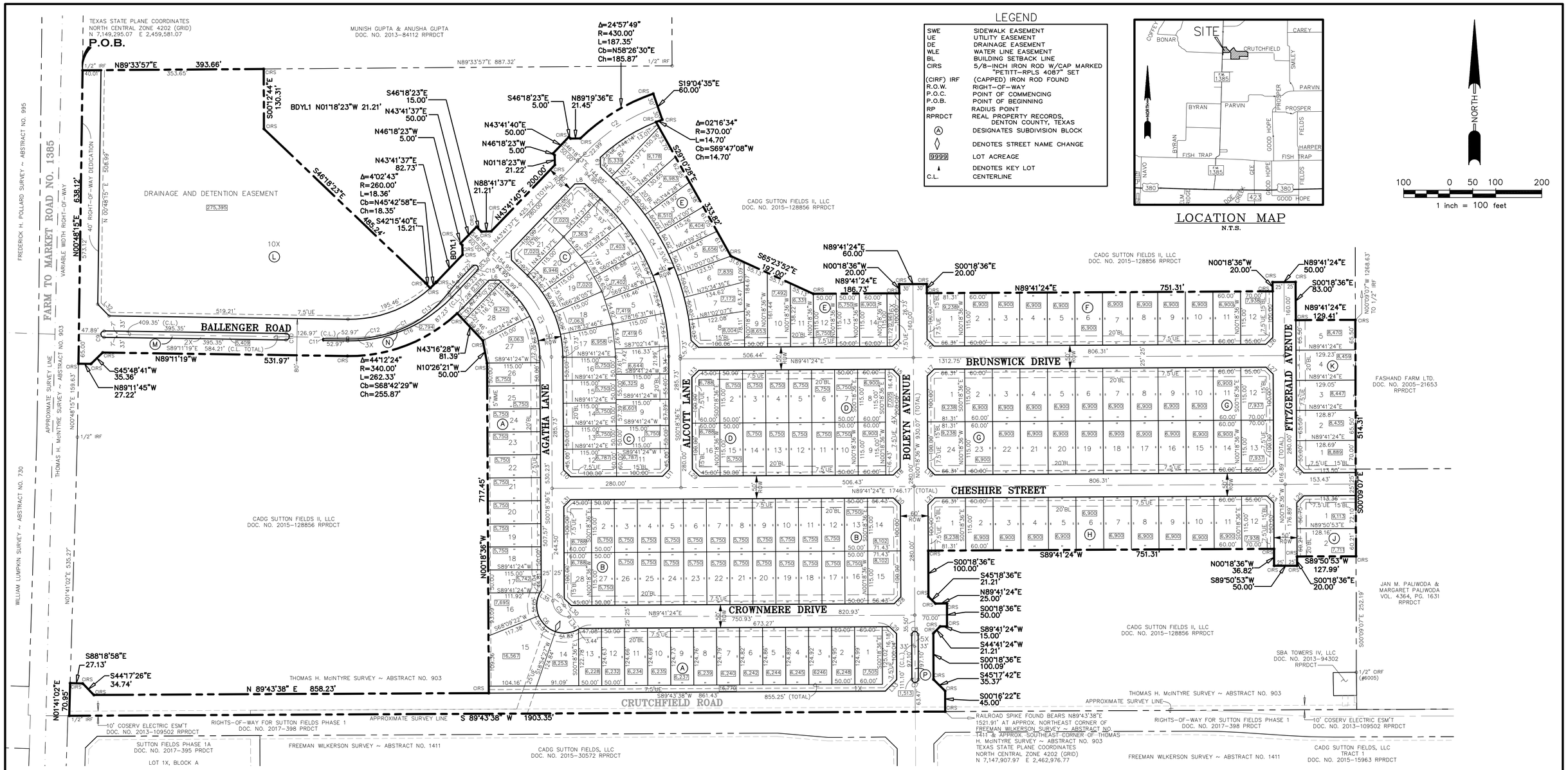
TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE 4202 (GRID)
N 7,149,295.07 E 2,459,581.07
P.O.B.
MUNISH GUPTA & ANUSHA GUPTA
DOC. NO. 2013-84112 RPRDCT
DRAINAGE AND DETENTION EASEMENT
275,395
FARM TO MARKET ROAD NO. 1385
VARIABLE WIDTH RIGHT-OF-WAY
FREDERICK H. POLLARD SURVEY ~ ABSTRACT NO. 995
WILLIAM LUMPKIN SURVEY ~ ABSTRACT NO. 730
THOMAS H. McINTYRE SURVEY ~ ABSTRACT NO. 903
APPROXIMATE SURVEY LINE
BALLENGER ROAD
AGATHA LANE
ALCOTT LANE
BOLEYN AVENUE
BRUNSWICK DRIVE
CHESHIRE STREET
CROWNMERE DRIVE
CRUTCHFIELD ROAD
FITZGERALD AVENUE
CADG SUTTON FIELDS II, LLC
DOC. NO. 2015-128856 RPRDCT
CADG SUTTON FIELDS, LLC
DOC. NO. 2015-30572 RPRDCT
FASHAND FARM LTD.
DOC. NO. 2005-21653
RPRDCT
JAN M. PALIWODA &
MARGARET PALIWODA
VOL. 4364, PG. 1631
RPRDCT
SBA TOWERS IV, LLC
DOC. NO. 2013-94302
RPRDCT
10' COSERV ELECTRIC ESM'T
DOC. NO. 2013-109502 RPRDCT
RIGHTS-OF-WAY FOR SUTTON FIELDS PHASE 1
DOC. NO. 2017-398 PRDCT
SUTTON FIELDS PHASE 1A
DOC. NO. 2017-395 PRDCT
LOT 1X, BLOCK A
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411
CADG SUTTON FIELDS, LLC
TRACT 1
DOC. NO. 2015-15963 RPRDCT
RAILROAD SPIKE FOUND BEARS N89°43'38"E 1521.91' AT APPROX. NORTHEAST CORNER OF FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 & APPROX. SOUTHEAST CORNER OF THOMAS H. McINTYRE SURVEY ~ ABSTRACT NO. 903
TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE 4202 (GRID)
N 7,147,907.97 E 2,462,976.77
S 89°43'38" W 1903.35'
N 89°43'38" E 858.23'
N 00°48'15" E 638.12'
S 00°09'07" E 1514.31'
N 00°18'36" W 717.45'
N 00°41'02" E 70.95'
S 88°18'58" E 27.13'
S 44°17'26" E 34.74'
N 89°11'19" W 531.97'
S 45°48'41" W 35.36'
N 89°11'45" W 27.22'
N 00°48'15" E 159.63'
N 00°41'02" E 535.27'
N 00°09'07" W 1268.63' TO 1/2" IRF
S 89°50'53" W 50.00'
N 00°18'36" W 36.82'
S 89°50'53" W 127.99'
S 00°18'36" E 20.00'
N 89°41'24" E 129.41'
S 00°18'36" E 83.00'
N 89°41'24" E 50.00'
N 00°18'36" W 20.00'
S 00°18'36" E 20.00'
N 89°41'24" E 751.31'
S 89°41'24" W 751.31'
S 00°18'36" E 100.00'
S 45°18'36" E 21.21'
N 89°41'24" E 25.00'
S 00°18'36" E 50.00'
S 89°41'24" W 15.00'
S 44°41'24" W 21.21'
S 00°18'36" E 100.09'
S 45°17'42" E 35.37'
S 00°16'22" E 45.00'
S 65°23'52" E 197.00'
N 89°41'24" E 186.73'
N 00°18'36" W 20.00'
N 89°41'24" E 60.00'
S 00°18'36" E 20.00'
S 19°04'35" E 60.00'
S 03°10'28" E 333.82'
N 43°16'28" W 81.39'
N 10°26'21" W 50.00'
N 88°41'37" E 21.21'
N 43°41'40" E 200.00'
N 43°41'40" E 50.00'
N 46°18'23" W 5.00'
N 01°18'23" W 21.22'
N 89°19'36" E 21.45'
S 46°18'23" E 5.00'
S 46°18'23" E 15.00'
N 43°41'37" E 50.00'
N 43°41'37" E 82.73'
N 46°18'23" W 5.00'
S 42°15'40" E 15.21'
S 46°18'23" E 485.24'
S 00°12'44" E 130.31'
BDYL1 N01°18'23"W 21.21'
N 89°33'57" E 393.66'
Δ=24°57'49"
R=430.00'
L=187.35'
Cb=N58°26'30"E
Ch=185.87'
Δ=02°16'34"
R=370.00'
L=14.70'
Cb=S69°47'08"W
Ch=14.70'
Δ=4°02'43"
R=260.00'
L=18.36'
Cb=N45°42'58"E
Ch=18.35'
Δ=44°12'24"
R=340.00'
L=262.34'
Cb=S68°42'29"W
Ch=255.87'
N 89°33'57" E 887.32'
S 89°41'24" E 1746.17' (TOTAL)
N 89°41'24" E 820.93'
S 89°43'38" W 861.43'
855.25' (TOTAL)
N 89°41'24" E 506.44'
S 89°41'24" E 506.43'
N 89°41'24" E 806.31'
S 89°41'24" E 806.31'
N 89°41'24" E 280.00'
S 89°41'24" E 280.00'
N 89°41'24" E 153.43'
S 89°41'24" E 153.43'
N 89°41'24" E 750.93'
S 89°41'24" E 673.27'
N 89°41'24" E 616.89' (TOTAL)
N 89°41'24" E 280.00' (TOTAL)
N 89°41'24" E 930.07' (TOTAL)
N 89°41'24" E 280.00'
N 89°41'24" E 280.00'
N 89°41'24" E 280.00'

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG SUTTON FIELDS II, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS H. MCINTYRE SURVEY, ABSTRACT NUMBER 903, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CADG SUTTON FIELDS II, LLC, RECORDED IN DOCUMENT NUMBER 2015–128856, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2–INCH IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID CADG SUTTON FIELDS II, LLC TRACT, AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MUNISH GUPTA AND ANUSHA GUPTA, RECORDED IN DOCUMENT NUMBER 2013–84112 RPRDCT, SAID IRON ROD ALSO BEING LOCTAED IN THE EAST RIGHT–OF –WAY LINE OF FARM TO MARKET ROAD NO. 1385, (VARIABLE WIDTH RIGHT–OF–WAY);

THENCE NORTH 89°33'57" EAST, WITH THE COMMON LINE OF SAID CADG SUTTON FIELDS II, LLC AND GUPTA TRACTS, A DISTANCE OF 393.66 FEET TO A 5/8–INCH IRON ROD WITH CAP MARKED "PETITT–RPLS 4087" SET FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 89°33'57" EAST, A DISTANCE OF 887.32 FEET;

THENCE, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID CADG SUTTON FIELDS II, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8–INCH IRON RODS WITH CAP MARKED "PETITT–RPLS 4087" SET FOR CORNER:

SOUTH 00°12'44" EAST, A DISTANCE OF 130.31 FEET;

SOUTH 46°18'23" EAST, A DISTANCE OF 485.24 FEET;

SOUTH 42°15'40" EAST, A DISTANCE OF 15.21 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 45°42'58" EAST FOR 18.35 FEET, A CENTRAL ANGLE OF 04°02'43", AND A RADIUS OF 260.00 FEET, FOR AN ARC DISTANCE OF 18.36 FEET;

NORTH 43°41'37" EAST, A DISTANCE OF 82.73 FEET;

NORTH 01°18'23" WEST, A DISTANCE OF 21.21 FEET;

NORTH 46°18'23" WEST, A DISTANCE OF 5.00 FEET;

NORTH 43°41'37" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 46°18'23" EAST, A DISTANCE OF 15.00 FEET;

NORTH 88°41'37" EAST, A DISTANCE OF 21.21 FEET;

NORTH 43°41'40" EAST, A DISTANCE OF 200.00 FEET;

NORTH 01°18'23" WEST, A DISTANCE OF 21.22 FEET;

NORTH 46°18'23" WEST, A DISTANCE OF 5.00 FEET;

NORTH 43°41'40" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 46°18'23" EAST, A DISTANCE OF 5.00 FEET;

NORTH 89°19'36" EAST, A DISTANCE OF 21.45 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, WITH SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 58°26'30" EAST FOR 185.87 FEET, A CENTRAL ANGLE OF 24°57'49", AND A RADIUS OF 430.00 FEET, FOR AN ARC DISTANCE OF 187.35 FEET;

SOUTH 19°04'35" EAST, A DISTANCE OF 60.00 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, WITH SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 69°47'08" WEST FOR 14.70 FEET, A CENTRAL ANGLE OF 02°16'34", AND A RADIUS OF 370.00 FEET, FOR AN ARC DISTANCE OF 14.70 FEET;

SOUTH 29°10'28" EAST, A DISTANCE OF 333.82 FEET;

SOUTH 65°23'52" EAST, A DISTANCE OF 197.00 FEET;

NORTH 89°41'24" EAST, A DISTANCE OF 186.73 FEET;

NORTH 00°18'36" WEST, A DISTANCE OF 20.00 FEET;

NORTH 89°41'24" EAST, A DISTANCE OF 60.00 FEET;

SOUTH 00°18'36" EAST, A DISTANCE OF 20.00 FEET;

NORTH 89°41'24" EAST, A DISTANCE OF 751.31 FEET;

NORTH 00°18'36" WEST, A DISTANCE OF 20.00 FEET;

NORTH 89°41'24" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 00°18'36" EAST, A DISTANCE OF 83.00 FEET;

AND NORTH 89°41'24" EAST, A DISTANCE OF 129.41 FEET, SAID IRON ROD BEING LOCATED IN THE EAST LINE OF SAID CADG SUTTON FIELDS II, LLC TRACT, AND IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FASHAND FARM, LTD., RECORDED IN DOCUMENT NUMBER 2005–21653 RPRDCT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 00°09'07" WEST, A DISTANCE OF 1268.63 FEET;

THENCE SOUTH 00°09'07" EAST, WITH SAID EAST LINE OF THE CADG SUTTON FIELDS II, LLC TRACT, SAID WEST LINE OF THE FASHAND FARM, LTD. TRACT, AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAN M. PALIWODA AND MARGARET PALIWODA, RECORDED IN DOCUMENT NUMBER 99–0065880 RPRDCT, A DISTANCE OF 514.31 FEET TO A 5/8–INCH IRON ROD WITH CAP MARKED "PETITT–RPLS 4087" SET FOR CORNER, FROM WHICH A 1/2 INCH CAPPED IRON ROD (#6005) FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SBA TOWERS IV, LLC RECORDED IN DOCUMENT NO. 2013–94302, RPRDCT, BEARS SOUTH 00°09'07" EAST, A DISTANCE OF 252.19 FEET;

THENCE DEPARTING SAID EAST LINE OF THE CADG SUTTON FIELDS II, LLC TRACT, AND SAID WEST LINE OF THE JAN M. PALIWODA AND MARGARET PALIWODA TRACT, AND OVER AND ACROSS SAID CADG SUTTON FIELDS II, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8–INCH IRON RODS WITH CAP MARKED "PETITT–RPLS 4087" SET FOR CORNER:

SOUTH 89°50'53" WEST, A DISTANCE OF 127.99 FEET;

SOUTH 00°18'36" EAST, A DISTANCE OF 20.00 FEET;

SOUTH 89°50'53" WEST, A DISTANCE OF 50.00 FEET;

NORTH 00°18'36" WEST, A DISTANCE OF 36.82 FEET;

SOUTH 89°41'24" WEST, A DISTANCE OF 751.31 FEET;

SOUTH 00°18'36" EAST, A DISTANCE OF 100.00 FEET;

SOUTH 45°18'36" EAST, A DISTANCE OF 21.21 FEET;

NORTH 89°41'24" EAST, A DISTANCE OF 25.00 FEET;

SOUTH 00°18'36" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 89°41'24" WEST, A DISTANCE OF 15.00 FEET;

SOUTH 44°41'24" WEST, A DISTANCE OF 21.21 FEET;

SOUTH 00°18'36" EAST, A DISTANCE OF 100.09 FEET;

SOUTH 45°17'42" EAST, A DISTANCE OF 35.37 FEET,

(CONTINUED):

AND SOUTH 00°16'22" EAST, A DISTANCE OF 45.00 FEET, SAID IRON ROD BEING LOCATED IN THE SOUTH LINE OF SAID CADG SUTTON FIELDS II, LLC TRACT, AND THE NORTH LINE OF A RIGHT–OF–WAY DEDICATION FOR CRUTCHFIELD ROAD (VARIABLE WIDTH R.O.W.), ACCORDING TO RIGHTS–OF–WAY FOR SUTTON FIELDS PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN DOC. NO. 2017–398, PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT);

THENCE SOUTH 89°43'38" WEST, WITH SAID SOUTH LINE OF THE CADG SUTTON FIELDS II, LLC TRACT, AND SAID NORTH RIGHT–OF–WAY LINE OF CRUTCHFIELD ROAD, A DISTANCE OF 1903.35 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CADG SUTTON FIELDS II, LLC TRACT, AND BEING LOCATED IN SAID EAST RIGHT–OF–WAY LINE OF FARM TO MARKET ROAD NO. 1385;

THENCE NORTH 01°41'02" EAST, WITH SAID EAST RIGHT–OF–WAY LINE OF FARM TO MARKET ROAD NO. 1385, A DISTANCE OF 70.95 FEET TO A 5/8–INCH IRON ROD WITH CAP MARKED "PETITT–RPLS 4087" SET FOR CORNER;

THENCE, DEPARTING SAID EAST RIGHT–OF–WAY LINE OF FARM TO MARKET ROAD NO. 1385, AND OVER AND ACROSS SAID CADG SUTTON FIELDS II, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8–INCH IRON RODS WITH CAP MARKED "PETITT–RPLS 4087" SET FOR CORNER:

SOUTH 88°18'58" EAST, A DISTANCE OF 27.13 FEET;

SOUTH 44°17'26" EAST, A DISTANCE OF 34.74 FEET;

NORTH 89°43'38" EAST, A DISTANCE OF 858.23 FEET;

NORTH 00°18'36" WEST, A DISTANCE OF 717.45 FEET;

NORTH 10°26'21" WEST, A DISTANCE OF 50.00 FEET;

NORTH 43°16'28" WEST, A DISTANCE OF 81.39 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 68°42'29" WEST FOR 255.87 FEET, A CENTRAL ANGLE OF 44°12'24", AND A RADIUS OF 340.00 FEET, FOR AN ARC DISTANCE OF 262.33 FEET;

NORTH 89°11'19" WEST, A DISTANCE OF 531.97 FEET;

SOUTH 45°48'41" WEST, A DISTANCE OF 35.36 FEET;

AND NORTH 89°11'45" WEST, A DISTANCE OF 27.22 FEET, SAID IRON ROD BEING LOCATED IN SAID EAST RIGHT–OF–WAY OF FARM TO MARKET ROAD NO. 1385;

THENCE NORTH 00°48'15" EAST, WITH SAID EAST RIGHT–OF–WAY OF FARM TO MARKET ROAD NO. 1385, A DISTANCE OF 638.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 45.354 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG SUTTON FIELDS II, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SUTTON FIELDS PHASE 2, 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 _____, 2018.

BY: CADG SUTTON FIELDS II, LLC
A TEXAS LIMITED LIABILITY COMPANY

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 DALLAS §

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 _____, 2018.

_____
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

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 _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

UTILITY COMPANY APPROVAL

ELECTRIC & GAS COMPANY:

_____ _____
COSERV DATE

TELEPHONE COMPANY:

_____ _____
AT&T DATE

FINAL PLAT

SUTTON FIELDS NORTH – PHASE 1

45.354 ACRES TOTAL
162 RESIDENTIAL LOTS
9 NON–RESIDENTIAL LOTS
SITUATED IN THE
THOMAS H. McINTYRE SURVEY ~ ABSTRACT NO. 903
CITY OF CELINA
DENTON COUNTY, TEXAS

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

OWNER: CADG SUTTON FIELDS II, 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
JNICHOLS@PETITTBARRAZA.COM

DATE: MAY 2018
SCALE: 1"=100'
JOB NO. 1401302

CITY PLAN No. P–201612–01

F:\2014\1401302\SURVEY\1401302FP.dwg May 25,2018 – 2:24 pm jnichols