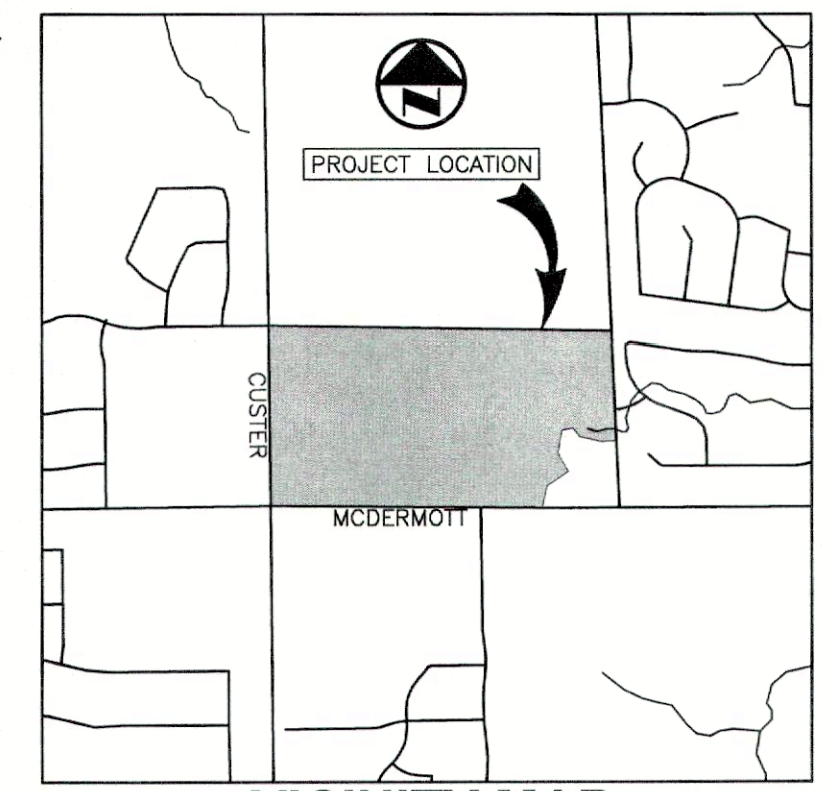


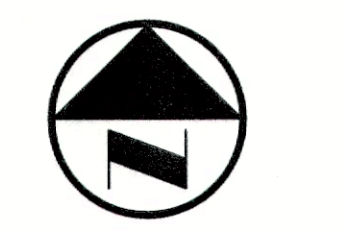
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LEGEND

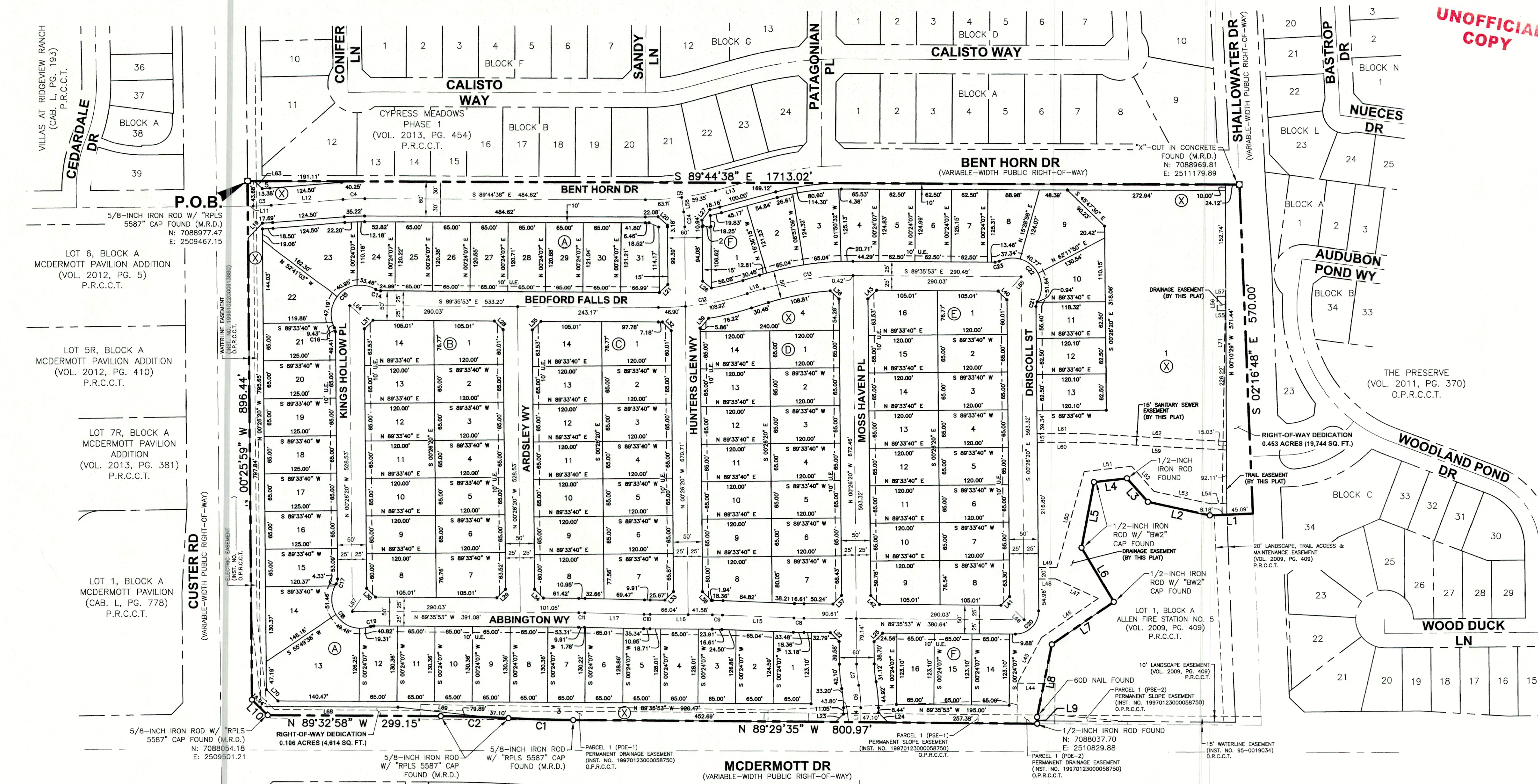
○	PROPERTY CORNER
○	POINT OF BEGINNING
○	INST. NO.
○	INSTRUMENT NUMBER
○	VOL.
○	PAGE
○	UTILITY EASEMENT
○	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
○	O.P.R.C.C.T.
○	DEED RECORDS OF COLLIN COUNTY, TEXAS
○	D.R.C.C.T.
---	BOUNDARY LINE
---	PROPERTY LINE
---	ABSTRACT LINE
---	EXISTING EASEMENT LINE



VICINITY MAP (NOT TO SCALE)



SCALE: 1" = 100'



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 1.000152710. 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.
- Only lots classified as Block X are considered open space. All open space and common properties shall be owned and maintained by a property/homeowners' association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.
- Lots 13-14, 22-24, Block A, and Lots 8-10, Block F must push trash/recycling carts away from curb on pick up day to allow for service truck to pick up.

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	2°37'23"	2445.00'	N 88°14'16" W	111.92'	111.93'
C2	2°37'25"	2555.00'	N 88°14'16" W	116.98'	116.99'
C3	4°00'00"	450.00'	N 87°27'05" E	31.41'	31.42'
C4	4°48'18"	450.00'	N 87°51'13" E	37.73'	37.74'
C5	15°35'32"	450.00'	N 82°27'36" E	122.08'	122.46'
C6	11°11'26"	200.00'	N 05°19'54" W	39.00'	39.06'
C7	10°29'16"	200.00'	N 05°40'59" W	36.58'	36.61'
C8	2°00'12"	500.00'	N 88°35'47" W	17.48'	17.48'
C9	2°00'12"	500.00'	N 88°35'47" W	17.48'	17.48'
C10	1°11'44"	500.00'	N 89°00'01" W	10.43'	10.43'
C11	1°11'44"	500.00'	N 89°00'01" W	10.43'	10.43'
C12	1°11'44"	500.00'	N 89°00'01" W	10.43'	10.43'
C13	1°11'44"	500.00'	N 89°00'01" W	10.43'	10.43'
C14	32°12'15"	15.00'	N 73°29'46" W	8.32'	8.43'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C15	15°01'018"	50.00'	S 47°31'13" W	96.63'	131.05'
C16	27°07'35"	15.00'	S 14°00'08" E	7.04'	7.10'
C17	33°04'09"	15.00'	S 16°05'44" W	8.54'	8.66'
C18	142°45'06"	50.00'	S 38°44'44" E	94.76'	124.57'
C19	20°31'29"	15.00'	N 80°08'22" E	5.34'	5.37'
C20	90°50'27"	40.00'	N 44°58'53" E	56.98'	63.42'
C21	28°14'07"	15.00'	N 13°40'43" E	7.32'	7.39'
C22	148°40'51"	50.00'	N 42°58'11" W	96.29'	129.75'
C23	27°42'43"	15.00'	S 76°32'45" W	7.18'	7.26'
C24	7°24'41"	200.00'	S 04°08'41" E	25.85'	25.87'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 87°43'49" W	74.25'
L2	N 77°26'38" W	109.45'
L3	N 41°36'41" W	54.53'
L4	S 83°36'28" W	56.97'
L5	S 10°48'44" W	115.33'
L6	S 30°33'42" E	108.76'
L7	S 55°25'15" W	130.10'
L8	S 11°30'58" W	128.28'
L9	S 00°54'02" E	11.52'
L10	N 45°16'54" W	38.41'
L11	N 89°27'05" E	9.62'
L12	N 85°27'05" E	124.50'

LINE TABLE

NUMBER	BEARING	DISTANCE
L13	N 74°39'50" E	50.00'
L14	N 00°15'50" E	25.17'
L15	N 87°35'42" W	123.03'
L16	N 89°35'53" W	107.62'
L17	N 88°24'10" W	102.14'
L18	N 72°32'46" E	30.48'
L19	N 44°19'02" E	35.52'
L20	S 48°26'33" E	21.76'
L21	S 44°59'21" W	21.06'
L22	S 45°01'07" W	21.37'
L23	S 44°58'53" W	19.62'
L24	N 45°01'07" W	24.06'

LINE TABLE

NUMBER	BEARING	DISTANCE
L25	N 44°58'53" E	21.06'
L26	N 50°33'18" W	19.55'
L27	N 36°03'37" E	22.80'
L28	S 45°01'07" E	21.37'
L29	S 44°58'53" W	21.06'
L30	N 45°01'07" W	21.37'
L31	N 44°58'53" E	21.06'
L32	S 45°01'07" E	21.44'
L33	S 44°58'53" W	21.06'
L34	N 45°01'07" W	21.37'
L35	N 44°58'53" E	21.06'
L36	S 46°55'53" E	20.65'

LINE TABLE

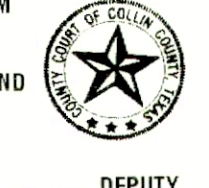
NUMBER	BEARING	DISTANCE
L37	S 44°58'53" W	21.06'
L38	N 45°01'07" W	21.37'
L39	N 40°37'19" E	22.62'
L40	S 45°01'07" E	21.37'
L41	S 44°58'53" W	21.06'
L42	N 45°01'07" W	21.37'
L43	N 44°58'53" E	21.06'
L44	N 89°30'17" W	45.67'
L45	N 27°41'53" E	89.07'
L46	N 55°25'15" E	119.52'
L47	N 65°20'50" W	81.28'
L48	S 89°26'05" W	29.69'

LINE TABLE

NUMBER	BEARING	DISTANCE
L49	N 89°33'40" E	32.24'
L50	N 16°03'48" E	172.14'
L51	N 83°36'28" E	82.08'
L52	S 41°36'41" E	58.43'
L53	S 77°26'38" E	100.38'
L54	N 87°43'49" E	27.29'
L55	N 90°00'00" W	15.00'
L56	N 00°10'29" W	25.00'
L57	N 90°00'00" E	15.00'
L58	S 07°51'00" E	25.57'
L59	N 86°38'53" W	240.76'
L60	N 89°50'44" W	86.52'
L61	S 89°50'44" E	87.09'
L62	S 86°38'53" E	240.25'
L63	N 45°45'19" W	18.75'
L64	S 49°54'19" E	23.49'
L65	S 40°53'48" W	23.07'
L66	N 45°01'07" W	21.37'
L67	N 34°33'51" E	25.23'
L68	S 89°35'47" W	240.26'
L69	S 83°27'52" E	155.01'
L70	N 45°17'29" W	28.40'
L71	N 00°58'13" E	409.08'

FINAL PLAT
CUSTER RIDGE ESTATES
 34.093 GROSS ACRES
 105 SINGLE FAMILY LOTS (20.270 ACRES)
 LOTS 1-31, BLOCK A
 LOTS 1-14, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-14, BLOCK D
 LOTS 1-16, BLOCK E
 LOTS 1-16, BLOCK F
 5 HOA LOTS (5.892 ACRES)
 LOTS 1-5, BLOCK X
 RIGHT-OF-WAY DEDICATION
 (7.931 ACRES / 345,466 SQ. FT.)
 BEING SITUATED IN THE
 JESSE H. GOUGH SURVEY, ABSTRACT NO. 347
 CITY OF ALLEN, COLLIN COUNTY, TEXAS
 SEPTEMBER 2024
 SHEET 1 OF 2

STATE OF TEXAS, COUNTY OF COLLIN
 I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
 MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
 OF COLLIN COUNTY ON: 10/28/2024 01:06 PM
 PLAT BOOK: 2024 PAGE: 979 - 980
 NUMBER OF PAGES: 2 AMOUNT: \$101.00
 IN TESTIMONY WHEREOF, WITH MY HAND
 AND OFFICIAL SEAL OF OFFICE,
 COUNTY CLERK, COLLIN COUNTY, TEXAS



BY: *Stacey Kemp* DEPUTY
 Duwayne Kitzmiller

OWNER
SHADDOCK-CUSTER
RIDGE, LLC
 2400 Dallas Parkway, Suite 560
 Plano, Texas 75093
 Contact: William Shaddock, Jr.
 Phone: 214-225-9643

DEVELOPER
SHADDOCK-CUSTER
RIDGE, LLC
 2400 Dallas Parkway, Suite 560
 Plano, Texas 75093
 Contact: William Shaddock, Jr.
 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 34.093-acre (1,485,106-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 34.093-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 northwest corner of said Shaddock-Custer Ridge tract and the southwest corner Lot 3, Block A, 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 Lot 3 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 45.09 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 Drive (a variable width public right-of-way);

THENCE, with the north right-of-way line of said McDermott Drive, the following four (4) calls:

North 89 degrees 29 minutes 35 seconds West, a distance of 800.97 feet to a 1/2-inch iron rod with "RPLS 5587" cap found for corner at the beginning of a non-tangent curve to the right;

With said curve to the right, having a central angle of 02 degrees 37 minutes 23 seconds, a radius of 2,445.00 feet, a chord bearing and distance of North 88 degrees 14 minutes 16 seconds West, 111.92 feet, and an arc length of 111.93 feet to a 5/8-inch iron rod with "RPLS 5587" cap found for corner at the end of said curve; and the beginning of a reverse curve to the left;

With said reverse curve to the left, having a central angle of 02 degrees 37 minutes 25 seconds, a radius of 2,555.00 feet, a chord bearing and distance of North 88 degrees 14 minutes 16 seconds West, 116.98 feet, and an arc length of 116.99 feet to a 5/8-inch iron rod with "RPLS 5587" cap found for corner at the end of said curve;

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 Drive and the said east right-of-way line of Custer Road;

THENCE, North 45 degrees 16 minutes 54 seconds West, with said corner clip, a distance of 38.41 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 896.44 feet to the POINT OF BEGINNING and containing an area of 34.093 acres or 1,485,106 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 26th day of September, 2024.

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 26th day of September, 2024.

Suzanne W. Lewis, Notary Public in and for the State of Texas



August 2, 2025, My Commission Expires On:

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Shaddock-Custer Ridge, LLC, 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 25th day of September, 2024.

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

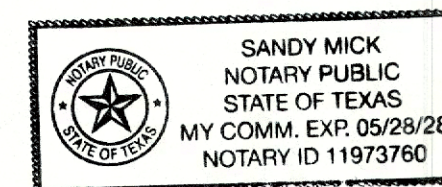
William Shaddock, Jr., Title: Manager

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 William Shaddock, Jr., 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 25th day of September, 2024.

Sandy Mick, Notary Public in and for the State of Texas



May 28, 2028, My Commission Expires On:

CERTIFICATE OF APPROVAL

Approved

Chair Planning and Zoning Commission, Date 10/1/24

Attest

Secretary Planning and Zoning Commission, Date 10/1/24

Executed Pro Forma

City Mayor, Date 10/1/2024

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 1st day of October, 2024.

City Secretary, City of Allen



Parcel Table with columns: LOT, SQ. FT., ACRES. Rows A-1 to A-20 and B-1 to B-14.

Parcel Table with columns: LOT, SQ. FT., ACRES. Rows D-2 to D-14, E-1 to E-16, F-1 to F-11, X-1 to X-5, and AREA TABLE.

FINAL PLAT CUSTER RIDGE ESTATES

34.093 GROSS ACRES
105 SINGLE FAMILY LOTS (20.270 ACRES)
LOTS 1-31, BLOCK A
LOTS 1-14, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-14, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-16, BLOCK F

5 HOA LOTS (5.892 ACRES)
LOTS 1-5, BLOCK X
RIGHT-OF-WAY DEDICATION
(7.931 ACRES / 345,466 SQ. FT.)

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

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 10/28/2024 01:08 PM
PLAT BOOK: 2024 PAGE: 979 - 980
NUMBER OF PAGES: 2 AMOUNT: \$101.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
By: Stacey Kemp, Deputy

OWNER SHADDOCK-CUSTER RIDGE, LLC
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Contact: William Shaddock, Jr.
Phone: 214-225-9643

DEVELOPER SHADDOCK-CUSTER RIDGE, LLC
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