



BALMORAL

A Land Tejas Community



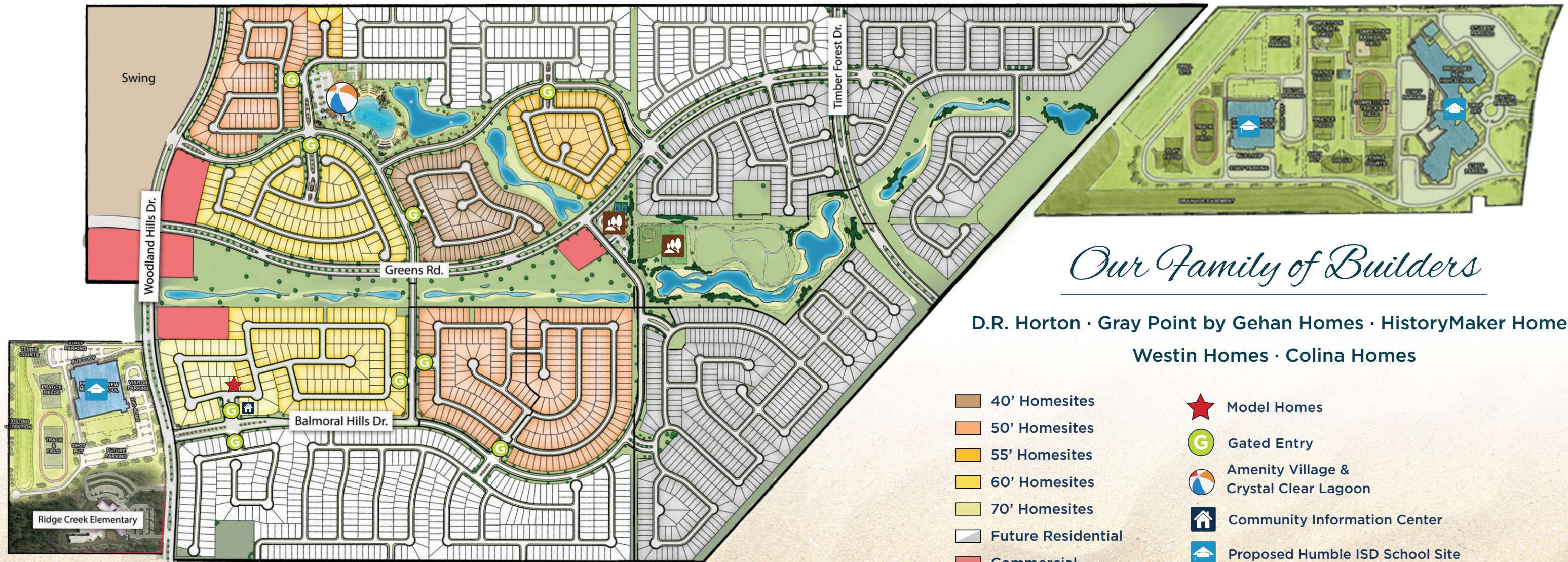
Home to *Houston's* 1st Crystal Clear Lagoon

Master Plan

Welcome to the Neighborhood

Forget the world outside and come home to Balmoral, a 580-acre Land Tejas community surrounded by beauty, peace and room to breathe in the West Lake Houston area north of Beltway 8.

Among the newest Land Tejas communities, Balmoral will offer residents connected living in charming gated, non-gated and lakeside villages, with manicured landscaping, lush green spaces and refreshing lakes.



Our Family of Builders

D.R. Horton · Gray Point by Gehan Homes · HistoryMaker Homes
Westin Homes · Colina Homes

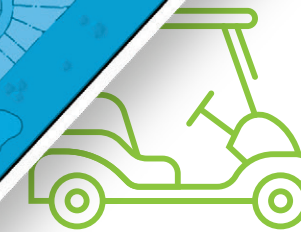
- 40' Homesites
- 50' Homesites
- 55' Homesites
- 60' Homesites
- 70' Homesites
- Future Residential
- Commercial
- Swing
- ★ Model Homes
- G Gated Entry
- Amenity Village & Crystal Clear Lagoon
- Community Information Center
- Proposed Humble ISD School Site
- Neighborhood Playground

Connected Living



Balmoral's lavish set of amenities will be within easy reach thanks to the GreenBoLT™, an Alternative Transportation Experience. This trail—ideal for electric golf carts, bicycles, and Segways—is pedestrian friendly, too. It will allow you to dash to the Amenity Village any time you feel like getting away from it all. Go from doorside to poolside in minutes, and enjoy the ride along the way.

The GreenBoLT™ will wind through the community and provide a journey that's almost as exciting as the destination. Whether it's visiting neighbors, going for a run or bolting to the pool, the GreenBoLT can take you there. The trail is outfitted with safety features like 12-foot-wide divided lanes, safety markers, and carefully designed intersections. You can add to your experience with an electric-powered golf cart or Segway scooter to take you on a peaceful and scenic journey.



 GREENBoLT TRAILS



AMENITY VILLAGE & CRYSTAL CLEAR LAGOON

LagoonHouston.com



Amenity Village & Crystal Clear Lagoon

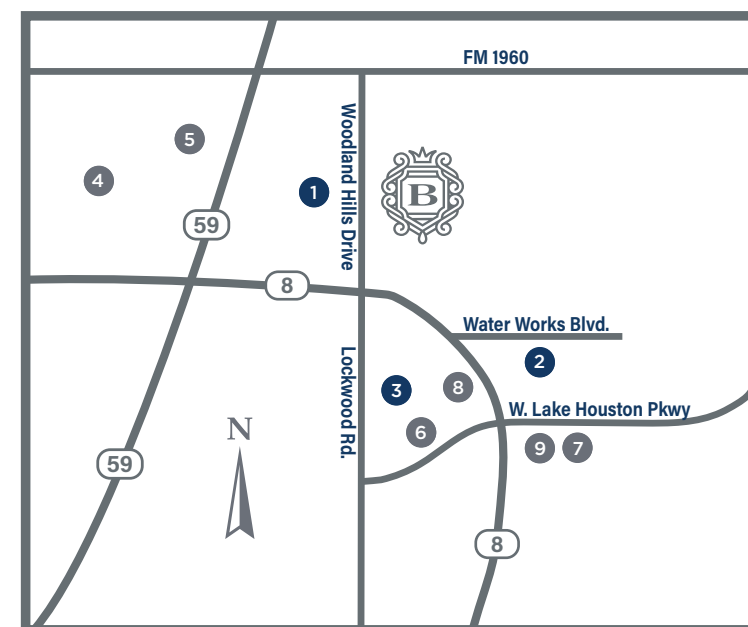
With 8 acres dedicated to the planned Amenity Village, Balmoral residents will have many opportunities to enjoy time with family and friends. The uniquely designed Amenity Village will be built around a Crystal Clear Lagoon, the sensational new concept attracting interest from around the world. Notable features include a sand beach, 7,500 sq. ft. clubhouse, fitness center, sand volleyball court, splashpad, playground, walking path and a resort-style pool with infinity edge.



It's all about location

Learn, Shop, Dine and Play

Location is critical for exceptional living and Balmoral's location will not disappoint. Gold star Humble ISD schools are nearby, and you can even walk or take your bike to Ridge Creek Elementary. Find a host of daily conveniences at local shops and major retailers. Looking for urban amenities? Redemption Square at Generation Park will offer shopping and dining.



SCHOOLS

- 1 Ridge Creek Elementary School K-5
- 2 Woodcreek Middle School 6-8
- 3 Summer Creek High School 9-12

AREA ATTRACTIONS

- 4 George Bush Intercontinental Airport
- 5 Memorial Hermann Northeast Hospital
- 6 Generation Park
- 7 The Home Depot
- 8 Kroger
- 9 H-E-B



Bundled Services

Today's Technology At Your Door

Homebuyers seeking lightning fast Internet and modern-day technology will find Balmoral the smart home choice.

Balmoral is one of the first large-scale master-planned communities in Houston to take advantage of emerging residential technologies such as:

- **Fiber-to-the-community service for faster Internet and download speeds**
- **Each home has Cat 6 wiring so homeowners will be able to take advantage of future data transmission speeds as it becomes available.**
- **Xfinity features such as voice-activated control, an on-screen interface and the ability to stream content directly to mobile devices**
- **Enhanced smart home features via a Honeywell Tuxedo System touch pad that acts as both a home automation controller and interface**
- **Turn on lights, open door locks and turn up the thermostat using your mobile device**



Residents will benefit from bundled digital services that will make the most of your home's built-in technology year after year. Residents of Balmoral receive exclusive benefits that give each resident discounted bulk services.



RESIDENTIAL ALARM MONITORING

Thanks to Canyon Gate Technologies, your home has been prewired with the latest electronic monitoring system. You will be able to choose upgrade options and features for additional costs.

A monthly fee of \$15.00* will be billed annually by enTouch, with Homeowners Association Dues. Call 281-225-1000 once you know your closing date and enTouch will do the rest.



Upgraded Xfinity packages are available to residents on an individual basis. Xfinity digital cable, Internet and telephone services are included in these available upgrades.

DIGITAL CABLE⁺

Choose from a wide range of Xfinity subscriber packages that include HDTV and Digital Video Recorder (DVR) so you can record, pause and view programs when you want, plus a full range of premium, standard and local access channels.

HIGH-SPEED INTERNET⁺

The Xfinity fiber distribution network in Balmoral allows for "gigabit" network speeds directly to the home. Through "always-on" broadband services, residents can view streaming video on the web, send large attachments via e-mail, and enjoy faster downloading. Your home's technology now includes a Wi-Fi connection for wireless Internet surfing.

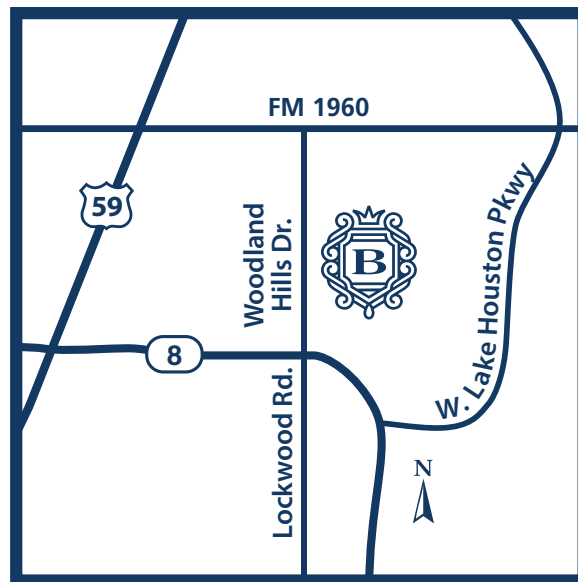
TELEPHONE⁺

Today's telephone service is a myriad of choices, new features, special programs and long-distance alternatives. Let us make it easy for you to get the services you want—when you want it—at a competitive price.

Coveted Neighborhoods, *Responsible Development*

One of the Houston area's most prolific developers, Land Tejas has fostered a reputation for responsible development, engaging amenities and coveted neighborhoods.

These well-planned communities feature signature standards that create value for homeowners and are located in growth corridors popular for employment, schools and entertainment. Most importantly, Land Tejas has crafted hometowns for more than 25,000 families, creating a sense of space uniquely theirs where generations can flourish and memories are made.



BALMORAL

A Land Tejas Community

New Homes from the \$200s - \$500s • LagoonHouston.com

Follow us for community updates   

LAND  TEJAS
— Est. 1997 —

