

BALMORAL

A Land Tejas Community



Connected Living.

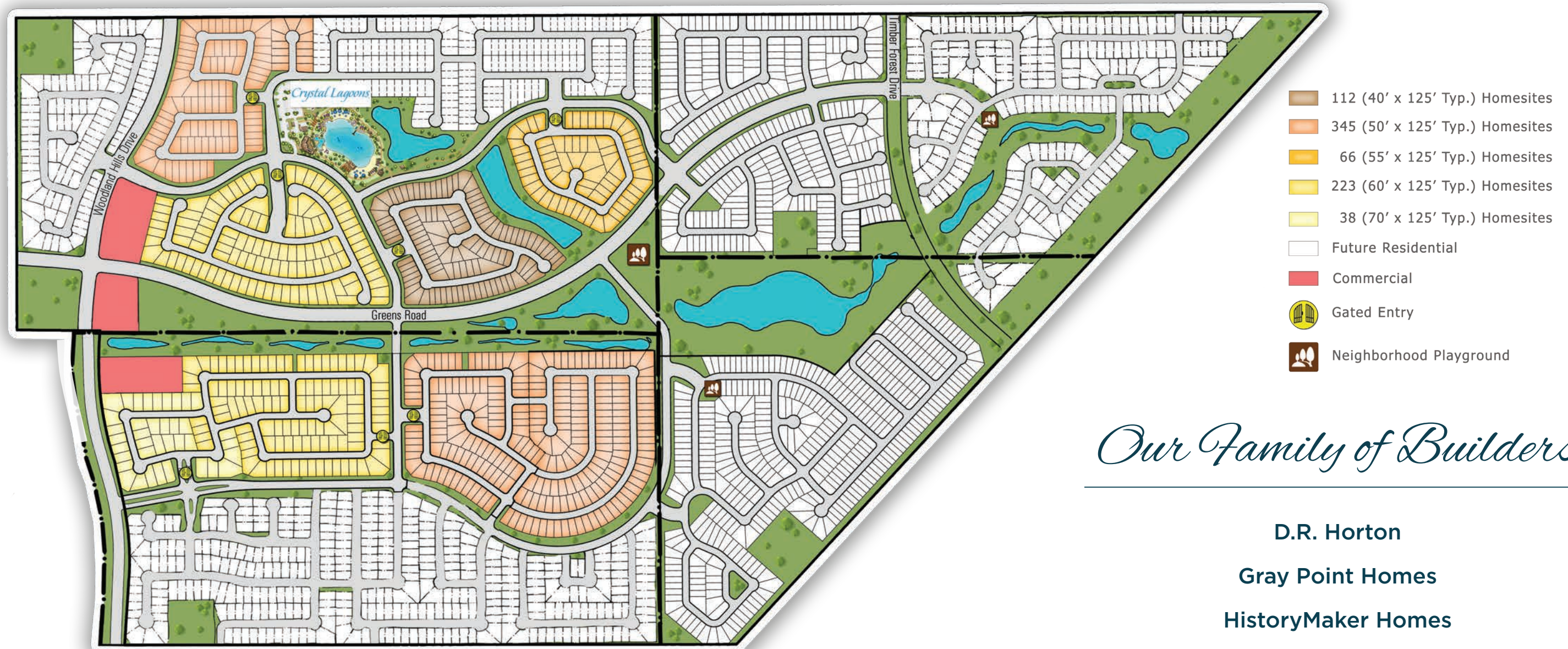
COMMUNITY OVERVIEW

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 of northeast Beltway 8.

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



Our Family of Builders

- D.R. Horton
- Gray Point Homes
- HistoryMaker Homes
- Westin Homes

Family of Builders

D.R. Horton

As “America’s Builder,” D.R. Horton brings more than 35 years of experience designing and building homes to the Houston area. As one of the largest homebuilders in the U.S., the company prides itself on providing innovative homes with livable floor plans, energy-efficient features, superior craftsmanship and responsiveness to the needs of its customers.

Gray Point Homes

Gray Point Homes is a subsidiary of Gehan Homes, which has built homes for more than 20,000 families during its celebrated history. Gray Point Homes delivers superb craftsmanship and smart energy efficiency, but — because floor plans are more efficient and built on a smaller footprint — prices are more affordable. Gray Point’s flexible designs and numerous options allow for easy personalization, helping homeowners not only meet, but exceed their dreams.

HistoryMaker Homes

Launched in 1949 and a fourth-generation family-owned business, HistoryMaker Homes is one of the largest builders in Dallas-Fort Worth. The company has built its success delivering on its “More Home, Less Money” promise, giving homebuyers exceptional living space, less wasted space and a wide array of options at surprising value.

Westin Homes

Building elegant homes is Westin Homes’ expertise, but making people delighted is their true passion. The builder has a strong reputation for delivering sophisticated luxury homes to the Houston community and leads the market in providing the best product and interior design of any new homes.



Area Attractions

The northeast Beltway area of Houston is rich with opportunities for outdoor recreation, including the 225-acre Jesse H. Jones Park and Nature Reserve, Tour 18 Golf Course and miles of hiking trails. Urban amenities will soon be available at Generation Park, a 52-acre mixed-use corporate lifestyle district with offices, hotels, restaurants, shops, and practical services.



Amenity Village & Crystal Lagoon

With nearly 100 acres dedicated to planned amenities, Balmoral residents will have many opportunities to enjoy time with family and friends. The uniquely designed Amenity Village will be built around a Crystal Lagoon®, the sensational new concept attracting interest from around the world. Notable features include a sand beach, a 3,000 sq. ft. clubhouse, fitness center, resort-style pool, sand volleyball court, splashpad, playground and a walking path circling the lagoon.

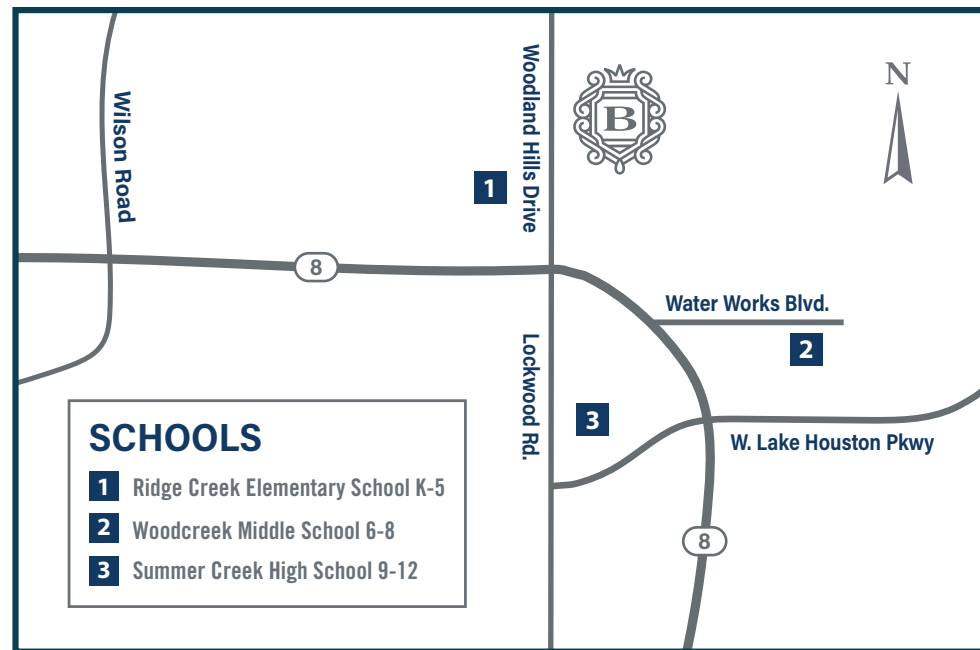


*Conceptual Rendering.
Subject to change without notice. 5/17

Schools

Innovative Education Close to Home

Balmoral students don't have to travel far to receive an innovative education tailored to their strengths and interests. Within walking distance is the new Ridge Creek Elementary School, with an adjacent middle school coming soon. The community is zoned to gold star neighborhood schools within the highly regarded Humble Independent School District. Quality preschools, private schools and Lone Star College -Kingwood are also easily accessible from Balmoral.



Property Owners Association

Property Owners Association Rates

Upon move-in, Balmoral residents will appreciate the professional property management company and all the services they provide. Maintenance rates for 2017 are:

ANNUAL FEES

- \$750 Annual Assessments
- \$200 Annual Gated Section Maintenance Fee (Before gate completion)
- \$400 Annual Gated Section Maintenance Fee (Effective once neighborhood is 85% complete)
- \$300 Crystal Lagoon Beach Club (will not be charged until the following billing cycle after lagoon has received substantial completion)

ONE-TIME FEES AT CLOSING

- \$375.00 Operating Fund Cap Fee (50% of Base Annual Assessment)
- \$187.50 Reserve Fund Cap Fee (25% of Base Annual Assessment)
- \$247.50 Administrative Fee (33% of Base Annual Assessment)
- \$200.00 PMG Transfer Fee

ADOPT-A-SCHOOL FUND

(Paid only at sale of property, no proration)
 \$187.50 for new home buyers/resale buyers (25% of Base Annual Assessment)

This fund benefits schools in the Humble Independent School District, bettering the greater community and helping preserve property values.

PROPERTY TAX RATES

Humble ISD.....	1.52000
Harris County.....	0.94298000
Harris County MUD #400.....	0.950000
Total:	3.41298000



Humble Independent School District
 281.641.1000 · humbleisd.net

Ridge Creek Elementary School
 281.641.3700

Woodcreek Middle School
 281.641.5200

Summer Creek High School
 281.641.5400



Bundled Services

Today's Technology At Your Door

Homebuyers seeking lightening fast Internet and modern-day wizardry 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-home service for faster Internet and download speeds**
- **Comcast Xfinity features such as voice-activated control, an on-screen interface and the ability to stream content directly to mobile devices**
- **Community Wi-Fi**
- **Cat 6 wiring in each home so homeowners will be able to take advantage of future data transmission speeds as it become available**
- **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 through 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 Comcast packages are available to residents on an individual basis. Comcast digital cable, internet and telephone services are included in these available upgrades.

DIGITAL CABLE**

Choose from a wide range of Comcast Communications subscriber packages that include HDTV, 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 Comcast 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.

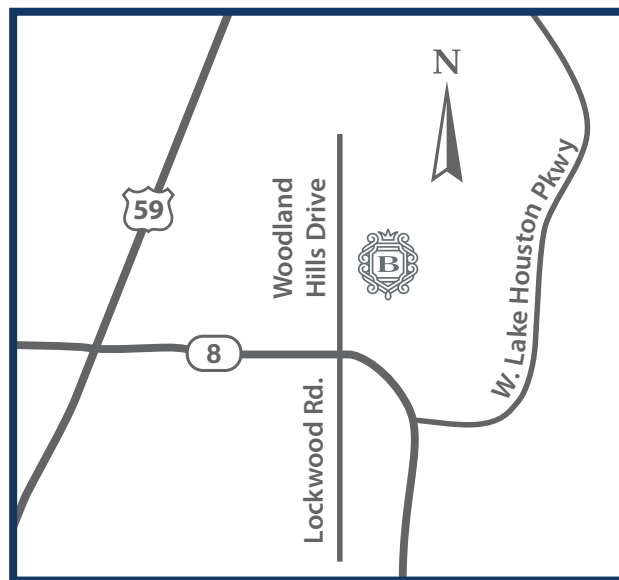
TELEPHONE**

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.



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New Homes from the \$200s • BalmoralHouston.com

LAND ★ TEJAS
— Est. 1997 —



*Price includes all taxes and fees for calendar year 2016. **Additional costs will apply. Contact Comcast for details. Information contained herein is subject to change, correction, errors and omissions. 7/17