



AUSTIN COLONY

164.50 ACRES – ANGLETON, TEXAS

PHASE 1

APRIL 2021

Tejas Viejo Land Company
Tejas-Angleton Development, L.L.C.
(o) (713) 993-6453



COMPANY OVERVIEW

- Established and incorporated in April 1999.
- Tejas Viejo Land Company has an excellent track record. Previously, Tejas has entered into Contracts to purchase approximately 3,200 acres in eleven separate transactions. Tejas with its investors and/or assigns have invested approximately \$80,000,000 in acquiring lands for single-family residential developments.
- Tejas has developed over 2,000 lots for single-family residential homes. Standard Pacific Homes, Legacy Homes, KB Homes, D.R. Horton Homes, Perry Homes and David Weekly Homes have acquired residential subdivisions Tejas has developed. Tejas' Arbor Creek Subdivision, located in Pflugerville, Texas was voted "Best Overall Community under 100 Units" by the Home Builders Association of Greater Austin.
- D.R. Horton is America's largest homebuilder building homes in 29 states and 88 markets. D.R. Horton has developed forty single-family residential subdivisions in the Houston Residential Market and has eight separate subdivisions north of Angleton, Texas and south of the Grand Parkway. D.R. Horton has experience building homes in the areas surrounding Angleton which includes Rosharon, League City, Texas City, Friendswood and Pearland, Texas.

Austin Colony

County Road 44, Angleton, Texas

Austin Colony is a new single family home development by DR Horton Homes at County Road 44, Angleton. Austin Colony home sizes range from 1,250 to 2,750 square feet. The development will have 582 single family properties, these home values range between \$ 225,000 - \$290,000.

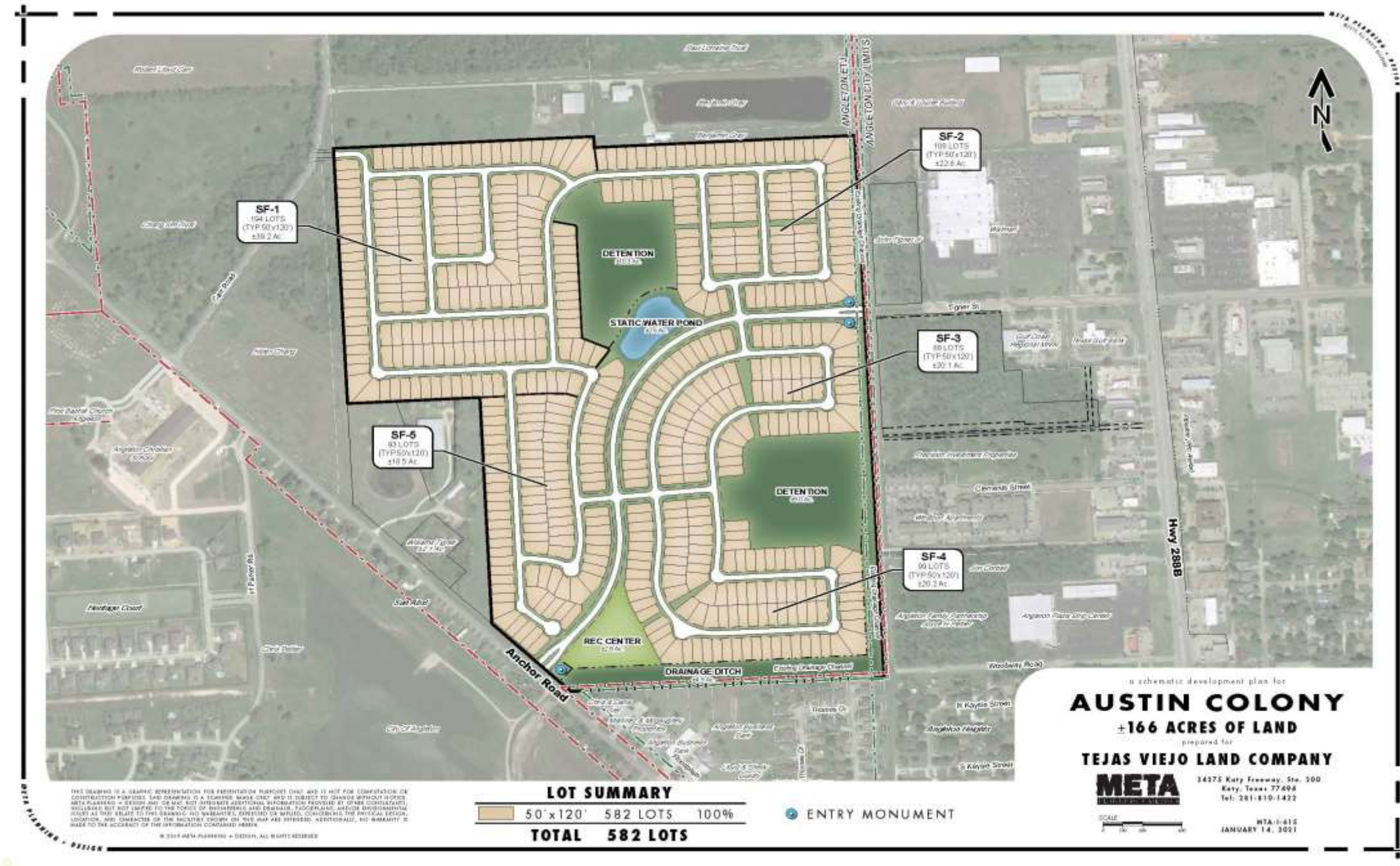
Austin Colony offers residents ponds and a recreation area. Nestled in the county seat, Austin Colony offers a quiet appeal for residents seeking a relaxed lifestyle.

Just minutes away from Highway 288 and Highway 35, this 164-acre community is convenient to nearby schools, shopping and recreation. Angleton is a thriving community that offers the best of both worlds – a small town atmosphere with the conveniences of the big city.

AERIAL MAP



PROPOSED MASTER PLAN



an schematic development plan for
AUSTIN COLONY
 ±166 ACRES OF LAND
 prepared for
TEJAS VIEJO LAND COMPANY
META
 34375 Katy Freeway, Ste. 300
 Katy, Texas 77494
 Tel: 281-810-1422
 META-8-815
 JANUARY 14, 2021

PROJECT SPECIFICS

- **Development:**
Annexation
Zoning – SR-5
(50' Lot Size - Minimum 5,000 square foot lots)
- **5 Phases:**
Phase 1 – 99 Homes
Phase 2 – 101 Homes
Phase 3 – 100 Homes
Phase 4 – 100 Homes
Phase 5 – 100 Homes
Phase 6 – 82 Homes
- **Public Improvement District (PID)**

AUSTIN COLONY - PHASE 1



WATERLINE & SEWER



FLOOD PLAIN MAP

NOTES TO USERS

[illegible]

LEGEND

EXPERIMENTAL DESIGN

The experimental design is a flowchart showing the progression of the experiment. It starts with 'EXPERIMENTAL DESIGN' and branches into 'EXPERIMENTAL PROCEDURE' and 'EXPERIMENTAL RESULTS'. The 'EXPERIMENTAL PROCEDURE' section details the experimental procedure, including 'EXPERIMENTAL PROCEDURE' and 'EXPERIMENTAL RESULTS'. The 'EXPERIMENTAL RESULTS' section shows the experimental results, including 'EXPERIMENTAL RESULTS' and 'EXPERIMENTAL RESULTS'.

EXPERIMENTAL PROCEDURE

The experimental procedure is a detailed description of the experimental steps. It includes 'EXPERIMENTAL PROCEDURE' and 'EXPERIMENTAL RESULTS'. The 'EXPERIMENTAL RESULTS' section shows the experimental results, including 'EXPERIMENTAL RESULTS' and 'EXPERIMENTAL RESULTS'.

EXPERIMENTAL RESULTS

The experimental results are a summary of the experimental findings. They include 'EXPERIMENTAL RESULTS' and 'EXPERIMENTAL RESULTS'. The 'EXPERIMENTAL RESULTS' section shows the experimental results, including 'EXPERIMENTAL RESULTS' and 'EXPERIMENTAL RESULTS'.

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PREVIOUS PROJECTS



PROPOSED HOMES



Oaks of Rosenberg



QUESTIONS/COMMENTS