

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

BRIEF LEGAL DESCRIPTION:
BEING 24.392 ACRES OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 0.536 ACRE TRACT OF LAND CONVEYED TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2021093260 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT 40.774 ACRE TRACT OF LAND CONVEYED TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2020226840 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

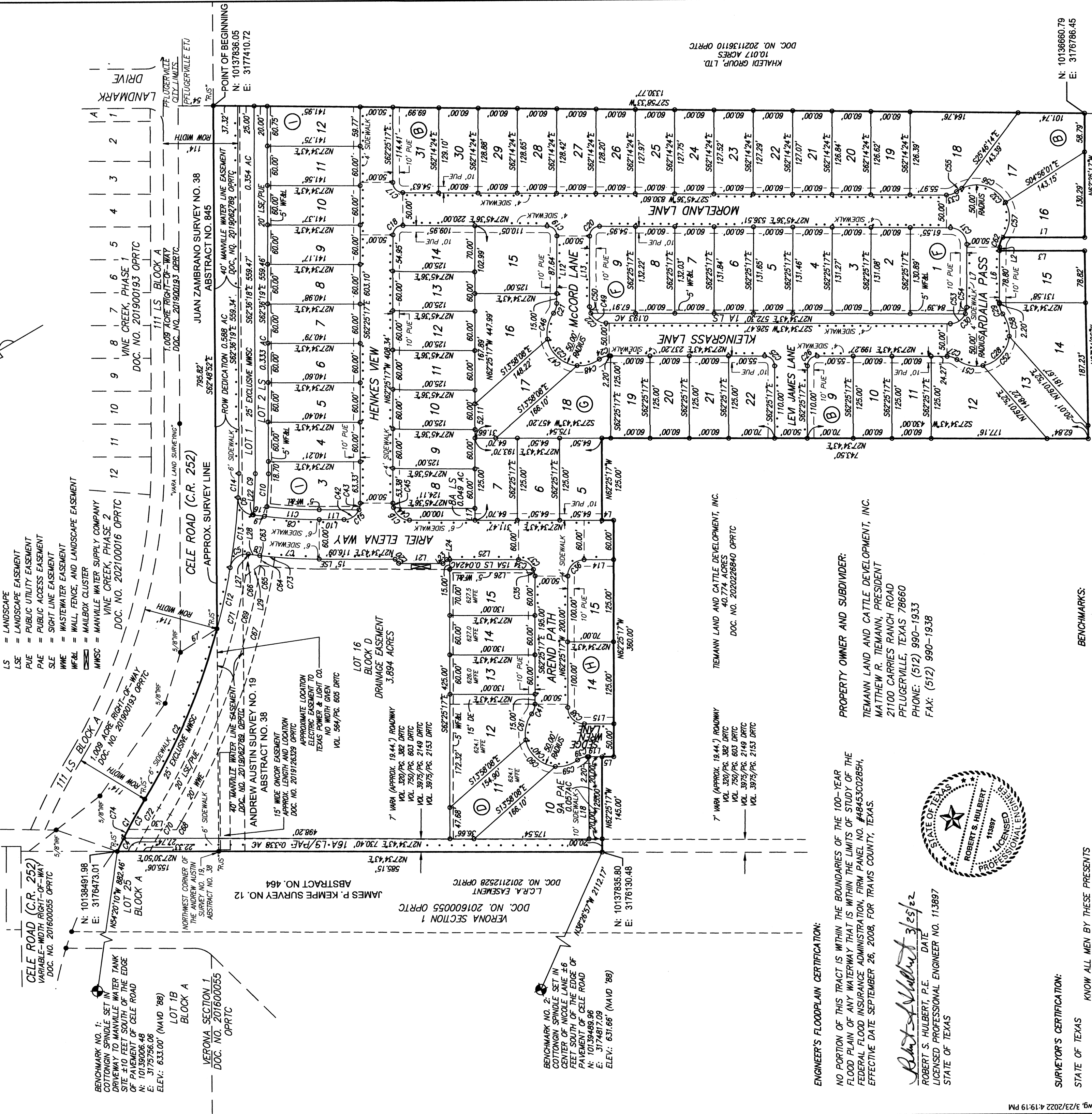
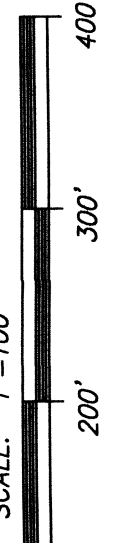
CELE ROAD (C.R. 252)
VARIABLE-WIDTH RIGHT-OF-WAY
DOC. NO. 201600055 OPRTC

BENCHMARK NO. 1:
COTTONGIN SPINDLE SET IN
DRIVEWAY TO MANVILLE WATER TANK
SITE ±10 FEET SOUTH OF THE EDGE
OF PAVEMENT OF CELE ROAD
N: 10139491.98
E: 3176473.01
ELEV.: 633.00' (NAVD '88)

VERONA SECTION 1
DOC. NO. 201600055
OPRTC

LEGEND:

- = BENCHMARK
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- RJS = RJ SURVEYING & ASSOCIATES, LLC
- ROW = RIGHT-OF-WAY
- (H) = BLOCK NAME
- = 4' WIDE SIDEWALK REQUIRED
- = 6' WIDE SIDEWALK REQUIRED
- = 10' WIDE SIDEWALK REQUIRED
- = 15' WIDE SIDEWALK REQUIRED
- = 20' WIDE SIDEWALK REQUIRED
- = 25' WIDE SIDEWALK REQUIRED
- = 30' WIDE SIDEWALK REQUIRED
- = 35' WIDE SIDEWALK REQUIRED
- = 40' WIDE SIDEWALK REQUIRED
- = 45' WIDE SIDEWALK REQUIRED
- = 50' WIDE SIDEWALK REQUIRED
- = 55' WIDE SIDEWALK REQUIRED
- = 60' WIDE SIDEWALK REQUIRED
- = 65' WIDE SIDEWALK REQUIRED
- = 70' WIDE SIDEWALK REQUIRED
- = 75' WIDE SIDEWALK REQUIRED
- = 80' WIDE SIDEWALK REQUIRED
- = 85' WIDE SIDEWALK REQUIRED
- = 90' WIDE SIDEWALK REQUIRED
- = 95' WIDE SIDEWALK REQUIRED
- = 100' WIDE SIDEWALK REQUIRED
- = 105' WIDE SIDEWALK REQUIRED
- = 110' WIDE SIDEWALK REQUIRED
- = 115' WIDE SIDEWALK REQUIRED
- = 120' WIDE SIDEWALK REQUIRED
- = 125' WIDE SIDEWALK REQUIRED
- = 130' WIDE SIDEWALK REQUIRED
- = 135' WIDE SIDEWALK REQUIRED
- = 140' WIDE SIDEWALK REQUIRED
- = 145' WIDE SIDEWALK REQUIRED
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- = 155' WIDE SIDEWALK REQUIRED
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- = 270' WIDE SIDEWALK REQUIRED
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- = 345' WIDE SIDEWALK REQUIRED
- = 350' WIDE SIDEWALK REQUIRED
- = 355' WIDE SIDEWALK REQUIRED
- = 360' WIDE SIDEWALK REQUIRED
- = 365' WIDE SIDEWALK REQUIRED
- = 370' WIDE SIDEWALK REQUIRED
- = 375' WIDE SIDEWALK REQUIRED
- = 380' WIDE SIDEWALK REQUIRED
- = 385' WIDE SIDEWALK REQUIRED
- = 390' WIDE SIDEWALK REQUIRED
- = 395' WIDE SIDEWALK REQUIRED
- = 400' WIDE SIDEWALK REQUIRED



BENCHMARKS:
BM-1
COTTONGIN SPINDLE SET IN DRIVEWAY TO MANVILLE WATER TANK SITE ±10 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD
N: 10139491.98
E: 3176473.01
ELEV.: 633.00'
BM-2
COTTONGIN SPINDLE SET IN CENTER OF NICOLE LANE ±6 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD
N: 10139489.96
E: 3174817.09
ELEV.: 631.66'

PROPERTY OWNER AND SUBDIVIDER:
TIEMANN LAND AND CATTLE DEVELOPMENT, INC.
MATTHEW R. TIEMANN, PRESIDENT
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 990-1933
FAX: (512) 990-1938

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. #4845300285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
THAT I, JOHN D. KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES, AND THAT ALL EASEMENTS AS SHOWN ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY GF NO. AUT-60-661-17066022001690, EFFECTIVE DATE FEBRUARY 3, 2022 THAT ARE WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN OR NOTED HEREON.

TIEMANN LAND AND CATTLE DEVELOPMENT, INC.
40.774 ACRES
DOC. NO. 2020226840 OPRTC

VERONA SECTION 1
DOC. NO. 201600055 OPRTC

ANDREW AUSTIN SURVEY NO. 19
ABSTRACT NO. 38
15' WIDE ONCOR EASEMENT
APPROX. LENGTH AND LOCATION
DOC. NO. 2019126329 OPRTC

JUAN ZAMBRANO SURVEY NO. 38
ABSTRACT NO. 845
40' MANVILLE WATER LINE EASEMENT
DOC. NO. 2019062789 OPRTC

CELE ROAD (C.R. 252)
APPROX. SURVEY LINE
795.82' SE248.52'E
7.009 ACRE RIGHT-OF-WAY
DOC. NO. 201900193 OPRTC

LOT 16
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 15
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 14
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 13
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 12
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 11
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 10
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 9
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 8
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 7
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 6
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

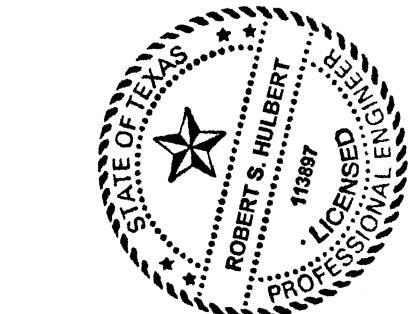
LOT 5
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 4
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

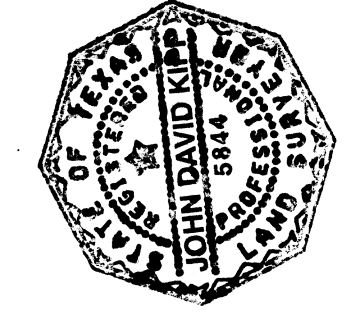
LOT 3
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 2
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC

LOT 1
BLOCK D
DRAINAGE EASEMENT
3.894 ACRES
7' WRA (APPROX. 19.44') ROADWAY
VOL. 320/PG. 382 DRTC
VOL. 750/PG. 603 DRTC
VOL. 3975/PG. 2149 DRTC
VOL. 3975/PG. 2153 DRTC



Robert S. Hulbert 3/25/22
ROBERT S. HULBERT, P.E., DATE
LICENSED PROFESSIONAL ENGINEER NO. 113897
STATE OF TEXAS



John D. Kipp 03/24/2022
JOHN D. KIPP, DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS

DATE: MARCH 28, 2022
SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 856-4793 FAX: (512) 856-4817 F-9784
RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 856-4793 FAX: (512) 856-4817 F-10015400

THE ENCLAVE AT CELE SECTION 1

TRAVIS COUNTY, TEXAS

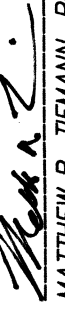
1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE WSC AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
5. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL AS AMENDED PER CITY OF PFLUGERVILLE ORDINANCE NO. 1206-15-02-24. THE GRANTOR, HEIRS, 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 TRASH.
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 PFLUGERVILLE.
7. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
8. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ARIEL ELENA WAY AND ALONG THE SUBDIVISION SIDE OF CELE ROAD. THE SIDEWALKS SHALL BE CONSTRUCTED WITH THE PUBLIC INFRASTRUCTURE PLANS ASSOCIATED WITH EACH SECTION.
9. A MINIMUM OF A FOUR (4) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF LEVI JAMES LANE, ARDALIA PASS, AREND PATH, SEDGE WOOD LANE, HENKES VIEW, KLEINGRASS LANE, MORELAND LANE AND MCCORD LANE.
10. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE #1440-20-04-14. 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 PFLUGERVILLE 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 PFLUGERVILLE.
16. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE 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 # 48453C0285H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
17. 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 PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (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 9A, 15A, 16A AND 16; BLOCK F - LOT 1A; BLOCK G - LOT 8A; BLOCK I - LOT 1 AND 2.
20. UTILITY PROVIDERS: ONCOR ELECTRIC DELIVERY COMPANY - ELECTRIC; SI ENERGY - GAS UTILITIES, AT&T - CABLE TELECOMMUNICATION; MANVILLE WSC - WATER; AND THE CITY OF PFLUGERVILLE - WASTEWATER.
21. PER THE TRIP GENERATION STATEMENT DATED APRIL 1, 2020 FROM SCOTT ISRAELSON AT TRAFFIC IMPACT GROUP, LLC - THE CITY OF PFLUGERVILLE 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 WALL, FENCE AND LANDSCAPE EASEMENTS (W&F&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
23. THE HOMEOWNERS ASSOCIATION (HOA) AND BYLAWS WILL BE ESTABLISHED WITH DOCUMENT NO. 2021262821 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. LOTS 1 THROUGH 9, BLOCK F ARE PROHIBITED DIRECT VEHICULAR ACCESS TO KLEINGRASS LANE.
25. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. 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. 2021262821 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

THAT TIEMANN LAND AND CATTLE DEVELOPMENT, INC., BEING THE OWNER OF 40.774 ACRES OF LAND OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020228840, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE OWNER OF 0.536 ACRE OF LAND OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2021093260, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.392 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 1, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 24th DAY OF March
2022 A.D.

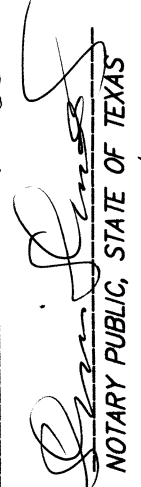
TIEMANN LAND AND CATTLE DEVELOPMENT, INC., A TEXAS CORPORATION

BY: 
MATTHEW R. TIEMANN, PRESIDENT
TIEMANN LAND AND CATTLE DEVELOPMENT, INC.
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW R. TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED 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 THE 24th DAY OF March
2022 A.D.

BY: 
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Sherri Shoulders
MY COMMISSION EXPIRES: 12/15/2024



APPROVED THIS _____ DAY OF _____, 20____, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON
BEHALF OF THE CITY.

BY: _____
ROBERT ROMIG, CHAIRMAN
BY: _____
EMILY BARRON, AICP, PLANNING DIRECTOR

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

ATTEST:

BY: _____
TRISTA EVANS, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 _____ DAY
OF _____, 20____, A.D. AT _____ O'CLOCK
_____ M., AND DULY RECORDED ON THE _____ DAY OF _____
_____, 20____, A.D., AT _____ O'CLOCK
_____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____
_____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY.

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

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____
DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

DATE: MARCH 28, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400