



Settle for *everything*. Teravista.



This is the life you've worked for.

Welcome to Teravista™, the best community in one of the best cities in America—Round Rock, Texas. Just outside Austin, Teravista is surrounded by first-class education, medical centers, shopping and entertainment, reflecting the same commitment to quality and providing the rich community life you've been looking forward to. Whether seeking your first home or last, Teravista offers a life you will be proud of, one that settles for everything.

The reasons we moved here.

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 of golf at the centerpiece of the community—the Teravista Golf Club.

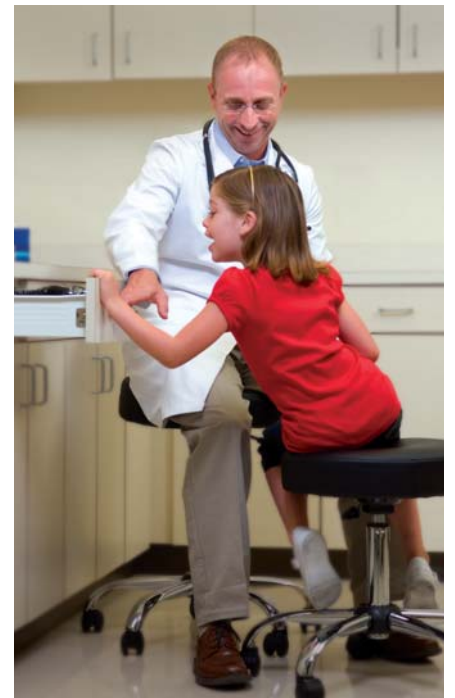


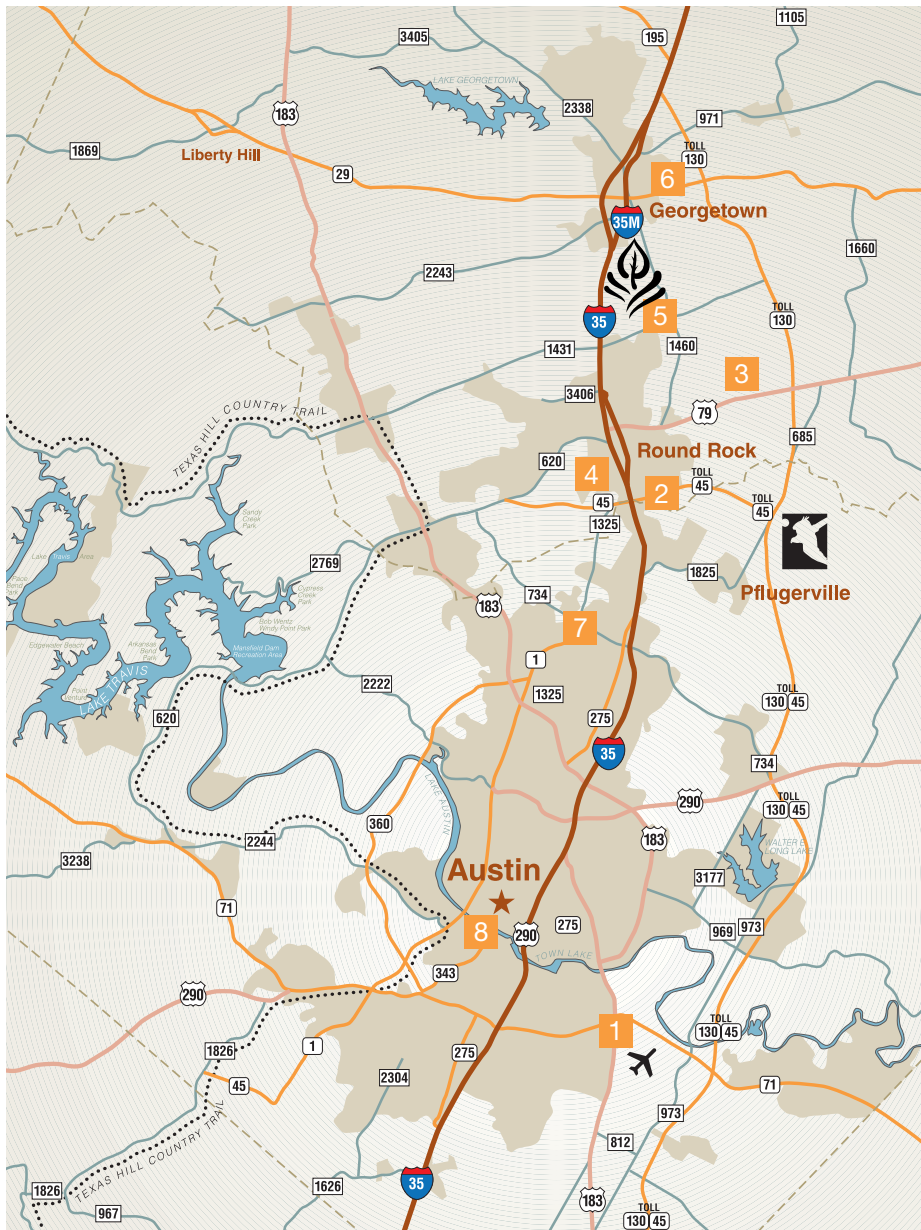
Our kids are becoming their best.

How many communities can offer a top-notch education preschool through post-graduate? Our youngest students happily attend Kids 'R' Kids Preschool and Stepping Stone School right in the community. Plus the onsite Teravista Elementary welcomes students kindergarten through fifth grade. Children attend schools in the acclaimed Round Rock and Georgetown Independent School Districts. After graduation students can pursue higher education at Southwestern University or at nearby Austin Community College, Texas State University and Texas A&M Health Science Center.

Round Rock and Georgetown are attracting the best.

In 2010, *Family Circle* voted Round Rock as one of the ten best towns for families. And Georgetown was the first city in Texas to receive the Great American Main Street Award by the National Trust for Historic Preservation. Why all the acclaim? For starters, jobs with prestigious employers including Dell, Inc., 3M, IBM, National Instruments, Sears Customer Care, Cintas and TECO/Westinghouse. The area is also a retail mecca with Round Rock Premium Outlets, University Commons and University Oaks Shopping Center just next door to Teravista. And world-class medical facilities like Seton and Scott & White almost across the street provide healthy peace of mind.





Teravista



Falcon Pointe

- 1 Austin Bergstrom International Airport
- 2 Dell Corporate Headquarters
- 3 Dell Diamond Stadium
- 4 La Frontera Village Shopping
- 5 Round Rock Higher Education Center
- 6 Southwestern University
- 7 The Domain Shopping Center
- 8 University of Texas

4211 Teravista Club Drive • Round Rock, TX 78665

Community Information/Homeowners Association: 512.310.7421

Teravista Golf Club: 512.651.9850



TERAVISTA™

by
Newland COMMUNITIES

Teravista.com

Newland Communities is the largest private developer of planned residential and urban mixed-use communities in the United States. We believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. www.newlandcommunities.com



Newland
COMMUNITIES

AT THE HEART OF GREAT LIVING

*Discovery Park is a temporary sales area and not intended for permanent use by residents. Access to, and use of, the Teravista Golf Club is not included in the purchase of homes or homesites and requires separate membership and membership requirements. Maps not to scale.

This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Teravista to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. No guarantee can be made that completion of the Teravista community will proceed as described. NNP-Teravista, LP ("Fee Owner") is the creator of the Teravista Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively "Newland") are building homes in the Community ("Builder(s)"). Newland is not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and Newland shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland arising out of their purchase transaction. Prices, specifications, details, and availability of a builder's new homes are subject to change without notice. All square footage is approximate. © 2011 Newland Real Estate Group, LLC. All Rights Reserved.

