



MARTIN TRACT
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2022 Service and Assessment Plan (the “2022 SAP”).

The District was created pursuant to the PID Act by Resolution No. 1928-20-12-08-0804 on December 8, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On January 25, 2022, the City passed and approved Ordinance No. 159-22-01-25 accepting and approving a service and assessment plan (the “2022 SAP”) and Assessment Roll for the District. The 2022 SAP levied Assessments against the Assessed Property within the District and established a lien on such Assessed Property.

On September 13, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 1558-22-09-13, which updated the Assessment Roll for 2022.

On September 26, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 1610-23-09-26, which updated the Assessment Roll for 2023.

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

- The final plat of The Enclave at Cele Section 1, attached hereto as **Exhibit C-1**, was filed and recorded with the County on April 20, 2023, and consists of 68 residential Lots and 8 Lots of Non-Benefited Property.
- The final plat of The Enclave at Cele Section 2, attached hereto as **Exhibit C-2**, was filed and recorded with the County on April 26, 2023, and consists of 55 residential Lots and 4 Lots of Non-Benefited Property.

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Per the Owner the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 67 Lots
 - Lot Type 2: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 27 Lots
 - Lot Type 2: 17 Lots
- End-User Owned:
 - Lot Type 1: 8 Lots
 - Lot Type 2: 4 Lots

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the 2022 SAP and they were dedicated to the City on July 18, 2023.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$5,094,651.00.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$300,880.69.
- **Annual Collection Costs**– The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$23,304.65.

Annual Collection Costs	
P3Works Administration	\$ 18,727.20
City Auditor	\$ 2,500.00
Filing Fees	\$ 501.00
County Collection	\$ 576.45
Miscellaneous	\$ 1,000.00
Total	\$ 23,304.65

Due January 31, 2025	
Principal	\$ 92,000.00
Interest	\$ 208,880.69
Annual Collection Cost	\$ 23,304.65
Total Annual Installment	\$ 324,185.34

See **Exhibit B** for the reimbursement schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No full Prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayments of Assessments have occurred within the District.

EXHIBIT A

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Martin Tract Public Improvement District					
Annual Installments	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 92,000.00	\$ 96,000.00	\$ 100,000.00	\$ 104,000.00	\$ 108,000.00
Interest	\$ 208,880.69	\$ 205,108.69	\$ 201,172.69	\$ 197,072.69	\$ 192,808.69
	(1) \$ 300,880.69	\$ 301,108.69	\$ 301,172.69	\$ 301,072.69	\$ 300,808.69
Annual Collection Costs	(2) \$ 23,304.65	\$ 23,770.74	\$ 24,246.16	\$ 24,731.08	\$ 25,225.70
Total Annual Installment	(3) = (1) + (2) \$ 324,185.34	\$ 324,879.43	\$ 325,418.85	\$ 325,803.77	\$ 326,034.39

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A

EXHIBIT A – ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980152	02766507140000	Non-Benefited	\$ -	\$ -
980153	02746511010000	Non-Benefited	\$ -	\$ -
980154	02746511020000	Non-Benefited	\$ -	\$ -
980155	02746511030000	2	\$ 48,773.86	\$ 3,103.60
980156	02746511040000	1	\$ 39,905.88	\$ 2,539.31
980157	02746511050000	1	\$ 39,905.88	\$ 2,539.31
980158	02746511060000	2	\$ 48,773.86	\$ 3,103.60
980159	02746511070000	2	\$ 48,773.86	\$ 3,103.60
980160	02746511080000	2	\$ 48,773.86	\$ 3,103.60
980161	02746511090000	Non-Benefited	\$ -	\$ -
980162	02746512140000	1	\$ 39,905.88	\$ 2,539.31
980163	02746512150000	1	\$ 39,905.88	\$ 2,539.31
980164	02746514010000	1	\$ 39,905.88	\$ 2,539.31
980165	02746514020000	2	\$ 48,773.86	\$ 3,103.60
980166	02746514030000	Non-Benefited	\$ -	\$ -
980167	02746514040000	Non-Benefited	\$ -	\$ -
980168	02746515120000	1	\$ 39,905.88	\$ 2,539.31
980169	02746515130000	1	\$ 39,905.88	\$ 2,539.31
980170	02746515140000	1	\$ 39,905.88	\$ 2,539.31
980171	02746515150000	Non-Benefited	\$ -	\$ -
980172	02746515160000	1	\$ 39,905.88	\$ 2,539.31
980173	02746515170000	1	\$ 39,905.88	\$ 2,539.31
980174	02746515180000	1	\$ 39,905.88	\$ 2,539.31
980175	02746515010000	2	\$ 48,773.86	\$ 3,103.60
980176	02746515020000	2	\$ 48,773.86	\$ 3,103.60
980177	02746515030000	2	\$ 48,773.86	\$ 3,103.60
980178	02746515040000	1	\$ 39,905.88	\$ 2,539.31
980179	02746515050000	1	\$ 39,905.88	\$ 2,539.31
980180	02746515060000	1	\$ 39,905.88	\$ 2,539.31
980181	02746515070000	1	\$ 39,905.88	\$ 2,539.31
980182	02746516090000	1	\$ 39,905.88	\$ 2,539.31
980183	02746516100000	1	\$ 39,905.88	\$ 2,539.31
980184	02746516110000	1	\$ 39,905.88	\$ 2,539.31
980185	02746516120000	2	\$ 48,773.86	\$ 3,103.60
980186	02746516130000	2	\$ 48,773.86	\$ 3,103.60
980187	02746516140000	2	\$ 48,773.86	\$ 3,103.60
980188	02746516150000	2	\$ 48,773.86	\$ 3,103.60
980189	02746516160000	2	\$ 48,773.86	\$ 3,103.60
980190	02746516170000	2	\$ 48,773.86	\$ 3,103.60
980191	02746516180000	2	\$ 48,773.86	\$ 3,103.60

EXHIBIT A

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980192	02746516190000	1	\$ 39,905.88	\$ 2,539.31
980193	02746516200000	1	\$ 39,905.88	\$ 2,539.31
980194	02746516210000	1	\$ 39,905.88	\$ 2,539.31
980195	02746516220000	1	\$ 39,905.88	\$ 2,539.31
980196	02746517010000	1	\$ 39,905.88	\$ 2,539.31
980197	02746517020000	1	\$ 39,905.88	\$ 2,539.31
980198	02746517030000	1	\$ 39,905.88	\$ 2,539.31
980199	02746517040000	1	\$ 39,905.88	\$ 2,539.31
980200	02746517050000	1	\$ 39,905.88	\$ 2,539.31
980201	02746517060000	1	\$ 39,905.88	\$ 2,539.31
980202	02746517070000	2	\$ 48,773.86	\$ 3,103.60
980203	02746517080000	Non-Benefited	\$ -	\$ -
980204	02746708010000	1	\$ 39,905.88	\$ 2,539.31
980205	02746708020000	1	\$ 39,905.88	\$ 2,539.31
980206	02746708030000	1	\$ 39,905.88	\$ 2,539.31
980207	02746708040000	1	\$ 39,905.88	\$ 2,539.31
980208	02746708050000	1	\$ 39,905.88	\$ 2,539.31
980209	02746708060000	1	\$ 39,905.88	\$ 2,539.31
980210	02746708070000	1	\$ 39,905.88	\$ 2,539.31
980211	02746708080000	1	\$ 39,905.88	\$ 2,539.31
980212	02746709010000	1	\$ 39,905.88	\$ 2,539.31
980213	02746709020000	1	\$ 39,905.88	\$ 2,539.31
980214	02746709030000	1	\$ 39,905.88	\$ 2,539.31
980215	02746709040000	1	\$ 39,905.88	\$ 2,539.31
980216	02746709050000	2	\$ 48,773.86	\$ 3,103.60
980217	02746710010000	2	\$ 48,773.86	\$ 3,103.60
980218	02746710020000	1	\$ 39,905.88	\$ 2,539.31
980220	02746711010000	1	\$ 39,905.88	\$ 2,539.31
980221	02746711020000	1	\$ 39,905.88	\$ 2,539.31
980222	02746711030000	1	\$ 39,905.88	\$ 2,539.31
980223	02746711040000	1	\$ 39,905.88	\$ 2,539.31
980224	02746711050000	1	\$ 39,905.88	\$ 2,539.31
980225	02746711060000	1	\$ 39,905.88	\$ 2,539.31
980226	02746711070000	1	\$ 39,905.88	\$ 2,539.31
980227	02746711080000	1	\$ 39,905.88	\$ 2,539.31
980228	02746711090000	1	\$ 39,905.88	\$ 2,539.31
980258	02746509230000	Non-Benefited	\$ -	\$ -
980259	02746509240000	1	\$ 39,905.88	\$ 2,539.31
980260	02746509250000	1	\$ 39,905.88	\$ 2,539.31
980261	02746509260000	1	\$ 39,905.88	\$ 2,539.31

EXHIBIT A

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980262	02746509270000	1	\$ 39,905.88	\$ 2,539.31
980263	02746509280000	1	\$ 39,905.88	\$ 2,539.31
980264	02746509290000	1	\$ 39,905.88	\$ 2,539.31
980265	02746511100000	1	\$ 39,905.88	\$ 2,539.31
980266	02746511110000	1	\$ 39,905.88	\$ 2,539.31
980267	02746511120000	1	\$ 39,905.88	\$ 2,539.31
980268	02746511130000	1	\$ 39,905.88	\$ 2,539.31
980269	02746511140000	1	\$ 39,905.88	\$ 2,539.31
980270	02746511150000	1	\$ 39,905.88	\$ 2,539.31
980271	02746511160000	1	\$ 39,905.88	\$ 2,539.31
980272	02746511170000	1	\$ 39,905.88	\$ 2,539.31
980273	02746511180000	1	\$ 39,905.88	\$ 2,539.31
980274	02746511190000	Non-Benefited	\$ -	\$ -
980294	02746512010000	1	\$ 39,905.88	\$ 2,539.31
980295	02746512020000	1	\$ 39,905.88	\$ 2,539.31
980296	02746512030000	1	\$ 39,905.88	\$ 2,539.31
980297	02746512040000	1	\$ 39,905.88	\$ 2,539.31
980298	02746512050000	1	\$ 39,905.88	\$ 2,539.31
980299	02746512060000	1	\$ 39,905.88	\$ 2,539.31
980300	02746512070000	1	\$ 39,905.88	\$ 2,539.31
980301	02746512080000	1	\$ 39,905.88	\$ 2,539.31
980302	02746512090000	1	\$ 39,905.88	\$ 2,539.31
980303	02746512100000	1	\$ 39,905.88	\$ 2,539.31
980304	02746512110000	1	\$ 39,905.88	\$ 2,539.31
980305	02746512120000	1	\$ 39,905.88	\$ 2,539.31
980306	02746512130000	1	\$ 39,905.88	\$ 2,539.31
980307	02746512160000	1	\$ 39,905.88	\$ 2,539.31
980308	02746512170000	1	\$ 39,905.88	\$ 2,539.31
980309	02746512180000	1	\$ 39,905.88	\$ 2,539.31
980310	02746512190000	1	\$ 39,905.88	\$ 2,539.31
980311	02746512200000	1	\$ 39,905.88	\$ 2,539.31
980312	02746512210000	1	\$ 39,905.88	\$ 2,539.31
980313	02746512220000	1	\$ 39,905.88	\$ 2,539.31
980314	02746512230000	1	\$ 39,905.88	\$ 2,539.31
980315	02746512240000	1	\$ 39,905.88	\$ 2,539.31
980316	02746512250000	1	\$ 39,905.88	\$ 2,539.31
980317	02746512260000	1	\$ 39,905.88	\$ 2,539.31
980318	02746512270000	1	\$ 39,905.88	\$ 2,539.31
980319	02746512280000	1	\$ 39,905.88	\$ 2,539.31
980441	02746513010000	2	\$ 48,773.86	\$ 3,103.60

EXHIBIT A

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980442	02746513020000	2	\$ 48,773.86	\$ 3,103.60
980443	02746513030000	2	\$ 48,773.86	\$ 3,103.60
980444	02746513040000	Non-Benefited	\$ -	\$ -
980445	02746515080000	1	\$ 39,905.88	\$ 2,539.31
980446	02746515090000	1	\$ 39,905.88	\$ 2,539.31
980447	02746515100000	1	\$ 39,905.88	\$ 2,539.31
980448	02746515110000	1	\$ 39,905.88	\$ 2,539.31
980449	02746516010000	Non-Benefited	\$ -	\$ -
980450	02746516020000	1	\$ 39,905.88	\$ 2,539.31
980451	02746516030000	1	\$ 39,905.88	\$ 2,539.31
980452	02746516040000	1	\$ 39,905.88	\$ 2,539.31
980453	02746516050000	1	\$ 39,905.88	\$ 2,539.31
980454	02746516060000	1	\$ 39,905.88	\$ 2,539.31
980455	02746516070000	1	\$ 39,905.88	\$ 2,539.31
980456	02746516080000	1	\$ 39,905.88	\$ 2,539.31
Total			\$ 5,094,650.82	\$ 324,185.22

Footnotes:

Totals may not match what is shown on annual installment schedules or debt service schedules due to rounding.

EXHIBIT B – REIMBURSEMENT SCHEDULE

District Total Debt Service Schedule			
Annual Installments Due 1/31	Principal	Interest¹	Total Debt Service
2025	\$ 92,000.00	\$ 208,880.69	\$ 300,880.69
2026	\$ 96,000.00	\$ 205,108.69	\$ 301,108.69
2027	\$ 100,000.00	\$ 201,172.69	\$ 301,172.69
2028	\$ 104,000.00	\$ 197,072.69	\$ 301,072.69
2029	\$ 108,000.00	\$ 192,808.69	\$ 300,808.69
2030	\$ 113,000.00	\$ 188,380.69	\$ 301,380.69
2031	\$ 117,000.00	\$ 183,747.69	\$ 300,747.69
2032	\$ 122,000.00	\$ 178,950.69	\$ 300,950.69
2033	\$ 128,000.00	\$ 173,948.69	\$ 301,948.69
2034	\$ 133,000.00	\$ 168,700.69	\$ 301,700.69
2035	\$ 139,000.00	\$ 163,247.69	\$ 302,247.69
2036	\$ 145,000.00	\$ 157,548.69	\$ 302,548.69
2037	\$ 151,000.00	\$ 151,603.69	\$ 302,603.69
2038	\$ 157,000.00	\$ 145,412.69	\$ 302,412.69
2039	\$ 164,000.00	\$ 138,975.69	\$ 302,975.69
2040	\$ 171,000.00	\$ 132,251.69	\$ 303,251.69
2041	\$ 179,000.00	\$ 125,240.69	\$ 304,240.69
2042	\$ 187,000.00	\$ 117,901.69	\$ 304,901.69
2043	\$ 195,000.00	\$ 110,234.69	\$ 305,234.69
2044	\$ 204,000.00	\$ 102,239.69	\$ 306,239.69
2045	\$ 212,000.00	\$ 93,875.69	\$ 305,875.69
2046	\$ 222,000.00	\$ 85,183.69	\$ 307,183.69
2047	\$ 232,000.00	\$ 76,081.69	\$ 308,081.69
2048	\$ 242,000.00	\$ 66,569.69	\$ 308,569.69
2049	\$ 253,000.00	\$ 56,647.69	\$ 309,647.69
2050	\$ 264,000.00	\$ 46,274.69	\$ 310,274.69
2051	\$ 276,000.00	\$ 35,450.69	\$ 311,450.69
2052	\$ 288,000.00	\$ 24,134.69	\$ 312,134.69
2053	\$ 300,651.00	\$ 12,326.69	\$ 312,977.69
Total	\$ 5,094,651.00	\$ 3,739,974.04	\$ 8,834,625.04

Footnotes:

1) The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.

EXHIBIT C-1 – ENCLAVE AT CELE SECTION 1 FINAL PLAT



3 pgs

202300097

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE ENCLAVE AT CELE SECTION 1

OWNERS NAME: JNC DEVELOPMENT, INC.

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE: 2023042065

RETURN:

STAYS IN FILE

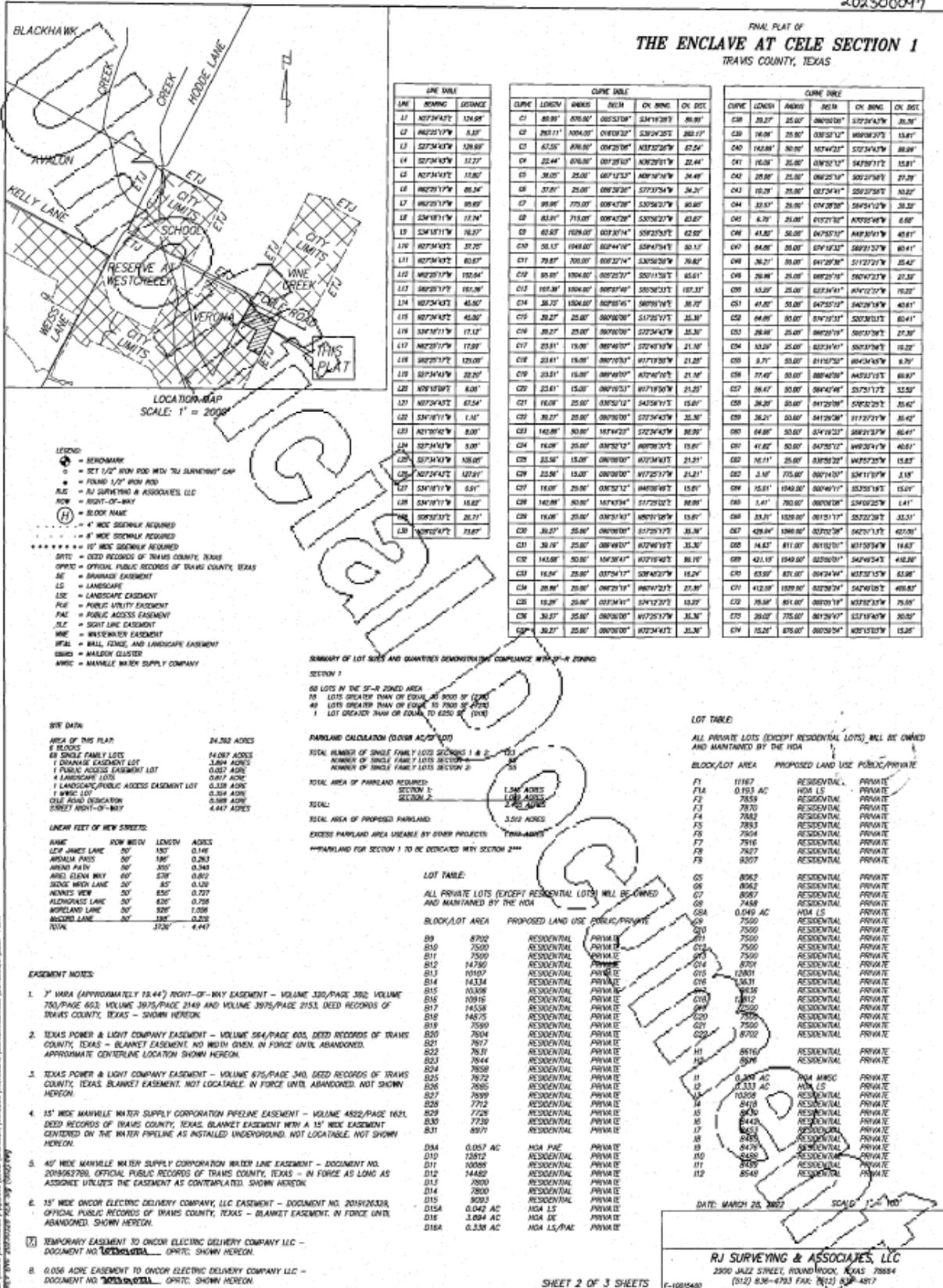
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

202300097 Apr 20, 2023 12:37 PM
Fee: \$102.00 JOHNSOK11

202300097



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- BENCHMARK
- SET 1/2" IRON ROD W/ 10' JUMPHOLE CAP
- FOUND 1/2" IRON ROD
- ▲ BY SURVEYOR & ASSOCIATES, LLC
- RIGHT-OF-WAY
- BLOOD NAME
- 4" WIDE SIDEWALK REQUIRED
- 6" WIDE SIDEWALK REQUIRED
- 12" WIDE SIDEWALK REQUIRED
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- BLANKET EASEMENT
- LANDSCAPE
- LANDSCAPE EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT
- RIGHT LINE EASEMENT
- WATERWAY EASEMENT
- WALL, FENCE, AND LANDSCAPE EASEMENT
- BANNER CLUSTER
- MANVILLE WATER SUPPLY COMPANY

NOTE DATA

AREA OF THIS PLAT: 24.282 ACRES

OF BLOCKS: 68

OF SINGLE FAMILY LOTS: 14,087

OF CHANGING EASEMENT LOTS: 2,804

OF PUBLIC ACCESS EASEMENT LOTS: 0,027

OF LANDSCAPE LOTS: 0,017

OF LANDSCAPE/PUBLIC ACCESS EASEMENT LOTS: 0,339

OF WEGE LOTS: 0,339

ONE ROAD INDICATION: 0,339

STREET RIGHT-OF-WAY: 4,447

LINEAR FEET OF NEW STREETS:

NAME	ROW WIDTH	LENGTH	ACRES
CELE LANE	50'	187'	0.146
ARABIAN PASS	50'	196'	0.263
ARABIAN PATH	50'	300'	0.349
ARABIAN WAY	50'	478'	0.602
SEVEN WIND LANE	50'	85'	0.130
VENUS VIEW	50'	856'	0.727
ALCHAMASS LANE	50'	830'	0.726
WORLDWIDE LANE	50'	806'	0.708
BLACKBURN LANE	50'	188'	0.232
TOTAL		3726'	4.447

EASEMENT NOTES:

- 3" W/RA (APPROXIMATELY 18.44') RIGHT-OF-WAY EASEMENT - VOLUME 330/PAGE 392, VOLUME 780/PAGE 652, VOLUME 3915/PAGE 2149 AND VOLUME 3915/PAGE 2153, DEED RECORDS OF TRAVIS COUNTY, TEXAS - SHOWN HEREON.
- TEXAS POWER & LIGHT COMPANY EASEMENT - VOLUME 564/PAGE 605, DEED RECORDS OF TRAVIS COUNTY, TEXAS - BLANKET EASEMENT, NO WIDTH GIVEN, IN FORCE UNTIL ABANDONED. APPROXIMATE CENTERLINE LOCATION SHOWN HEREON.
- TEXAS POWER & LIGHT COMPANY EASEMENT - VOLUME 875/PAGE 340, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BLANKET EASEMENT, NOT LOCATABLE, IN FORCE UNTIL ABANDONED, NOT SHOWN HEREON.
- 12" WIDE MANVILLE WATER SUPPLY CORPORATION PIPELINE EASEMENT - VOLUME 4822/PAGE 1621, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BLANKET EASEMENT WITH A 12" WIDE EASEMENT CENTERED ON THE WATER PIPELINE AS INSTALLED UNDERGROUND, NOT LOCATABLE, NOT SHOWN HEREON.
- 40" WIDE MANVILLE WATER SUPPLY CORPORATION WATER LINE EASEMENT - DOCUMENT NO. 2019062720, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS - IN FORCE AS LONG AS ASSIGNEE UTILIZES THE EASEMENT AS CONTAINED, SHOWN HEREON.
- 15" WIDE ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT - DOCUMENT NO. 2019126339, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS - BLANKET EASEMENT, IN FORCE UNTIL ABANDONED, SHOWN HEREON.
- TEMPORARY EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOCUMENT NO. 2023030701, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS - SHOWN HEREON.
- 0.056 ACRE EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOCUMENT NO. 2023030701, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS - SHOWN HEREON.

CURVE DATA

LINE	BEARING	DISTANCE	CURVE	LENGTH	CHORD	PC	PK	PT	CH BANG	CH DIST
01	N 89.81° E	676.00'	0.000000°	676.0000'	676.0000'	0.0000	0.0000	676.0000	0.0000	0.0000
02	N 89.81° E	1004.00'	0.000000°	1004.0000'	1004.0000'	0.0000	0.0000	1680.0000	0.0000	0.0000
03	S 72.34° W	128.88'	0.000000°	128.8800'	128.8800'	0.0000	0.0000	1512.8800	0.0000	0.0000
04	S 72.34° W	12.77'	0.000000°	12.7700'	12.7700'	0.0000	0.0000	1525.6500	0.0000	0.0000
05	S 72.34° W	13.80'	0.000000°	13.8000'	13.8000'	0.0000	0.0000	1539.4500	0.0000	0.0000
06	S 72.34° W	65.24'	0.000000°	65.2400'	65.2400'	0.0000	0.0000	1604.6900	0.0000	0.0000
07	S 72.34° W	89.81'	0.000000°	89.8100'	89.8100'	0.0000	0.0000	1694.5000	0.0000	0.0000
08	S 72.34° W	12.94'	0.000000°	12.9400'	12.9400'	0.0000	0.0000	1707.4400	0.0000	0.0000
09	S 72.34° W	16.07'	0.000000°	16.0700'	16.0700'	0.0000	0.0000	1723.5100	0.0000	0.0000
10	S 72.34° W	37.25'	0.000000°	37.2500'	37.2500'	0.0000	0.0000	1760.7600	0.0000	0.0000
11	S 72.34° W	60.87'	0.000000°	60.8700'	60.8700'	0.0000	0.0000	1821.6300	0.0000	0.0000
12	S 72.34° W	150.84'	0.000000°	150.8400'	150.8400'	0.0000	0.0000	1972.4700	0.0000	0.0000
13	S 72.34° W	150.84'	0.000000°	150.8400'	150.8400'	0.0000	0.0000	2123.3100	0.0000	0.0000
14	S 72.34° W	45.07'	0.000000°	45.0700'	45.0700'	0.0000	0.0000	2168.3800	0.0000	0.0000
15	S 72.34° W	45.07'	0.000000°	45.0700'	45.0700'	0.0000	0.0000	2213.4500	0.0000	0.0000
16	S 72.34° W	171.12'	0.000000°	171.1200'	171.1200'	0.0000	0.0000	2384.5700	0.0000	0.0000
17	S 72.34° W	17.00'	0.000000°	17.0000'	17.0000'	0.0000	0.0000	2555.5700	0.0000	0.0000
18	S 72.34° W	12.00'	0.000000°	12.0000'	12.0000'	0.0000	0.0000	2726.5700	0.0000	0.0000
19	S 72.34° W	12.00'	0.000000°	12.0000'	12.0000'	0.0000	0.0000	2897.5700	0.0000	0.0000
20	S 72.34° W	22.92'	0.000000°	22.9200'	22.9200'	0.0000	0.0000	3126.5900	0.0000	0.0000
21	S 72.34° W	4.00'	0.000000°	4.0000'	4.0000'	0.0000	0.0000	3170.5900	0.0000	0.0000
22	S 72.34° W	82.54'	0.000000°	82.5400'	82.5400'	0.0000	0.0000	3253.0300	0.0000	0.0000
23	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3254.0300	0.0000	0.0000
24	S 72.34° W	8.00'	0.000000°	8.0000'	8.0000'	0.0000	0.0000	3262.0300	0.0000	0.0000
25	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3263.0300	0.0000	0.0000
26	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3264.0300	0.0000	0.0000
27	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3265.0300	0.0000	0.0000
28	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3266.0300	0.0000	0.0000
29	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3267.0300	0.0000	0.0000
30	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3268.0300	0.0000	0.0000
31	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3269.0300	0.0000	0.0000
32	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3270.0300	0.0000	0.0000
33	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3271.0300	0.0000	0.0000
34	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3272.0300	0.0000	0.0000
35	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3273.0300	0.0000	0.0000
36	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3274.0300	0.0000	0.0000
37	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3275.0300	0.0000	0.0000
38	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3276.0300	0.0000	0.0000
39	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3277.0300	0.0000	0.0000
40	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3278.0300	0.0000	0.0000
41	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3279.0300	0.0000	0.0000
42	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3280.0300	0.0000	0.0000
43	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3281.0300	0.0000	0.0000
44	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3282.0300	0.0000	0.0000
45	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3283.0300	0.0000	0.0000
46	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3284.0300	0.0000	0.0000
47	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3285.0300	0.0000	0.0000
48	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3286.0300	0.0000	0.0000
49	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3287.0300	0.0000	0.0000
50	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3288.0300	0.0000	0.0000
51	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3289.0300	0.0000	0.0000
52	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3290.0300	0.0000	0.0000
53	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3291.0300	0.0000	0.0000
54	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3292.0300	0.0000	0.0000
55	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3293.0300	0.0000	0.0000
56	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3294.0300	0.0000	0.0000
57	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3295.0300	0.0000	0.0000
58	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3296.0300	0.0000	0.0000
59	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3297.0300	0.0000	0.0000
60	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3298.0300	0.0000	0.0000
61	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3299.0300	0.0000	0.0000
62	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3300.0300	0.0000	0.0000
63	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3301.0300	0.0000	0.0000
64	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3302.0300	0.0000	0.0000
65	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3303.0300	0.0000	0.0000
66	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3304.0300	0.0000	0.0000
67	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3305.0300	0.0000	0.0000
68	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3306.0300	0.0000	0.0000
69	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3307.0300	0.0000	0.0000
70	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3308.0300	0.0000	0.0000
71	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3309.0300	0.0000	0.0000
72	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3310.0300	0.0000	0.0000
73	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3311.0300	0.0000	0.0000
74	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3312.0300	0.0000	0.0000
75	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3313.0300	0.0000	0.0000
76	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3314.0300	0.0000	0.0000
77	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3315.0300	0.0000	0.0000
78	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3316.0300	0.0000	0.0000
79	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0000	3317.0300	0.0000	0.0000
80	S 72.34° W	1.00'	0.000000°	1.0000'	1.0000'	0.0000	0.0			

FINAL PLAT OF THE ENCLAVE AT CELE SECTION 1 TRAVIS COUNTY, TEXAS

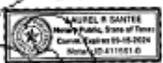
1. THIS PLAN LIES WITHIN THE CITY OF FLOUGHERVILLE FINAL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE NSC AND WASTEWATER SHALL BE PROVIDED BY CITY OF FLOUGHERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A NEW 10' FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT SUBSURFACE EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF THE INTERMEDIATE LOT LINES.
5. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL AS AMENDED BY THE CITY OF FLOUGHERVILLE ORDINANCE NO. 1003-15-02-24 AND ORDINANCE NO. 1440-20-08-14. SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND ICE.
6. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF FLOUGHERVILLE.
7. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT BLOCK ACCESS BY THE CITY OF FLOUGHERVILLE FOR PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND/OR REPAIR OF DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
8. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF AREL OLIVA WAY AND ALONG THE SUBDIVISION SIDE OF THE ROAD. THE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURE PLANS ASSOCIATED WITH EACH SECTION.
9. A MINIMUM OF A FOUR (4) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF LEW JAMES LANE, APOLLIA PASS, WINDY PINE, WOODBROOK LANE, ADVENES MEIR, KLENGRASS LANE, WOODLAND WIRE AND WOODLAND LANE.
10. SIDEWALKS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL SIDEWALKS SHALL BE IN CONFORMANCE WITH ALL CITY OF FLOUGHERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF FLOUGHERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #2003-15-02-24 AND CITY RESOLUTION #2003-15-02-24. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #2003-15-02-24.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF FLOUGHERVILLE ORDINANCE #1440-20-08-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
13. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
14. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOUGHERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF FLOUGHERVILLE.
16. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FLOUGHERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 484530000H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
17. ALL PROPOSED FENCES, HILLS AND LANDSCAPING ADJACENT TO INTERSECTIONS PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF FLOUGHERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO 1050 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK D - LOTS 8A, 9A, 10A AND 11A; BLOCK F - LOT 1A; BLOCK G - LOT 8A, BLOCK I - LOTS 1 AND 2.
20. UTILITY PROVIDERS: ONION ELECTRIC DELIVERY COMPANY - ELECTRIC; SI ENERGY - GAS UTILITIES; AT&T - CABLE TELECOMMUNICATION; MANVILLE NSC - WATER; AND THE CITY OF FLOUGHERVILLE - WASTEWATER.
21. PER THE TRAFFIC IMPACT STATEMENT DATED APRIL 1, 2020 FROM SODOT (SODOT TRAFFIC IMPACT GROUP, LLC) - THE CITY OF FLOUGHERVILLE REQUIRES A TRAFFIC IMPACT ANALYSIS (TIA) FOR DEVELOPMENTS THAT GENERATE 2,000 TRIPS PER DAY OR MORE. SINCE THE PROPOSED MARTIN TRACT DEVELOPMENT IS PROJECTED TO GENERATE FEWER TRIPS, A TIA IS NOT REQUIRED.
22. THE HILL, FENCE AND LANDSCAPE EASEMENTS (HFALE) ARE FOR HILLS, FENCE AND LANDSCAPE PURPOSES. THE HFALE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HILL, FENCE AND LANDSCAPE EASEMENTS.
23. THE HOMEOWNERS ASSOCIATION (HOA) AND BYLAWS WILL BE ESTABLISHED WITH DOCUMENT NO. 2021020207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. LOTS F THROUGH S, BLOCK F ARE PROHIBITED DIRECT VEHICULAR ACCESS TO KLENGRASS LANE.
25. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF FLOUGHERVILLE ORDINANCE NO. 1440-20-08-14. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
26. THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2021020207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS
 THAT JAC DEVELOPMENT, INC. BEING THE OWNER OF 41.300 ACRES OF LAND OUT OF THE ANDREW JUSTIN CURRY TRACT NO. 19, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022067442, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBMIT 24,300 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 1, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 4 DAY OF APRIL, 2023, A.D.
 JAC DEVELOPMENT, INC. A TEXAS CORPORATION
 BY: CARLOS D. BOMBACH, D.O.B. [REDACTED]
 JAC DEVELOPMENT, INC.
 12300 MIDWOOD DRIVE
 EL PASO, TEXAS 79928

STATE OF TEXAS
 COUNTY OF EL PASO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, KNOWNNESS TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 4 DAY OF APRIL, 2023, A.D.
 NOTARY PUBLIC, STATE OF TEXAS
 PRINTED NAME: MAUREL R. SHANTER
 MY COMMISSION EXPIRES: 9-15-24



STATE OF TEXAS
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS
 TEXAS BANK, LEND HOLDER OF 41.300 ACRES OF LAND OUT OF THE ANDREW JUSTIN CURRY TRACT NO. 19, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022067442, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBMISSION OF SAID TRACT AS SHOWN HEREON. DO NOT HEREBY APPROVE AND CONVEY TO ALL RESTRICTIONS LISTED HEREIN, AND DO HEREBY DEDICATE TO TRAVIS COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS TRAVIS COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 1. TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF APRIL, 2023.

ANN HERRINGTON, EXECUTIVE VICE PRESIDENT
 TEXAS BANK
 7900 MIDCOURT BLVD.
 EL PASO, TX 79912

STATE OF TEXAS
 COUNTY OF EL PASO
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANN HERRINGTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF APRIL, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON 9-15-24



APPROVED THIS 2 DAY OF MAY, 2023, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FLOUGHERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: [Signature]
 Oscar R. Williams, CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: [Signature]
 JEREMY FINEBERG, PLANNING DIRECTOR

ATTEST:
 BY: [Signature]
 WENDY EVANS, CITY SECRETARY



STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Theresa Lynn Mizebo, County Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the 20 day of April, 2023, A.D. at 12:17 o'clock P.M. and duly recorded on the 20 day of April, 2023, A.D. at 12:17 o'clock P.M. of said county and state in document number 202300047 of the official public records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20 DAY OF APRIL, 2023, A.D.

Theresa Lynn Mizebo
 TRAVIS COUNTY CLERK
 TRAVIS COUNTY, TEXAS

Kimberly Johnson
 DEPUTY

FILED FOR RECORD AT 12:17 O'CLOCK P.M. THIS 20 DAY OF APRIL, 2023, A.D.
 Theresa Lynn Mizebo
 TRAVIS COUNTY CLERK
 TRAVIS COUNTY, TEXAS

Kimberly Johnson
 DEPUTY

DATE: MARCH 28, 2023

RJ SURVEYING & ASSOCIATES, LLC
 2800 JAZZ STREET, ROUND ROCK, TEXAS 78684
 (512) 836-4783 FAX: (512) 836-4817

S:\C:\H\ 20-2817-2001\2021 Archive of Cele Section 1 (Drawings)\From ALM\202300047.dwg

EXHIBIT C-2 – ENCLAVE AT CELE SECTION 2 FINAL PLAT

 3 pgs 202300101

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE ENCLAVE AT CELE SECTION 2

OWNERS NAME: JNC DEVELOPMENT, INC.

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE: 2023044011

RETURN:

CITY OF PFLUGERVILLE
PICK-UP



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

202300101

Apr 26, 2023 09:10 AM

Fee: \$102.00 JOHNSOK11

EXHIBIT A

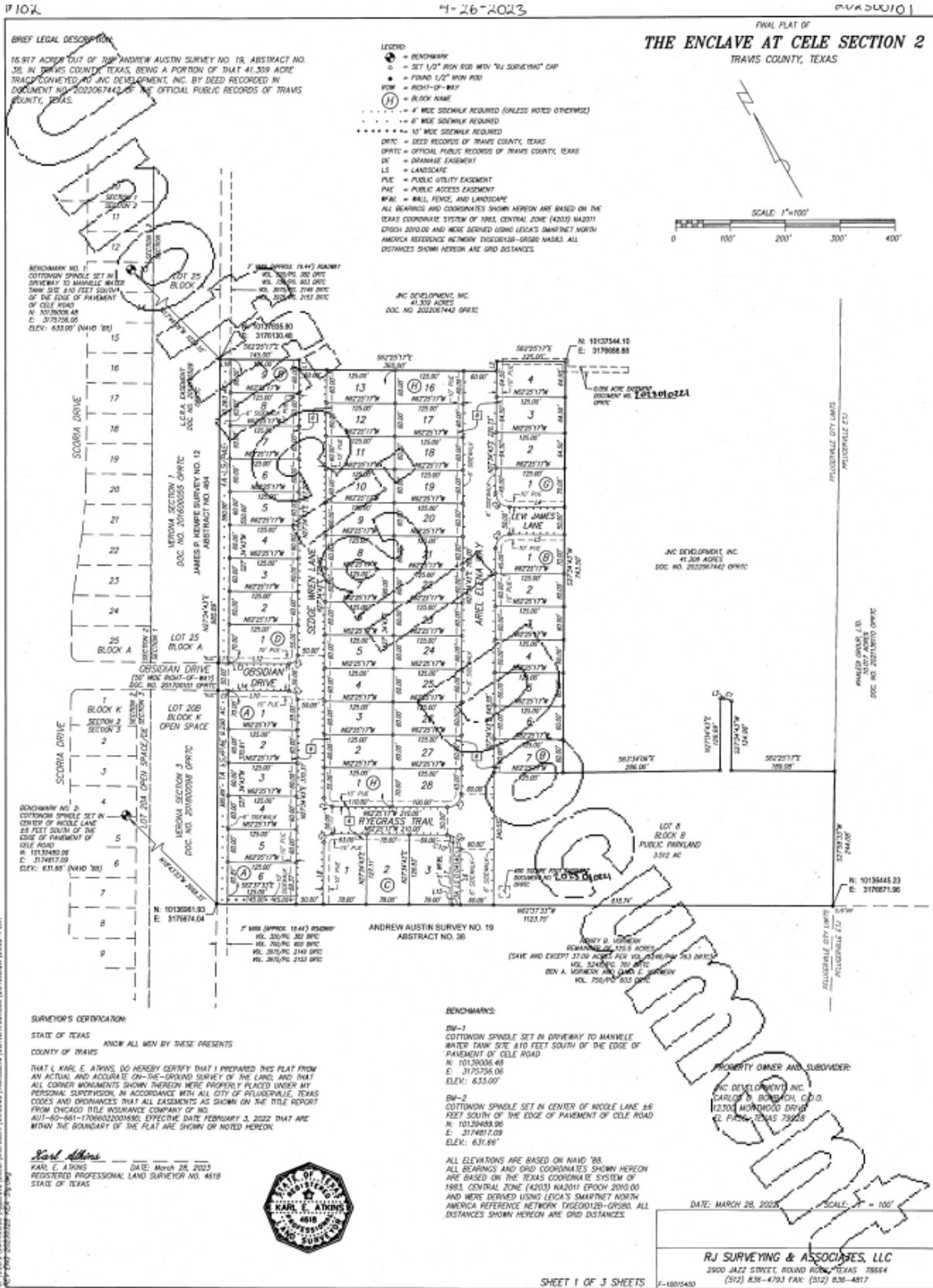
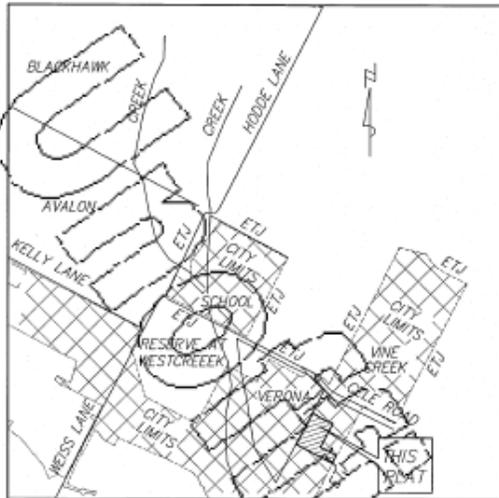


EXHIBIT A

4-0250101



LOCATION MAP
SCALE: 1" = 1000'

FINAL PLAT OF
THE ENCLAVE AT CELE SECTION 2
TRAVIS COUNTY, TEXAS

SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:
SECTION 2

55 LOTS IN THE SF-R ZONED AREA
3 LOTS GREATER THAN OR EQUAL TO 8000 SF (0.08)
52 LOTS GREATER THAN OR EQUAL TO 7500 SF (0.98)
0 LOTS GREATER THAN OR EQUAL TO 6250 SF (0.00)

PARKLAND CALCULATION (0.0108 AC/SF LOT)

TOTAL NUMBER OF SINGLE FAMILY LOTS SECTIONS 1 & 2: 123
NUMBER OF SINGLE FAMILY LOTS SECTION 1: 69
NUMBER OF SINGLE FAMILY LOTS SECTION 2: 55

TOTAL AREA OF PARKLAND REQUIRED:
SECTION 1: 1.346 ACRES
SECTION 2: 1.058 ACRES
TOTAL: 2.405 ACRES

TOTAL AREA OF PROPOSED PARKLAND: 3.512 ACRES
EXCESS PARKLAND: 1.077 ACRES

SITE DATA:

AREA OF THIS PLAT: 16.917 ACRES
6 BLOCKS
55 SINGLE FAMILY LOTS
1 PARKLAND LOT
2 LANDSCAPE/PUBLIC ACCESS EASEMENT LOTS
1 LANDSCAPE LOT
1 LANDSCAPE LOT
STREET RIGHT-OF-WAY

LINEAR FEET OF NEW STREETS:

NAME	ROW WIDTH	LENGTH	ACRES
LEV JAMES LANE	50'	153'	0.150
AREL ELENA WAY	50'	365'	1.331
SEJGE WREN LANE	50'	367'	1.310
OSSDAY DRIVE	50'	176'	0.183
BEEGRASS TRAIL	50'	305'	0.283
TOTAL		2563'	3.053

BEARINGS:

BM-1
COTTONTOWN SPUR SET IN DRIVEWAY TO MANVILLE
NORTH 74°55'21" WEST 274.42 FEET SOUTH OF THE EDGE OF
PAVEMENT ON GALE ROAD
N. 74°55'21" W.
D. 274.42 FT
ELEV.: 412.00'

BM-2
NORTH 74°55'21" WEST 274.42 FEET SOUTH OF THE EDGE OF
PAVEMENT ON GALE ROAD
N. 74°55'21" W.
D. 274.42 FT
ELEV.: 412.00'

ALL ELEVATIONS ARE BASED ON NA83 05
ALL BEARINGS AND GRID COORDINATES SHOWN HEREON
ARE BASED ON THE TEXAS COORDINATE SYSTEM OF
1983 CENTRAL ZONE (4303) NAD83 11/01/2010
AND WERE DERIVED USING LEICA'S SWARTZNET NORTH
AMERICA REFERENCE NETWORK PRODUCTION 03/2010. ALL
DISTANCES SHOWN HEREON ARE GRID DISTANCES.

LOT TABLE:

ALL PUBLIC LOTS WILL BE OWNED AND MAINTAINED BY THE CITY OF PFLUGERVILLE
ALL PRIVATE LOTS (EXCEPT RESIDENTIAL LOTS) WILL BE OWNED AND MAINTAINED BY THE
HOA

BLOCK/LOT AREA PROPOSED LAND USE PUBLIC/PRIVATE

BLOCK/LOT AREA	PROPOSED LAND USE	PUBLIC/PRIVATE
A1	8702	RESIDENTIAL PRIVATE
A1A	0.230 AC HOA LS/PAR	PRIVATE
A2	7500	RESIDENTIAL PRIVATE
A3	7500	RESIDENTIAL PRIVATE
A4	7500	RESIDENTIAL PRIVATE
A5	7500	RESIDENTIAL PRIVATE
A6	7574	RESIDENTIAL PRIVATE
B1	8816	RESIDENTIAL PRIVATE
B2	7500	RESIDENTIAL PRIVATE
B3	7500	RESIDENTIAL PRIVATE
B4	7500	RESIDENTIAL PRIVATE
B5	7500	RESIDENTIAL PRIVATE
B6	7500	RESIDENTIAL PRIVATE
B7	7500	RESIDENTIAL PRIVATE
B8	3.512 AC	PUBLIC PARKLAND PUBLIC
C1	8877	RESIDENTIAL PRIVATE
C2	8903	RESIDENTIAL PRIVATE
C3	10561	RESIDENTIAL PRIVATE
C3A	0.041 AC HOA LS	PRIVATE
D1	8702	RESIDENTIAL PRIVATE
D1A	0.253 AC HOA LS/PAR	PRIVATE
D2	7500	RESIDENTIAL PRIVATE
D3	7500	RESIDENTIAL PRIVATE
D4	7500	RESIDENTIAL PRIVATE
D5	7500	RESIDENTIAL PRIVATE
D6	7500	RESIDENTIAL PRIVATE
D7	7500	RESIDENTIAL PRIVATE
D8	7500	RESIDENTIAL PRIVATE
D9	7500	RESIDENTIAL PRIVATE
E1	8816	RESIDENTIAL PRIVATE
E2	8863	RESIDENTIAL PRIVATE
E3	8863	RESIDENTIAL PRIVATE
E4	8863	RESIDENTIAL PRIVATE
F1	8702	RESIDENTIAL PRIVATE
F2	7500	RESIDENTIAL PRIVATE
F3	7500	RESIDENTIAL PRIVATE
F4	7500	RESIDENTIAL PRIVATE
F5	7500	RESIDENTIAL PRIVATE
F6	7500	RESIDENTIAL PRIVATE
F7	7500	RESIDENTIAL PRIVATE
F8	7500	RESIDENTIAL PRIVATE
F9	7500	RESIDENTIAL PRIVATE
F10	7500	RESIDENTIAL PRIVATE
F11	7500	RESIDENTIAL PRIVATE
F12	7500	RESIDENTIAL PRIVATE
F13	7500	RESIDENTIAL PRIVATE
F14	7500	RESIDENTIAL PRIVATE
F15	7500	RESIDENTIAL PRIVATE
F16	7500	RESIDENTIAL PRIVATE
F17	7500	RESIDENTIAL PRIVATE
F18	7500	RESIDENTIAL PRIVATE
F19	7500	RESIDENTIAL PRIVATE
F20	7500	RESIDENTIAL PRIVATE
F21	7500	RESIDENTIAL PRIVATE
F22	7500	RESIDENTIAL PRIVATE
F23	7500	RESIDENTIAL PRIVATE
F24	7500	RESIDENTIAL PRIVATE
F25	7500	RESIDENTIAL PRIVATE
F26	7500	RESIDENTIAL PRIVATE
F27	7500	RESIDENTIAL PRIVATE
F28	8816	RESIDENTIAL PRIVATE

LINE TABLE

LINE	BEGINN	END	BEARING	DISTANCE
11	52734479	54757267	77.80'	
12	52734479	54757267	77.80'	
13	55225172	54757267	5.37'	
14	55225172	54757267	180.00'	
15	55225172	54757267	180.00'	
16	55225172	54757267	180.00'	
17	55225172	54757267	180.00'	
18	55225172	54757267	180.00'	
19	55225172	54757267	180.00'	
20	55225172	54757267	180.00'	
21	55225172	54757267	180.00'	
22	55225172	54757267	180.00'	
23	55225172	54757267	180.00'	
24	55225172	54757267	180.00'	
25	55225172	54757267	180.00'	
26	55225172	54757267	180.00'	
27	55225172	54757267	180.00'	
28	55225172	54757267	180.00'	
29	55225172	54757267	180.00'	
30	55225172	54757267	180.00'	
31	55225172	54757267	180.00'	
32	55225172	54757267	180.00'	
33	55225172	54757267	180.00'	
34	55225172	54757267	180.00'	
35	55225172	54757267	180.00'	
36	55225172	54757267	180.00'	
37	55225172	54757267	180.00'	
38	55225172	54757267	180.00'	
39	55225172	54757267	180.00'	
40	55225172	54757267	180.00'	
41	55225172	54757267	180.00'	
42	55225172	54757267	180.00'	
43	55225172	54757267	180.00'	
44	55225172	54757267	180.00'	
45	55225172	54757267	180.00'	
46	55225172	54757267	180.00'	
47	55225172	54757267	180.00'	
48	55225172	54757267	180.00'	
49	55225172	54757267	180.00'	
50	55225172	54757267	180.00'	
51	55225172	54757267	180.00'	
52	55225172	54757267	180.00'	
53	55225172	54757267	180.00'	
54	55225172	54757267	180.00'	
55	55225172	54757267	180.00'	
56	55225172	54757267	180.00'	
57	55225172	54757267	180.00'	
58	55225172	54757267	180.00'	
59	55225172	54757267	180.00'	
60	55225172	54757267	180.00'	
61	55225172	54757267	180.00'	
62	55225172	54757267	180.00'	
63	55225172	54757267	180.00'	
64	55225172	54757267	180.00'	
65	55225172	54757267	180.00'	
66	55225172	54757267	180.00'	
67	55225172	54757267	180.00'	
68	55225172	54757267	180.00'	
69	55225172	54757267	180.00'	
70	55225172	54757267	180.00'	
71	55225172	54757267	180.00'	
72	55225172	54757267	180.00'	
73	55225172	54757267	180.00'	
74	55225172	54757267	180.00'	
75	55225172	54757267	180.00'	
76	55225172	54757267	180.00'	
77	55225172	54757267	180.00'	
78	55225172	54757267	180.00'	
79	55225172	54757267	180.00'	
80	55225172	54757267	180.00'	
81	55225172	54757267	180.00'	
82	55225172	54757267	180.00'	
83	55225172	54757267	180.00'	
84	55225172	54757267	180.00'	
85	55225172	54757267	180.00'	
86	55225172	54757267	180.00'	
87	55225172	54757267	180.00'	
88	55225172	54757267	180.00'	
89	55225172	54757267	180.00'	
90	55225172	54757267	180.00'	
91	55225172	54757267	180.00'	
92	55225172	54757267	180.00'	
93	55225172	54757267	180.00'	
94	55225172	54757267	180.00'	
95	55225172	54757267	180.00'	
96	55225172	54757267	180.00'	
97	55225172	54757267	180.00'	
98	55225172	54757267	180.00'	
99	55225172	54757267	180.00'	
100	55225172	54757267	180.00'	

EASEMENT NOTES:

- 7' WRA (18.44') RIGHT-OF-WAY EASEMENT - VOLUME 320/PAGE 382; VOLUME 750/PAGE 603, VOLUME 3075/PAGE 2149 AND VOLUME 3875/PAGE 2153, DEED RECORDS OF TRAVIS COUNTY, TEXAS - SHOWN HEREON.
- TEXAS POWER & LIGHT COMPANY EASEMENT - VOLUME 675/PAGE 340, DEED RECORDS OF TRAVIS COUNTY, TEXAS - BLANKET EASEMENT, NOT LOCATABLE, NO WIDTH GIVEN, IN FORCE UNTIL ABANDONED, NOT SHOWN HEREON.
- 15' WIDE MANVILLE WATER SUPPLY CORPORATION PIPELINE EASEMENT - VOLUME 4822/PAGE 1621, DEED RECORDS OF TRAVIS COUNTY, TEXAS - BLANKET EASEMENT WITH A 15' WIDE EASEMENT CENTERED ON THE WATER PIPELINE AS INSTALLED UNDERGROUND, NOT LOCATABLE, NOT SHOWN HEREON.
- 0.056 ACRE EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOCUMENT NO. 2023010221 (OPRT), SHOWN HEREON.
- 400 SQUARE FOOT EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOCUMENT NO. 2023010221 (OPRT), SHOWN HEREON.
- TEMPORARY EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOCUMENT NO. 2023010221 (OPRT), SHOWN HEREON.

DATE: MARCH 28, 2024

SCALE: 1" = 100'

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS 78684
(512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 3 SHEETS

FINAL PLAT OF THE ENCLAVE AT CELE SECTION 2 TRAVIS COUNTY, TEXAS

1. THIS PLAN LIES WITHIN THE CITY OF PLEASANTVILLE FULL PURPOSE JURISDICTION. WHEN SHALL BE PROVIDED BY MANVILLE RSC AND WASTEWATER SHALL BE PROVIDED BY CITY OF PLEASANTVILLE. NO LOT IN THIS SUBDIVISION SHALL BE ASSIGNED UNITS CONNECTED TO WASTEWATER AND WASTEWATER FACILITIES.
2. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL AS AMENDED PER CITY OF PLEASANTVILLE ORDINANCE NO. 1206-15-02-24. THE GRANTEE HEREIN, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SUBJECT OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO MAINTAIN THE CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED ON PUBLIC EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF PLEASANTVILLE.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PLEASANTVILLE FOR THE PLEASANTVILLE CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REVISION, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY EASEMENTS AND RELATED APPURTENANCES.
7. A SIX (6) FOOT SIDE SETBACK SHALL BE PROVIDED ON BOTH SIDES OF AREAS. SIDE SETBACKS SHALL BE CONSTRUCTED WITHIN THE PUBLIC INFRASTRUCTURE PLANS ASSOCIATED WITH EACH SECTION.
8. A MINIMUM OF A FOUR (4) FOOT SIDE SETBACK SHALL BE PROVIDED ON BOTH SIDES OF LEV JAMES LANE, SEVEN (7) LANE, OGDONIA DRIVE AND SURFERS TRAIL.
9. STREETLIGHTS SHALL BE INSTALLED AND IN FULL SERVING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN COMPLIANCE WITH ALL CITY OF PLEASANTVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO: ILLUMINATION, DOMESTIC AND FULL CUT OFF TYPE.
10. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PLEASANTVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE 1003-15-02-24 AND CITY RESOLUTION #22-14-02-25-14.
11. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE 1003-15-02-24.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PLEASANTVILLE ORDINANCE NO. 1445-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
13. THIS SUBDIVISION SHALL MEET ALL POST-DEVELOPMENT PEAK FLOWS FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
14. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SCHEMATIC SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PLEASANTVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PLEASANTVILLE.
16. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PLEASANTVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
17. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP PANEL # 4843030285B FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
18. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PLEASANTVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
19. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK A - LOT 1A, BLOCK C - LOT 3A, BLOCK D - LOT 1A.
21. THE FOLLOWING LOT IS RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF PLEASANTVILLE: BLOCK B - LOT 8.
22. UTILITY PROVIDERS: GAS - ELECTRIC DELIVERY COMPANY - ELECTRIC, SE - ENERGY - GAS UTILITIES, AT&T - CABLE TELECOMMUNICATIONS MANVILLE RSC - WATER, AND THE CITY OF PLEASANTVILLE - WASTEWATER.
23. PER THE TRAFFIC GENERATION STATEMENT DATED APRIL 1, 2020 FROM SCOTT SORAGLIAN AT TRAFFIC IMPACT GROUP, LLC - THE CITY OF PLEASANTVILLE REQUIRES A TRAFFIC IMPACT ANALYSIS (TIA) FOR DEVELOPMENTS THAT GENERATE 2,000 TRIPS PER DAY OR MORE. SINCE THE PROPOSED WASTEN TRACT DEVELOPMENT IS PROJECTED TO GENERATE FEWER TRIPS, A TIA IS NOT REQUIRED.
24. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WFALE) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
25. THE HOMEOWNERS ASSOCIATION (HOA) AND BYLAWS WILL BE ESTABLISHED WITH DOCUMENT NO. 2021020201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
26. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PLEASANTVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
27. THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2021020201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
THAT JAC DEVELOPMENT, INC., BEING THE OWNER OF 41.309 ACRES OF LAND OUT OF THE ANDREW AUSTIN SURVEY NO. 18, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 202207442, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SURRENDER 16.977 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 2, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 4 DAY OF APR, 2023, A.D.

JAC DEVELOPMENT, INC., A TEXAS CORPORATION

BY: CARLOS D. BARRAZA, C.O.B.
JAC DEVELOPMENT, INC.
15800 WINDWOOD DRIVE
EL PASO, TEXAS 79912

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BARRAZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WHOSE ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 4 DAY OF APR, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 9-15-24

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
TEXAS BANK LIEN HOLDER OF 41.309 ACRES OF LAND OUT OF THE ANDREW AUSTIN SURVEY NO. 18, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 202207442, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY CONSENT TO THE SURRENDER OF SAID TRACT AS SHOWN HEREON. DO FURTHER HEREBY CON, APPROVE AND CONVEY TO ALL RESTRICTIONS LISTED HEREIN, AND DO HEREBY DEDICATE TO TRAVIS COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS TRAVIS COUNTY MAY DEEM APPROPRIATE. THIS SURRENDER IS TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 2 TO CERTIFY WHOM, WITNESS BY MY HAND THIS DAY OF APR 2023.

ANN HENNINGHOFF, EXECUTIVE VICE PRESIDENT
TEXAS BANK
7400 HIGHTOWER BLVD.
EL PASO, TX 79812

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANN HENNINGHOFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF APR, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 9-15-24



APPROVED THIS 2 DAY OF MAY, 2023, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLEASANTVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: [Signature]
CITY MANAGER

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: [Signature]
JERRY W. FINESTAD, PLANNING DIRECTOR

ATTEST:
[Signature]
WANDA LEWIS, CITY SECRETARY



ENGINEER'S FLOODPLAIN CERTIFICATION
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 4843030285B EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

9-2-2023
MATTHEW MITCHELL, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 63333
STATE OF TEXAS
ALM Engineering, Inc. F-3365
PO BOX 538, DRIPPING SPRINGS, TX 78620
mitch@almengr.com | (512) 431-8500

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
I, DORIS L. MEADOWS, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26 DAY OF APRIL, 2023, A.D. AT 9:10 O'CLOCK P.M. AND ONLY RECORDED ON THE 26 DAY OF APRIL, 2023, A.D. AT 9:10 O'CLOCK P.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202300101 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26 DAY OF APRIL, 2023, A.D.

DORIS L. MEADOWS
CLERK OF TRAVIS COUNTY, TEXAS

Kimberly Johnson
FILED FOR RECORD AT 9:10 O'CLOCK A.M. THIS 26 DAY OF APRIL, 2023, A.D.
DORIS L. MEADOWS
CLERK OF TRAVIS COUNTY, TEXAS

Kimberly Johnson

DATE: MARCH 28, 2023

RJ SURVEYING & ASSOCIATES, LLC
2500 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

2/10/23 10:20:51 AM 20230010101.dwg (Drawing) User: [redacted] ALM Engineering

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

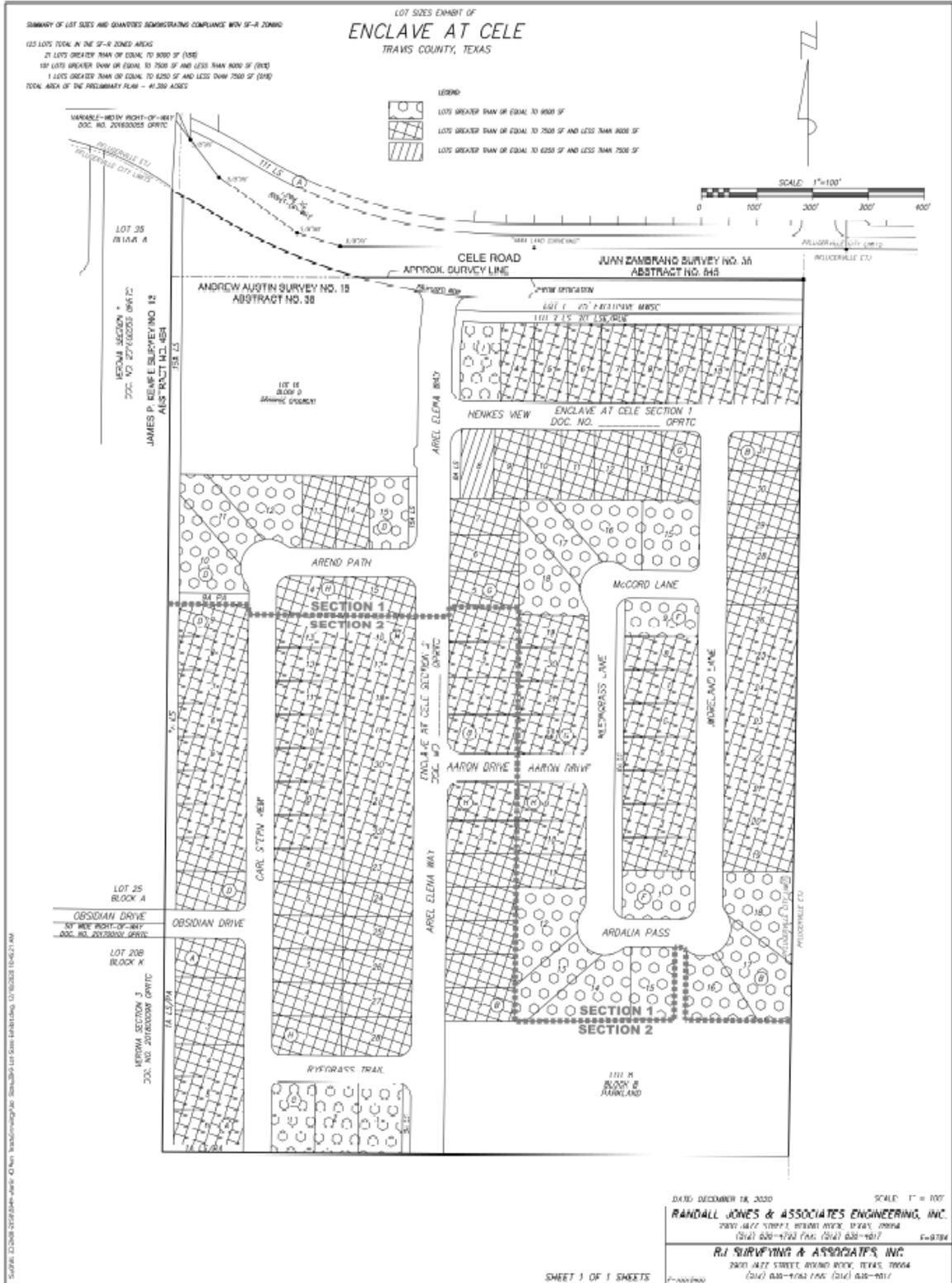


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2

**MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

EXHIBIT A

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF PFLUGERVILLE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$39,905.88

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Pflugerville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Martin Tract Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Pflugerville. The exact amount of each annual installment will be approved each year by the Pflugerville City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Pflugerville.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

EXHIBIT A

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

EXHIBIT A

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

EXHIBIT A

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

EXHIBIT A

ANNUAL INSTALLMENTS - LOT TYPE 1

Lot Type 1 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2025	\$ 720.63	\$ 1,636.14	\$ 182.54	\$ 2,539.31
2026	751.96	1,606.60	186.19	2,544.75
2027	783.29	1,575.77	189.92	2,548.97
2028	814.62	1,543.65	193.72	2,551.99
2029	845.95	1,510.25	197.59	2,553.79
2030	885.12	1,475.57	201.54	2,562.23
2031	916.45	1,439.28	205.57	2,561.30
2032	955.61	1,401.70	209.68	2,567.00
2033	1,002.61	1,362.52	213.88	2,579.01
2034	1,041.78	1,321.42	218.16	2,581.35
2035	1,088.77	1,278.70	222.52	2,589.99
2036	1,135.77	1,234.06	226.97	2,596.80
2037	1,182.77	1,187.50	231.51	2,601.77
2038	1,229.77	1,139.00	236.14	2,604.91
2039	1,284.60	1,088.58	240.86	2,614.04
2040	1,339.43	1,035.91	245.68	2,621.02
2041	1,402.09	981.00	250.59	2,633.68
2042	1,464.75	923.51	255.60	2,643.87
2043	1,527.42	863.46	260.72	2,651.59
2044	1,597.91	800.83	265.93	2,664.67
2045	1,660.57	735.32	271.25	2,667.14
2046	1,738.90	667.24	276.67	2,682.81
2047	1,817.23	595.94	282.21	2,695.38
2048	1,895.56	521.43	287.85	2,704.85
2049	1,981.72	443.72	293.61	2,719.05
2050	2,067.89	362.46	299.48	2,729.83
2051	2,161.88	277.68	305.47	2,745.03
2052	2,255.87	189.04	311.58	2,756.50
2053	2,354.97	96.55	317.81	2,769.33
Total	\$ 39,905.88	\$ 29,294.84	\$ 7,081.25	\$ 76,281.97

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.

**MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

EXHIBIT A

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF PFLUGERVILLE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$48,773.86

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Pflugerville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Martin Tract Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Pflugerville. The exact amount of each annual installment will be approved each year by the Pflugerville City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Pflugerville.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

EXHIBIT A

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DATE:

SIGNATURE OF PURCHASER

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DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

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STATE OF TEXAS

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COUNTY OF _____

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Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

EXHIBIT A

ANNUAL INSTALLMENTS - LOT TYPE 2

Lot Type 2 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2025	\$ 880.77	\$ 1,999.73	\$ 223.11	\$ 3,103.60
2026	919.06	1,963.62	227.57	3,110.25
2027	957.35	1,925.94	232.12	3,115.41
2028	995.65	1,886.68	236.76	3,119.10
2029	1,033.94	1,845.86	241.50	3,121.30
2030	1,081.81	1,803.47	246.33	3,131.61
2031	1,120.10	1,759.12	251.26	3,130.48
2032	1,167.97	1,713.19	256.28	3,137.45
2033	1,225.41	1,665.31	261.41	3,152.13
2034	1,273.28	1,615.06	266.63	3,154.98
2035	1,330.72	1,562.86	271.97	3,165.55
2036	1,388.16	1,508.30	277.41	3,173.87
2037	1,445.60	1,451.38	282.95	3,179.94
2038	1,503.05	1,392.11	288.61	3,183.77
2039	1,570.06	1,330.49	294.39	3,194.94
2040	1,637.08	1,266.12	300.27	3,203.47
2041	1,713.66	1,199.00	306.28	3,218.94
2042	1,790.25	1,128.74	312.41	3,231.39
2043	1,866.84	1,055.34	318.65	3,240.83
2044	1,953.00	978.80	325.03	3,256.82
2045	2,029.59	898.72	331.53	3,259.84
2046	2,125.33	815.51	338.16	3,278.99
2047	2,221.06	728.37	344.92	3,294.35
2048	2,316.80	637.31	351.82	3,305.92
2049	2,422.11	542.32	358.86	3,323.28
2050	2,527.42	443.01	366.03	3,336.46
2051	2,642.30	339.39	373.35	3,355.04
2052	2,757.18	231.05	380.82	3,369.05
2053	2,878.30	118.01	388.44	3,384.74
Total	\$ 48,773.86	\$ 35,804.80	\$ 8,654.86	\$ 93,233.52

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.