



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 24, 2018
5:00 PM**

AGENDA

I. CALL TO ORDER:

II. REGULAR MEETING:

III. ACTION ITEMS:

1. Consider and act upon a Final Plat for Sutton Field North Phase 1 being an approximately 45.354 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, Denton County, Texas, and generally located north of Crutchfield Road and east of FM 1385. The plat is comprised of 162 residential lots and nine (9) open space lots (Sutton Field North Phase 1 Final Plat).

IV. ADJOURNMENT:

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Ben Rodriguez
Planning Manager
City of Celina, Texas

Date Notice Removed

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Alexis Jackson, Director of Development Services
 CC: Alexis Jackson, Director of Development Services
 Date: July 24, 2018
 Re: Sutton Field North Phase 1 Final Plat

Action Requested:

Consider and act upon a Final Plat for Sutton Field North Phase 1 being an approximately 45.354 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, Denton County, Texas, and generally located north of Crutchfield Road and east of FM 1385. The plat is comprised of 162 residential lots and nine (9) open space lots (Sutton Field North Phase 1 Final Plat).

Owner:

CADG Sutton Fields II, LLC
 1800 Valley View Lane
 Farmers Branch, TX 75234

Background Information:

Staff has reviewed the proposed Final Plat for Sutton Field North Phase 1 and determined that the improvements will need to be inspected and accepted by the City prior to the plat being filed.

Board Review/Citizen Input:

N/A

Alternatives:

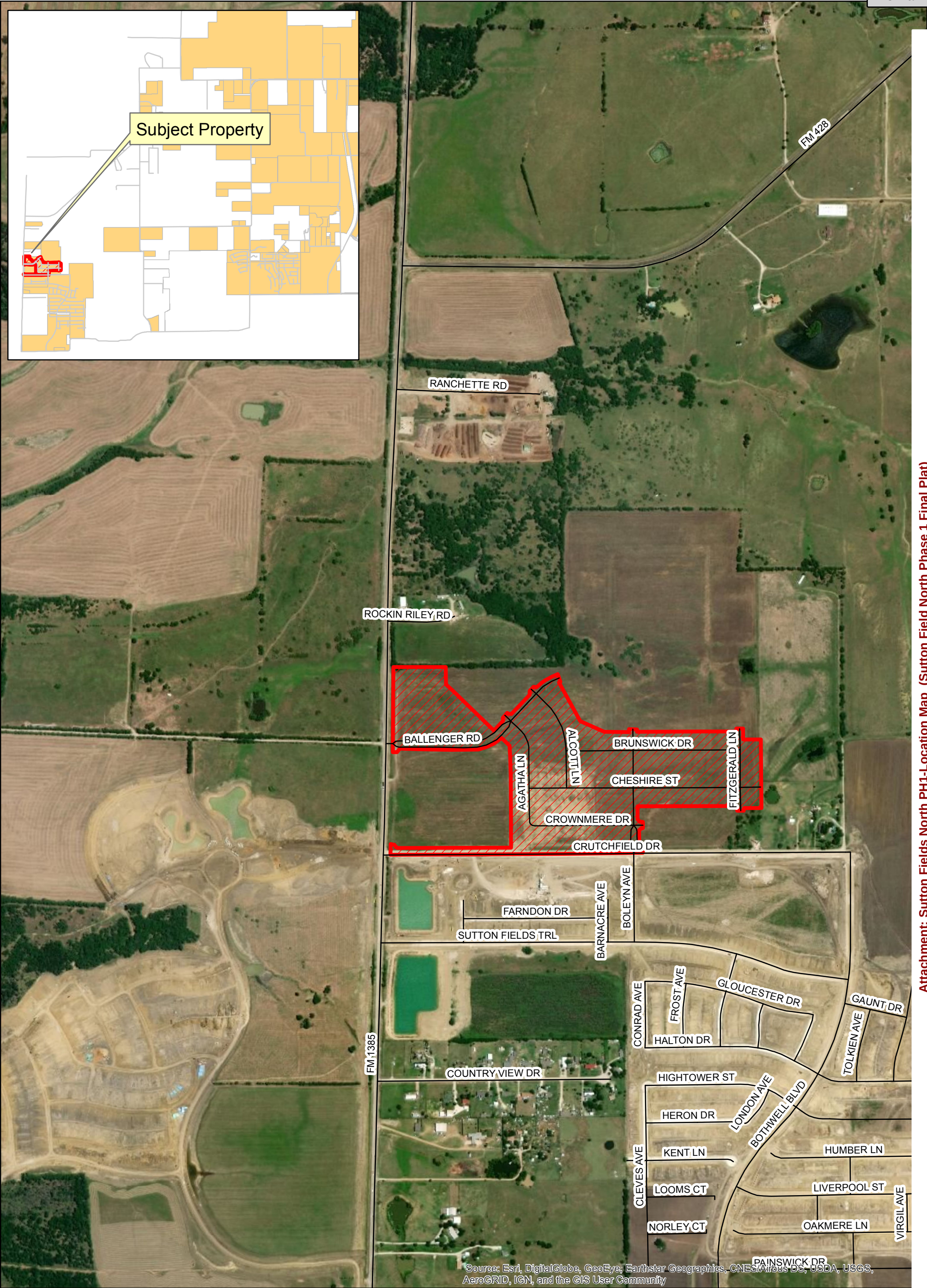
N/A

Supporting Documents:

Location Map
 Proposed Final Plat

Staff Recommendation:

Staff recommends approval on the condition that the improvements will need to be inspected and accepted by the City prior to the plat being filed.



Attachment: Sutton Fields North PH1-Location Map (Sutton Field North Phase 1 Final Plat)

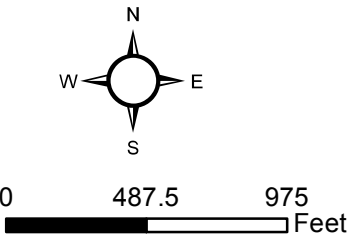


Location Map Sutton Fields North Phase 1

Date: 7/19/2018

Legend

- Roads
-  Sutton Fields North Phase 1





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 FROM OBSTRUCTIONS, WIRES, CABLES, TREES, SHRUBS, AND 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 PROPER SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LIGHTS, LANE MARKINGS, AND SIGNS SHALL BE MAINTAINED AND REPAIRED BY THE OWNER WITHIN THE FIRE LANE, 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 LANDSCAPE IMPROVEMENTS, AND LANDSCAPE MAINTENANCE TO THE CITY. THE CITY SHALL HAVE THE RIGHT TO MAINTAIN, REPAIR, AND 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, OR OTHER STRUCTURE OR OBSTRUCTION SHALL BE CONSTRUCTED OR PLACED ON THE VAM EASEMENT. IF ANY VAM EASEMENT IS EVER 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 AND OBSTRUCT THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO GO UPON ANY VAM EASEMENT, AND TO ENTER THEREON FOR THE PURPOSES OF THE VAM EASEMENT AND PRIVILEGES SET FORTH HEREIN.
10. THE HOMEOWNERS ASSOCIATION (H.O.A.) SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AND STORM DRAINAGE SYSTEM IN COMMON AREA LOTS. THE HOMEOWNERS ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT, OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DETENTION EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF INCLUDING BUT NOT LIMITED TO THE WATER DETENTION SYSTEM AND SLOPING, LOSS OF DETENTION AND STORM DRAINAGE, BANK SUBSIDENCE, AND ANY OTHER INTERFERENCE WITH STRUCTURES, THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	47°07'04"	300.00	246.71	130.81	N6°75'09"E	239.81
C2	27°13'48"	400.00	190.10	96.88	N57°18'31"E	188.32
C3	42°59'47"	220.00	76.61	93.38	N8°17'30"W	171.93
C4	32°00'44"	300.00	144.44	70.00	N54°58'36"E	150.00
C5	90°00'00"	30.50	55.76	35.50	S45°18'36"E	50.20
C6	157°08'53"	60.00	164.53	296.43	S45°18'36"E	117.61
C7	180°00'00"	7.00	21.99	-----	S89°41'24"W	14.00
C8	180°00'00"	7.00	21.99	-----	S00°48'41"W	14.00
C9	180°00'00"	7.00	21.99	-----	N00°48'41"E	14.00
C10	180°00'00"	7.00	21.99	-----	N00°48'41"E	14.00
C11	180°00'00"	2.00	6.28	-----	S00°48'41"W	4.00
C12	182°50'00"	303.00	97.39	49.12	N81°36'17"E	96.98
C13	35°22'23"	250.00	154.78	-----	N54°39'29"E	152.32
C14	6°40'12"	300.00	154.78	14.79	S40°18'27"W	29.53
C15	180°00'00"	7.00	21.99	-----	N46°18'23"W	14.00
C16	47°07'04"	300.00	252.46	133.86	N6°75'09"E	245.41

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

SCALE: 1"=100
JOB NO. 1401302

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, ACCORDING TO DEED 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 VOLUME 4364, PAGE 1631, 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 THE EAST RIGHT-OF-WAY LINE 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 NORTH - PHASE 1**, 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.

CADG SUTTON FIELDS II, 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 _____ 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 II, LLC, A TEXAS LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

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 ORDINANCES OF THE CITY OF CELINA AND DENTON COUNTY, TEXAS.

"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."

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:

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

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
DATE: JULY 2018
JNICHOLS@PETITTBARRAZA.COM

Tel. No. (214) 221-9955
Fax No. (214) 340-3550
SCALE: 1"=100'
JOB NO. 1401302

CITY PLAN No. P-201612-01