

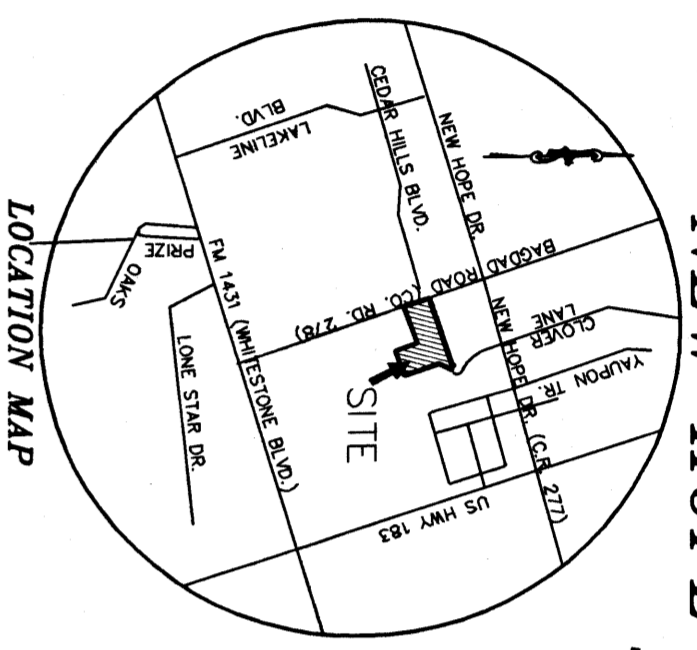
FINAL PLAT OF NEW HOPE BUSINESS PARK SECTION 2

OWNER: PERRATT NO. 1, L.L.C.
901 MOPAC SOUTH SUITE 420
AUSTIN, TEXAS 78746
ATT: JOHN PERRATT
PH. (512) 472-1179 FAX (512) 327-1524

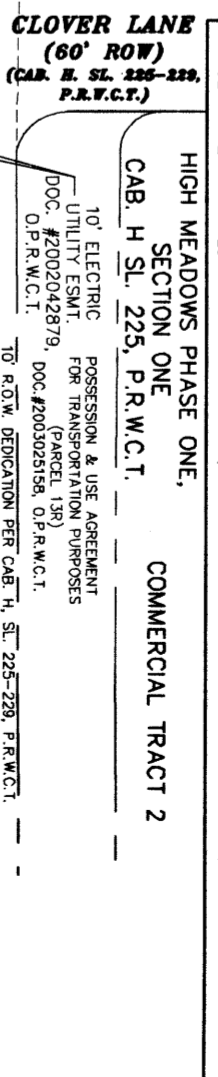
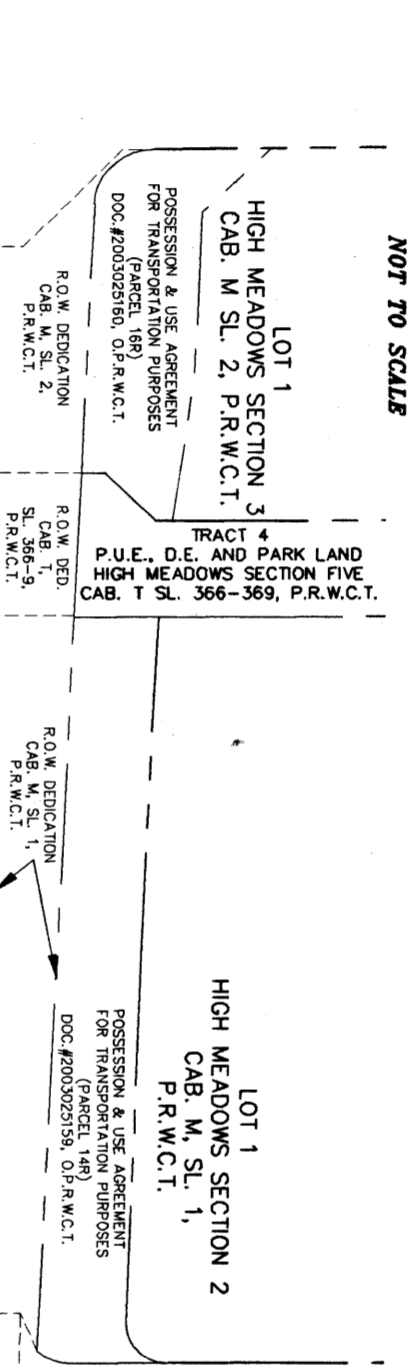
AREA: 6.953 ACRES ABSTRACT NO. 168
SURVEY: S.J. DOVER SURVEY
NO. OF LOTS: 1 COMMERCIAL, GB-3 ZONING
PROPOSED USE: COMMERCIAL, GB-3 ZONING
F.E.M.A. MAP NO. 48491C0306 C
WILLAMSON COUNTY, TEXAS, DATED 9/27/1991
LINEAR FEET OF NEW STREETS: 0 L.F.
DATE: AUGUST 2007

ENGINEERED BY: PE
GARY ELLIOTT, PE
CARTER ENGINEERING SERVICES, INC.
700 THERESA COVE
CEDAR PARK, TEXAS 78613
PH. (512) 918-0819 FAX (512) 532-0560

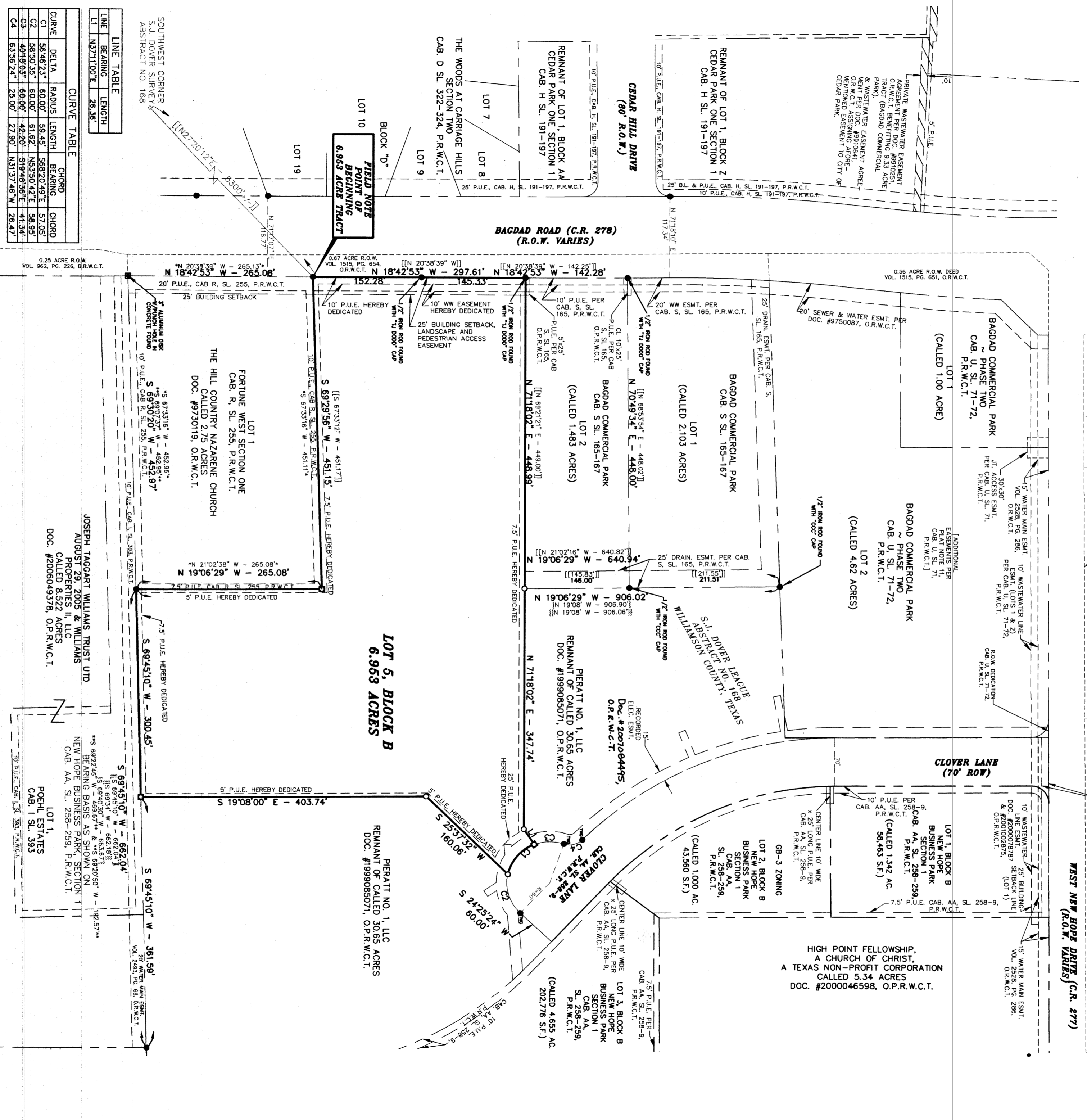
SURVEYED BY:
VANNA H. PROFFITT, R.P.L.S.
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, STE. 130
ROUND ROCK, TEXAS 78661
PH. (512) 248-0065 FAX (512) 246-0359



- ### LEGEND
- UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND WITH WALLACE GROUP CAP
 - 1/2" IRON ROD W/ THE WALLACE GROUP CAP SET IN CONCRETE
 - CONCRETE MONUMENT FOUND AS NOTED
 - PLAT RECORDS WILLAMSON CO., TX
 - ▭ DEED RECORDS WILLAMSON CO., TX
 - ▮ OFFICIAL RECORDS WILLAMSON CO., TX
 - ▯ OFFICIAL PUBLIC RECORDS WILLAMSON CO., TX
 - ▰ PUBLIC UTILITY EASEMENT
 - ▱ BUILDING LINE
 - ▴ PLAT RECORDS of Williamson County, Texas
 - ▵ DEED RECORDS of Williamson County, Texas
 - ▾ OFFICIAL RECORDS of Williamson County, Texas
 - ▿ Official Public Records of Williamson County, Texas
- Brng-Dist = Bearing and Distance Call this Survey
 ((Brng-Dist)) = Deed Call per Doc. #2000045728, O.P.R.W.C.T.
 (<Brng-Dist) = Deed Call per Vol. 524, Pg. 476, D.R.W.C.T.
 [[Brng-Dist]] = Plat Call per Cab. U. Sl. 71-72, P.R.W.C.T.
 ***Brng-Dist** = Plat Call per Doc. #2000649378, O.P.R.W.C.T.
 {Brng-Dist} = Plat Call per Cab. AA, Sl. 258-259, P.R.W.C.T.



HIGH POINT FELLOWSHIP,
A CHURCH OF CHRIST,
A TEXAS NON-PROFIT CORPORATION
CALLED 5.34 ACRES
DOC. #2000046598, O.P.R.W.C.T.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CHORD
C1	56°46'21"	60.00'	59.45'	S89°20'49"E	5.705'	5.705'
C2	58°30'35"	60.00'	61.62'	N53°50'42"E	5.839'	5.839'
C3	48°18'03"	60.00'	42.20'	S19°46'36"E	41.34'	41.34'
C4	63°56'24"	25.00'	27.90'	N51°37'46"W	26.47'	26.47'

LINE TABLE

LINE	BEARING	LENGTH
L1	N37°1'00"E	28.35'

SOUTHWEST CORNER
S.J. DOVER SURVEY
ABSTRACT NO. 168

FIELD NOTE
POINT OF BEGINNING
6.953 ACRE TRACT

LOT 10
6.953 ACRE TRACT

LOT 19

LOT 7

LOT 8

LOT 9

THE WOODS AT CARRIAGE HILLS
SECTION TWO
CAB. D SL. 322-324, P.R.W.C.T.

REMANANT OF LOT 1, BLOCK A
CEDAR PARK ONE SECTION 1
CAB. H SL. 191-197

REMANANT OF LOT 1, BLOCK 2
CEDAR PARK ONE SECTION 1
CAB. H SL. 191-197

CEGAR HILL DRIVE
(60' R.O.W.)

BAGDAD ROAD (C.R. 278)
(R.O.W. VARIES)

BAGDAD COMMERCIAL PARK
~ PHASE TWO
CAB. U. SL. 71-72, P.R.W.C.T.

LOT 1
(CALLED 1.00 ACRE)

BAGDAD COMMERCIAL PARK
CAB. S SL. 165-167

LOT 1
(CALLED 2.103 ACRES)

LOT 2
(CALLED 4.62 ACRES)

BAGDAD COMMERCIAL PARK
~ PHASE TWO
CAB. U. SL. 71-72, P.R.W.C.T.

LOT 2
(CALLED 1.483 ACRES)

BAGDAD COMMERCIAL PARK
CAB. S SL. 165-167

LOT 1
(CALLED 2.103 ACRES)

LOT 2
(CALLED 4.62 ACRES)

WILLIAMSON COUNTY, TEXAS
S.J. DOVER LEAGUE
ABSTRACT NO. 168

REMANANT OF CALLED 30.65 ACRES
DOC. #1999055071, O.P.R.W.C.T.

PERRATT NO. 1, LLC
REMANANT OF CALLED 30.65 ACRES
DOC. #1999055071, O.P.R.W.C.T.

LOT 5, BLOCK B
6.953 ACRES

THE HILL COUNTRY NAZARENE CHURCH
CALLED 2.75 ACRES
DOC. #9730119, O.P.R.W.C.T.

LOT 1
FORTUNE WEST SECTION ONE
CAB. R. SL. 255, P.R.W.C.T.

JOSEPH TAGGART WILLIAMS TRUST LTD
AUGUST 29, 2005 & WILLIAMS
PROPERTIES II, LLC
CALLED 8.532 ACRES
DOC. #2006049378, O.P.R.W.C.T.

LOT 1
POPEL ESTATES
CAB. I SL. 393

WG PLAT #D-RR-1827

THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

ONE CHISHOLM TRAIL SUITE 130
ROUND ROCK, TEXAS 78661
(PH. 512-248-0065) (FAX 512-246-0359)

Proj. No.	20988	Sheet
Date	09/20/07	1
Drawing	20988FIN	of
Scale	1" = 100'	2

DOC. # 2007089325

SLIDE 367

CABINET DD

**FINAL PLAT OF
NEW HOPE BUSINESS PARK
SECTION 2**

FIELD NOTES
FOR 6.953 ACRE TRACT

DESCRIBING 6.953 ACRES OF LAND SITUATED IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168, CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK A, BAGDAD COMMERCIAL PARK, A SUBDIVISION OF RECORD IN CABINET S, SLIDES 165-167, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.) AND ALSO BEING A PORTION OF THE REMAINDER OF A CALLED 30.65 ACRE TRACT CONVEYED TO PERRATT NO. 1, LLC BY DEED OF RECORD IN DOCUMENT NO. 1999085071, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOTS 3 AND 4 HAVING BEEN CONVEYED TO PERRATT NO. 1, LLC BY DEEDS RESPECTIVELY RECORDED IN DOCUMENT NUMBERS 2000048134 AND 2000016949, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 6.953 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the southwest corner of the S.J. Dover Survey Abstract No. 168; Thence North 27°20'12" East or approximately 5300 feet as shown on said Bagdad Commercial Park subdivision plat, to the POINT OF BEGINNING of the herein described tract;

BEGINNING at a ½-inch iron rod found in the east line of Bagdad Road (C.R. 278), a roadway with variable width right-of-way, said point being the southwest corner of said Lot 4, Block A, Bagdad Commercial Park, same being the northwest corner of Lot 1, Fortune West Section One, a subdivision of record in Cabinet R, Slide 255, P.R.W.C.T.; and from said beginning point run the following ten (10) courses and distances:

1) HENCE along the east r.o.w. line of said Bagdad Road, same being the west line of said Lots 4 and 3, Block A, by course 1 as follows:
 West, of 152.29 feet passing a ½-inch iron rod found with cap stamped "TJ Dodd" and continuing in oil, a distance of 297.61 feet to a ½-inch iron rod found with cap stamped "TJ Dodd" for the northwest corner of said Lot 3, Block A and the herein described tract;

2) HENCE with the north line of said Lot 3, Block A, same being the south line of Lot 2, Block A, of said Bagdad Commercial Park, by course 2 as follows:
 North 71°18'02" East, a distance of 448.99 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group"

3) HENCE through the interior of said 30.65 acre remainder tract along the north line of the herein described tract, by courses 3 and 4 as follows:
 North 71°18'02" East, a distance of 347.74 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group"

4) North 57°11'00" East, a distance of 26.36 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group" set in concrete in the southwest right-of-way line of Clover Lane, a 70' wide roadway with a cul-de-sac radius of 60 feet, as dedicated by plat of New Hope Business Park Section 1, a subdivision of record in Cabinet AA, Slides 258-259, P.R.W.C.T., for the northeast corner of the herein described tract;

5) HENCE with the southwest right-of-way line of said Clover Lane by course 5 as follows:
 Along a curve to the left with a radius of 60.00 feet, an arc length of 59.45 feet and whose chord bears South 68°20'49" East, a distance of 57.05 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group" set for corner;

6) HENCE through the interior of said 30.65 acre remainder tract, along the east line of the herein described tract by courses 6 and 7 as follows:
 South 25°37'52" West, a distance of 160.06 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group" set at an angle point;
 South 19°08'00" East, a distance of 403.74 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group" set in concrete in the south line of said called 30.65 acre Pieratt tract for the southeast corner of the herein described tract;

7) HENCE with the south line of said called 30.65 acre Pieratt remainder tract, same being the north line of Lot 1, Pohl Estates, a subdivision of record in Cabinet I, Slide 393, P.R.W.C.T., by course 8 as follows:
 South 69°45'10" West (Base Bearing per New Hope Business Park Section 1 plat of record in Cabinet AA, Slides 258-259, P.R.W.C.T.), a distance of 300.45 feet to a ½-inch iron rod found at the southeast corner of said Lot 1, Fortune West Section One;

8) HENCE with the east line of said Lot 1, Fortune West Section One, same being a westerly line of said called 30.65 acre Pieratt remainder tract, by course 9 as follows:
 North 19°06'29" West, a distance of 265.08 feet to a ½-inch iron rod with plastic cap stamped "Wallace Group" set in concrete of the northeast corner of said Lot 1, Fortune West Section One, same being the southeast corner of said Lot 4, Block A, Bagdad Commercial Park;

9) HENCE with the north line of said Lot 1, Fortune West Section One, same being the south line of said Lot 4, Block A, Bagdad Commercial Park, by course 10 as follows:
 South 69°29'56" West, a distance of 451.15 feet to the POINT OF BEGINNING, delineating and encompassing 6.953 acres of land, more or less, as computed by The Wallace Group, Inc. in August, 2007.

- NOTES:
- Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Cedar Park prior to any construction within the subdivision.
 - All subdivision construction shall conform to the City of Cedar Park Code of Ordinances, construction standards, and generally accepted engineering practices.
 - On-site storm water detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-yr. storm events.
 - 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 Cedar Park. The owner understands and acknowledges that plat location or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements. No lot in this subdivision shall be occupied until connected to the City of Cedar Park water distribution and wastewater collection facilities.
 - This subdivision plat was approved and recorded before the construction and acceptance of streets and/or other subdivision improvements. The owner of this subdivision and his or her successors and assigns, are responsible for the construction of all streets, water systems, wastewater systems, and other facilities necessary to serve the lots within the subdivision.
 - Site development construction plans shall be reviewed and approved by the City of Cedar Park prior to any construction.
 - Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges the plat location or replating may be required, at the owner's sole expense, if plans to develop this subdivision do not comply with such codes and requirements.
 - No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Cedar Park Public Works Department.
 - Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by City of Cedar Park.
 - All easements on private property shall be maintained by the property owner or his or her assigns. Fiscal surety for subdivision construction, in a form acceptable to the City of Cedar Park, shall be provided prior to plat approval by the Planning and Zoning Commission.
 - The Public Utility Easements shown hereon meet City of Cedar Park requirements for front, side and rear lot lines.
 - Community impact fees for individual lots to be paid prior to issuance of any building permits.
 - Developer shall be responsible for all relocation and modifications to existing utilities.
 - No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #18491C0306C for Williamson Co., effective September 27, 1991.
 - Temporary and permanent easements to be provided as required for off-site water, wastewater and drainage improvements.
 - Driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 100 feet, whichever is less.
 - This site is located within the Edwards Aquifer Contributing Zone. Development of this site will comply with all applicable TCEQ Edwards Aquifer rules.
 - Prior to subdivision/site plan approval, the Engineer shall submit to the City of Cedar Park (COCP) and provide documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABA).
 - This subdivision shall comply with the Corridor Overlay Ordinance of the City of Cedar Park except as approved by the City of Cedar Park.
 - All lots contained in this subdivision and users thereof shall have reciprocal access for ingress and egress through all drive lanes, fire lanes and driveways from time to time existing within the lots covered by this subdivision plat and lots adjacent to the lots covered by this subdivision.
 - Building setbacks not shown on lots shall conform to the City of Cedar Park Zoning Ordinance.
 - Sidewalks shall be installed on the subdivision side of Bagdad Road and Clover Lane. Those sidewalks not abutting a residential, commercial or industrial lot shall be installed when the adjoining street is constructed. Where there are double frontage lots, sidewalks on the street to which access is prohibited are also required to be installed when the streets in the subdivision are constructed.
 - Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Cedar Park.
 - This subdivision will be in full compliance with the Landscape and Tree ordinance of the City of Cedar Park, Texas (Landscape and Tree Ordinance, Chapter 13, Cedar Park Code).

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS: That I, Vana H. Proffitt, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual on-the-ground survey under my supervision, of the land described hereon and that the boundary monumentation as shown on the plat complies with the location requirements as outlined in Sec. 12.03.006 of the Code of Ordinances of Cedar Park and that all applicable easements of record as found on the title policy commitment number 691-07-1106 prepared by Texas American Title Company, issued July 24, 2007 by the Title Resources Guarantee Company have been shown or noted on the plat.

Vana H. Proffitt, R.L.S. #5779 9/20/07
Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That Pieratt No. 1, L.L.C., organized and existing under the laws of the State of Texas, acting by and through John David Pieratt, Managing Partner, owner of that certain tract of land being 6.953 acres situated in the S.J. Dover Survey Abstract No. 168, in Williamson County, Texas, as shown hereon and being composed of the following tracts: 3.952 acres out of that called 30.65 acre tract conveyed to Pieratt No. 1, L.L.C. by Special Warranty Deed with Vendor's Lien of record in Document No. 1999085071, Official Public Records of Williamson County, Texas, and 3.001 acres being Lots 3 and 4, Bagdad Commercial Park, a subdivision of record in Cabinet S, Slides 165-167, Plat Records of Williamson County, Texas, said lots having been conveyed to Pieratt No. 1, L.L.C. by deeds of record in Document Numbers 2000048134 and 2000016949, respectively, Official Public Records of Williamson County, Texas, said lots having been vacated by instrument of record in Document Number 2007082228, Official Public Records of Williamson County, Texas, does hereby subdivide said 6.953 acres of land in accordance with the attached plat, subject to any easements or restrictions heretofore granted, to be known as NEW HOPE BUSINESS PARK SECTION 2 and does hereby dedicate to the public the use of the streets and easements, shown hereon. Prior to grading, any type of earth moving, construction of, on or under the land in this subdivision, a drainage plan designed by a registered professional engineer shall be submitted for the proposed development, and modification thereof to the City of Cedar Park for review and approval. It is further understood that the enforcement of the plat restrictions through appropriate legal procedure, to prohibit the construction, connection of utilities or issuing permits unless or until the requirements of the plat restrictions have been achieved.

WITNESS MY HAND as of the date shown below.

PERRATT NO. 1, L.L.C.

BY: John David Pieratt 10/20/07
Name: John David Pieratt, Managing Partner
901 Mopac South Suite 420
Austin, Texas 78746 Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 20th day of October, 2007 by John David Pieratt, as Managing Partner of Pieratt No. 1, L.L.C.

Notary Public, State of Texas
Printed name: Debra D. Vogel
My Commission expires: 2/28/2010



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That Anthony Sessi, Trustee, the lien holder of the property contained within this plat as described in Deeds of Trust recorded in Document Nos. 2005040826 and 2005043429, O.P.R.W.C.T., do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the reconnection of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as NEW HOPE BUSINESS PARK SECTION 2.

BY: Anthony Sessi 10/20/07
Name: Anthony Sessi, Trustee
1606 San Antonio Street
Austin, Texas 78701 Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Anthony Sessi, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative of the lien holder of the property described hereon.

Notary Public, State of Texas
Printed name: Sharon Mueller
My Commission expires: 12-19-09



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That, I, Gary Eli Jones, P.E., do hereby certify that this plat is not within the Edwards Aquifer Recharge Zone or the Lake Travis watershed, and no portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel No. 48491C0306C, for Williamson County, Texas and incorporated Areas, effective September 27, 1991.

Gary Eli Jones, P.E. #79198
Cartex Engineering Services, Inc.
700 Theresa Cove
Cedar Park, Texas 78613



Approved this the 2nd day of October, 2007 by the City Planning and Zoning Commission of the City of Cedar Park, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Michelle Megaw Bobbie Fuller
Michelle Megaw, Chairman Bobbie Fuller, Secretary
Planning and Zoning Commission

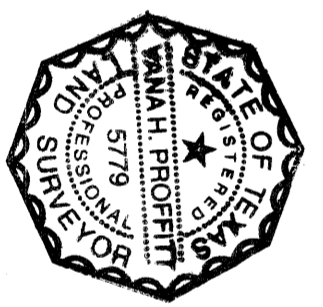
I, Bob Lemon, Mayor of the City of Cedar Park, Texas do hereby approve and authorize this plat to be filed for record by the County Clerk of Williamson County, Texas in the Plat Records of said County.

APPROVED: Bob Lemon ATTEST: Leann Quinn
Bob Lemon, Mayor Leann Quinn, City Secretary
City of Cedar Park, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:
I, Nancy Ristler, Clerk of the County Court of the said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed in my office on the 22nd day of OCTOBER, 2007 A.D., at 2:44 o'clock P.M. in the Plat Records of Williamson County in Cabinet 2D Slides 367 AND 368.

WITNESS MY HAND AND SEAL of the County Court of said County, the date last above written.

Nancy Ristler
Nancy Ristler, Clerk, County Court
Williamson County, Texas



THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

Proj. No. 20988 Sheet
Date 09/20/07 2
Drawing 20988FIN of
Scale 1" = 100' 2

WG PLAT #D-RR-1827

SLIDE 368

CABINET D