

A new wave in living



SIERRA VISTA

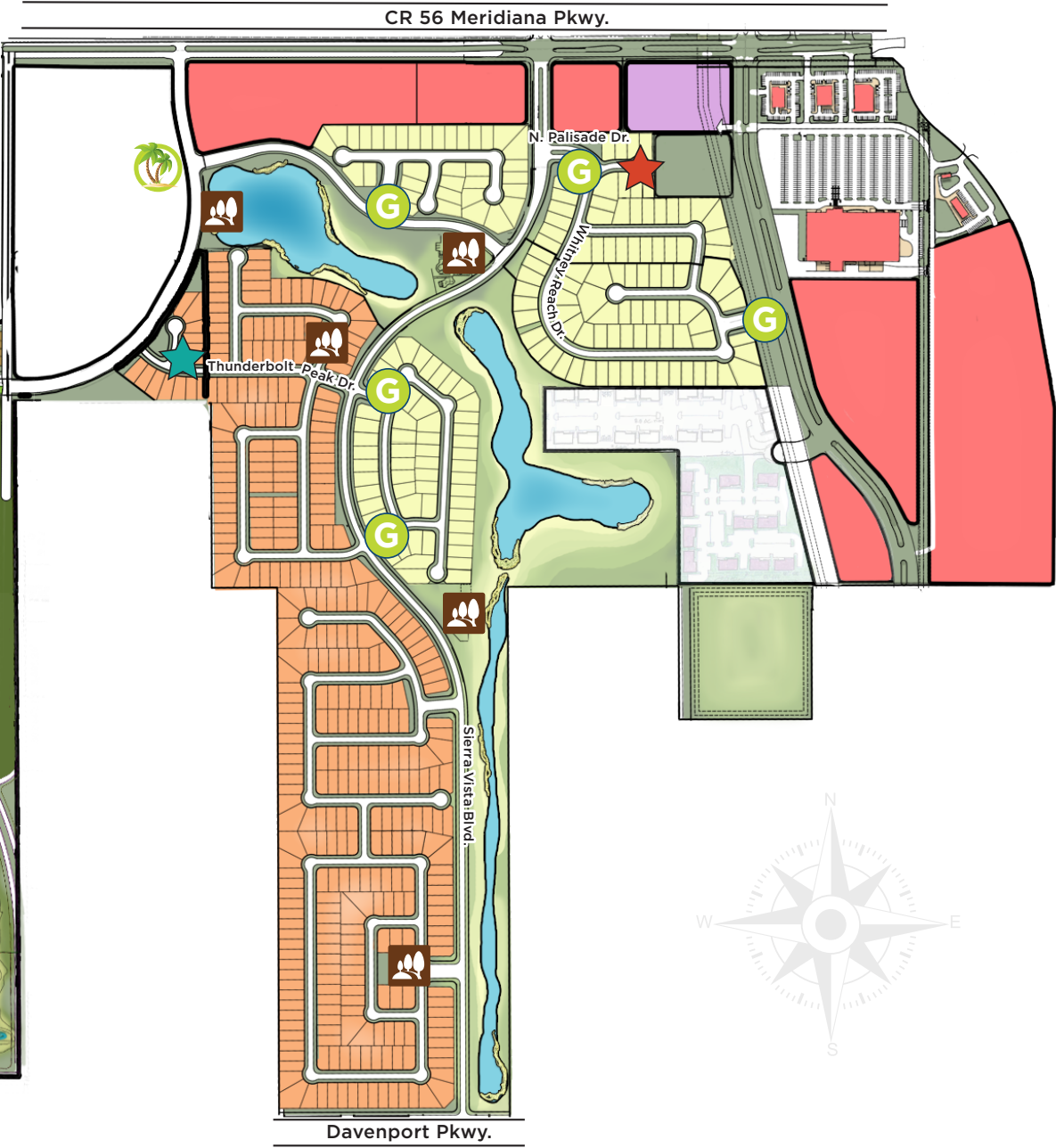
A Land Tejas Community

Live Conveniently.

Introducing Sierra Vista, a new wave of living that combines outstanding amenities such as a planned 4-acre Crystal Clear Lagoon and Beach Club with beautiful homes sporting built-in upgraded technology and the peace of mind of a gated community — all conveniently situated along the Highway 288 corridor. Add in Alvin ISD schools, convenient shopping and outdoor recreational opportunities, and you'll discover that Sierra Vista is the only place you want to be.



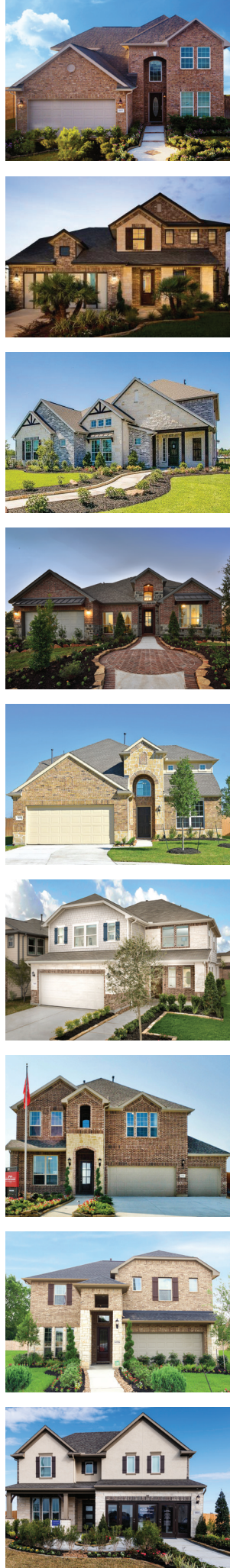
*Lagoon imagery and surroundings are conceptual and subject to change without notice. 3/20



Our Family
OF BUILDERS

- **Model Home Park**
 - Anglia Homes
 - CastleRock Communities
 - Colina Homes
 - HistoryMaker Homes
 - Meritage Homes
- **Model Home Park**
 - Anglia Homes
 - Ashton Woods
 - Colina Homes
 - Devon Street
 - KB Home
 - Liberty Home Builders

- **Info Center**
- **Crystal Lagoon**
 - Amenity Village
 - Splash Pad
 - White Sand Beaches
 - Resort-Style Pool
 - Standup Kayaking
 - Water Sports
- **Neighborhood Playground**
- **Gated Entry**
- **Commercial**
- **Future Residential**



Paradise is COMING 2021!

For Sierra Vista residents, paradise is just outside the front door. Central to community life will be a Crystal Clear Lagoon surrounded by multiple white sand beaches and 29 acres devoted to a unique Amenity Village. Notable features include a clubhouse, snack bar, grotto, splash pad, kids cove, paddle board and kayak launch and celebration lawn. Construction is expected to begin in early 2020 with a tentative opening date in 2021.

Tons of Fun!

In addition to the Crystal Clear Lagoon, beautifully landscaped neighborhood parks, open playfields and dog park, Sierra Vista residents are also part of the current Sterling Lakes family of amenities.

Sterling Lakes 6-Acre Recreation Complex

- Junior Olympic pool
- Poolside cabana
- Children's playscape
- Splashpad water park
- Exercise facility
- Hike-and-bike trails
- Resident-only activities
- Covered pavilion
- Lighted tennis court
- Junior soccer fields

Sterling Lakes West Recreation Center

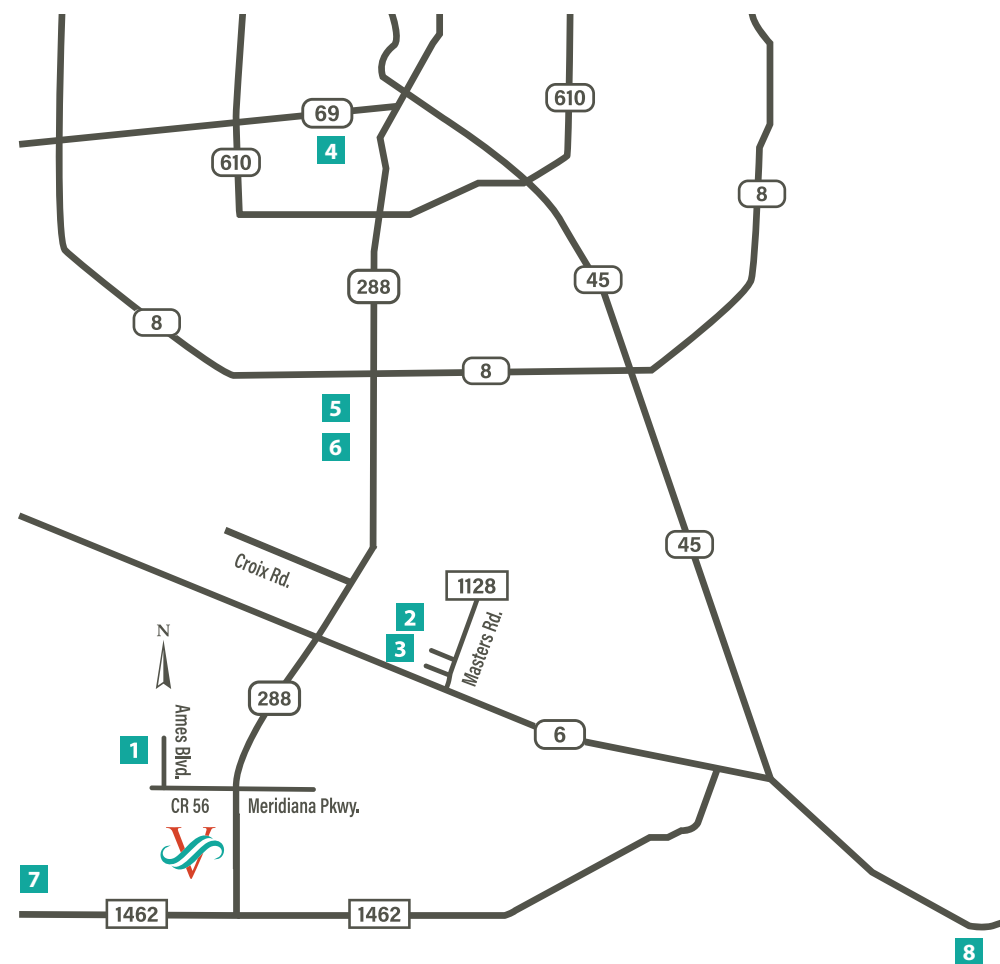
- 20-acre lake
- Scenic pavilion
- Swimming pool
- Children's playscape
- Poolside cabana
- Shaded tables & chairs
- Poolside lounge furniture
- Lakeside walking trails



It's all about *Location*

Sierra Vista students are served by schools in the highly-regarded Alvin Independent School District. Committed to the success of every student, the district is dedicated to attracting and retaining the highest quality teaching staff, creating a culture of pride and providing an engaging and dynamic curriculum.

Fun and shopping are a short drive from Sierra Vista, as are major employment centers. And, just in case you or your family are ever in need, you'll find highly-skilled medical care nearby.



SCHOOLS

- 1 Sanchez Elementary
- 2 Manvel Jr. High
- 3 Manvel High School

AREA ATTRACTIONS

- 4 Texas Medical Center
- 5 Pearland Medical Center
- 6 Pearland Town Center
- 7 Brazos Bend State Park
- 8 Moody Gardens

Bundled Digital *Services*

Residents benefit from bundled digital services that will make the most of your home's built-in technology year after year. Residents of Sierra Vista 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.

Upgraded enTouch packages are available to residents on an individual basis.

High-Speed Internet**

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.

A fee of \$636.00* will be billed annually by the Sierra Vista POA, with Homeowners Association Dues for residential alarm monitoring and high speed Internet provided by Entouch. Call 281-225-1000 once you know your closing date and enTouch will do the rest.

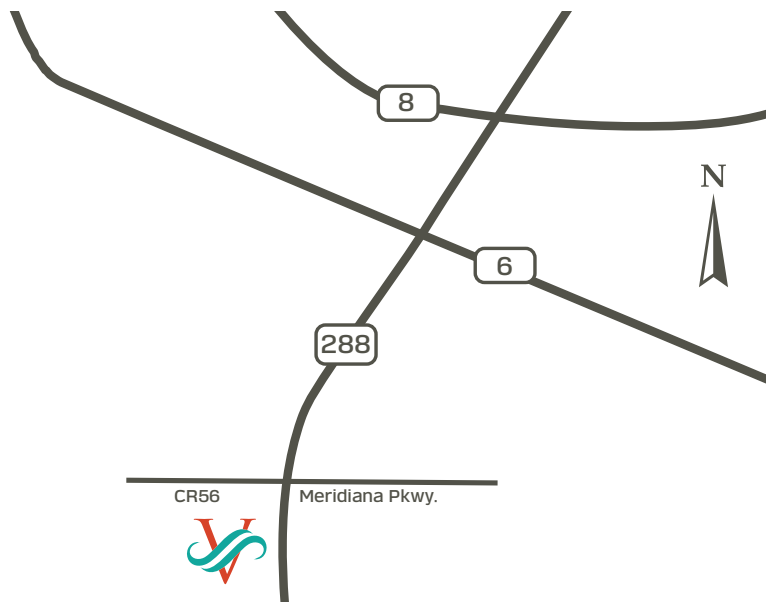
*Certain sections of Sierra Vista have different levels of included technology features. Please confirm with home builder or POA representative to confirm your service and annual billing rate.



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.



New Homes from the \$200s

SierraVistaHouston.com

Follow us for community updates  

LAND  TEJAS
— Est. 1997 —



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



*Price includes all taxes and fees for calendar year 2020.

**Additional cost will apply. Contact enTouch for details. Information contained herein is subject to change, correction, errors and omissions. 03/20