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Alamo Title

The Reasons We Moved Here.

Welcome to Teravista™, the best new-home community in one of the best cities in America - Round Rock, Texas. Surrounded by first-class education, medical centers, shopping and entertainment, Teravista™ reflects a commitment to quality and provides a rich community life. Whether seeking your first home or last, Teravista™ offers a life you will be proud of, one that settles for everything.

Teravista™ offers many opportunities to build lasting connections with family and friends alike. Meet with friends at The Residents Club for a neighborhood event. Share a splash in the pool with your kids. Take a stroll along miles of trails that connect parks and schools. Or play a round at the centerpiece of the community, The Teravista Golf Club.

Round Rock, has maintained a safe, high-quality lifestyle even as it has grown into a major economic center. Home to major employers and several medical and healthcare centers, Round Rock features the best places to learn, including two amazing school districts and numerous higher education opportunities, as well as the best places to play.

Location:

Teravista™ is located among the beautiful rolling hills of Round Rock, Texas, one of the Top 10 Best Places to Live in the United States. Round Rock has a storied history - yet is one of the fastest growing cities in the nation, thanks to an affordable cost of living and award-winning master plan that are complemented by a great local sports scene and top notch educational opportunities. It's easy to see why Round Rock is attracting so many homebuyers. Come join them and discover what all the fuss is about.

Amenities:

People come to Teravista™ at different stages in their lives. Some are just getting started, while others are starting a new life now that the kids have moved out. No matter how different the situations, the perfect home can be found in Teravista™, where some of the nation's finest builders offer an impressive selection of homes to choose from. With Teravista™, you don't have to settle, in fact, you'll find more than what you were looking for.

The recent expansion of **world-class medical facilities** in Round Rock is one of the reasons why in 2008 Money Magazine named the city one of the Top Ten Best American Small Cities. Offering a high caliber of medical care, Scott and White University Medical Campus is home to over 30 physicians in 24 specialties including heart and vascular care, orthopedics and women's services. A new Round Rock extension of Seton Medical Center offers the best care close to home. Texas A&M Health Science Medical School will train doctors for the future while providing service for the immediate Round Rock Community.

Round Rock is home to **stellar Fortune 500** companies as well as many other successful businesses & healthcare facilities:

Dell, Farmers Insurance Group, IKEA, Sears Teleserv, Cypress Semiconductor, Toppan Photomasks, Scott & White University Medical Campus, Seton Medical Center Williamson

The **Teravista Golf Club*** is the centerpiece of Teravista as it winds around the community, presenting the perfect backdrop for your home.

- 7,200 yard, 18-hole championship course
- Exceptional practice facility with 22,000-square-foot putting green and double-ended driving range
- 5,009-square-foot clubhouse with pro shop and Caldwell Café
- Discounted green fees and priority reservations currently available for residents
- Seven Best of Public Golf Awards by Avid Golfer 2004
- Top Beginner-Friendly Course, National Golf Course Owners Association
- GPS on every cart

All information obtained from <http://www.teravista.com>

Schools Serving Teravista

One of the greatest assets of the Teravista™ community is the amazing education offered here. Teravista™ has access to the highly acclaimed Round Rock and Georgetown Independent School Districts.

With smaller than usual classes, each student receives a more personalized learning experience, that, combined with innovative educational methods, help students score well-above state and national averages on standardized tests and college entrance exams.

*Teravista Elementary
Carver Elementary
Pickett Elementary
Hopewell Middle School
Tippit Middle School
Stoney Point High School*

Teravista is also close to Texas A&M Health Science Center College of Medicine and the Round Rock Higher Education Center, which includes Texas State University-San Marcos, Austin Community College and Temple College.

Only in Round Rock can you receive your education from kindergarten right through to your doctorate, all without leaving your home in Teravista.

Teravista Community Map

- 1 Buffington Homes
- 2 CastleRock Communities
- 3 Centex Homes
- 4 D.R. Horton
- 5 Lennar Homes
- 6 Providence and Riverstone Collections
- 7 Meritage Homes
- 8 Ryland Homes
- 9 Spicewood Communities
- 10 Gated, low-maintenance garden Homes
- 11 Wilshire Homes

TERAVISTA™
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- 12 Teravista Elementary School
- 13 Scott and White University Medical Campus
- 14 Seton Medical Center Williamson
- 15 Texas A&M Health Science Center College of Medicine
- 16 Texas State University
- 17 Austin Community College
- 18 Ikea
- 19 Round Rock Premium Outlets
- 20 University Commons Shopping Center
- 21 University Oaks Shopping Center
- 22 Retail Center

Private
 Access to a wide array of recreational facilities, including a pool, playground, walking trails, and a clubhouse. Enjoy the view from an elevated garden level.



The Future Features
 Make a big statement with your new home. Enjoy the best of both worlds with a modern design and a classic feel. The future features of the site include a pool, clubhouse, and walking trails.



Exclusive Golf Course
 The 7,200-sq-ft course is a true gem. Enjoy the view from an elevated garden level and a private clubhouse. The golf course is a true gem.



Swimming Club
 The 2.5-acre club is a true gem. Enjoy the view from an elevated garden level and a private clubhouse. The swimming club is a true gem.



The Garden
 The garden features a wide array of plants and flowers. Enjoy the view from an elevated garden level and a private clubhouse. The garden is a true gem.



The final plan shown is for illustration purposes only. No warranties or representations, expressed or implied, concerning the final intended use, design or proposed improvements is made herein. All plans for land use are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity, public or private, to construct or develop facilities as shown. The future development sections of Teravista under to sections of the community that are as of yet undeveloped. Those areas could be developed as commercial, retail, multi-family, residential or community service. 07/10.