



60 30 0 60 120

SCALE: 1" = 60'

Bearings Based on the file plat of CUSTER / A2A ADDITION Cab. O, Pg. 403

LEGEND FOR ABBREVIATIONS

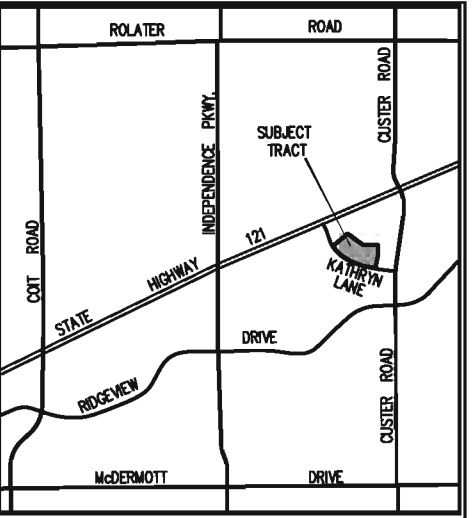
- ① Denotes 12"x18" Sidewalk & Utility Easement
- ② Denotes 26"x26" Sidewalk & Utility Easement
- DE - Denotes Drainage Easement
- BL - Denotes Building Line
- UE - Denotes Public Utility Easements
- W.W.M.E. - Wall & Wall Maintenance Esmt. Dedicated to the City of Plano
- P.W.W.M.E. - Private Wall & Wall Maintenance Esmt. to be maintained by the H.O.A.
- F - 5/8" Iron pin found
- S - 1/2" Iron pin with red cap stamped Tipton Eng., Inc.
- CM - Control Monument
- ↕ - Denotes Street Name Change
- - Denotes 40'x55' Pad
- - Denotes 40'x65' Pad
- - Denotes 45'x60' Pad
- - Denotes 45'x65' Pad

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	318.00'	34°40'33"	100.84'	S 73°25'33" E	187.74'
C2	340.00'	34°40'33"	203.77'	S 73°25'33" E	202.84'
C3	385.00'	8°45'54"	55.84'	S 80°28'12" E	55.78'
C4	385.00'	18°03'20"	115.02'	S 81°44'08" E	114.85'
C5	1288.00'	18°48'03"	378.73'	S 78°53'58" E	378.37'
C6	1348.00'	17°20'42"	407.17'	S 78°07'30" E	405.82'
C7	85.00'	30°42'20"	282.18'	N 10°38'23" W	31.33'
C8	1285.00'	20°16'54"	458.41'	S 58°08'45" E	458.02'
C9	1345.00'	18°37'33"	490.84'	S 58°30'44" E	488.89'
C10	1320.00'	42°32'08"	887.81'	S 88°11'44" E	884.74'
C11	90.00'	148°46'35"	130.70'	S 00°46'04" W	88.94'
C12	90.00'	125°43'58"	108.72'	S 86°53'18" W	88.99'

CUSTER/121 ADDITION  
LOT 5, BLOCK 1  
CAB. Q, SLIDE 414  
S.H. 121 OVERLAY DISTRICT

City Of Plano Aluminum Monument Set in Concrete  
X = 529,312.97  
Y = 2,234,112.49  
Elev. = 671.29

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.



CUSTER/121 ADDITION  
LOT 7-1, BLOCK 1  
CAB. O, SLIDE 403  
S.H. 121 OVERLAY DISTRICT

CUSTER/121 ADDITION  
LOT 6, BLOCK 1  
CAB. O, SLIDE 403  
S.H. 121 OVERLAY DISTRICT

ROWLETT CEMETERY ROAD  
ROWLETT CEMETERY  
RC S-426 ZONING

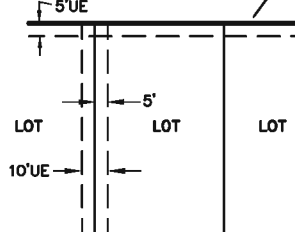
CUSTER E.A.C. ADDITION  
LOT 1, BLOCK 1  
CAB. Q, SLIDE 101  
RC ZONING

CUSTER E.A.C. ADDITION  
LOT 2, BLOCK 1  
CAB. Q, SLIDE 101  
RC ZONING

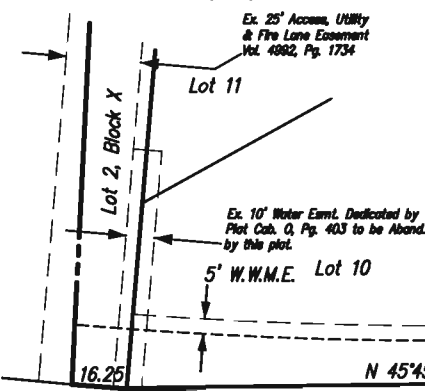
CUSTER-RIDGEVIEW ADDITION  
LOT 7, BLOCK 1  
VOL. 2008, PG. 112  
RETAIL ZONING

CUSTER/121 ADDITION  
LOT 7, BLOCK 1  
CAB. N, SLIDE 697  
RC PD-106 ZONING

STREET

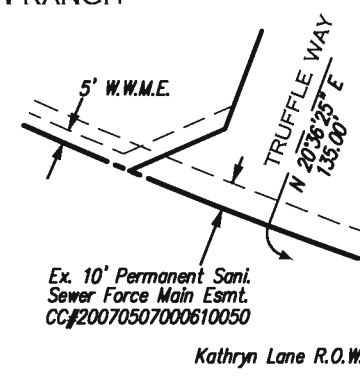


TYPICAL UTILITY EASEMENTS (UE)



DETAIL A  
N.T.S.

THE LEGENDS AT RIDGEVIEW RANCH  
LOT 1, BLOCK 1  
CAB. L, SLIDE 682  
MF-2 PD-484 ZONING



DETAIL B  
N.T.S.

DETAIL C  
N.T.S.

PRELIMINARY PLAT  
KATHRYN PARK  
68 ~ SF-6 LOTS

BEING A REVISED CONVEYANCE PLAT OF  
13.966 Acres Lot 8, Block 1 and  
Portion of Rowlett Cemetery Road  
OF  
CUSTER/121 ADDITION Cab. O, Pg. 403  
GEORGE WHIRE SURVEY, ABSTRACT NO. 992  
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER  
BLOOMFIELD HOMES INC.  
1050 E. Highway 114 ~ Suite 210 ~ Southlake, Texas 76092  
817-416-1572

TIPTON ENGINEERING, INC.  
ENGINEERING • SURVEYING • PLANNING • F-2000  
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 228-2867  
rhovas@tiptoneng.com