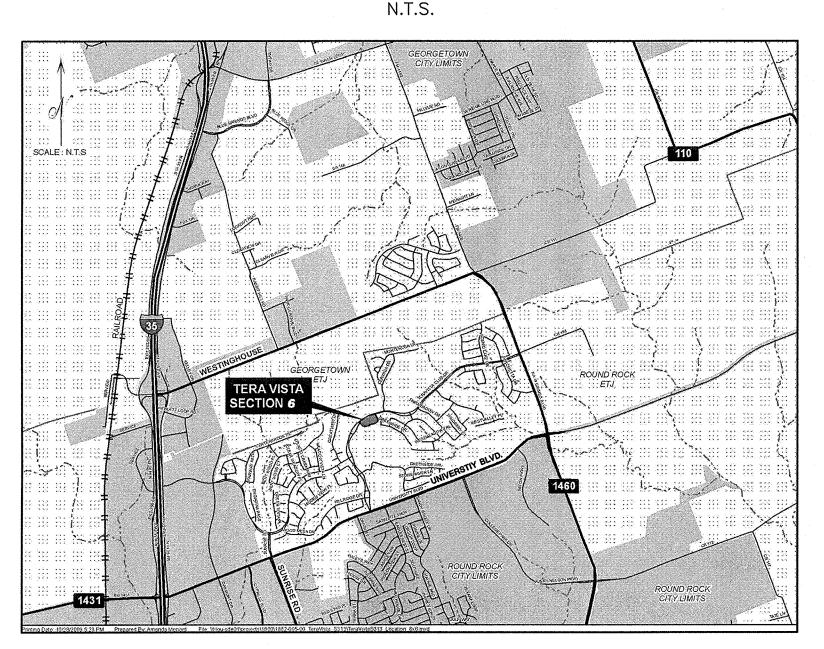
TERAVISTA SECTION 6 PRELIMINARY PLAT

77) (183)

VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

N.T.S.

IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN NEWLAND COMMUNITIES AND THE CITY OF ROUND ROCK. 3. TOTAL ACREAGE IS 2.96 AC. 4. THIS DEVELOPMENT SHALL MEET ALL REQUIREMENTS OF THE CONSENT AGREEMENT BETWEEN THE CITY OF ROUND ROCK AND NNP—EDWARDS, L.P., AKA NEWLAND COMMUNITIES AND THE CITY OF ROUND ROCK UNIFIED DEVELOPMENT CODE. 5. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WILLIAMSON

1. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN NEWLAND COMMUNITIES AND

2. SIDEWALKS WILL BE CONSTRUCTED AND STREET TREES PLANTED

- 5. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WILLIAMSON COUNTY MUD NO. 10 WATER AND WASTEWATER AND TXU ELECTRIC.
- 6. PARKLAND DEDICATION REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE CONSENT AGREEMENT BETWEEN THE CITY OF ROUND ROCK AND NEWLAND COMMUNITIES.
- 7. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOOD PLAIN AS DEFINED BY FIRM MAP #48491C0485E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008. COMMUNITY #481048
- 8. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS AND MAINTENANCE OF DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 9. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- 10. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN TEXAS CENTRAL ZONE AND NAVD 88.
- 11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 14. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- 15. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER INDEMNIFIES AND HOLDS WILLIAMSON COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 16. IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY WILLIAMSON COUNTY, TEXAS. THE COUNTY ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR IN CONSTRUCTING ANY BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH.
- 17. 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.
- 18. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON 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.

FLOODPLAIN INFORMATION:

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) #48491C0485E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008. COMMUNITY #481048

NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN

SHEET INDEX

NO.

1 COVER SHEET AND NOTES
2 PRELIMINARY PLAT LAYOUT

DEVELOPER: NNP-TERAVISTA, LP RAINER FICKEN 13809 RESEARCH BLVD., SUITE 475 AUSTIN, TEXAS 78750 PH: 512 244-6667 FAX: 512 244-6875

ENGINEER:
PATE ENGINEERS INC.,
MICHAEL S. FISHER, P.E.
7801 N. CAPITAL OF TEXAS HWY
SUITE 350, AUSTIN, TEXAS 78731
PH: 512 340-0600 EXT: 331
FAX: 512 340-0604

SURVEYOR:
PATE SURVEYORS INC.
DAVID ELZY, R.P.L.S.
7801 N. CAPITAL OF TEXAS HWY
SUITE 350, AUSTIN, TEXAS 78731
PH: 512 340-0600
FAX: 512 340-0604

LOT SUMMARY

SECTION	BLOCKS	# OF LOTS	OPEN SPACE	COMMERCIAL
SEC. 6	1	2	0	2

NOTES TERAVISTA SECTION PRELIMINARY PLAT AND PATE PROJECT NO.

188200703 SHEET

1 of 2

