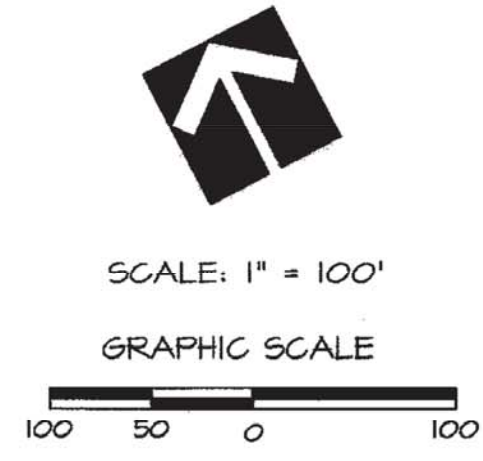
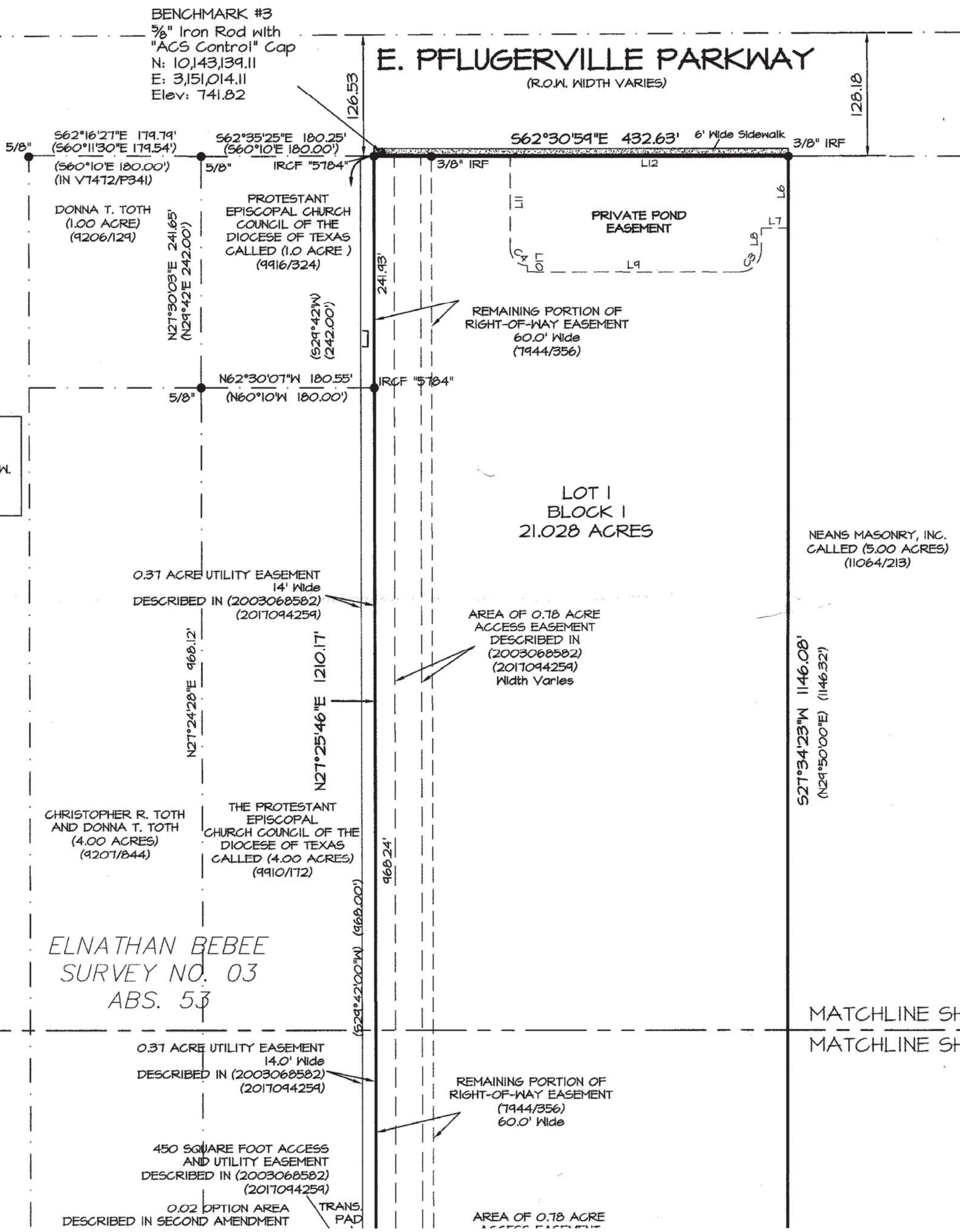
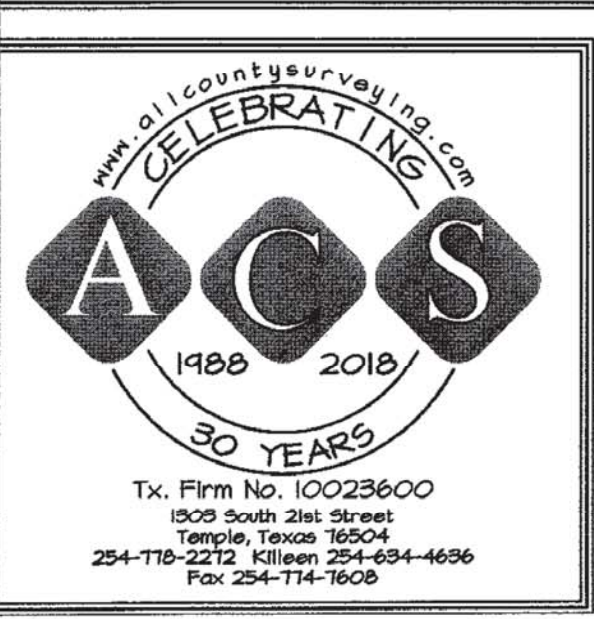


FINAL PLAT  
CARDINAL CROSSING  
PFLUGERVILLE, TRAVIS COUNTY, TEXAS



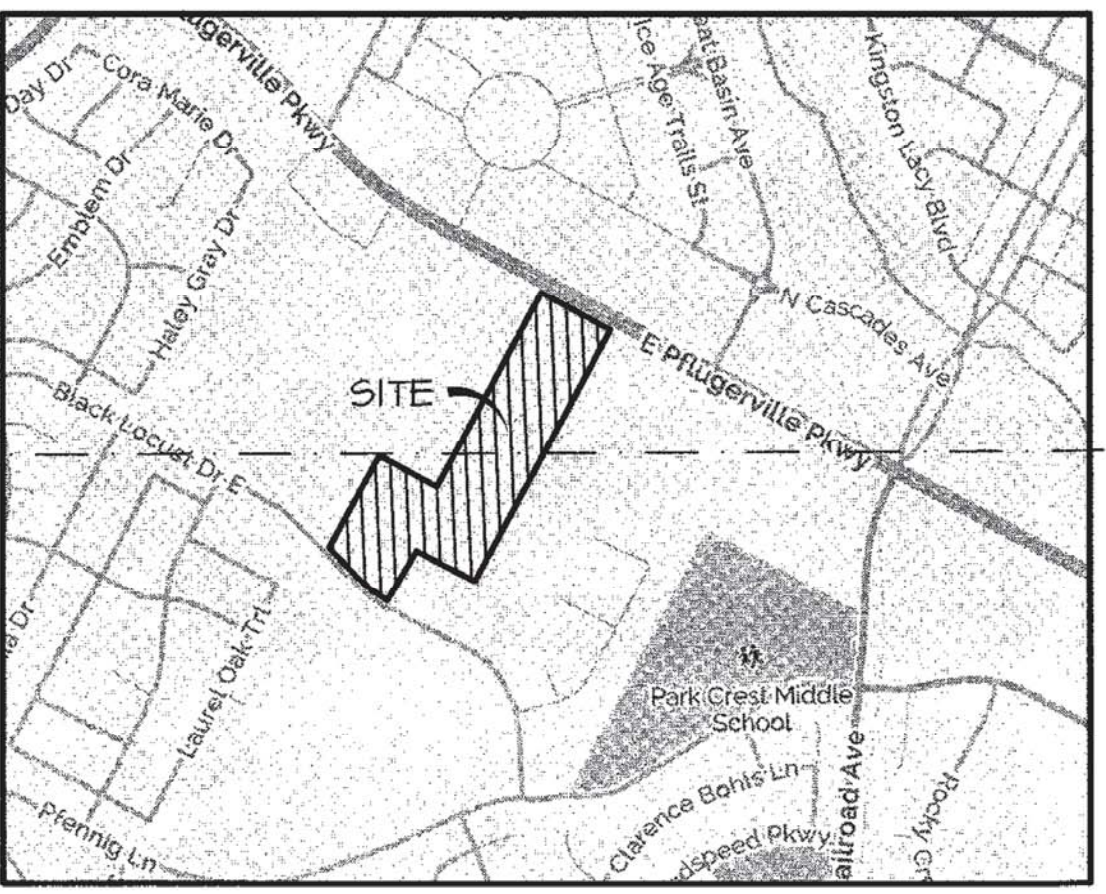
| LINE LEGEND |                                 |
|-------------|---------------------------------|
|             | BOUNDARY LINES                  |
|             | ADJOINING PROPERTY LINES/R.O.W. |
|             | EASEMENT LINES                  |

HILL COUNTRY BIBLE  
CHURCH PFLUGERVILLE  
TRACT ONE, 49.87 ACRES  
(2004004268)



1/2" IRCF "WALKER  
PARTNERS" BEARS  
S 62°44'01" E 2542.81'

1/2" IRCF  
"WALKER  
PARTNERS"



OWNER/SUBDIVIDER:  
SEHAN HOMES, LTD., A TEXAS LIMITED  
PARTNERSHIP  
3815 S. CAPITAL OF TEXAS HWY.  
SUITE #275  
AUSTIN, TEXAS 78704

ENGINEER:  
TIMOTHY J. MOLTZ  
TEXAS REGISTRATION NO. 17401  
CATALYST ENGINEERING GROUP  
100 SOUTH 2ND STREET  
PFLUGERVILLE, TEXAS 78660

SURVEYOR:  
CHARLES C. LUCKO, RPLS #4636  
ALL-COUNTY SURVEYING, INC.  
205 EAST UNIVERSITY  
GEORGETOWN, TEXAS 78626 512-688-5485  
FAX 254-TT4-7608  
TX. FIRM LIC. NO. 10194304

LEGAL DESCRIPTION: 21.028 ACRES (APPROX.  
918,162 SQ. FEET) OF LAND IN THE ELNATHAN  
BEBEE SURVEY NO. 5, ABSTRACT NO. 53,  
TRAVIS COUNTY, TEXAS, BEING A PORTION OF  
THE CALLED 22.513 ACRE TRACT DESCRIBED  
IN A DEED TO SEHAN HOMES, LTD., A TEXAS  
LIMITED PARTNERSHIP, RECORDED IN  
DOCUMENT NO. 201812540, OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 1  
ACREAGE OF LOTS: 21.028 ACRES  
NO NEW STREETS

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE SYSTEM  
OF 1983 (NAD83), CENTRAL ZONE, BASED ON LOCAL  
NETWORK GPS OBSERVATIONS.  
COMBINED SCALE FACTOR = 0.99990001  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.0001  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0

**BENCHMARKS**  
#3  
3/8" Iron Rod with "ACS CONTROL" cap  
4 1/2' NE of the NW Corner of this  
N: 10143139.11 E: 3151014.11 Elev: 741.82  
#6  
3/8" Iron Rod with "ACS Control" Cap, South side of  
Black Locust 206 1/2 SE of the SW Corner of this.  
N: 10141532.94 E: 3144443.66 Elev: 740.54

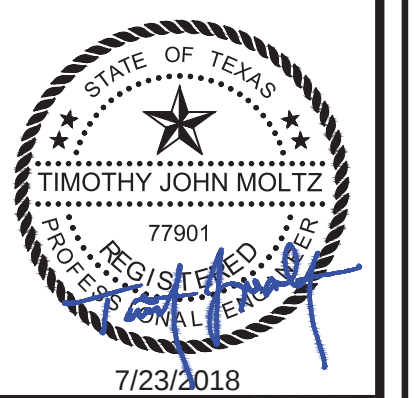
**NOTE:**  
A MINIMUM 6-FT SIDEWALK WILL BE CONSTRUCTED  
ALONG THE NORTH AND SOUTH PROPERTY LINES.

| LEGEND        |                                                   |
|---------------|---------------------------------------------------|
| ● IRF         | IRON ROD FOUND (SIZE NOTED)                       |
| ● IRCF "LJA"  | 1/2" IRON ROD WITH "LJA RPLS 4532" CAP FOUND      |
| ● IRCF "5184" | 1/2" IRON ROD WITH "RPLS 5184" CAP FOUND          |
| ● IRCF "CB"   | 1/2" IRON ROD WITH "CHAPARRAL BOUNDARY" CAP FOUND |
| ○ IRCS        | 5/8" IRON ROD WITH "ACS" CAP SET                  |
| P.O.B.        | POINT-OF-BEGINNING                                |
| R.O.W.        | RIGHT-OF-WAY                                      |
| ( )           | RECORD INFORMATION                                |

FINAL PLAT  
CARDINAL CROSSING  
PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Plot Date: 06-25-2018  
Survey Completed: 02-25-2018  
Scale: 1" = 1000'  
Job No. 171060  
Dwg No. 1710606.F  
Drawn by MDH  
Surveyor CCL #4636

|                    |             |
|--------------------|-------------|
| DRAWING SCALE      | 1/2" = 100' |
| SURVEYED           | ---         |
| FILE NAME-CARDINAL |             |
| DATE               | 7/23/2018   |
| DRAWN: E.H. TOM    |             |
| DESIGNED: J.M.     |             |



**Catalyst Engineering Group**  
100 South 2nd Street  
Pflugerville, Texas 78660  
Office: (512) 944-6077  
Mobile: (512) 944-6077  
TBBP FIRM No. P-18276

CARDINAL CROSSING - PHASE 1  
FINAL PLAT (1 OF 3)  
E PFLUGERVILLE PKWY  
PFLUGERVILLE, TEXAS 78660

