

LEGEND

- ◻ M.R.D. MONUMENT OF RECORD DIGNITY
- 5/8-INCH IRON ROD W/ "BCE" CAP SET
- INST. NO. INSTRUMENT NUMBER
- P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- ABSTRACT LINE

- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
 - Coordinates shown are North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202).
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0380K with Map Revised June 7, 2017.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined
 - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.

NUMBER	BEARING	DISTANCE
L??? N 73°23'45" E	110.98'	
L??? N 00°26'20" W	94.08'	
L2 N 45°16'54" W	38.41'	
L4 S 87°43'49" W	49.06'	
L5 S 87°43'49" W	25.19'	
L6 N 77°26'38" W	108.45'	
L7 N 37°37'57" W	54.62'	
L8 S 80°50'40" W	58.02'	
L9 S 11°10'06" W	115.46'	
L10 S 30°18'19" E	108.69'	
L11 S 55°53'10" W	130.61'	
L12 S 11°23'35" W	128.22'	
L13 S 00°30'13" W	12.14'	
L14 N 89°35'53" W	274.26'	
L15 S 00°15'49" W	23.81'	
L16 S 07°51'00" E	25.20'	
L17 N 87°35'42" W	123.03'	
L18 N 89°35'53" W	107.62'	
L19 N 88°24'10" W	102.06'	
L20 N 72°32'46" E	30.48'	

NUMBER	BEARING	DISTANCE
L21 S 45°01'07" E	21.37'	
L22 S 00°26'20" E	39.58'	
L23 S 00°15'49" W	23.73'	
L24 N 45°17'29" W	28.40'	
L25 S 66°39'08" E	18.41'	
L26 S 48°26'33" E	21.43'	
L27 S 00°27'20" E	102.57'	
L28 S 44°58'53" W	21.06'	
L29 S 00°26'20" E	49.41'	
L30 S 00°26'20" E	65.00'	
L31 S 00°26'20" E	65.00'	
L32 S 00°26'20" E	65.00'	
L33 S 00°26'20" E	65.00'	
L34 S 00°26'20" E	65.00'	
L35 S 45°01'16" E	21.37'	
L36 S 44°58'53" W	21.06'	
L37 N 45°01'07" W	21.37'	
L38 N 44°58'44" E	21.06'	
L39 S 45°01'07" E	21.37'	
L40 S 44°58'53" W	21.06'	

NUMBER	BEARING	DISTANCE
L41 N 89°35'53" W	25.67'	
L42 N 89°00'01" W	9.91'	
L43 N 88°24'10" W	102.06'	
L44 N 89°35'53" W	61.49'	
L45 N 45°01'07" W	21.37'	
L46 N 44°58'53" E	21.06'	
L47 S 46°55'53" E	20.65'	
L48 S 44°58'53" W	21.06'	
L49 N 89°35'53" W	50.24'	
L50 N 89°35'53" E	21.06'	
L51 N 89°35'53" W	1.94'	
L52 N 45°01'07" W	21.37'	
L53 N 40°37'19" E	22.62'	
L54 N 72°32'46" E	30.48'	
L55 N 73°23'45" W	111.09'	
L56 N 45°47'30" W	90.09'	

NUMBER	BEARING	DISTANCE
L426 S 00°14'39" W	9.89'	
L437 N 00°15'50" E	23.88'	
L440 N 00°26'20" W	38.70'	
L441 N 44°58'53" W	21.06'	
L442 S 89°35'53" E	24.56'	
L448 S 89°35'53" E	9.88'	
L450 N 00°26'20" W	346.11'	
L461 S 89°35'53" E	65.00'	
L463 S 89°35'53" E	65.00'	
L464 S 89°35'53" W	65.00'	
L509 S 79°19'24" W	0.20'	
L510 N 50°05'58" W	19.42'	
L558 N 89°33'40" E	120.37'	
L573 N 89°35'53" W	24.99'	
L587 S 00°24'07" W	123.10'	
L588 N 89°35'53" W	65.00'	
L589 N 00°24'07" E	123.10'	
L590 N 89°35'53" W	65.00'	
L591 N 00°24'07" E	123.10'	
L592 N 89°35'53" W	65.00'	

NUMBER	BEARING	DISTANCE
L593 N 00°24'07" E	123.10'	
L595 N 89°33'40" E	120.00'	
L596 N 00°26'20" W	62.50'	
L597 N 00°26'20" W	62.50'	
L598 N 00°26'20" W	62.50'	
L599 N 00°26'20" W	106.63'	
L600 N 00°26'20" W	24.04'	
L601 N 45°47'30" W	90.09'	
L602 N 89°33'40" E	120.00'	
L603 N 89°33'40" E	120.00'	
L604 N 89°33'40" E	115.28'	
L605 N 63°40'05" E	121.05'	
L606 N 00°24'07" E	114.83'	
L607 S 89°44'38" E	74.87'	
L608 N 00°24'07" E	123.31'	
L609 S 89°35'53" W	62.50'	
L610 N 00°24'07" E	125.15'	
L611 S 89°44'38" E	62.50'	
L612 N 00°24'07" E	124.99'	
L613 S 89°44'38" E	62.50'	

NUMBER	BEARING	DISTANCE
L614 N 00°24'07" E	124.83'	
L615 S 89°44'38" E	62.50'	
L617 N 01°50'32" W	125.16'	
L618 S 89°44'38" E	69.90'	
L619 N 08°57'09" W	127.27'	
L620 S 89°44'38" E	24.76'	
L621 N 16°36'15" W	122.46'	
L622 N 73°23'45" E	59.06'	
L624 N 75°28'37" E	12.98'	
L625 N 73°23'45" E	52.03'	
L626 N 00°26'20" W	94.08'	
L628 N 36°03'37" E	22.61'	
L629 N 73°23'45" E	110.98'	
L631 S 00°14'49" W	0.11'	
L633 S 79°19'24" W	0.20'	
L634 N 50°05'58" W	19.42'	

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C??? 16°51'38"	278.00'	N 81°49'34" E	81.51'	81.81'	
C??? 1°30'31"	430.00'	N 75°24'01" E	11.32'	11.32'	
C1 2°37'23"	2445.00'	N 88°17'11" W	111.93'	111.94'	
C2 2°37'25"	2555.00'	N 88°17'11" W	116.98'	116.99'	
C3 11°10'03"	200.41'	S 05°19'54" E	39.00'	39.06'	
C4 10°29'17"	200.00'	S 05°40'59" E	36.56'	36.61'	
C5 15°35'32"	400.00'	N 82°27'21" E	108.52'	108.85'	
C6 2°00'12"	500.00'	N 88°35'47" W	17.48'	17.48'	
C7 2°00'12"	500.00'	N 88°35'47" W	17.48'	17.48'	
C8 1°11'44"	500.00'	N 89°00'01" W	10.43'	10.43'	
C9 1°11'44"	500.00'	N 89°00'01" W	10.43'	10.43'	
C10 17°51'21"	500.00'	N 81°28'26" E	155.19'	155.82'	
C11 17°51'22"	500.00'	N 81°28'26" E	155.19'	155.82'	
C12 10°29'17"	230.00'	S 05°40'59" E	42.04'	42.10'	
C13 11°11'27"	170.00'	S 05°19'54" E	33.15'	33.20'	
C13 32°12'15"	15.00'	S 73°29'46" E	8.32'	8.43'	
C14 2°06'04"	429.99'	N 89°12'20" E	15.77'	15.77'	
C15 32°12'15"	15.00'	N 73°29'46" W	8.32'	8.43'	
C16 27°07'35"	15.00'	S 14°00'08" E	7.04'	7.10'	
C17 15°02'80"	50.00'	S 37°48'12" E	96.70'	131.31'	

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C18 1°11'42"	475.19'	S 89°00'01" E	9.91'	9.91'	
C19 1°11'44"	525.00'	S 89°00'01" E	10.95'	10.95'	
C20 2°00'12"	475.00'	S 88°35'47" E	16.61'	16.61'	
C21 2°00'11"	525.00'	S 88°35'47" E	18.36'	18.36'	
C22 1°11'44"	525.00'	N 89°00'01" W	10.95'	10.95'	
C23 2°00'12"	475.00'	N 88°35'47" W	16.61'	16.61'	
C24 2°00'12"	525.00'	N 88°35'47" W	18.36'	18.36'	
C25 8°19'06"	525.00'	N 76°42'19" E	76.15'	76.22'	
C26 17°29'33"	50.00'	S 41°46'11" E	99.98'	154.89'	
C26 13°07'31"	475.00'	N 79°06'31" E	108.57'	108.81'	
C27 6°47'22"	475.00'	S 75°56'26" W	56.25'	56.29'	
C147 11°11'25"	230.01'	N 05°19'54" W	44.85'	44.92'	
C148 10°29'15"	170.01'	N 05°40'59" W	31.07'	31.12'	
C149 9°05'02"	40.00'	N 44°58'53" E	56.98'	63.42'	
C184 2°15'39"	524.96'	S 89°16'17" W	20.71'	20.71'	
C185 11°59'53"	268.00'	N 84°15'25" E	56.02'	56.12'	
C186 4°51'44"	268.00'	N 75°49'37" E	22.74'	22.74'	
C187 4°28'07"	245.00'	N 02°40'24" W	19.10'	19.11'	
C188 2°43'33"	230.00'	N 01°48'07" W	10.94'	10.94'	
C189 1°30'31"	430.00'	N 75°24'01" E	11.32'	11.32'	

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C190 16°51'38"	278.00'	N 81°49'34" E	81.51'	81.81'	

PRELIMINARY PLAT
CUSTER RIDGE ESTATES
 105 RESIDENTIAL LOTS
 4 COMMON / HOA LOTS
 34.091 ACRES
 BEING SITUATED IN THE
 JESSE H. GOUGH SURVEY, ABSTRACT NO. 347
 CITY OF ALLEN, COLLIN COUNTY, TEXAS
 JANUARY 2024
 SHEET 1 OF 2

DEVELOPER
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 Plano, Texas 75093
 Contact: Will Shaddock
 Phone: 214-225-9643

SURVEYOR
BGE, Inc.
 2595 Dallas Parkway, Suite 101, Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPELS Registration No. 10193953
 Contact: Mark Peace, R.P.L.S.
 Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Shaddock-Custer Ridge, LLC is the owner of a 34.091-acre (1,485,009-square-foot) tract of land situated in the Jesse H. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed with Reservation of Vendor's Lien to Shaddock-Custer Ridge, LLC as recorded in Instrument No. 2023000134708 of the Official Public Records of Collin County, Texas; said 34.091-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "RPLS 5587" cap found in the east right-of-way line of Custer Road (a variable-width public right-of-way); said point being the southwest corner Block B, Cypress Meadows Phase 1, an addition to the City of Allen according to the plat recorded in Volume 2013, Page 454 of the Plat Records of Collin County, Texas;

THENCE, South 89 degrees 44 minutes 38 seconds East, departing the said east right-of-way line of Custer Road and with the south line of said Block B and the south right-of-way line of Bent Horn Drive (a 60-foot wide public right-of-way), a distance of 1,713.02 feet to an "X"-cut in concrete found for corner in the west right-of-way line of Shallowater Drive (a variable-width public right-of-way);

THENCE, South 02 degrees 16 minutes 48 seconds East, with the said west right-of-way line of Shallowater Drive, a distance of 570.00 feet to a point for corner;

THENCE, with an offset in the said west right-of-way line of Shallowater Drive and the north and west line of Lot 1, Block A, Allen Fire Station No. 5, an addition to the City of Allen according to the plat recorded in Volume 2009, Page 409 of said Plat Records, the following nine (9) calls:

South 87 degrees 43 minutes 49 seconds West, at a distance of 45.00 feet passing the northeast corner of said Lot 1, Block A and continuing for a total distance of 74.25 feet to a point for corner;

North 77 degrees 26 minutes 38 seconds West, a distance of 109.45 feet to a point for corner;

North 41 degrees 36 minutes 41 seconds West, a distance of 54.53 feet to a 1/2-inch iron rod found for corner;

South 83 degrees 36 minutes 28 seconds West, a distance of 56.97 feet to a 1/2-inch iron rod with "BW2" cap found for corner;

South 10 degrees 48 minutes 44 seconds West, a distance of 115.33 feet to a 1/2-inch iron rod with "BW2" cap found for corner;

South 30 degrees 33 minutes 42 seconds East, a distance of 108.76 feet to a 1/2-inch iron rod with "BW2" cap found for corner;

South 55 degrees 25 minutes 15 seconds West, a distance of 130.10 feet to a point for corner;

South 11 degrees 30 minutes 58 seconds West, a distance of 128.28 feet to a 60D nail found for corner;

South 00 degrees 54 minutes 02 seconds East, at a distance of 6.53 feet passing the southwest corner of said Lot 1, Block A and continuing for a total distance of 11.52 feet to a 1/2-inch iron rod found for corner in the north right-of-way line of McDermott Road (a variable width public right-of-way);

THENCE, with the north line of said McDermott Road, the following four (4) calls:

North 89 degrees 28 minutes 45 seconds West, a distance of 800.95 feet to a 1/2-inch iron rod with "RPLS 5587" cap found for corner;

North 88 degrees 17 minutes 12 seconds West, a distance of 111.92 feet to a 1/2-inch iron rod with "RPLS 5587" cap found for corner;

North 88 degrees 17 minutes 12 seconds West, a distance of 116.99 feet to a 1/2-inch iron rod with "RPLS 5587" cap found for corner;

North 89 degrees 32 minutes 58 seconds West, a distance of 299.15 feet to a 1/2-inch iron rod with "RPLS 5587" cap found for corner at the south end of a corner clip at the intersection of the said north right-of-way line of McDermott Road and the said east right-of-way line of Custer Road;

THENCE, North 45 degrees 17 minutes 29 seconds West, with said corner clip, a distance of 38.40 feet to a point for corner at the north end of said corner clip;

THENCE, North 00 degrees 25 minutes 59 seconds West, with the said east right-of-way line of Custer Road, a distance of 896.45 feet to the POINT OF BEGINNING and containing an area of 34.091 acres or 1,485,009 square feet of land, more or less.

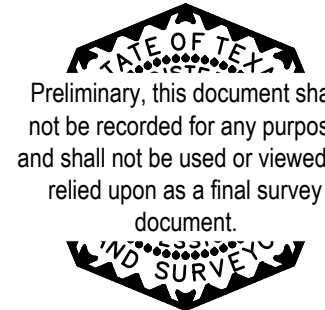
SURVEYOR'S CERTIFICATE

That, I, Gregory Mark Peace, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property described and that the corner monuments shown hereon were properly placed under my supervision and in accordance with the platting regulations of the City of Allen, Texas.

Dated this the ___ day of ___, 2024.

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.

Gregory Mark Peace, RPLS No. 6608



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 Gregory Mark Peace, 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 and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of ___, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, through the undersigned authority, does hereby adopt this plat designating the described property as CUSTER RIDGE ESTATES, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this ___ day of ___, 2024.

Shaddock-Custer Ridge, LLC, a Texas limited liability company

Name: [name]
Title: [title]

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of ___, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF APPROVAL

Approved

Attest

Chair
Planning and Zoning Commission

Secretary
Planning and Zoning Commission

Date

Date

Executed Pro Forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of Custer Ridge Estates Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ___ day of ___, 2024.

City Secretary, City of Allen

Three tables labeled PARCEL TABLE showing columns for LOT, SQ. FT., and ACRES. The tables list lots A-1 through A-31, B-1 through B-14, C-1 through C-14, D-1 through D-14, E-1 through E-16, and F-1 through F-16 with their respective square footages and acreages.

PARCEL TABLE with columns for LOT, SQ. FT., and ACRES. It lists lots A-32X, D-15X, F-17X, and F-18X with their respective square footages and acreages.

**PRELIMINARY PLAT
CUSTER RIDGE ESTATES**

105 RESIDENTIAL LOTS
4 COMMON / HOA LOTS
34.091 ACRES

BEING SITUATED IN THE
JESSE H. GOUGH SURVEY, ABSTRACT NO. 347
CITY OF ALLEN, COLLIN COUNTY, TEXAS
JANUARY 2024
SHEET 2 OF 2

DEVELOPER
SHADDOCK
ACQUISITIONS, LLC
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Plano, Texas 75093
Contact: Will Shaddock
Phone: 214-225-9643



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