

THE ENCLAVE AT CELE SECTION 2

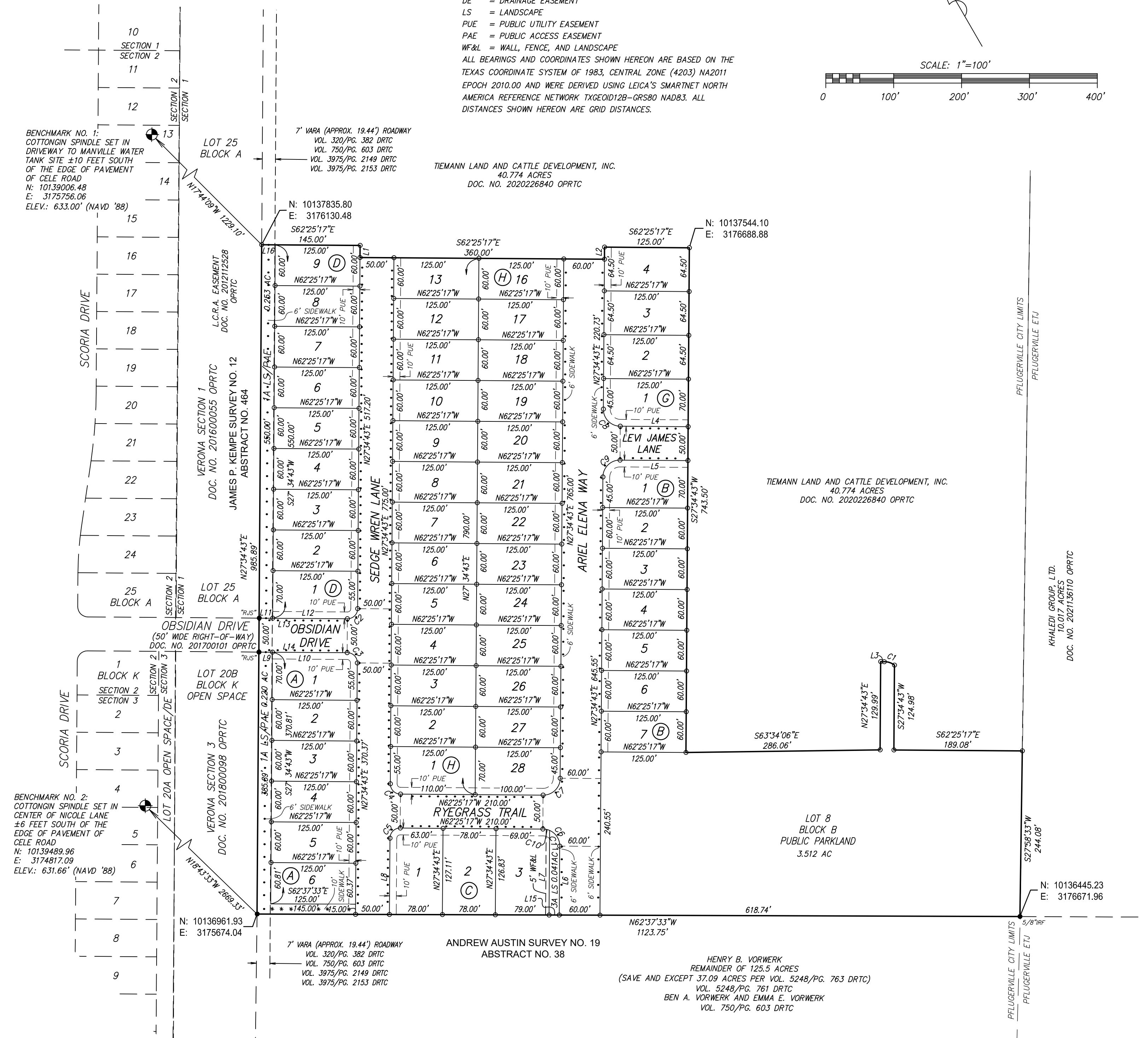
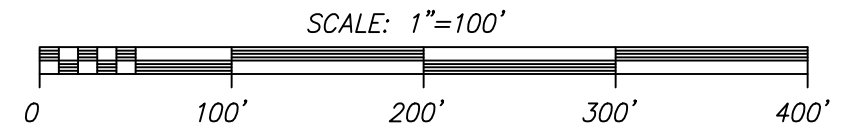
TRAVIS COUNTY, TEXAS

BRIEF LEGAL DESCRIPTION:

16.917 ACRES OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 40.774 ACRE TRACT CONVEYED TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2020226840 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND:

- ⊕ = BENCHMARK
 - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD
 - ROW = RIGHT-OF-WAY
 - (H) = BLOCK NAME
 - = 4' WIDE SIDEWALK REQUIRED (UNLESS NOTED OTHERWISE)
 - = 6' WIDE SIDEWALK REQUIRED
 - ***** = 10' WIDE SIDEWALK REQUIRED
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - DE = DRAINAGE EASEMENT
 - LS = LANDSCAPE
 - PUE = PUBLIC UTILITY EASEMENT
 - PAE = PUBLIC ACCESS EASEMENT
 - WF&L = WALL, FENCE, AND LANDSCAPE
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOID12B-GRS80 NAD83. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES THAT ALL EASEMENTS AS SHOWN ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY OF NO. AUT-60-661-1706602200169D, EFFECTIVE DATE FEBRUARY 3, 2022 THAT ARE WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN OR NOTED HEREON.

JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS

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: 10139006.48
E: 3175756.06
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

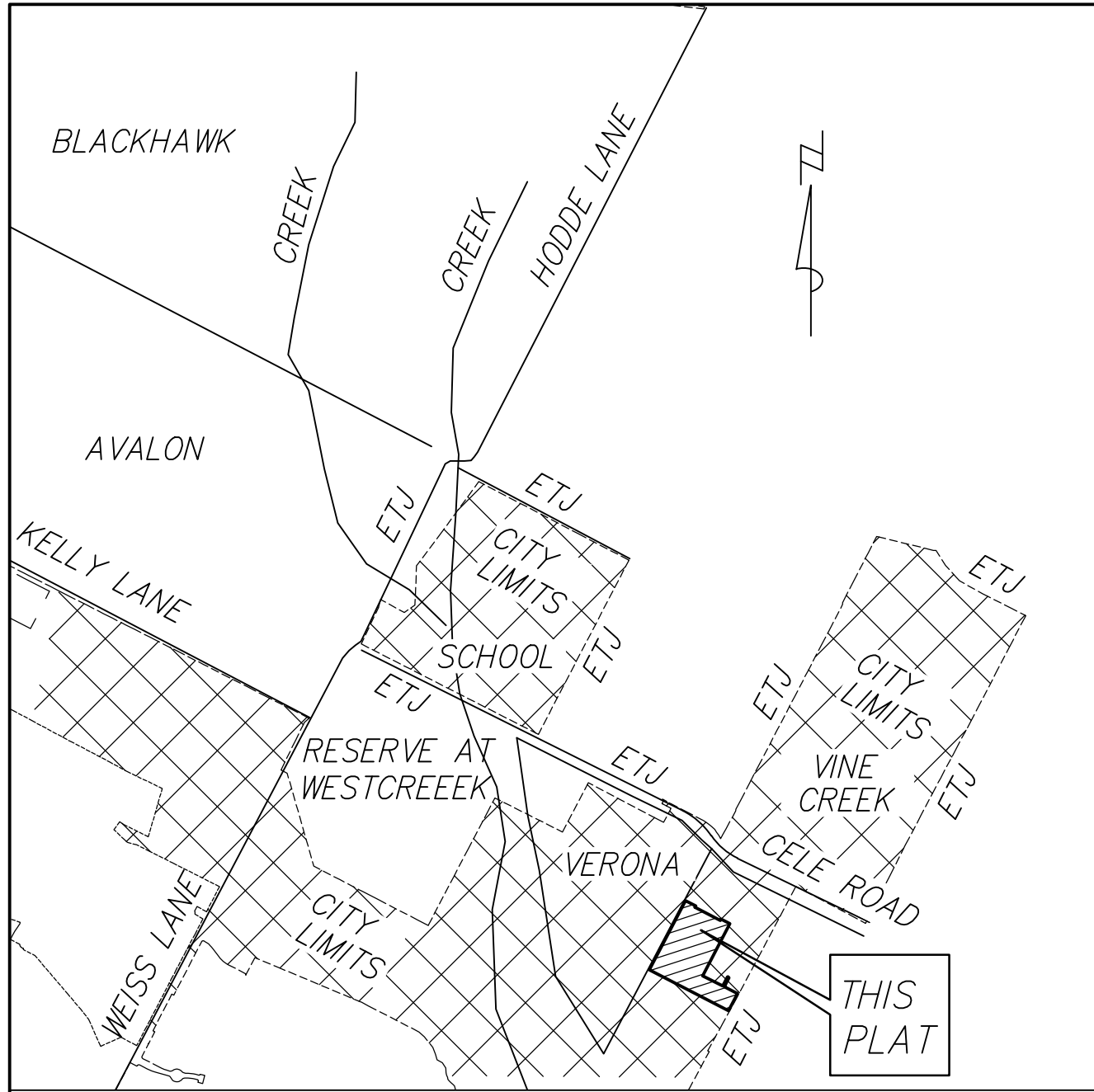
ALL ELEVATIONS ARE BASED ON NAVD '88.
ALL BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOID12B-GRS80. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

DATE: MARCH 28, 2022 SCALE: 1" = 100'

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



LOCATION MAP
 SCALE: 1" = 2000'

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 9000 SF (05%)
 52 LOTS GREATER THAN OR EQUAL TO 7500 SF (95%)
 0 LOTS GREATER THAN OR EQUAL TO 6250 SF (00%)

PARKLAND CALCULATION (0.0198 AC/SF LOT)

TOTAL NUMBER OF SINGLE FAMILY LOTS SECTIONS 1 & 2:	123
NUMBER OF SINGLE FAMILY LOTS SECTION 1:	68
NUMBER OF SINGLE FAMILY LOTS SECTION 2:	55

TOTAL AREA OF PARKLAND REQUIRED:

SECTION 1:	1.346 ACRES
SECTION 2:	1.089 ACRES
TOTAL	2.435 ACRES

TOTAL AREA OF PROPOSED PARKLAND: 3.512 ACRES

EXCESS PARKLAND: 1.077 ACRES

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 E: 3174817.09
 ELEV.: 631.66'

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
A1 8702	RESIDENTIAL	PRIVATE
A1A 0.220 AC	HOA LS/PAE	PRIVATE
A2 7500	RESIDENTIAL	PRIVATE
A3 7500	RESIDENTIAL	PRIVATE
A4 7500	RESIDENTIAL	PRIVATE
A5 7500	RESIDENTIAL	PRIVATE
A6 7574	RESIDENTIAL	PRIVATE
B1 8616	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 9877	RESIDENTIAL	PRIVATE
C2 9903	RESIDENTIAL	PRIVATE
C3 10001	RESIDENTIAL	PRIVATE
C3A 0.041 AC	HOA LS	PRIVATE
D1 8702	RESIDENTIAL	PRIVATE
D1A 0.253 AC	HOA LS/PAE	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
G1 8616	RESIDENTIAL	PRIVATE
G2 8063	RESIDENTIAL	PRIVATE
G3 8063	RESIDENTIAL	PRIVATE
G4 8063	RESIDENTIAL	PRIVATE
H1 8702	RESIDENTIAL	PRIVATE
H2 7500	RESIDENTIAL	PRIVATE
H3 7500	RESIDENTIAL	PRIVATE
H4 7500	RESIDENTIAL	PRIVATE
H5 7500	RESIDENTIAL	PRIVATE
H6 7500	RESIDENTIAL	PRIVATE
H7 7500	RESIDENTIAL	PRIVATE
H8 7500	RESIDENTIAL	PRIVATE
H9 7500	RESIDENTIAL	PRIVATE
H10 7500	RESIDENTIAL	PRIVATE
H11 7500	RESIDENTIAL	PRIVATE
H12 7500	RESIDENTIAL	PRIVATE
H13 7500	RESIDENTIAL	PRIVATE
H16 7500	RESIDENTIAL	PRIVATE
H17 7500	RESIDENTIAL	PRIVATE
H18 7500	RESIDENTIAL	PRIVATE
H19 7500	RESIDENTIAL	PRIVATE
H20 7500	RESIDENTIAL	PRIVATE
H21 7500	RESIDENTIAL	PRIVATE
H22 7500	RESIDENTIAL	PRIVATE
H23 7500	RESIDENTIAL	PRIVATE
H24 7500	RESIDENTIAL	PRIVATE
H25 7500	RESIDENTIAL	PRIVATE
H26 7500	RESIDENTIAL	PRIVATE
H27 7500	RESIDENTIAL	PRIVATE
H28 8616	RESIDENTIAL	PRIVATE

SITE DATA:

AREA OF THIS PLAT:	16.917 ACRES
6 BLOCKS	
55 SINGLE FAMILY LOTS	9.836 ACRES
1 PARKLAND LOT	3.512 ACRES
2 LANDSCAPE/PUBLIC ACCESS EASEMENT LOTS	0.473 ACRE
1 LANDSCAPE LOT	0.041 ACRE
STREET RIGHT-OF-WAY	3.055 ACRES

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LINEAR FEET OF NEW STREETS:

NAME	ROW WIDTH	LENGTH	ACRES
LEVI JAMES LANE	50'	155'	0.150
ARIEL ELENA WAY	50'	966'	1.331
SEdge WREN LANE	50'	967'	1.110
OBSIDIAN DRIVE	50'	170'	0.169
RYEGRASS TRAIL	50'	305'	0.295
TOTAL		2563'	3.055

LINE	BEARING	DISTANCE
L1	S27°34'43"W	17.80'
L2	N27°34'43"E	17.77'
L3	S62°25'17"E	5.33'
L4	N62°25'17"W	100.00'
L5	N62°25'17"W	100.00'
L6	N27°34'43"E	101.49'
L7	N27°34'43"E	124.46'
L8	N27°34'43"E	112.39'
L9	S62°25'17"E	20.00'
L10	S62°25'17"E	110.00'
L11	S62°25'17"E	20.00'
L12	S62°25'17"E	110.00'
L13	S62°25'17"E	130.00'
L14	S62°25'17"E	130.00'
L15	S62°37'33"E	15.00'
L16	S62°25'17"E	20.00'

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	16.11'	25.00'	036°55'22"	S43°57'35"E	15.83'
C2	23.56'	15.00'	090°00'00"	N72°34'43"E	21.21'
C3	23.56'	15.00'	090°00'00"	N17°25'17"W	21.21'
C4	23.56'	15.00'	090°00'00"	S17°25'17"E	21.21'
C5	23.56'	15.00'	090°00'00"	S72°34'43"W	21.21'
C6	39.27'	25.00'	090°00'00"	N17°25'17"W	35.36'
C7	39.27'	25.00'	090°00'00"	N72°34'43"E	35.36'
C8	39.27'	25.00'	090°00'00"	S17°25'17"E	35.36'
C9	39.27'	25.00'	090°00'00"	S72°34'43"W	35.36'
C10	10.29'	25.00'	023°34'41"	N50°37'56"W	10.22'
C11	28.98'	25.00'	066°25'19"	N05°37'56"W	27.39'

EASEMENT NOTES:

- 7' VARA (19.44') RIGHT-OF-WAY EASEMENT - VOLUME 320/PAGE 382; VOLUME 750/PAGE 603; VOLUME 3975/PAGE 2149 AND VOLUME 3975/PAGE 2153, DEED RECORDS OR 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.

DATE: MARCH 28, 2022 SCALE: 1" = 100'

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THE ENCLAVE AT CELE SECTION 2

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. 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, SEDGE WREN LANE, OBSIDIAN DRIVE AND RYEGRASS TRAIL.
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.
12. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
13. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
14. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. THE FOLLOWING LOT IS RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF PFLUGERVILLE: BLOCK B - LOT 8.
23. UTILITY PROVIDERS: ONCOR ELECTRIC DELIVERY COMPANY - ELECTRIC; SI ENERGY - GAS UTILITIES; AT&T - CABLE TELECOMMUNICATION; MANVILLE WSC - WATER, AND THE CITY OF PFLUGERVILLE - WASTEWATER.
24. 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.
25. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
26. THE HOMEOWNERS ASSOCIATION (HOA) AND BYLAWS WILL BE ESTABLISHED WITH DOCUMENT NO. 2021262821 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. 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.
28. 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. 2020226840, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.917 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 THE _____ DAY OF _____, 20____ 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 _____ DAY OF _____, 20____ A.D.

BY: _____
 NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

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

BY: _____
 EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:

 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

ENGINEER'S FLOODPLAIN CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. #48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

 ROBERT S. HULBERT, P.E. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 113897
 STATE OF TEXAS

DATE: MARCH 28, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
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