

FIND YOUR *Sol*



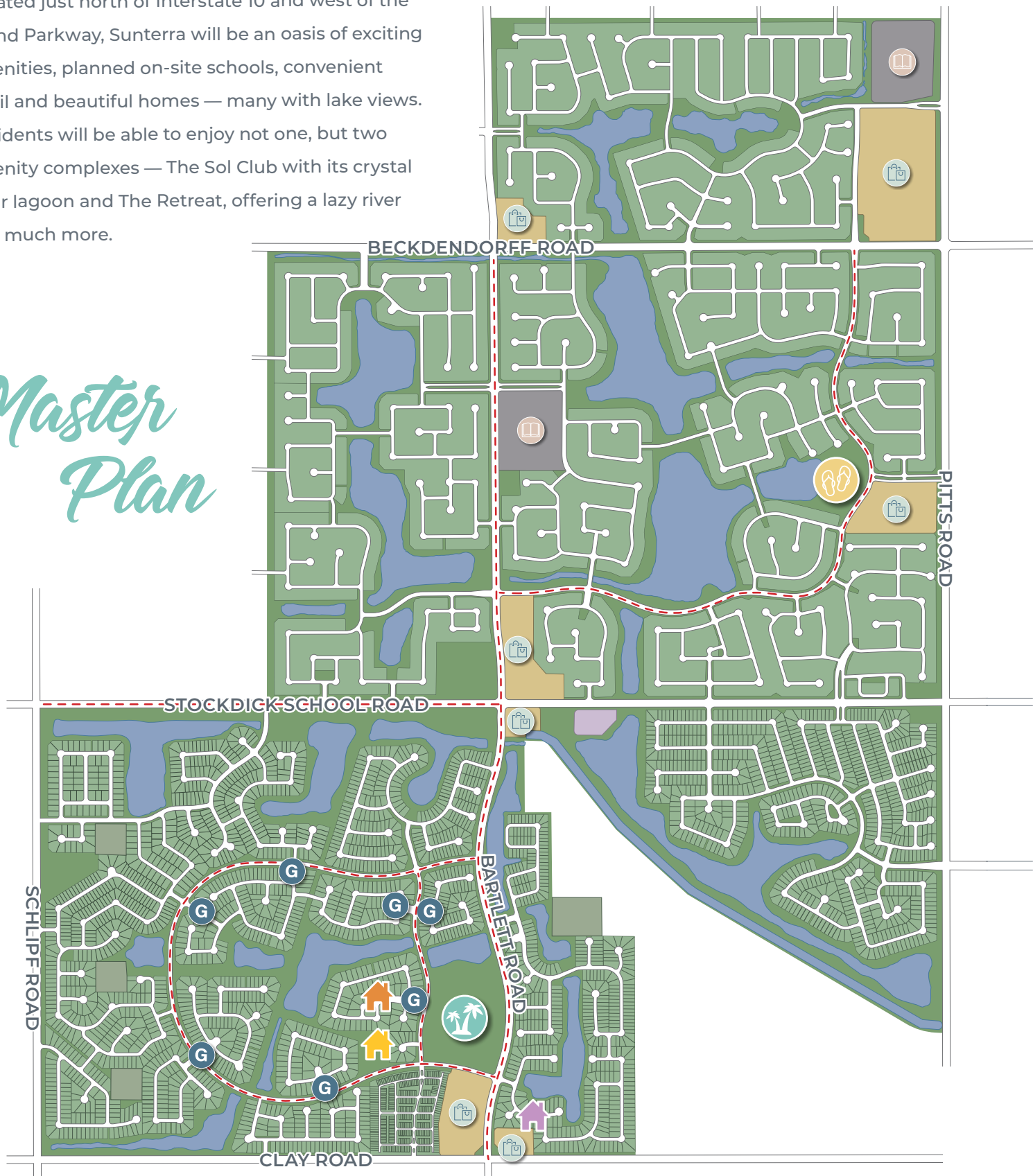
SUNTERRA

A Land Tejas Community

SUNTERRA *Living*

Located just north of Interstate 10 and west of the Grand Parkway, Sunterra will be an oasis of exciting amenities, planned on-site schools, convenient retail and beautiful homes — many with lake views. Residents will be able to enjoy not one, but two amenity complexes — The Sol Club with its crystal clear lagoon and The Retreat, offering a lazy river and much more.

Master Plan



ABOUT THE *Developer*

Since its inception in July 2007, Starwood Land has acquired more than 40,000 homesites in over 90 communities in 10 states and has developed and sold more than \$1.4 billion of residential land and homesites. In late 2021, Starwood Land acquired a 10-community, 16,000-homesite portfolio from Land Tejas, Houston's foremost developer of master-planned communities.



- CRYSTAL CLEAR LAGOON
Amenity Village: *Coming Soon!*
- 2 Future Amenity Villages: *Coming Soon!*
The Retreat - Lazy River Complex
The Sol Club - Lagoon Complex
- 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. 12/22

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 The Sol Club, an amenity village where residents can bask in the fun of living in Sunterra.



But The Sol Club isn't the only star in Sunterra's amenity package. Also planned is The Retreat, which will feature a clubhouse, pool, yoga studio, fitness center, open-air arcade and an oh-so-relaxing lazy river!





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*



GREENBOLT

Ultimate Neighborhood Trail

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.


GreenBoLT





Bright FUTURES AHEAD

Sunterra is served by two school districts: the acclaimed Katy ISD and future sections to be zoned to 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:



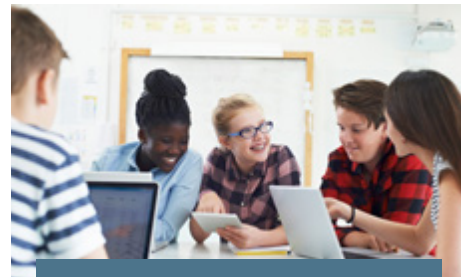
ROBERTSON ELEMENTARY

7400 Innovation Dr.
Katy, Texas 77493
281-234-5900



MCELWAIN ELEMENTARY

6631 Greenwood Orchard Dr.
Katy, Texas 77493
281-234-4800



HASKETT JUNIOR HIGH

25737 Clay Rd.
Katy, Texas 77493
281-234-3600



KATY HIGH SCHOOL

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



PAETOW HIGH SCHOOL

23111 Stockdick School Rd.
Katy, Texas 77493
281-234-4900

School zone boundaries are subject to change. Please confirm specifics on school zone boundaries directly with school districts. 02/23

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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

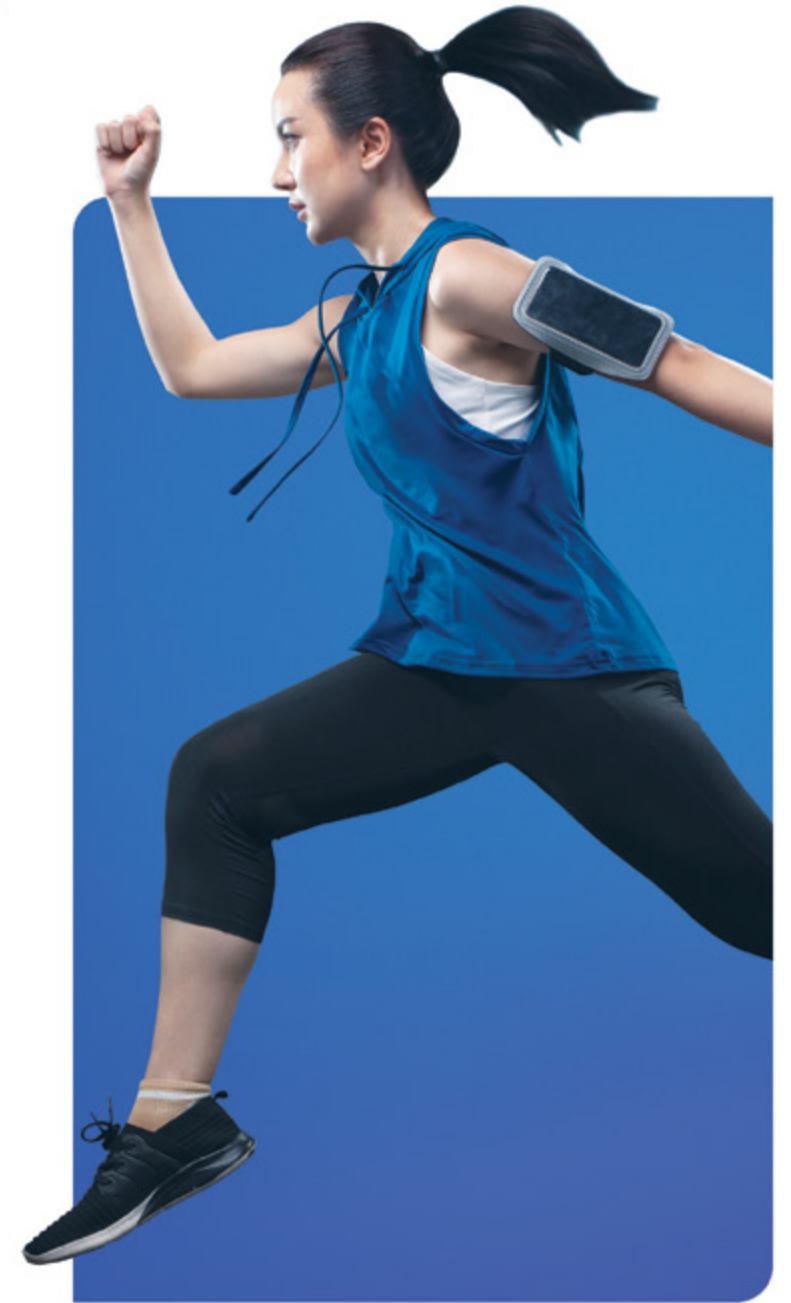
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- Optimal for heavy usage activities across multiple devices

1.2
Gbps

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Xfinity Internet.

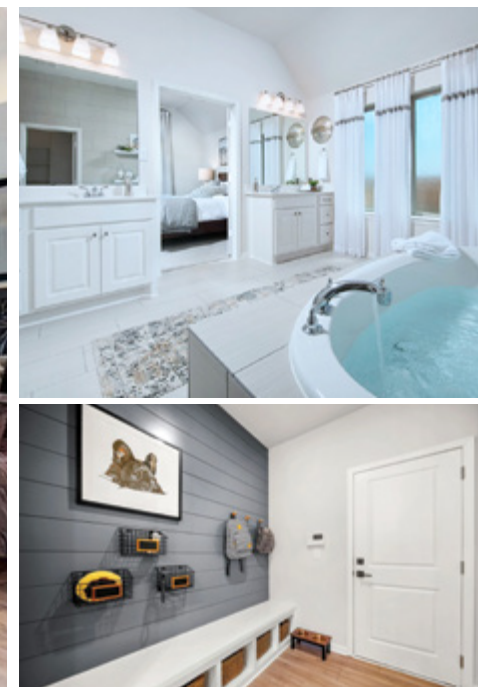
Restrictions apply. Not available in all areas. Gig-speed WiFi requires Gigabit Internet and compatible gateway. Actual speeds vary and not guaranteed. Many factors affect speed, including equipment performance, interference, congestion, and speeds of visited websites. WiFi speeds affected by additional factors, including distance from Gateway, home configuration, personal device capabilities, and others. For factors affecting speed visit www.xfinity.com/networkmanagement. Xfinity xFi is available to Xfinity Internet customers with a compatible Xfinity Gateway. Xfinity WiFi hotspots included with Performance Plus and above. Limited access available with Performance Starter and below. Available in select areas. Requires compatible WiFi-enabled device. Call or visit xfinity.com for restrictions and complete details. ©2022 Comcast. All rights reserved.



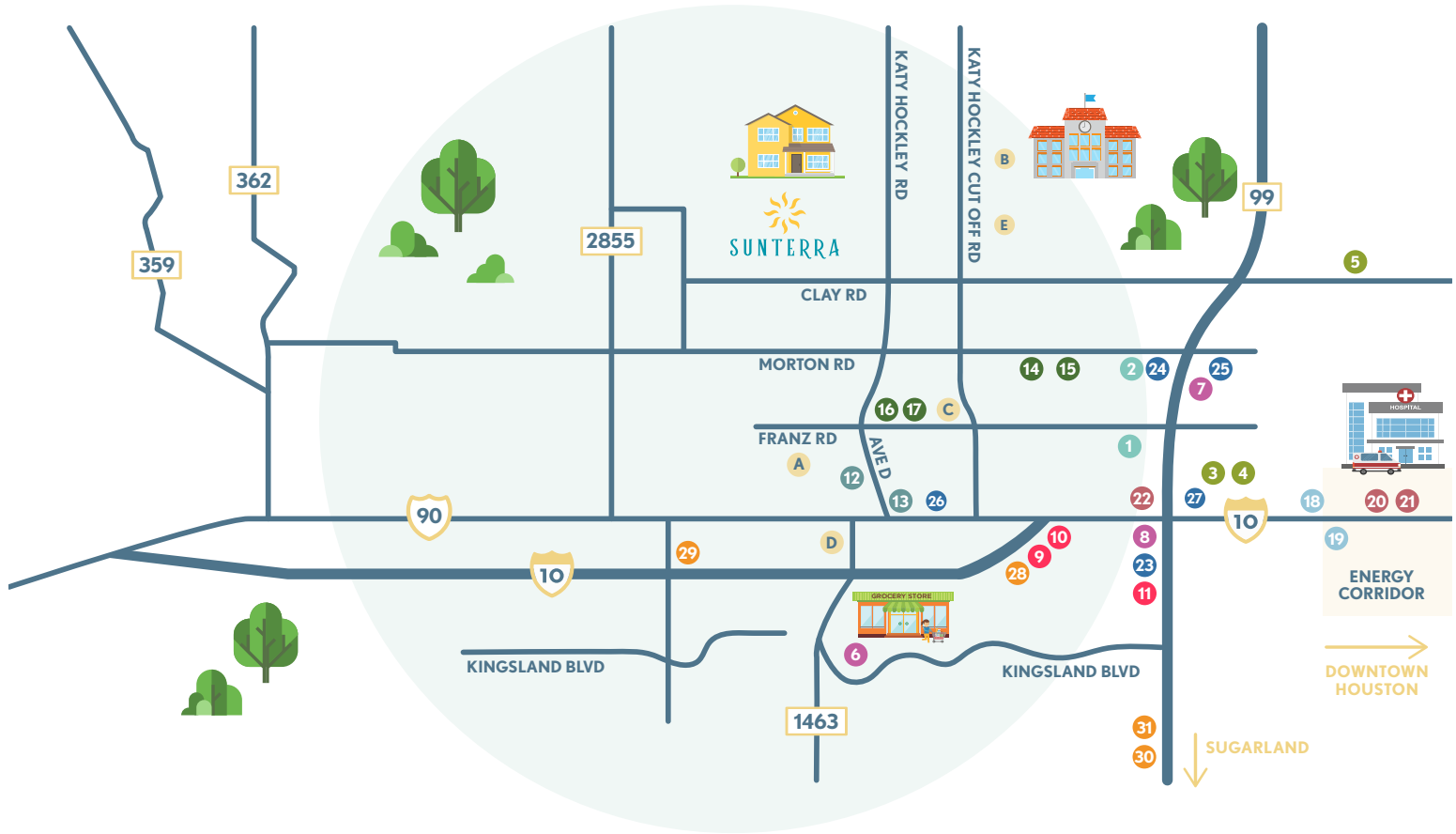
OUR FAMILY OF *Builders*

With 23 homebuilders, Sunterra is sure to have a floor plan (or several!) that will check off all the boxes of must-haves for your new home! Beautifully decorated model homes are open seven days a week, making it easy to visit. What won't be so easy? Deciding between our amazing, award-winning builders!

Adams Homes • Ashton Woods • Anglia Homes • Beazer Homes
 CastleRock Communities • Centex • Chesmar Homes • Colina Homes
 Davidson Homes • D.R. Horton • Empire • HistoryMaker Homes
 Lennar Homes • Long Lake • ONM HistoryMaker Rental Homes
 Gehan Homes • Hamilton Thomas Homes • Highland Homes
 Perry Homes • Pulte Homes • Shea Homes • Westin Homes



IT'S ALL ABOUT *Location*



KATY ISD

- A Robertson Elementary
- B McElwain Elementary
- C Haskett Junior High
- D Katy High school
- E Paetow 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 Costco

ENTERTAINMENT

- 9 Typhoon Texas
- 10 Main Event Katy
- 11 Times Square Entertainment (Bowling)

MUSEUMS

- 12 Katy Heritage Museum
- 13 MKT Railroad Museum

PARKS

- 14 Katy Playstation
- 15 Mason Creek South Hike & Bike Trail
- 16 Mary Jo Peckham Park
- 17 Katy Dog Park

HOME IMPROVEMENT

- 18 The Home Depot
- 19 Lowe's Home Improvement

HOSPITALS

- 20 Houston Methodist West Hospital
- 21 Texas Children's Hospital West Campus
- 22 Memorial Hermann Katy Hospital

FOOD & DRINK

- 23 Harris County Smokehouse
- 24 Starbucks
- 25 Chick-fil-a
- 26 MKT Distillery
- 27 Whiskey Cake

SHOPPING & MORE

- 28 Katy Mills Mall
- 29 Buc-ee's
- 30 Target
- 31 LaCenterra at Cinco Ranch Shopping Center

New Homes
HIGH \$200s-\$500s
SunterraTX.com



Scan to learn more
about the developer



*Information contained herein is subject to change, correction, errors and omissions. Amenities Grand Opening date is subject to change without notice. 2/23

