

FIND YOUR *Sol*



SUNTERRA

*A Land Tejas Community*



# SUNTERRA *Living*

Sunterra has made a grand entrance to the field of successful West Houston communities. It has only just begun, but has already broken records for eager buyers who want in now. Located just north of Interstate 10 and west of the Grand Parkway, this unique master-planned community is emerging as a masterpiece in residential neighborhoods.

## Master Plan



# ABOUT THE *Developer*

Land Tejas is one of the largest developers of master-planned communities in the greater Houston area. In 2019 Land Tejas was ranked the #1 developer of residential lots in the Houston market based on number of lots developed and sold. During its 25-year history, Land Tejas has developed in excess of 30,000 lots and 16,500 acres of land into master-planned communities.

Land Tejas currently has 11 active communities. It is known for bringing the first Crystal Lagoons® amenity to Texas when it opened the Humble lagoon in Balmoral in 2018 and again in 2020 at the Texas City 12-acre lagoon in Lago Mar.



- CRYSTAL CLEAR LAGOON  
Amenity Village - *Coming Soon!*
- Future Amenity Village
- Future School Site
- Future Commercial Site
- Gated Section
- GreenBolt Trails

## Model Homes

- Chesmar Perry
- Empire Hamilton Thomas Highland HistoryMaker Perry Shea Westin
- Adams Ashton Woods CastleRock Centex Colina D.R. Horton KB Home Pulte

\*Conceptual rendering. Subject to change without notice. 10/22





**PHASE 1 OF**  
*Sunterra*

We're off to a rousing start, featuring  
18 of the nation's best builders.

Fully furnished model homes are  
open seven days a week, and the  
choices will amaze you.



Davidson Homes



D.R. Horton



Empire



HistoryMaker Homes



Long Lake



Perry Homes

**OUR FAMILY OF** *Builders*



Adams Homes



Ashton Woods



CastleRock Communities



Gehan Homes



Hamilton Thomas Homes



Highland Homes



Centex



Chesmar Homes



Colina Homes



Pulte Homes



Shea Homes



Westin Homes



# THE *Sol* OF SUNTERRA

The heart and *sol* of Sunterra will be a Crystal Lagoons® amenity, with white sand beaches and Caribbean blue waters. The lagoon will be situated within a resort-style Amenity Village, elevating the entire community as a prime location to live work and play.



Swim, kayak, paddleboard or bask in the sun - neighborhood recreation has never been better. With a focus on outdoor health and wellness, the Crystal Lagoons® formula uses innovative technology that conserves water and lessens environmental impact. In other words, good for the planet and fun for you and your family.







# ALL TRAILS LEAD TO *Fun*

Enjoy the benefits of living in a master-planned community in a whole new way.  
A wide and varied master plan will have something for just about every family.  
As the selection of amenities continues to grow, what better way  
to experience it all than with the 12' wide GreenBolt Trail.



# YOUR PATH TO *Adventure*



Whether it's visiting neighbors, going for a run or bolting to the pool, the GreenBolt® will take you there. The 12-foot wide paved path will wind through Sunterra, allowing you to jog, walk or drive your electric-powered cart or scooter to the community's main attractions. Visit your neighbors or go for a swim, your path to adventure starts with the GreenBolt.





# Bright FUTURES AHEAD

Sunterra is served by two school districts: the acclaimed Katy ISD and the up-and-coming Royal ISD. Each is committed to preparing students for future success by providing personalized learning experiences, experienced teachers and staff, and a culture of mutual respect and leadership opportunities.

Students in Phase One of Sunterra will attend the following Katy ISD schools:



## BRYANT ELEMENTARY

29801 Kingsland Boulevard  
Brookshire, Texas 77423  
281-234-4300

## KATY JUNIOR HIGH

5350 Franz Road  
Katy, Texas 77493  
281-237-6800



## KATY HIGH SCHOOL

6331 Hwy Boulevard  
Katy, Texas 77494  
281-237-6700



# Get up to speed with Xfinity

xfinity

## Choose from a variety of Internet speeds built to fit your needs.

Whether occasionally surfing the web or spending hours streaming movies — we have the plan for you. With Xfinity xFi, you get the speed, coverage, and control you need. Plus, you can locate and access millions of Xfinity WiFi Hotspots nationwide.

100  
Mbps

### Connect More Internet

- Up to 5 devices
- Great for everyday Internet needs

300  
Mbps

### Fast Internet

- Up to 8 devices
- Ideal for streaming and downloading your favorite HD TV shows and movies

600  
Mbps

### Superfast Internet

- Up to 11 devices
- Great for multi-player gaming and uploading large files

900  
Mbps

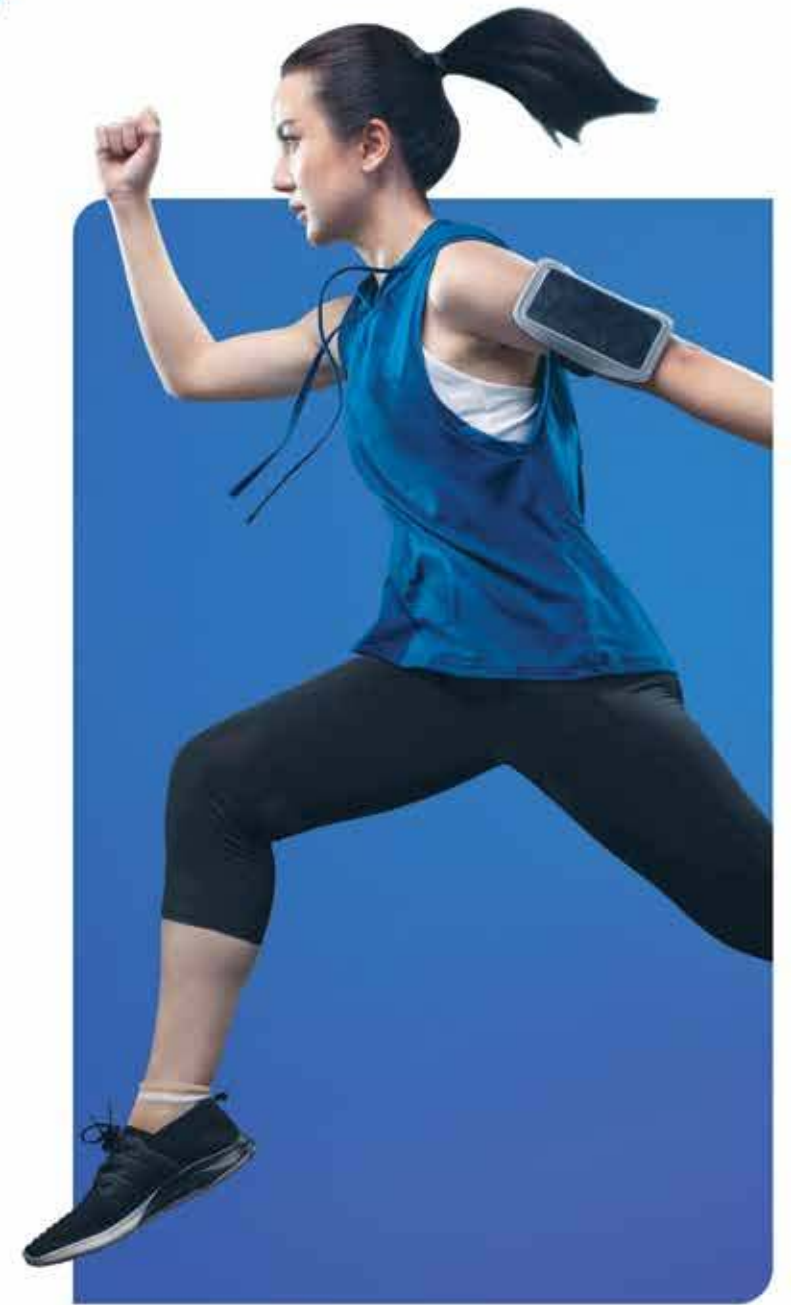
### Ultrafast Internet

- 12+ devices
- Optimal for heavy usage activities across multiple devices

1.2  
Gbps

### Gigabit Internet

- Unlimited devices
- For today's ultra-connected, smart household providing the best WiFi experience



Get reliably-fast Internet speeds and access to millions of WiFi hotspots nationwide.

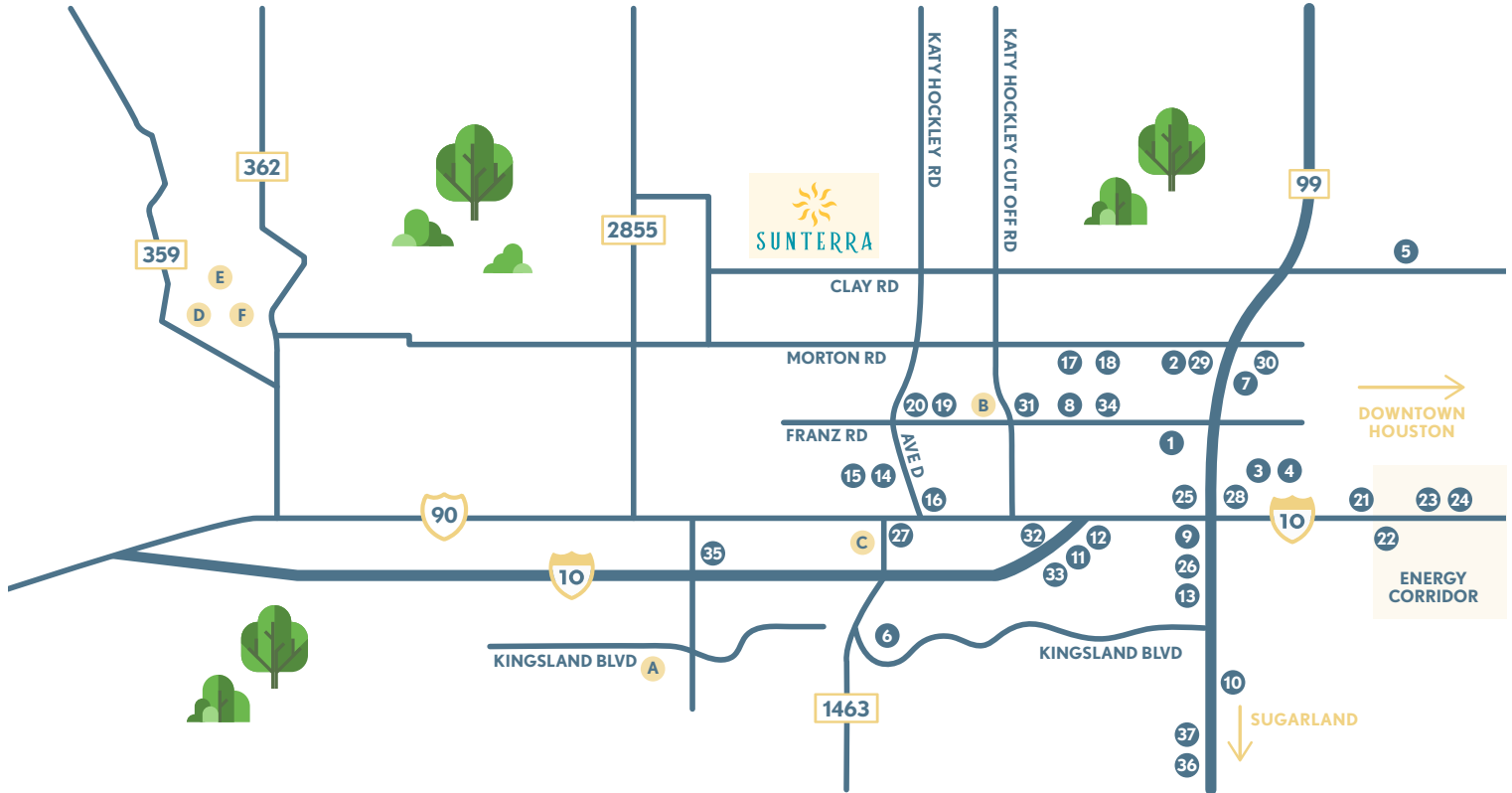
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# IT'S ALL ABOUT *Location*



## KATY ISD

- A** Bryant Elementary
- B** Katy Junior High
- C** Katy High School

## ROYAL ISD

- D** Royal Elementary
- E** Royal Junior High
- F** Royal High School

## DAYCARES

- 1** Kids 'R' Kids Learning Academy
- 2** The Goddard School of Katy

## COLLEGES & UNIVERSITIES

- 3** University of Houston-Victoria
- 4** Houston Community College
- 5** Lone Star College - Cypress Center

## GROCERY

- 6** H-E-B
- 7** Kroger
- 8** Brookshire Brothers
- 9** Costco
- 10** Sprouts Farmers Market

## ENTERTAINMENT

- 11** Typhoon Texas
- 12** Main Event Katy
- 13** Times Square Entertainment (Bowling)

## MUSEUMS

- 14** The Johnny Nelson Katy Heritage Museum
- 15** Katy VFW Museum
- 16** MKT Railroad Museum

## PARKS

- 17** Katy Park
- 18** Mason Creek South Hike & Bike Trail
- 19** Mary Jo Peckham Park
- 20** Katy City Park

## HOME IMPROVEMENT

- 21** The Home Depot
- 22** Lowe's Home Improvement

## HOSPITALS

- 23** Houston Methodist West Hospital
- 24** Texas Children's Hospital West Campus
- 25** Memorial Hermann Katy Hospital

## FOOD & DRINK

- 26** Harris County Smokehouse
- 27** Los Cucus Mexican Café
- 28** Red Robin Gourmet Burgers and Brews
- 29** Starbucks
- 30** Chick-fil-a
- 31** Pizza Fino - Old Katy Town
- 32** Texas Tradition

## SHOPPING & MORE

- 33** Katy Mills Mall
- 34** Walgreens
- 35** Buc-ee's
- 36** Target
- 37** LaCenterra at Cinco Ranch Shopping Center



*New Homes*

**\$300s-\$800s**

**SunterraTX.com**



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