



SUNTERRA

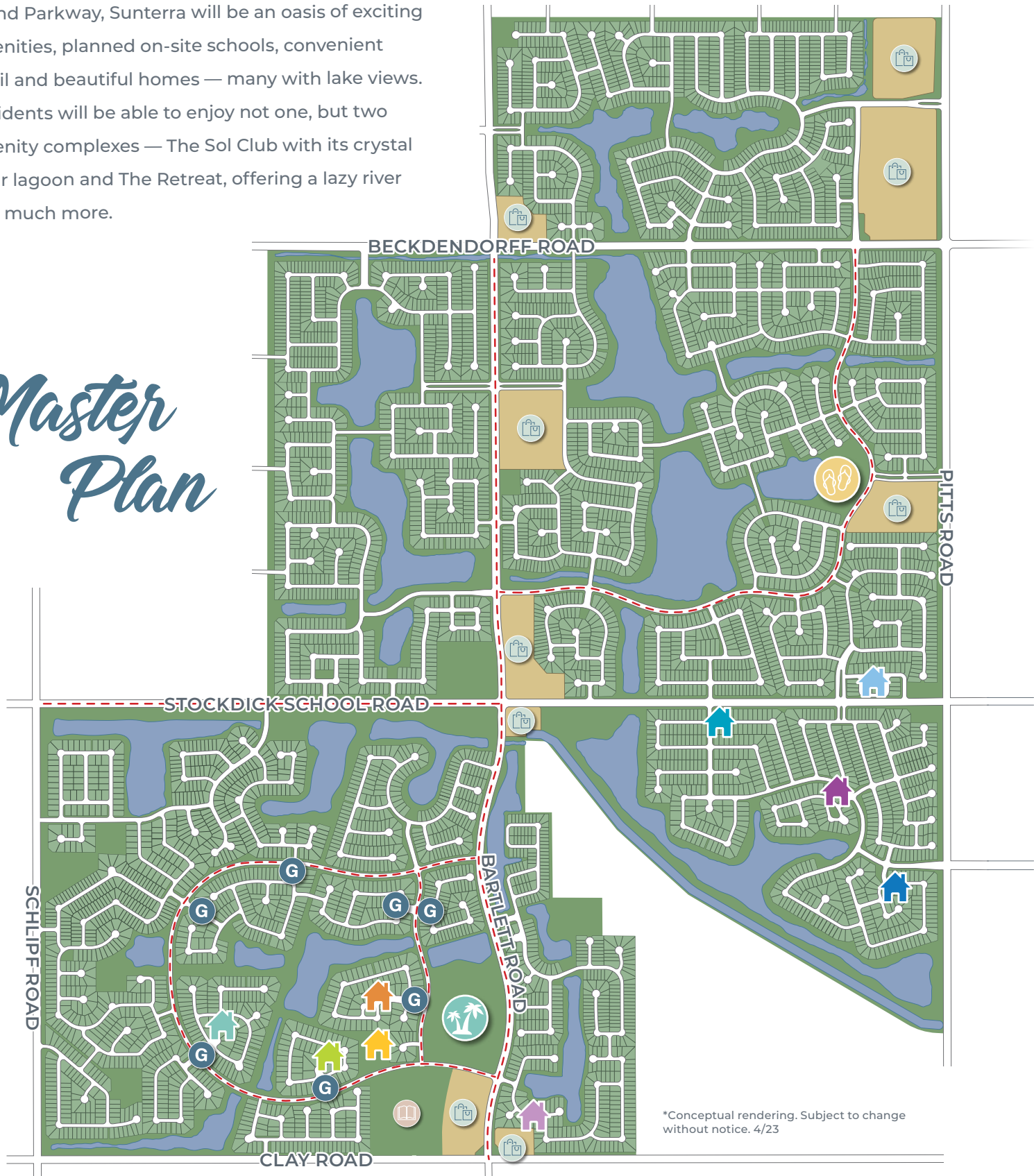


FIND YOUR *Sol*

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 11 states and has developed and sold more than \$1.4 billion of residential land and homesites.



Model Home Parks

- | | | |
|--|---|--|
| SOL CLUB: <i>Coming Soon!</i>
Crystal Lagoon Amenity Village | WELCOME CENTER
Beazer Homes
Brightland Homes
CastleRock
Colina Homes
Davidson Homes
D.R. Horton
Lennar Homes
KB Home | Empire
Hamilton Thomas
Highland Homes
HistoryMaker
Perry Homes
Shea Homes
Westin Homes |
| THE RETREAT: <i>Coming Soon!</i>
Lazy River Complex | Future Katy ISD Elementary School Site | Adams Homes
Anglia Homes
Ashton Woods
CastleRock
Centex
Colina Homes
D.R. Horton
KB Home
Pulte Homes |
| Future Commercial Site | Ashton Woods | |
| Gated Section | Chesmar Homes | |
| GreenBolt Trails | Brightland Homes | |
| | Long Lake Ltd. | |
| | History Maker | Villas at Sunterra - ONM Living |

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!



Conceptual rendering. Subject to change 1/23.

- | | | |
|---|--------------------------------------|---|
| A Clubhouse | H All Inclusive Playground | P Multi-Use Courtyard with Outdoor Game Area |
| B Concrete Decking | I Artificial Turf Berm | Q Outdoor Patio |
| C Lazy River | J Restroom Pavilion | R Tennis Court |
| D Swimming Pool with Water Slide & Splash Pad Area | K Synthetic Turf Fitness Lawn | S Small Dog Park |
| E Shade Structure | L Soccer Field | T Large Dog Park |
| F Parking Lot | M Event Lawn | U Concrete Walk |
| G Splash Pad | N Open Space | V 1/2 Mile Fitness Trail |
| | O Overlook | |



THE RETREAT AMENITY CENTER



Sunterra Holiday Sweater Social



Mix & Mingle Happy Hour

ALL TRAILS LEAD TO A *Vibrant Lifestyle*

Enjoy the benefits of living in a master-planned community in a whole new way. Sunterra's wide variety of amenities will have something for just about every family and the Lifestyle Director has a calendar of events planned every month. From family meet up at Katy Play Station to monthly Happy Hours at top Katy restaurants and everything in between. As the selection of amenities continues to grow, what better way to experience it all than with the 12' wide GreenBolt Trail.



Easter Egg-stravaganza



Puppy Power Hour

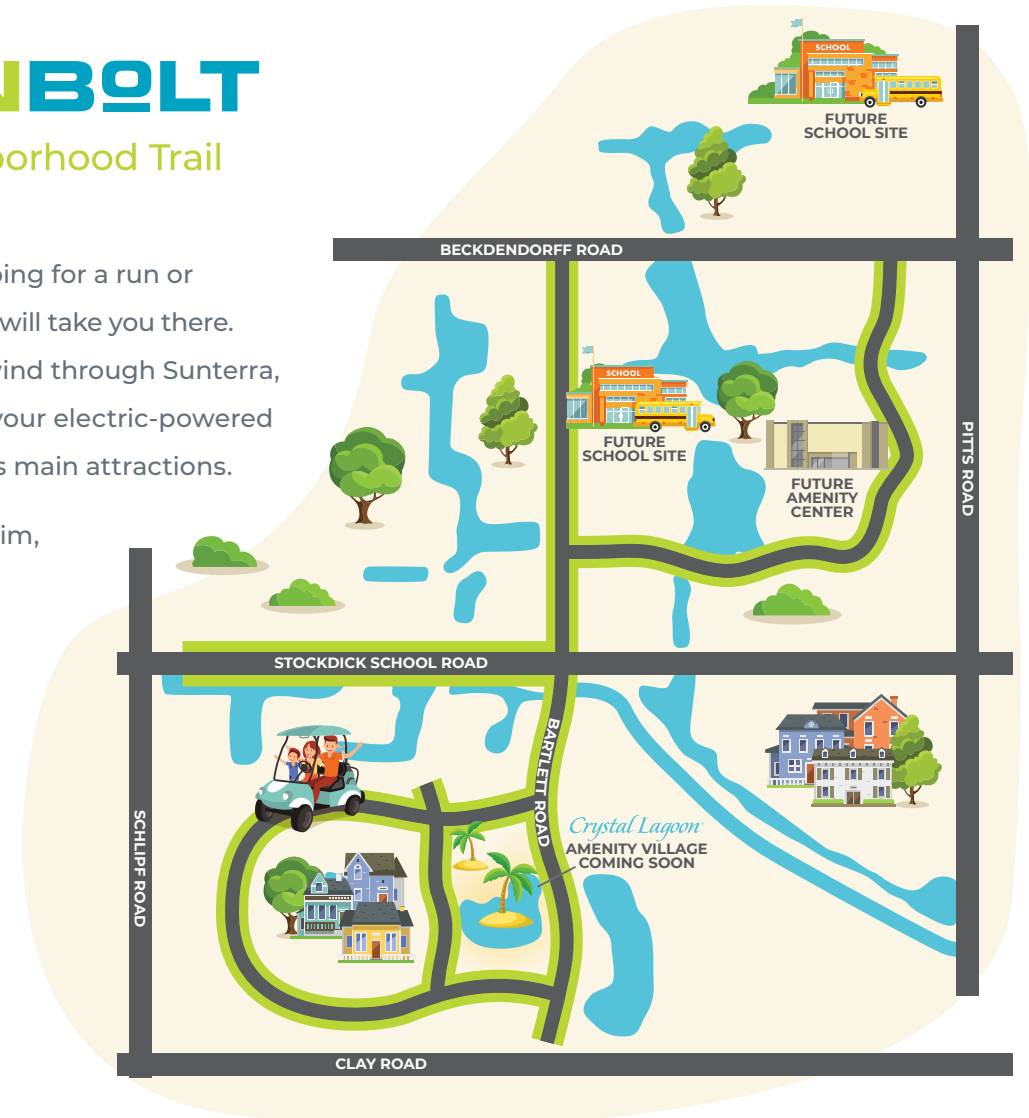
YOUR PATH TO *Adventure*



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.

— 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

The future is here, and it's fiber.

fision
by Hotwire Communications

Create a luxurious
lifestyle enjoying
the convenience of
amazing technology.



Staying connected is essential. Our community recognizes the importance of access to superior technology and a service provider you can trust. *We are proud to affiliate with Hotwire Communications* as our trusted technology partner for your Internet, Television and Home Phone service needs.

Fision Fiber Optics By Hotwire Communications



Fision Internet — Your technology amenity's package includes 500Mbps/ 500Mbps Fision Internet and WiFi service - with unlimited usage.



Fision TV+ — Fision TV+ makes it easier than ever to find, watch and enjoy your favorite shows, movies and videos — live, recorded, on demand and streaming — all in one place, giving you the most value from your television and streaming subscriptions.



Fision Voice — Reliable home telephone service with unlimited local and long distance calling to anywhere in the contiguous United States & Canada.

Your Community Included Technology Service

Cable and satellite simply cannot compete.

- Upon move-in, your new home will be equipped with 100% fiber optic technology and will have Internet service ready to be activated!
- Your Internet service will be billed annually through your HOA. Additional products and services are available for upgrade and will be directly billed to you.
- You will have a dedicated Concierge Account Team to assist you every step of the way.
- Ask about our special promotional offers available to you.

Hotwire
COMMUNICATIONS

Hotwire Communications is an industry leader in providing multi-Gigabit connectivity and streaming video solutions to communities like ours. For over a decade, Hotwire Communications has been at the forefront of the Gigabit revolution, designing, installing and operating fiber-optic networks and delivering Gigabit speeds since 2014 and 10 Gbps connectivity to communities since 2016.

Contact your Concierge Account Manager Today
Call 833-354-2289 | sunterra@hotwirecommunication.com



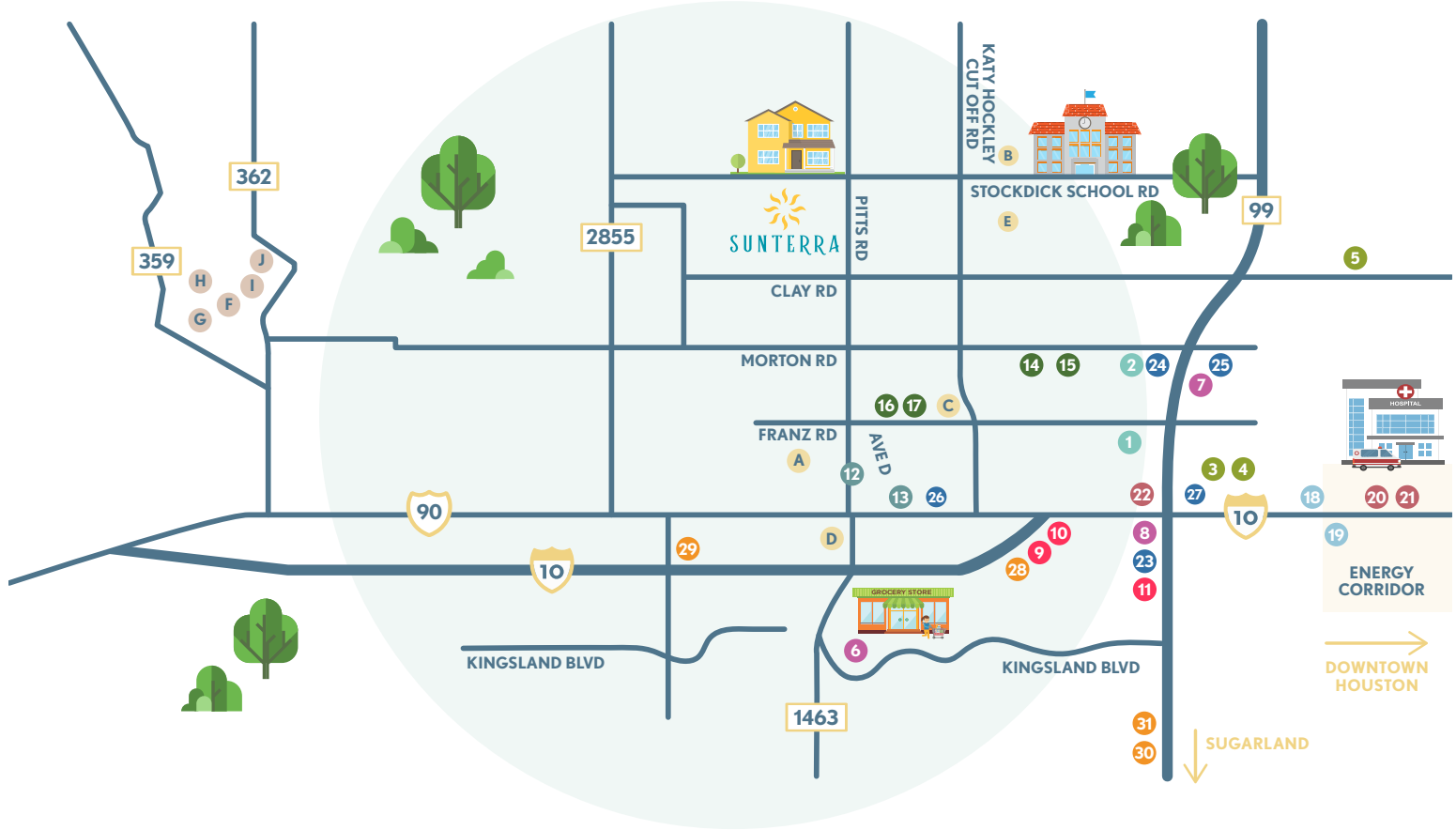
OUR FAMILY OF *Builders*

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 • Anglia Homes • Ashton Woods • Beazer Homes
Brightland Homes • CastleRock Communities • Centex • Chesmar Homes
Colina Homes • Davidson Homes • D.R. Horton • Empire
Hamilton Thomas Homes • Highland Homes • HistoryMaker Homes
KB Home • Lennar Homes • Long Lake Ltd. • Perry Homes
Pulte Homes • Shea Homes • Westin Homes
Villas at Sunterra an ONM Living Community



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

ROYAL ISD

- F Royal Early Childhood
- G Royal Elementary
- H Royal STEM Academy
- I Royal Junior High
- J 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 Costco

ENTERTAINMENT

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

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

MUSEUMS

- 12 Katy Heritage Museum
- 13 MKT Railroad Museum

New Homes

\$300s-\$800s

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. 8/23

