

TEJAS ANGLETON DEVELOPMENT LLC
AUSTIN COLONY

PRESENTATION OUTLINE

1. PHASING PLAN - LAND DEVELOPMENT

* SEE ATTACHED

* HOUSING STARTS - ASSUMING 75-100 HOMES PER YEAR

2. CONCEPT LAND PLAN

* SEE ATTACHED CURRENT LAND PLAN AS OF 2/6/25.

3. DEVELOPMENT AGREEMENT

* CITY WILL REDRAFT THE AGREEMENT WITH MOST RECENT CHANGES.

* DEVELOPER NEEDS REDRAFTED DEVELOPMENT AGREEMENT EXECUTED ON OR BEFORE 3/15/25.

4. AMENITIES / PUBLIC IMPROVEMENT UPDATE

* TIGNER STREET WILL BE DEVELOPED IN EACH PHASE AS SET FORTH ON THE LAND PLAN.

* AMENITIES - SEE ATTACHED

* ENTRY MONUMENT - IRRIGATED, LANDSCAPED AND LIGHTED - SECTIONS 1, 2

* TIGNER STREET - PREMIUM FENCING, IRRIGATED, LANDSCAPED AND LIGHTED - SECTIONS 1, 3, 8

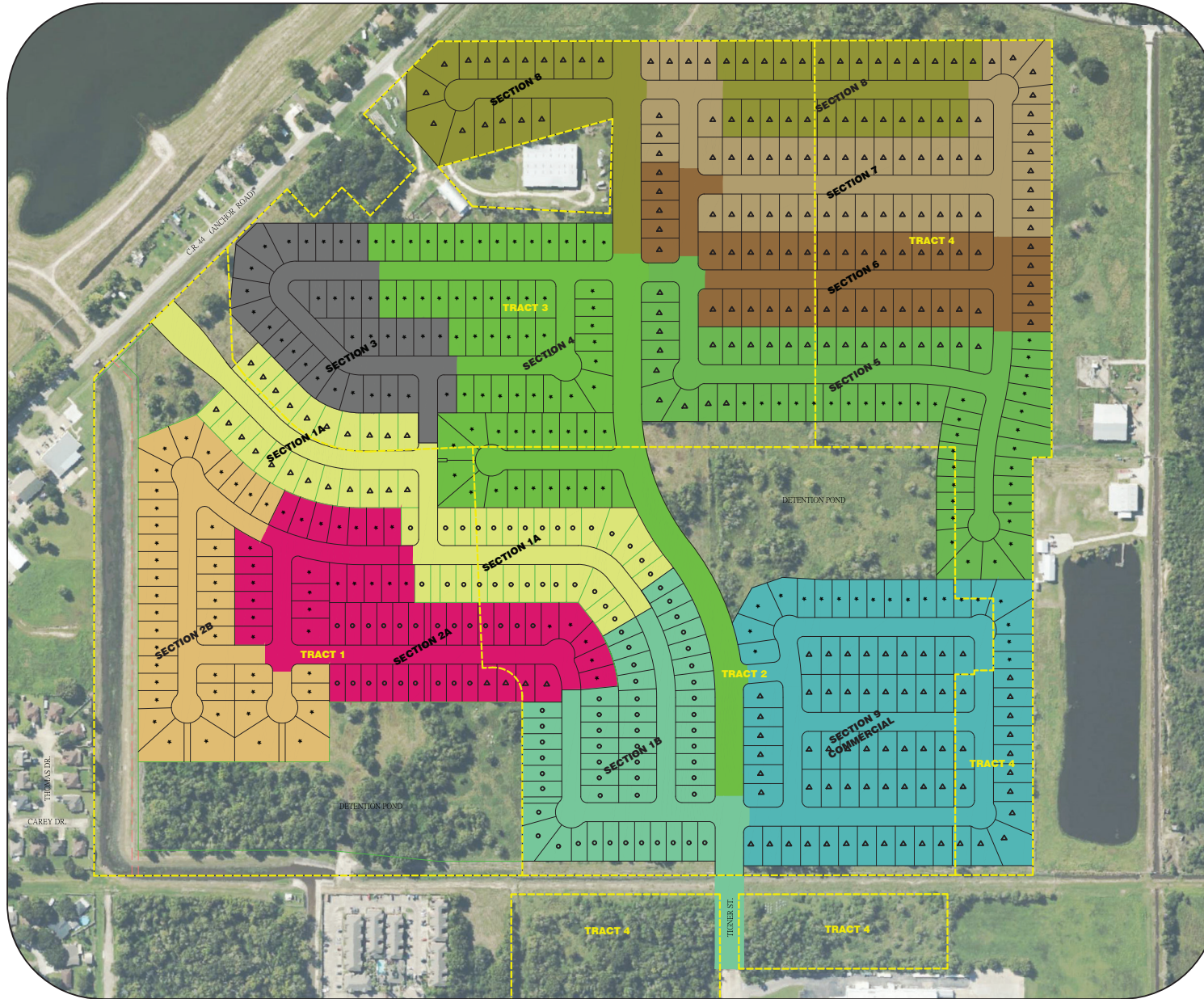
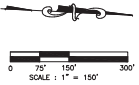
* TBD - PLAYGROUND - EXERCISE / PLAY AREA - SECTIONS 5, 6

**AUSTIN COLONY
PHASING TIMELINE**












Section 1A and 1B		
	Start Construction	5/1/2025
100 LOTS	Substantial Completion	1/1/2026
Section 2A and 2B		
	Start Construction	5/1/2026
95 LOTS	Substantial Completion	1/1/2027
Sections 3 and 4		
	Start Construction	5/1/2027
91 LOTS	Substantial Completion	1/1/2028
Sections 5 and 6		
	Start Construction	5/1/2028
99 LOTS	Substantial Completion	1/1/2029
Sections 7 and 8		
	Start Construction	5/1/2029
93 LOTS	Substantial Completion	1/1/2030
Section 9		
	Start Construction	5/1/2030
COMMERCIAL OR 83 LOTS	Substantial Completion	1/1/2031

561 TOTAL LOTS

** ACTUAL LOT COUNT MAY VARY WITH ON-SITE LAND SURVEY*



LOT SUMMARY

	SECTION 1A 50 LOTS 28-50', 22-60'
	SECTION 1B 50 LOTS 50-50'
	SECTION 2A 53 LOTS 22-50', 27-55', 4-60'
	SECTION 2B 42 LOTS 42-55'
	SECTION 3 30 LOTS 30-55'
	SECTION 4 61 LOTS 61-55'
	SECTION 5 59 LOTS 35-55', 24-60'
	SECTION 6 40 LOTS 40-60'
	SECTION 7 50 LOTS 50-60'
	SECTION 8 43 LOTS 43-60'
	SECTION 9 COMMERCIAL RESERVE OR 80 LOTS 19-55', 64-60'

- 50' LOTS
- * 55' LOTS
- △ 60' LOTS

TOTAL LOTS
561

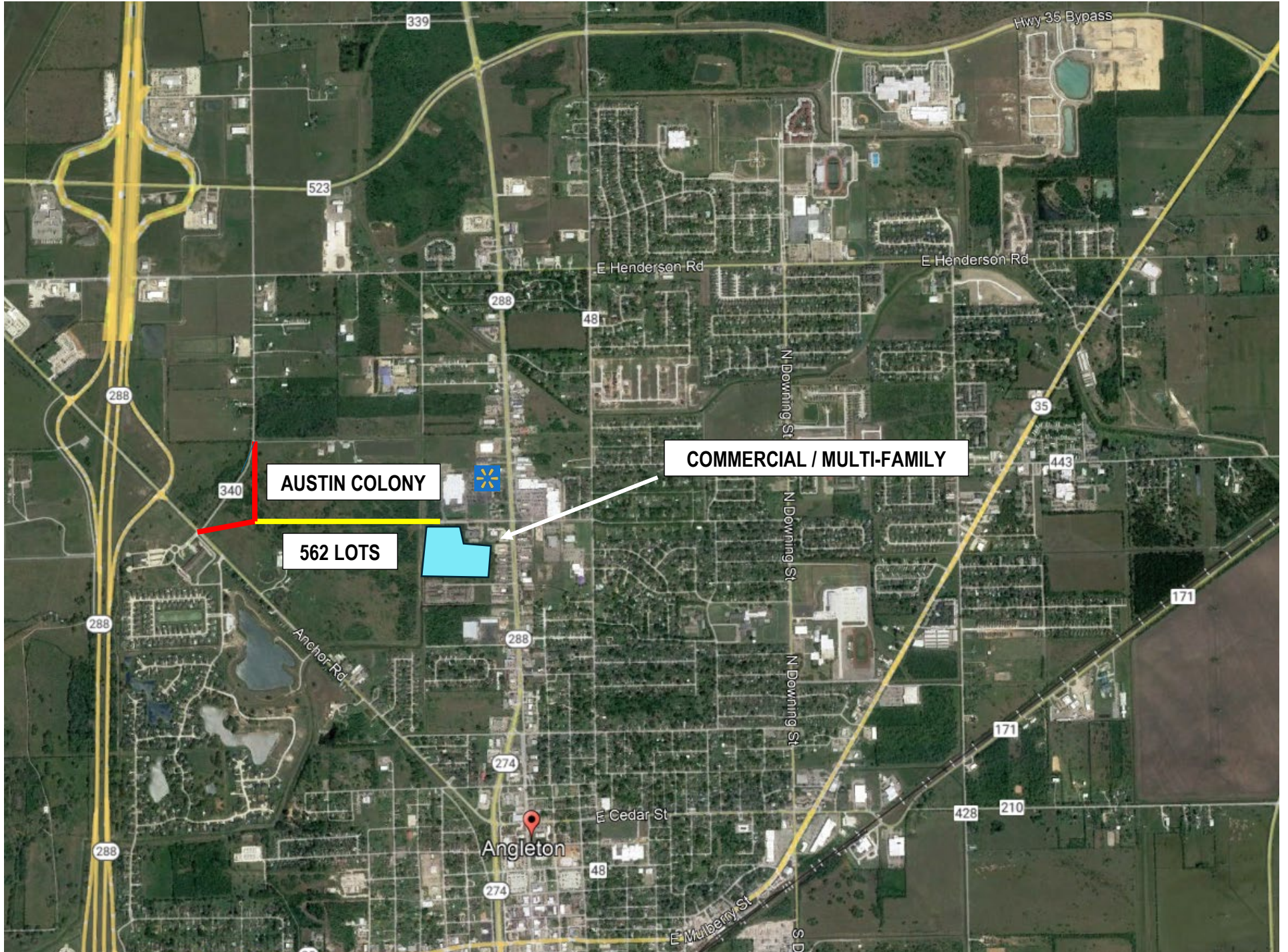
100 - 50' LOTS
214 - 55' LOTS
247 - 60' LOTS

Austin Colony Subdivision

164.50 ACRES OF LAND



Tigner Street Extension





TEJAS ANGLETON DEVELOPMENT, LLC

WAYNE L. (SANDY) REA, II - MEMBER MANAGER

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