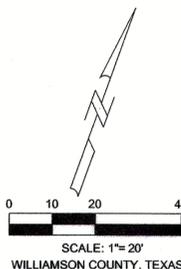
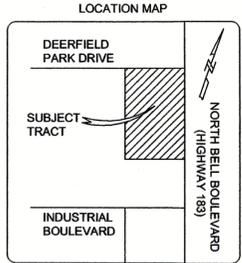
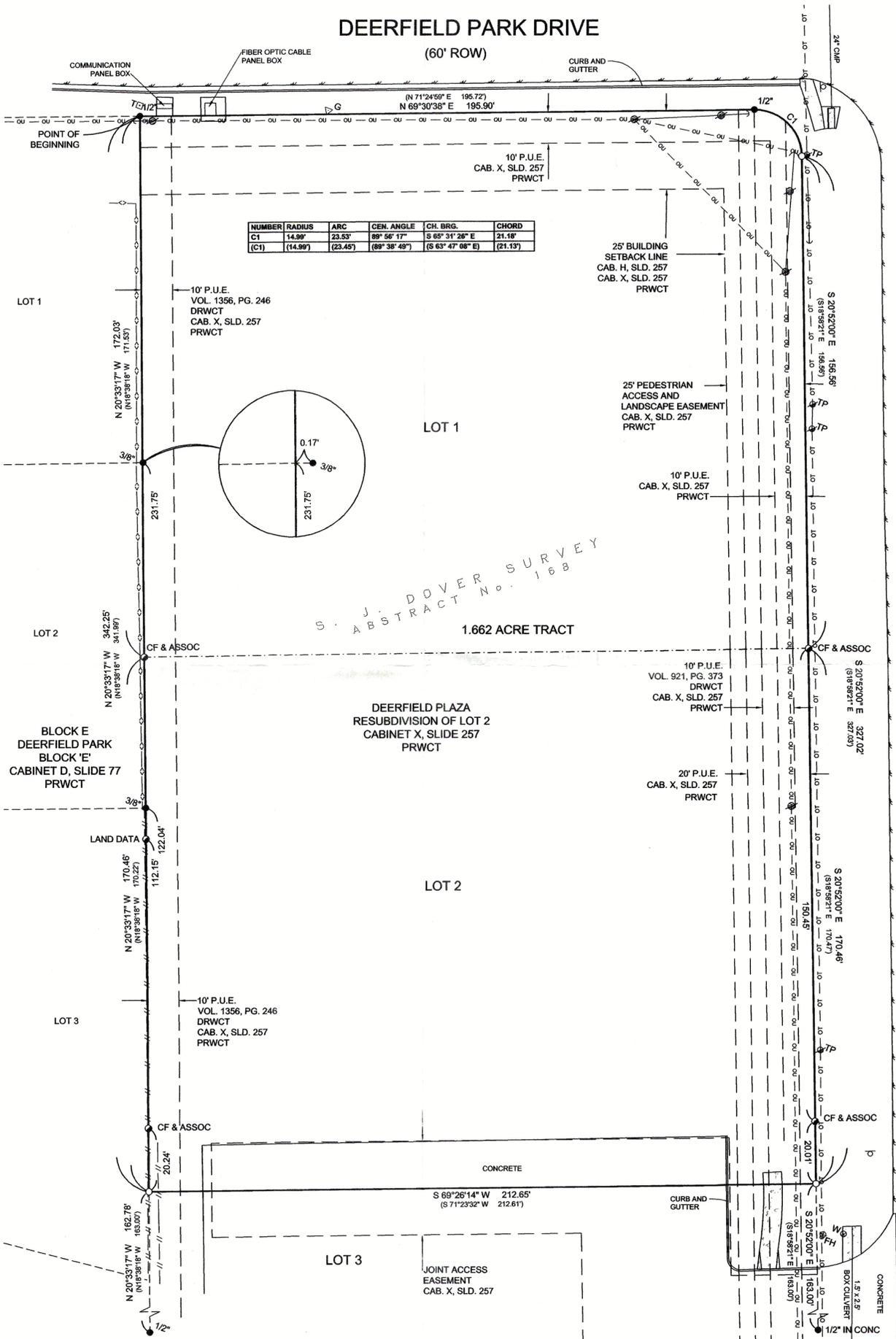


DEERFIELD PARK DRIVE  
(60' ROW)



NORTH BELL BOULEVARD  
(100' ROW)

**METES AND BOUNDS DESCRIPTION**

FOR A 1.662 ACRE TRACT OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT No. 168, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET X, SLIDE 257 - 260 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.662 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found on the south right-of-way line of Deerfield Park Drive (60' right-of-way width) at the northwest corner of said LOT 1, being also the northeast corner of LOT 1, BLOCK E, DEERFIELD PARK, according to the plat thereof recorded in Cabinet D, Slide 77 - 78 of the Plat Records of Williamson County, Texas, for the northeast corner hereof;

**THENCE** N 69° 30' 38" E, along the north boundary line of LOT 1 of said DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, being also the south right-of-way line of said Deerfield Park Drive, for a distance of 195.90 feet to a 1/2 inch iron rod found, at the point of curvature of the transition to the west right-of-way line of U.S. Highway No. 183 (US Hwy 183), for the most northerly northeast corner hereof;

**THENCE** along the right-of-way line transition with the arc of a curve to the right with a radius of 14.99 feet, arc length of 23.53 feet, central angle of 89° 56' 17", and a chord that bears S 65° 31' 26" E for a distance of 21.18 feet, to a 1/2 inch iron rod set, with cap marked "Baker-Aicklen", for the most easterly northeast corner hereof;

**THENCE** S 20° 52' 00" E, along the west right-of-way line of said US Hwy, 183, being also in part the east boundary line of said LOT 1 and in part the east boundary line of LOT 2 of said DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, passing at distance of 156.56 feet a 1/2 inch iron rod found, with cap marked "CF & Assoc.", at the southeast corner of said LOT 1, being also the northeast corner of said LOT 2, passing at a distance of 307.01 feet a 1/2 inch iron rod found, with cap marked "CF & Assoc.", and continuing for a total distance of 327.82 feet to a 1/2 inch iron rod set at the southeast corner of said LOT 2, being also the northeast corner of LOT 3, of said DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, for the southeast corner hereof, from which a 1/2 inch iron rod found in concrete at the southeast corner of said LOT 3, bears S 20° 52' 00" E a distance of 163.00 feet;

**THENCE** S 69° 28' 14" W, along the south boundary line of said LOT 2, being also the north boundary line of said LOT 3, for a distance of 212.65 feet to a 1/2 inch iron rod set, with cap marked "Baker-Aicklen", on the east boundary line of LOT 3 of said BLOCK E, DEERFIELD PARK, at the southwest corner of said LOT 2, being also the northwest corner of said LOT 3, DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, for the southwest corner hereof, from which a 1/2 inch iron rod found at the southwest corner of said LOT 3, DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, bears S 20° 33' 17" E a distance of 162.78 feet;

**THENCE** N 20° 33' 17" W, along in part the west boundary line of LOT 2 and in part the west boundary line of LOT 1 of said DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, being also the east boundary line of LOTS 1, 2, and 3 of said BLOCK E, DEERFIELD PARK, passing at a distance of 20.24 feet a 1/2 inch iron rod found, with cap marked "CF & Assoc.", passing at a distance of 112.15 feet a 1/2 inch iron rod found, with cap marked "Land Data", passing at a distance of 122.04 feet a 1/2 inch iron rod found at the common west corner of LOTS 3 and 2 of said BLOCK E, DEERFIELD PARK, passing at a distance of 170.46 feet a 1/2 inch iron rod found, with cap marked "CF & Assoc.", at the northwest corner of said LOT 2, DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, being also the northwest corner of said LOT 1, DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, passing at a distance of 231.75 feet, and 0.17 feet right, a 1/2 inch iron rod found, for the common east corner of LOTS 2 and 1, of said BLOCK E, DEERFIELD PARK, from which and continuing for a total distance of 342.25 feet to the POINT OF BEGINNING, containing 1.662 acres of land.

LAND TITLE SURVEY OF  
LOTS 1 AND 2, DEERFIELD PLAZA,  
RESUBDIVISION OF LOT 2, DEERFIELD PLAZA,  
CEDAR PARK, WILLIAMSON COUNTY, TEXAS

- ONLY THOSE EASEMENTS AS LISTED IN TITLE COMMITMENT GF NO.00073838, ISSUED JANUARY 30, 2008 AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO ADDITIONAL RESEARCH OF EASEMENTS OF RECORD WAS PERFORMED BY BAKER-AICKLEN AND ASSOCIATES, INC.
- 10 A) 10' WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY, AD DEDICATED IN ITEM NO. 13, GENERAL NOTES, SHEET ONE OF FOUR, CABINET X, SLD. 257 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 B) 25' WIDE PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT ALONG EASTERLY PROPERTY LINE, CAB. X, SLD. 275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 C) 20' PUBLIC UTILITY EASEMENT ALONG EASTERLY PROPERTY LINE, CAB. X, SLD. 275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 D) 15' JOINT ACCESS EASEMENT ALONG SOUTH PROPERTY LINE, CAB. X, SLD. 275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 E) 25' WIDE BUILDING SETBACK LINE ALONG EAST PROPERTY LINE, CAB. X, SLD. 275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 F) 25' WIDE BUILDING SETBACK LINE ALONG NORTHERLY PROPERTY LINE, CAB. X, SLD. 275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 G) PUBLIC UTILITY EASEMENT, VOL. 1356, PG. 246 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, CAB. X, SLD. 275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 H) RIGHT-OF-WAY EASEMENT, VOL. 1254, PG. 713 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT ON SUBJECT TRACT).
  - 10 I) RIGHT-OF-WAY EASEMENT (10 WIDE P.U.E.), VOL. 921, PG. 257 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CAB. H, SLD. 257 AND CAB X, SLD. 257 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (AS SHOWN HEREON).
  - 10 J) ELECTRIC LINE AND SYSTEM EASEMENT, VOL. 740, PG. 626 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND AFFECTED BY DOC. NO. 2004004247 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (VOL. 740, PG. 626, BLANKET EASEMENT AFFECTS SUBJECT TRACT, DOC. NO. 2004004247, EASEMENT VACATION, DOES NOT AFFECT SUBJECT TRACT).
  - 10 K) TERMS, CONDITIONS, AND STIPULATIONS SET OUT IN THAT CERTAIN EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS, DOC. NO. 2003079203 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, NOT PLOTABLE).

**SURVEYOR'S NOTES:**

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY THIS SURVEY. THE HEREON SIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKES NO WARRANTY AS TO THE EXISTENCE OR LOCATION OF ANY SUCH UTILITY, WHETHER SERVING THE SUBJECT TRACT OR FOR THE PURPOSE OF SERVICING OTHER PROPERTIES.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- 3) THE WORD "CERTIFY", "CERTIFICATE", OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 4) BASED ON FEMA MAP NUMBER 48491 C0306 C, EFFECTIVE DATE SEPTEMBER 27, 1991, THE PROPERTY DESCRIBED HEREIN LIES ENTIRELY WITHIN THE NON-SHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THE FEMA MAP NOTED ABOVE IS THE ONLY SOURCE OF FLOOD INFORMATION CONSIDERED FOR THIS SURVEY. THE GOVERNMENTAL UNIT HAVING JURISDICTION OVER DEVELOPMENT IN THIS LOCALITY MAY HAVE OTHER FLOOD INFORMATION REQUIREMENTS OR MAY REQUIRE A NEW FLOOD STUDY BE PERFORMED.
- 5) TRACT IS VACANT

**SURVEYOR'S CERTIFICATE:**

LEGAL DESCRIPTION: LOTS 1 AND 2 OF DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET X, SLIDE 257 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TO: JAN REMANS, WILLIAM B. POHL, PAUL VERSCHORREN, ANDREINA DAL POZZO AND WILAND, S.A., NEW HOPE FIRST BAPTIST CHURCH OF CEDAR PARK, HERITAGE TITLE COMPANY OF AUSTIN, INC. AND CHICAGO TITLE INSURANCE COMPANY

GF NO.: 00073838, ISSUED FEBRUARY 4, 2008

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY. THE SURVEYOR FURTHER CERTIFIES THAT, EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS WITH THE DEEDS AND PLATS SHOWN OR ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN OR ADDRESSED HEREON ARE LIMITED TO THOSE VISIBLE, THOSE LISTED ON COMMITMENT FOR TITLE ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN, INC., HAVING A GF NO. 00073838 AND ISSUED FEBRUARY 4, 2008 AND THOSE OF WHICH THE UNDERSIGNED HAS PERSONAL KNOWLEDGE.

William L. Johnson  
WILLIAM L. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425

DATE: 28 FEB 08



BAKER-AICKLEN & ASSOCIATES, INC.  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
817.256.0000

SCALE: 1" = 20'  
DATE: FEBRUARY, 2008  
DRAWN: BJ  
REVIEWED: NONE  
XREF FILE(S):

NO.	REVISIONS	DATE

CLIENT: NEW HOPE FIRST BAPTIST CHURCH

PROJECT: LOTS 1 AND 2, DEERFIELD PLAZA, WILLIAMSON COUNTY, TEXAS

SHEET TITLE: LAND TITLE SURVEY OF LOTS 1 AND 2, DEERFIELD PLAZA, RESUBDIVISION OF LOT 2, DEERFIELD PLAZA, CEDAR PARK, TEXAS

PROJECT NO.: 1513-3-002-20

SHEET NO.: 1 OF 1