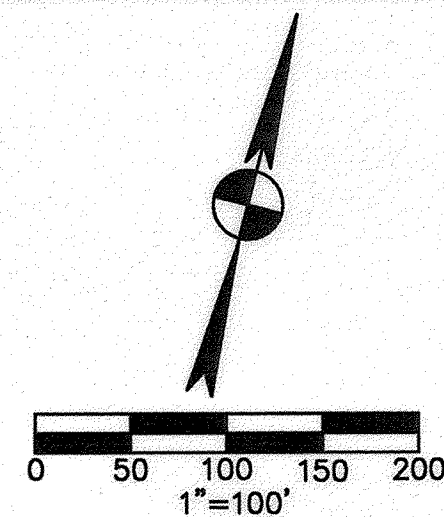
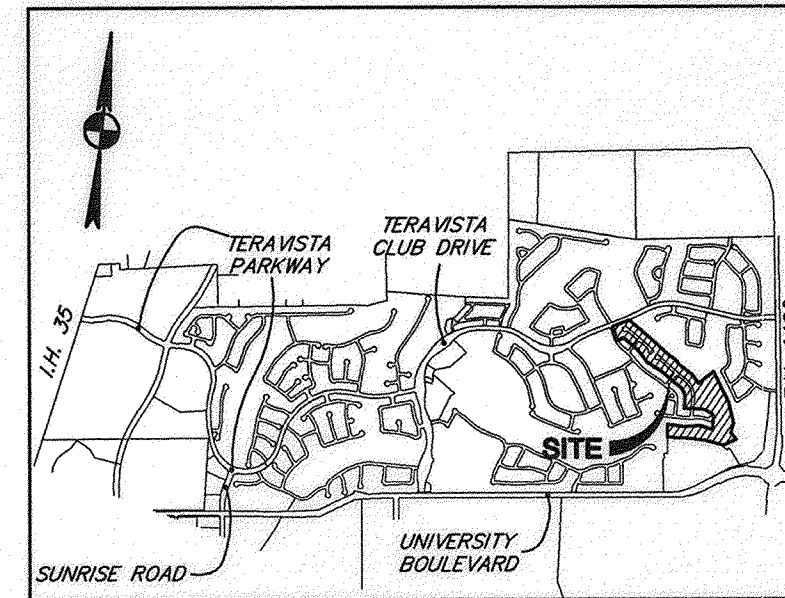


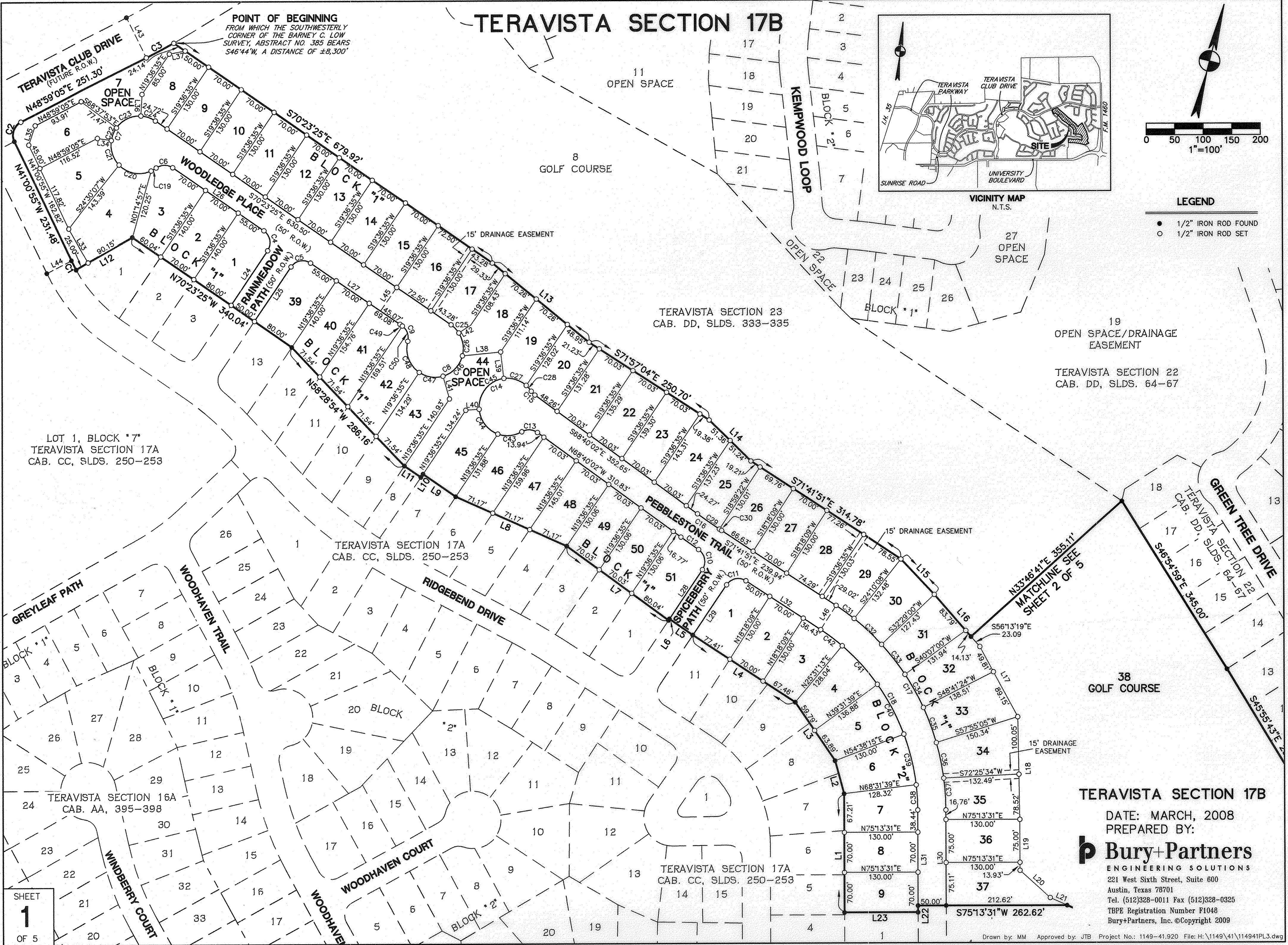
# TERAVISTA SECTION 17B

POINT OF BEGINNING  
FROM WHICH THE SOUTHWESTERLY  
CORNER OF THE BARNEY C. LOW  
SURVEY, ABSTRACT NO. 385 BEARS  
S46°44'W, A DISTANCE OF ±8,300'



## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

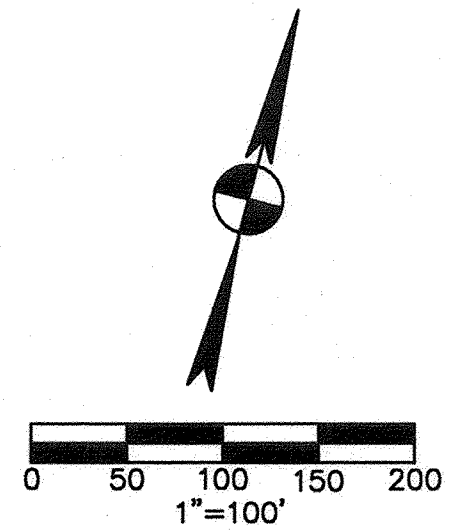


## TERAVISTA SECTION 17B

DATE: MARCH, 2008  
PREPARED BY:

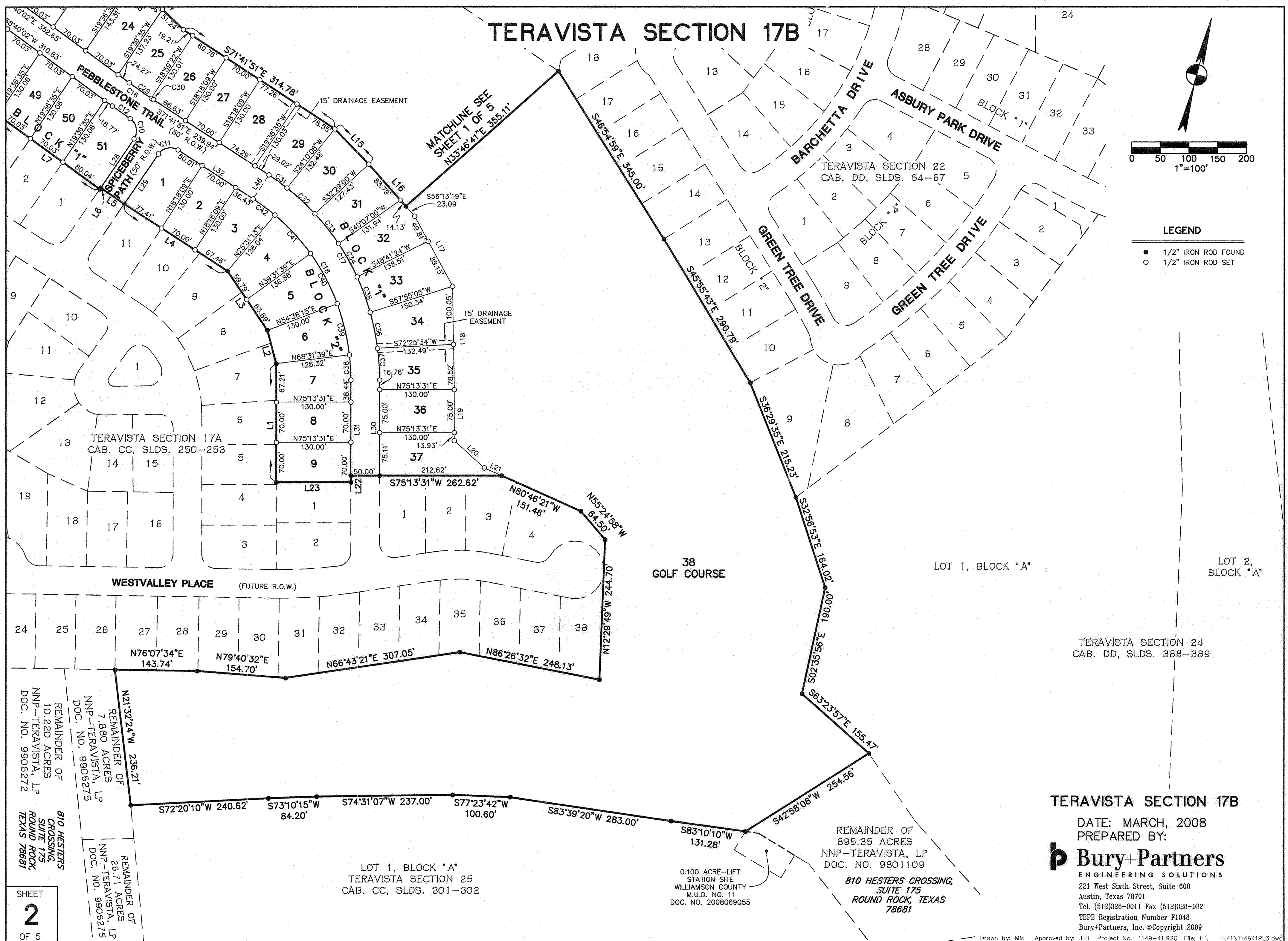
**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
TBPE Registration Number F1048  
Bury+Partners, Inc. ©Copyright 2009

# TERAVISTA SECTION 17B



## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET



## TERAVISTA SECTION 17B

DATE: MARCH, 2008  
PREPARED BY:

**Bury+Partners**

ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-032  
TBPE Registration Number F1048  
Bury+Partners, Inc. ©Copyright 2009

REMAINDER OF  
895.35 ACRES  
NNP-TERAVISTA, LP  
DOC. NO. 9801109

810 HESTERS CROSSING,  
SUITE 175  
ROUND ROCK, TEXAS  
78681

0.100 ACRE-LIFT  
STATION SITE  
WILLIAMSON COUNTY  
M.U.D. NO. 11  
DOC. NO. 2008069055

LOT 1, BLOCK "A"  
TERAVISTA SECTION 25  
CAB. CC, SLDS. 301-302

SHEET  
**2**  
OF 5



GENERAL NOTES:

- ALL PLAT BOUNDARY CORNERS ARE STAKED WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "BURY&PARTNERS" UNLESS OTHERWISE INDICATED.
- GAS SERVICE WILL BE PROVIDED BY ONCOR.
- ELECTRIC SERVICE WILL BE PROVIDED BY TXU ENERGY DELIVERY.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL NO. ~~40491C04D5E~~ DATED SEPT. 26 2000 ALL PORTIONS OF THIS PLAT LIE IN ZONE X.
- OPEN SPACE AND/OR DRAINAGE AND STORM SEWER EASEMENT LOTS WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOME OWNERS ASSOCIATION, PURCHASER, MUNICIPAL UTILITY DISTRICT, OR NON-PROFIT CORPORATION.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROUND ROCK AND THE OWNER AS DATED AUGUST 27, 1998.
- THE FOLLOWING PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL APPLY: 10' P.U.E. PARALLEL AND ABUTTING ALL STREET R.O.W. IS HEREBY DEDICATED.
- ALL RIGHTS-OF-WAY ARE 50-FEET WIDE UNLESS OTHERWISE NOTED.
- ALL CUL-DE-SAC RADII ARE 50-FEET UNLESS OTHERWISE NOTED.
- FOR CORNER LOTS WITH DRIVEWAYS FACING THE FRONT STREET, DRIVEWAYS WILL BE LOCATED NEAR THE LOT LINE FURTHEST FROM THE SIDE STREET. FOR CORNER LOTS WITH DRIVEWAYS FACING THE SIDE STREET, DRIVEWAYS WILL BE LOCATED NEAR THE BACK LOT LINE AND THE GARAGE FOR SAID LOT WILL HAVE A 20 FOOT SETBACK FROM THE SIDE STREET.
- BUILDING SLAB ELEVATIONS SHALL BE A MINIMUM ONE FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE FEET OF THE PERIMETER OF THE BUILDING.
- NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. (PHONE NO.: 512-930-4390)
- WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WILLIAMSON COUNTY M.U.D. NO. 11.
- ALL DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN DOCUMENT NUMBER 2001080404 IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD83/93 DATUM EXPRESSED IN U.S. SURVEY FEET. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED FACTOR OF 0.999870053.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE IN EFFECT AS OF SEPTEMBER 10, 1998, IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROUND ROCK, TEXAS AND NEWLAND-ROUND ROCK ASSOCIATES, L.P. PER CITY ORDINANCE NO. G-98-08-27-9C1
- INTERIOR LOTS SHALL HAVE A TWENTY-FIVE (25') FRONT BUILDING SETBACK, A TWENTY-FOOT (20') REAR BUILDING SETBACK AND FIVE-FOOT (5') BUILDING SETBACKS ON EACH SIDE. DETACHED REAR GARAGES HAVE A THREE-FOOT (3') SIDE SETBACK AND A THREE-FOOT (3') REAR SETBACK UNLESS THE ADJOINING LOT HAS THE SAME DESCRIBED THREE-FOOT (3') SETBACK, IN SUCH CASE, THE SETBACK FOR THE DETACHED GARAGE SHALL BE FIVE-FEET (5'). ATTACHED GARAGES (TO PRIMARY STRUCTURE) MAY ENCR OACH NO MORE THAN FIVE (5') INTO THE FRONT BUILDING SETBACK WHEN "SWING" TYPE GARAGE IS UTILIZED (GARAGE DOOR NOT LOCATED AT FACADE OF HOME).
- CORNER LOTS SHALL HAVE A TWENTY-FIVE (25') FRONT BUILDING SETBACK, A TWENTY-FOOT (20') REAR BUILDING SETBACK AND FIVE-FOOT (5') INTERIOR SIDE SETBACK. STREET SIDE BUILDING SETBACK LINES ARE TEN- FEET (10'). SIDE-LOADING DETACHED REAR GARAGES SHALL BE SET BACK TWENTY- FEET (20') FROM THE SIDE STREET AND THREE-FOOT FROM THE REAR PROPERTY LINE. FRONT LOADING DETACHED REAR GARAGES MUST BE BUILT ON THE INTERIOR SIDE OF THE LOT. DETACHED FRONT LOADING REAR GARAGES SHALL HAVE A THREE-FOOT (3') SIDE SETBACK AND THREE-FOOT (3') REAR SETBACK UNLESS THE ADJOINING LOT HAS THE DESCRIBED THREE-FOOT (3') SETBACKS, IN SUCH CASE, THE SETBACK FOR THE ETACHED GARAGE SHALL BE FIVE- FEET (5'). ATTACHED GARAGES (TO PRIMARY STRUCTURE) MAY ENCR OACH NO MORE THAN FIVE (5') INTO THE FRONT BUILDING SETBACK WHEN "SWING" TYPE GARAGE IS UTILIZED (GARAGE DOOR NOT LOCATED AT FACADE OF HOME).
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.

FIELDNOTE DESCRIPTION

OF A 32.396 ACRE TRACT OR PARCEL OF LAND OUT OF THE BARNEY C. LOW SURVEY, ABSTRACT NO. 385 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINING PORTION OF THAT CERTAIN 895.35 ACRE TRACT OF LAND CONVEYED TO NNP-TERAVISTA, LP, A TEXAS LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 9801109 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 32.396 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TERAVISTA CLUB DRIVE (78' R.O.W.), BEING THE MOST WESTERLY CORNER OF LOT 8, BLOCK "1", TERAVISTA SECTION 23, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 333-335 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE MOST NORTHERLY CORNER HEREOF;

**THENCE**, LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TERAVISTA CLUB DRIVE, ALONG THE SOUTHWESTERLY LINE AND A PORTION OF THE EASTERLY LINE OF SAID LOT 8, FOR THE NORTHEASTERLY LINE HEREOF, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- S70°23'25"E, A DISTANCE OF 679.92 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- S65°30'01"E, A DISTANCE OF 218.80 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- S71°57'04"E, A DISTANCE OF 250.70 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- S60°37'16"E, A DISTANCE OF 102.60 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- S71°41'51"E, A DISTANCE OF 314.78 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- S58°30'35"E, A DISTANCE OF 85.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- S56°13'19"E, A DISTANCE OF 97.92 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEASTERLY CORNER OF SAID LOT 8;
- N33°46'41"E, A DISTANCE OF 355.11 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE NORTHEASTERLY CORNER HEREOF, BEING THE MOST EASTERLY CORNER OF SAID LOT 8, SAME BEING THE MOST WESTERLY CORNER OF LOT 18, BLOCK "2" TERAVISTA SECTION 22, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 64-67 OF SAID PLAT RECORDS;

TERAVISTA SECTION 17B

FIELDNOTE DESCRIPTION (CONTINUED)

**THENCE**, ALONG A PORTION OF THE WESTERLY LINE OF SAID TERAVISTA SECTION 22, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S46°54'59"E, A DISTANCE OF 345.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S45°55'43"E, A DISTANCE OF 290.79 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S36°29'35"E, A DISTANCE OF 215.23 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE MOST SOUTHERLY CORNER OF SAID TERAVISTA SECTION 22, BEING AN ANGLE POINT IN THE WESTERLY LINE OF LOT 1, BLOCK "A" TERAVISTA SECTION 24, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 388-389 OF SAID PLAT RECORDS, FOR AN ANGLE POINT HEREOF;

**THENCE**, ALONG A PORTION OF THE WESTERLY LINE OF SAID TERAVISTA SECTION 24, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S32°56'53"E, A DISTANCE OF 164.02 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S02°35'56"E, A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S63°23'57"E, A DISTANCE OF 155.47 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT HEREOF;

**THENCE**, S42°58'08"W, LEAVING THE COMMON LINE OF SAID TERAVISTA SECTION 24 AND HEREOF, OVER AND ACROSS SAID REMAINDER OF 895.35 ACRES, FOR A PORTION OF THE EASTERLY LINE HEREOF, A DISTANCE OF 254.56 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEASTERLY CORNER HEREOF, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 0.100 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY M.U.D. NO. 11 OF RECORD UNDER DOCUMENT NO. 2008069055 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING AN ANGLE POINT IN THE NORTHERLY LINE OF LOT 1, BLOCK "A" TERAVISTA SECTION 25, A SUBDIVISION OF RECORD IN CABINET CC, SLIDES 301-302 OF SAID PLAT RECORDS;

**THENCE**, ALONG THE COMMON LINE OF SAID LOT 1, TERAVISTA SECTION 25 AND HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- S83°10'10"W, A DISTANCE OF 131.28 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S83°39'20"W, A DISTANCE OF 283.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S77°23'42"W, A DISTANCE OF 100.60 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S74°31'07"W, A DISTANCE OF 237.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S73°10'15"W, A DISTANCE OF 84.20 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S72°20'10"W, A DISTANCE OF 240.62 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWESTERLY CORNER HEREOF, BEING THE NORTHWESTERLY CORNER OF SAID LOT 1, TERAVISTA SECTION 25;

**THENCE**, N21°32'24"W, LEAVING THE COMMON LINE OF SAID TERAVISTA SECTION 25 AND HEREOF, OVER AND ACROSS SAID REMAINDER OF 895.35 ACRES, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 236.21 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT HEREOF, BEING THE COMMON SOUTHERLY CORNER OF LOT 26 AND LOT 27, BLOCK "3" TERAVISTA SECTION 17A, A SUBDIVISION OF RECORD IN CABINET CC, SLIDES 250-253 OF SAID PLAT RECORDS;

**THENCE**, ALONG THE COMMON LINE OF SAID TERAVISTA SECTION 17A AND HEREOF, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

- N76°07'34"E, A DISTANCE OF 143.74 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N79°40'32"E, A DISTANCE OF 154.70 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N66°43'21"E, A DISTANCE OF 307.05 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N86°26'32"E, A DISTANCE OF 248.13 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N12°29'49"W, A DISTANCE OF 244.70 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N55°24'58"W, A DISTANCE OF 64.50 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N80°46'21"W, A DISTANCE OF 151.46 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S75°13'31"W, A DISTANCE OF 262.62 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S14°46'29"E, A DISTANCE OF 11.57 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- S75°13'31"W, A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- N14°46'29"W, A DISTANCE OF 207.21 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

FIELDNOTE DESCRIPTION (CONTINUED)

- N30°01'40"W, A DISTANCE OF 59.48 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N49°02'37"W, A DISTANCE OF 123.68 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N71°41'51"W, A DISTANCE OF 214.87 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N70°23'25"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- S19°36'35"W, A DISTANCE OF 3.08 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N68°40'02"W, A DISTANCE OF 220.10 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N80°47'20"W, A DISTANCE OF 213.51 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N70°23'25"W, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- S19°36'35"W, A DISTANCE OF 6.69 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N70°23'25"W, A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N58°28'54"W, A DISTANCE OF 286.16 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- N70°23'25"W, A DISTANCE OF 340.04 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;

- S46°04'31"W, A DISTANCE OF 115.15 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF RIDGEBEND DRIVE (50' R.O.W.), FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

**THENCE**, ALONG THE EASTERLY LINE OF RIDGEBEND DRIVE, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 03°48'40", AN ARC LENGTH OF 18.29 FEET AND A CHORD WHICH BEARS N42°55'14"W, A DISTANCE OF 18.29 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE END OF SAID CURVE;

- N41°00'55"W, A DISTANCE OF 231.48 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND MOST WESTERLY CORNER HEREOF, BEING THE MOST NORTHERLY CORNER OF SAID TERAVISTA SECTION 17A;

- ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS N03°59'05"E, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET IN THE SOUTHEASTERLY LINE OF FUTURE TERAVISTA CLUB DRIVE (NOT YET OF RECORD) FOR THE END OF SAID CURVE;

**THENCE**, ALONG THE SOUTHEASTERLY LINE OF FUTURE TERAVISTA CLUB DRIVE, FOR THE NORTHWESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N48°59'05"E, A DISTANCE OF 251.30 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

- ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1039.00 FEET, A CENTRAL ANGLE OF 02°59'54", AN ARC LENGTH OF 54.37 FEET AND A CHORD WHICH BEARS N47°29'08"E, A DISTANCE OF 54.37 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 32.396 ACRES (1,411,186 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

TERAVISTA SECTION 17B

DATE: MARCH, 2008  
PREPARED BY:

**b Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
TBPE Registration Number F1048  
Bury+Partners, Inc. ©Copyright 2009



# TERAVISTA SECTION 17B

RESIDENTIAL LOTS	
LOT #	AREA SF
LOT 1, BLK 1	11,066
2	9,800
3	11,347
4	13,209
5	11,431
6	9,539
8	8,787
9	9,100
10	9,100
11	9,100
12	9,100
13	9,100
14	9,100
15	9,100
16	9,425
17	9,339
18	9,772
19	9,116
20	9,133
21	9,324
22	9,610
23	9,891
24	9,917
25	9,343
26	9,152
27	9,100
28	9,869
29	9,559
30	9,768
31	9,657
32	10,432
33	11,022
34	11,297
35	9,817
36	9,750
37	11,928
39	11,066
40	10,317
41	11,272
42	10,413
43	10,288
45	9,558
46	10,537
47	10,674
48	9,627
49	9,104
50	9,104
51	10,307
TOTAL BLK 1	477,367

RESIDENTIAL LOTS	
LOT #	AREA SF
LOT 1, BLK 2	9,744
2	9,100
3	9,793
4	10,072
5	10,939
6	9,791
7	9,692
8	9,100
9	9,100
TOTAL BLK 2	87,331

OPEN AREAS	
LOT #	AREA SF
LOT 7, BLK 1	17,714
LOT 38, BLK 1	691,930
LOT 44, BLK 1	11,768
TOTAL	721,412

TOTAL AREAS	
	AREA SF
TOTAL BLK 1	477,367
TOTAL BLK 2	87,331
OPEN AREAS	721,412
RAINMEADOW PATH	7,269
WOODLEDGE PLACE	43,456
SPICEBERRY PATH	6,746
PEBBLESTONE TRAIL	67,605
SUBDIVISION TOTAL	1,411,186

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°48'40"	275.00	18.29	18.29	N42°55'14"W
C2	90°00'00"	25.00	39.27	35.36	N03°59'05"E
C3	02°59'54"	1039.00	54.37	54.37	N47°29'08"E
C4	90°00'00"	25.00	39.27	35.36	N25°23'25"W
C5	90°00'00"	25.00	39.27	35.36	S64°36'35"W
C6	70°31'39"	25.00	30.77	28.87	S74°20'41"W
C7	250°31'45"	50.00	218.63	81.65	N15°39'17"W
C8	250°31'44"	50.00	218.63	81.65	S54°52'26"W
C9	70°31'43"	25.00	30.77	28.87	N35°07'33"W
C10	90°24'19"	25.00	39.45	35.48	N25°35'34"W
C11	88°41'34"	25.00	38.70	34.95	S63°57'22"W
C12	02°07'41"	1025.01	38.07	38.07	N69°43'53"W
C13	66°25'25"	25.00	28.98	27.39	S78°07'15"W
C14	267°27'30"	50.00	233.40	72.26	N01°21'42"W
C15	21°02'04"	25.00	9.18	9.13	S58°08'59"E
C16	03°01'48"	975.01	51.56	51.56	S70°10'56"E
C17	56°55'22"	425.00	422.23	405.08	S43°14'10"E
C18	56°55'22"	375.00	372.56	357.42	N43°14'10"W
C19	11°41'03"	50.00	10.20	10.18	N44°55'23"E
C20	70°10'39"	50.00	61.24	57.48	N85°51'14"E
C21	52°56'25"	50.00	46.20	44.57	S32°35'14"E
C22	27°29'08"	50.00	23.99	23.76	S07°37'33"W
C23	57°07'09"	50.00	49.85	47.81	S49°55'41"W
C24	31°07'19"	50.00	27.16	26.83	N85°57'05"W
C25	22°52'06"	50.00	19.96	19.82	S58°57'22"E
C26	47°31'45"	50.00	41.48	40.30	S23°45'26"E
C27	48°42'35"	50.00	42.51	41.24	N87°16'18"W
C28	15°17'03"	50.00	13.34	13.30	N55°16'29"W
C29	02°45'15"	975.02	46.87	46.87	S70°02'40"E
C30	00°16'33"	975.01	4.69	4.69	S71°33'34"E
C31	05°15'29"	425.00	39.00	38.99	S69°04'06"E
C32	08°57'33"	425.00	66.46	66.39	S61°57'35"E
C33	08°58'04"	425.00	66.52	66.45	S52°59'47"E
C34	08°55'40"	425.00	66.22	66.16	S44°02'55"E
C35	08°49'15"	425.00	65.43	65.37	S35°10'27"E
C36	08°30'55"	425.00	63.16	63.11	S26°30'22"E
C37	07°28'26"	425.00	55.44	55.40	S18°30'42"E
C38	06°41'52"	375.00	43.84	43.81	N18°07'25"W
C39	13°53'24"	375.00	90.91	90.69	N28°25'03"W
C40	15°06'36"	375.00	98.90	98.61	N42°55'03"W
C41	14°00'25"	375.00	91.68	91.45	N57°28'34"W
C42	07°13'04"	375.00	47.24	47.21	N68°05'19"W
C43	50°13'39"	50.00	43.83	42.44	S70°01'22"W
C44	65°46'57"	50.00	57.41	54.30	N51°58'20"W
C45	87°27'16"	50.00	76.32	69.12	N24°38'47"E
C46	59°13'13"	50.00	51.68	49.41	S29°37'03"W
C47	50°08'13"	50.00	43.75	42.37	S84°17'45"W
C48	70°46'27"	50.00	61.76	57.91	N35°14'55"W
C49	02°07'11"	25.00	0.92	0.92	N69°19'50"W
C50	68°24'33"	25.00	29.85	28.11	N34°03'58"W

LINE TABLE

No.	Bearing	Distance
L1	N14°46'29"W	207.21'
L2	N30°01'40"W	59.48'
L3	N49°02'37"W	123.68'
L4	N71°41'51"W	214.87'
L5	N70°23'25"W	50.00'
L6	S19°36'35"W	3.08'
L7	N68°40'02"W	220.10'
L8	N80°47'20"W	213.51'
L9	N70°23'25"W	70.00'
L10	S19°36'35"W	6.69'
L11	N70°23'25"W	35.00'
L12	S46°04'31"W	115.15'
L13	S65°30'01"E	218.80'
L14	S60°37'16"E	102.60'
L15	S58°30'35"E	85.36'
L16	S56°13'19"E	97.92'
L17	S43°10'38"E	138.96'
L18	S15°42'26"E	178.57'
L19	S14°46'29"E	88.93'
L20	S62°31'50"E	71.20'
L21	S80°46'21"E	32.74'
L22	S14°46'29"E	11.57'
L23	S75°13'31"W	130.00'
L24	N19°36'35"E	115.00'
L25	S19°36'35"W	115.00'
L26	N70°23'25"W	195.00'
L27	N70°23'25"W	194.08'
L28	N19°36'35"E	103.45'
L29	S19°36'35"W	105.60'
L30	S14°46'29"E	166.87'
L31	N14°46'29"W	166.87'
L32	N71°41'51"W	156.44'
L33	S45°39'45"E	68.86'
L34	N83°52'59"E	25.00'
L35	S03°59'05"W	35.41'
L36	S11°30'44"E	37.61'
L37	N64°36'35"E	28.28'
L38	S69°41'55"W	67.95'
L39	S21°37'35"E	46.33'
L40	N70°55'08"E	23.67'
L41	N30°46'21"W	41.15'
L42	S42°39'54"W	25.00'
L43	N41°00'55"W	78.00'
L44	S48°59'05"W	50.00'
L45	S19°36'35"W	50.00'
L46	S18°18'09"W	50.00'

## TERAVISTA SECTION 17B

DATE: MARCH, 2008  
PREPARED BY:

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
TBPE Registration Number F1048  
Bury+Partners, Inc. ©Copyright 2009



# TERAVISTA SECTION 17B

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THAT NNP-TERAVISTA, LP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN A DEEDS RECORDED IN DOCUMENT NUMBER 9801109 AND 9906275 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE 32.396 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "TERAVISTA SECTION 17B". THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

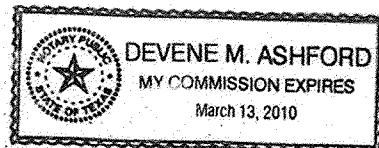
NNP-TERAVISTA, LP, A TEXAS LIMITED PARTNERSHIP  
BY: NNP-TV COMMUNITIES, LP, A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER  
BY: NNP-TV MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER  
810 HESTERS CROSSING, SUITE 175 ROUND ROCK, TEXAS 78681

BY: Dan Boyd  
NAME: D. Dan Boyd  
TITLE: Assistant Vice President

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF MARCH, 2009, BY DEAN BOYD, OF NNP-TV MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ON BEHALF OF SAID NNP-TV COMMUNITIES, LP, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER, ON BEHALF OF NNP-TERAVISTA, LP, A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Devene M. Ashford  
MY COMMISSION EXPIRES: 03-13-2010



## HEALTH DEPARTMENT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Paulo Pinto  
PAULO PINTO  
DIRECTOR OF ENVIRONMENTAL SERVICES

3/27/09  
DATE:

## FLOODPLAIN NOTE

NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL NO 48491C0485E DATED SEPT. 26 2008 ALL PORTIONS OF THIS PLAT LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

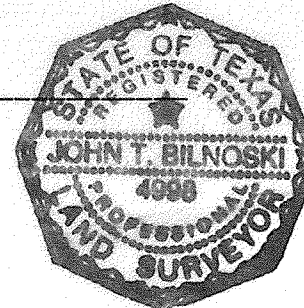
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THAT I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS, AND THE FIELD NOTES SHOWN HEREON MATHEMATICALLY CLOSE.

John T. Bilnoski, R.P.L.S.  
TEXAS REGISTRATION NO. 4998  
BURY & PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

2/25/09  
DATE



## GENERAL INFORMATION:

OWNER.....NNP-TERAVISTA, LP  
TOTAL ACREAGE.....32.396 ACRES  
SURVEY OF.....BARNEY C. LOW (A-385)  
DATE.....MARCH, 2008  
# OF SINGLE FAMILY LOTS.....57  
# OF OPEN SPACE LOTS.....3  
TOTAL # OF LOTS.....60  
TOTAL # OF BLOCKS.....2  
TOTAL LINEAR FEET OF NEW STREET.....2,206'

	LENGTH	DESIGN SPEED
WOODLEDGE PLACE	646 LF	25 MPH
RAINMEADOW PATH	165 LF	25 MPH
SPICEBERRY PATH	154 LF	25 MPH
PEBBLESTONE TRAIL	1,241 LF	25 MPH

## OWNER'S RESPONSIBILITIES

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

WILLIAMSON COUNTY ADDRESSING COORDINATOR  
FINAL PLAT APPROVAL

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES ATTACHED HEREON, THAT A SUBDIVISION, TERAVISTA SECTION 17B FINAL PLAT, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE:

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH 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 THIS THE DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET \_\_\_\_\_, SLIDE(S)\_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## TERAVISTA SECTION 17B

DATE: MARCH, 2008  
PREPARED BY:

**b Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
TBPE Registration Number F1048  
Bury+Partners, Inc. ©Copyright 2009

SHEET  
**5**  
OF 5

OWNER  
NNP-TERAVISTA, LP, A TEXAS LIMITED PARTNERSHIP  
810 HESTERS CROSSING, SUITE 175  
ROUND ROCK, TEXAS 78681  
(512) 244-6667 FAX (512) 244-6875

ENGINEER  
**b Bury+Partners**  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011 FAX (512) 328-0325

SURVEYOR  
**b Bury+Partners**  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011 FAX (512) 328-0325