

TERAVISTA SECTION 5

FIELDNOTE DESCRIPTION:

OF A 6.212 ACRE TRACT 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 BY DEED OF RECORD IN DOCUMENT NO. 9801109 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.212 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CUT "X" IN CONCRETE FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF TERAVISTA CLUB DRIVE (R.O.W. VARIES) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HIDDEN SPRINGS PATH (50' R.O.W.), BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID REMAINING PORTION OF 895.35 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF TERAVISTA CLUB DRIVE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIDDEN SPRINGS PATH, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) N52'19'22"E, A DISTANCE OF 80.12 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 47°31'01", AN ARC LENGTH OF 145.13 FEET, AND A CHORD OF WHICH BEARS N76°04'53"E, A DISTANCE OF 141.01 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 3) S80'09'36"E, A DISTANCE OF 31.86 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT:
- 4) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD OF WHICH BEARS \$35°09'36"E, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
- 5) S80'09'36"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- 6) N09°50'24"E, A DISTANCE OF 167.10 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
- 7) ALONG SAID CURVE, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 01°02'29", AN ARC LENGTH OF 9.54 FEET, AND A CHORD OF WHICH BEARS N09"19'09"E, A DISTANCE OF 9.54 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE, FOR THE MOST NORTHERLY CORNER HEREOF;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIDDEN SPRINGS PATH, OVER AND ACROSS SAID REMAINING PORTION OF 895.35 ACRE TRACT FOR A PORTION OF THE NORTHERLY, DISTANCES:

- 1) S81"12'05"E, A DISTANCE OF 58.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- 2) S75'53'05"E, A DISTANCE OF 46.02 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- 3) S70°22'56"E, A DISTANCE OF 48.96 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- 4) S70°09'36"E, A DISTANCE OF 149.73 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK "1", TERAVISTA SECTION 18A, A SUBDIVISION OF RECORD IN CABINET "BB", SLIDES 1-2 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS N83'44'37"E, A DISTANCE OF 466.22 FEET;
- 5) S19'50'24"W, A DISTANCE OF 68.58 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- 6) S20'08'12"E, A DISTANCE OF 201.52 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 7) ALONG SAID CURVE, HAVING A RADIUS OF 114.50 FEET, A CENTRAL ANGLE OF 90'00'00", AN ARC LENGTH OF 179.86 FEET, AND A CHORD OF WHICH BEARS S24"51'48"W, A DISTANCE OF 161.93 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE, FOR THE SOUTHEASTERLY CORNER HEREOF;
- 8) S69'51'48"W, A DISTANCE OF 376.99 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
- 9) S14'42'26"W, A DISTANCE OF 26.81 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT;
- 10) N78'58'29"W, A DISTANCE OF 49.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;
- 11) S76"15'29"W, A DISTANCE OF 33.50 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT ON THE CURVING EASTERLY RIGHT-OF-WAY LINE OF SAID TERAVISTA CLUB DRIVE, BEING THE WESTERLY LINE OF SAID REMAINING PORTION OF 895.35 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TERAVISTA CLUB DRIVE, FOR THE WESTERLY LINE OF SAID REMAINING PORTION OF 895.35 ACRE TRACT AND HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG SAID CURVE, HAVING A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 05'45'00", AN ARC LENGTH OF 47.47 FEET, AND A CHORD OF WHICH BEARS N17'31'46"W, A DISTANCE OF 47.45 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 2) N14'39'16"W, A DISTANCE OF 202.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 3) ALONG SAID CURVE, HAVING A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 22°45'03", AN ARC LENGTH OF 209.26 FEET, AND A CHORD OF WHICH BEARS N26°01'47"W, A DISTANCE OF 207.89 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 6.212 ACRES (270,585 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

GENERAL NOTES:

- 1. ALL PLAT BOUNDARY CORNERS ARE STAKED WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "BURY&PARTNERS" UNLESS OTHERWISE INDICATED.
- 2. GAS SERVICE WILL BE PROVIDED BY ATMOS ENERGY.
- 3. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
- 4. 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 SEPTEMBER 26, 2008. ALL PORTIONS OF THIS PLAT LIE IN ZONE X.
- 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.
- 6. 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.
- 7. BUILDING SLAB ELEVATIONS SHALL BE A MINIMUM ONE FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE FEET OF THE PERIMETER OF THE BUILDING.
- 8. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER 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)
- 9. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER TRANSITION ZONE. A WATER POLLUTION ABATEMENT PLAN WAS APPROVED BY THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION ON AUGUST 18, 1998 AND RECORDED IN DOCUMENT NO. 9853770 IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 10. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WILLIAMSON COUNTY M.U.D. NO. 10.
- 11. 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.
- 12. 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.
- 13. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY 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.
- 14. FENCE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND MAINTENANCE OF FENCES LOCATED WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF INDIVIDUAL OWNERS FOR FENCE SEGMENTS WITH INDIVIDUAL LOT.

TERAVISTA SECTION 5
DATE: JANUARY 2012
PREPARED BY:
Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1048
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TERAVISTA SECTION 5

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

THAT NNP-TERAVISTA, LP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 9801109 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE 6.212 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 5". 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 BUT NOT LIMITED TO 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
13809 RESEARCH BOULEVARD, SUITE 475 AUSTIN, TEXAS 78750

NAME: A ST US PRINTED

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

Revolutage NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: STATE OF TORAS

MY COMMISSION EXPIRES: 12/30/13



LENDER

SHEET

OF 3

NASH FINANCING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NORTH AMERICA SEKISUI HOUSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: Sate 1. Your & COO

STATE OF VIRENDAM

COUNTY OF ARMUNICAL

XNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ______ DAY OF

THE THE PERSON WAS A PROPERTY OF THE PARTY O

JAN. 2012 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA

OCT. 31, 2012

MY COMMISSION EXPIRES

OWNER

NNP-Teravista, LP, a Texas
Limited Partnership

13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78750
(512) 244-6667 FAX (512) 244-6875

FLOODPLAIN NOTE

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

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 ADMINISTRATOR.

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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. MLN9SKI, R.P.L.S.
TEXAS FLGISTRATION NO. 4998
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



CENERAL	INFORMA	-MOITA

OWNER	NNP-TERAVISTA, LP
TOTAL ACREAGE	6.212 ACRES
SURVEY OF	BARNEY C. LOW (A-385)
DATE	JANUARY, 2012
# OF COMMERCIAL LOTS	1
TOTAL # OF LOTS	1
TOTAL # OF BLOCKS	

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ENGINEER

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SURVEYOR

Deura Pak

1/17/12

WILLIAMSON COUNTY ADDRESSING COORDINATOR FINAL PLAT APPROVAL

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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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 5 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

& KNOW ALL MEN BY THESE PRESENTS;

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.

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: _____ DEPU

IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO.

DATE: JANUARY 2012
PREPARED BY:
Bury+Partners

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Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1048
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Drawn by: KWA

Approved by: JTB Project No.:R0102640-10016 File: H:\102640\016\102640016PL.dwg