



BALMORAL

A Land Tejas Community

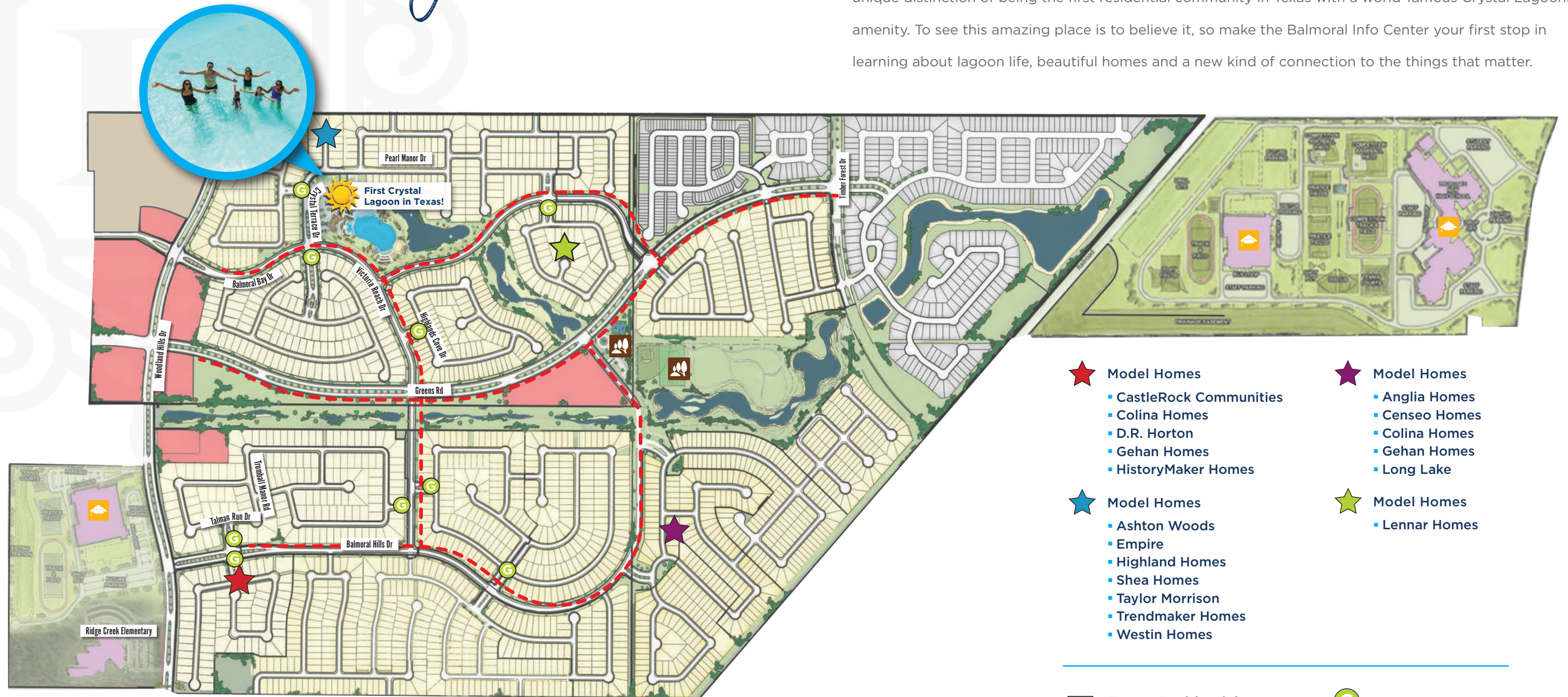
New Homes from the \$200s - \$500s

Lagoon Life!

BalmoralHouston.com

WELCOME TO *Lagoon Life!*

Welcome to the enchanting community of Balmoral, where tropical beach life meets regal grandeur. There's a reason Balmoral is one of the hottest-selling neighborhoods in Greater Houston. It holds the unique distinction of being the first residential community in Texas with a world-famous Crystal Lagoons amenity. To see this amazing place is to believe it, so make the Balmoral Info Center your first stop in learning about lagoon life, beautiful homes and a new kind of connection to the things that matter.



Our Family OF BUILDERS

Anglia Homes · Ashton Woods · CastleRock Communities · Censeo Homes · Colina Homes
D.R. Horton · Empire · Gehan Homes · Highland Homes · HistoryMaker Homes · Lennar Homes
Long Lake · Shea Homes · Taylor Morrison · Trendmaker Homes · Westin Homes

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 - Westin Homes
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 - Lennar Homes
- Future Residential
- Commercial
- Swing
- Proposed Humble ISD School Site
- Neighborhood Playground
- GreenBolt Trails
- Gated Entry
- Info Center & Crystal Lagoon
 - Amenity Village
 - Splash Pad
 - Playground
 - Infinity-Edge Pool
 - Sand Volleyball

AMENITY VILLAGE & *Crystal Clear Lagoon*

With 8 acres dedicated to the Amenity Village, Balmoral residents have many opportunities to enjoy time with family and friends. The uniquely designed Amenity Village is 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.

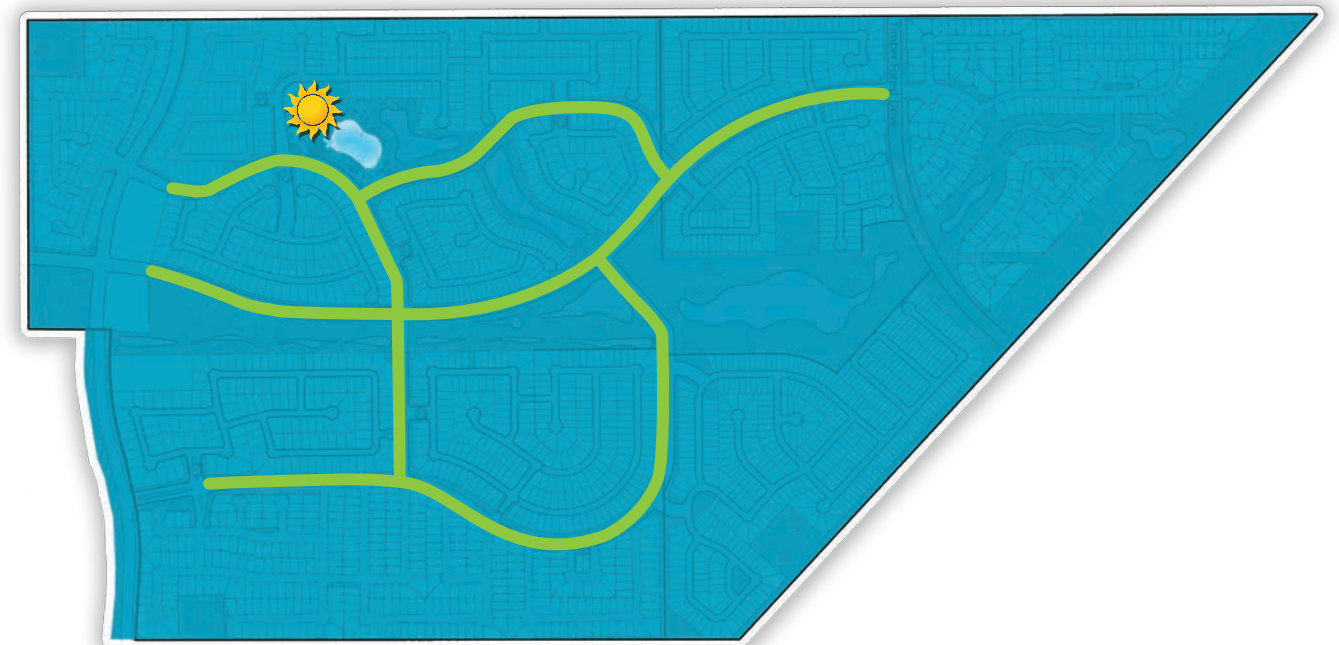


LEGEND

- | | |
|-------------------------|--|
| 1. Family Deck | 10. Hammock Park |
| 2. Playground | 11. Gilmore's Putting Green |
| 3. Front Large Pavilion | 12. Sand Volleyball |
| 4. Splashpad | 13. Back Large Pavilion |
| 5. Family Beach | 14. Serenity Beach |
| 6. Butterfly Garden | 15. Fire Pit |
| 7. The Grotto | 16. Celebration Lawn |
| 8. Floating Dock | 17. Oasis Pool |
| 9. Crystal Clear Lagoon | 18. Balmoral Castle Hall - 7,500 Sq. Ft. Clubhouse |



The GreenBoLT™ winds through the community and provides 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.



** Proposed Greenbolt Trail System subject to change without notice. 03/20*



Welcome to PARADISE!

Events YEAR ROUND



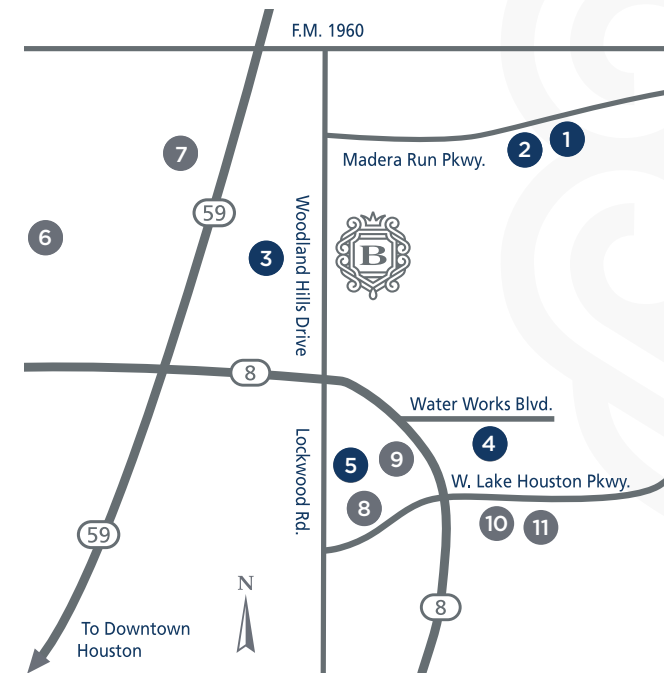
There is literally something for everyone at this 8-acre Amenity Village, many—like our playground—open all year long. Also open year-round is a fitness facility inside the Clubhouse with priority access just for residents. And what a view! You won't see this at other neighborhood gyms, that's for sure. The Balmoral Clubhouse can accommodate meetings, banquets and receptions for up to 200 guests. And that includes bridal rooms and services for that wedding on the beach next to the grotto. All of these things and more will be managed by a professional events team with offices right in the clubhouse. They will organize everything from homeowner events to lagoon-wide programs for residents and invited guests. There are even opportunities for corporate outings and sponsored programs on designated days throughout the year.



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

AREA ATTRACTIONS

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



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**
- **AT&T 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 Marketing

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 fee of \$180.00* 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.



EXPERIENCE FAST

WITH OVER 99% RELIABILITY.

Claim based on Internet service delivered utilizing fiber-optic technology.

AT&T Internet 1000

- **Stream on 10 devices at the same time.**
Number of devices depends on screen size/resolution.
- **Upload a 4-minute HD video in a second.**
Speed/time example is an estimate based on wired connection to Gateway.
- **No Internet data caps when bundled.**

TV Experience

- **Access over 190 and over 35 HD channels with U-family TV package.**
- **Enjoy our advanced DVR with a one-terabyte hard drive.**
- **Record up to 4 shows at once on a single Total Home DVR.**

Visit att.com/residents or call 877.910.0501 to order today!

* Actual customer speeds may vary and are not guaranteed. Download speeds are typically up to 940Mbps due to overhead capacity reserved to deliver data. Actual speeds vary based on factors including site traffic, content provider server capacity, internal network management factors, device capabilities and the use of certain other AT&T services. For more information, go to att.com/speed101. Less buffering as compared to other AT&T speed tiers. ©2019 AT&T Intellectual Property. All rights reserved. AT&T, the AT&T logo and all other AT&T marks contained herein are trademarks of AT&T Intellectual Property and/or AT&T affiliated companies.



COVETED NEIGHBORHOODS

Responsible Development

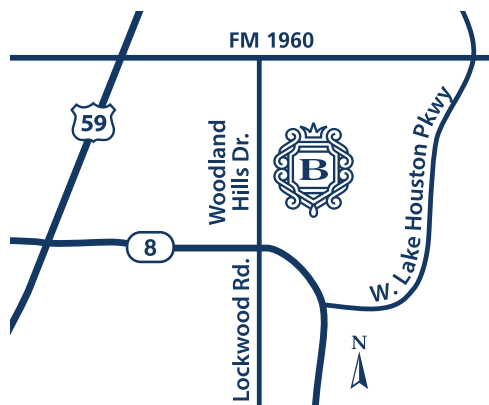
One of the Houston area's most prolific developers, Land Tejas has fostered a reputation for responsible development by building coveted neighborhoods, groundbreaking amenities, and master-planning that promotes a healthy, active lifestyle.

Land Tejas continues to reach beyond the ordinary as part of their commitment to improving the homeowner experience. A compelling 20-year history has delivered more than 28,000 homes across 16,500 acres to an audience that likes what it sees. Always innovating, constantly refining.

Learn About
Lagoon Life
and More!



To scan a QR code, point your phone's camera at a QR code and click on the notification URL that pops up.



Register for your
Crystal Lagoon
1-Day
Experience Pass!



BALMORAL

A Land Tejas Community

New Homes from the \$200s - \$500s

LagoonHouston.com

Follow us for community updates



LAND★TEJAS

— Est. 1997 —



*Price may not include all fees for 2019. Contact AT&T for details. Information contained herein is subject to change, correction, errors and omissions. 03/20