



# LEON VALLEY

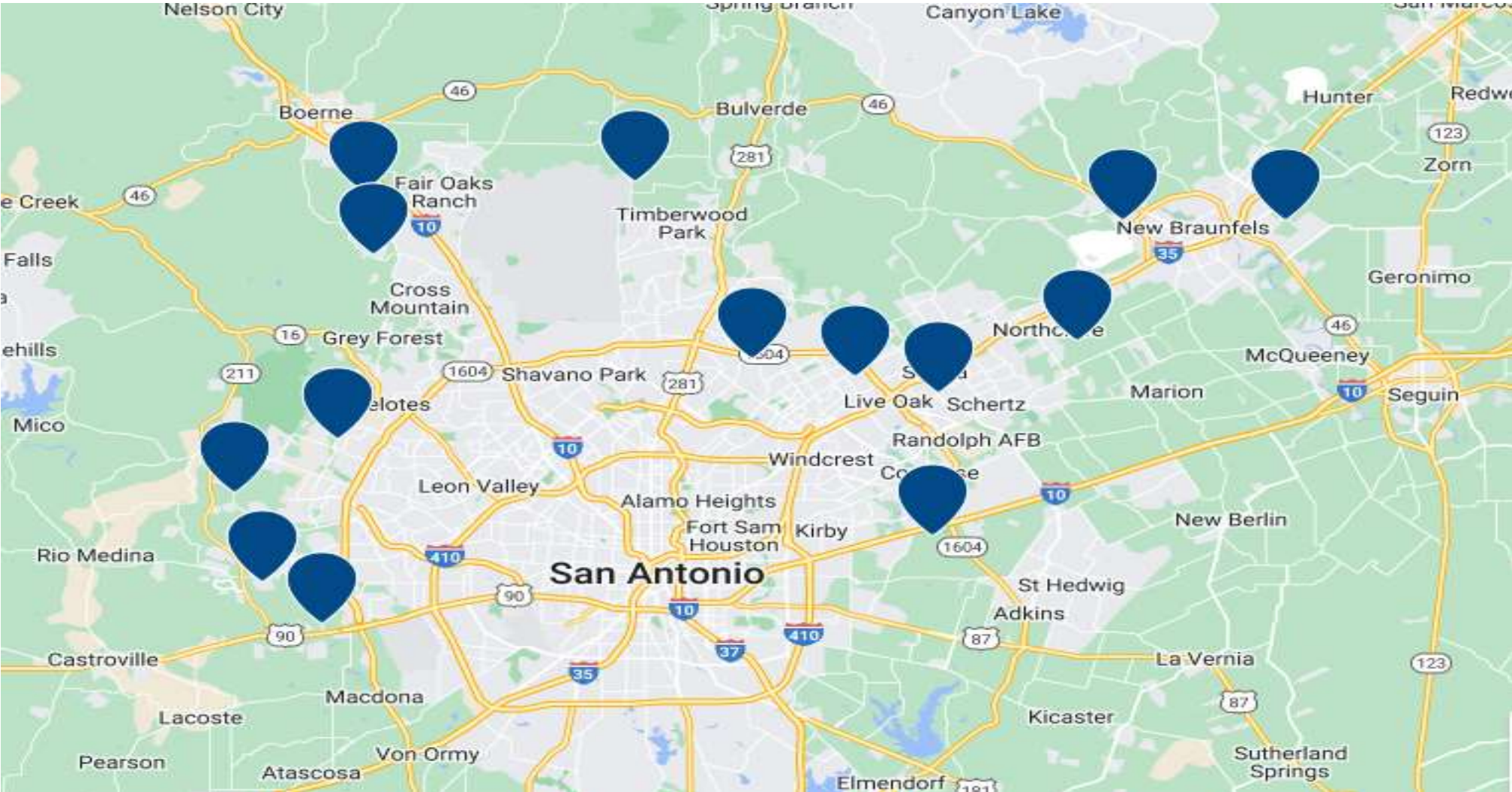
# About Meritage Homes Corporation

Meritage Homes is the fifth-largest public homebuilder in the United States, based on homes closed in 2022. Operations span across Arizona, California, Colorado, Texas, Florida, Georgia, North Carolina, South Carolina, Tennessee and Utah.

Meritage Homes has delivered over 175,000 homes in its 37-year history, and has a reputation for its distinctive style, quality construction, and award-winning customer experience. The Company is an industry leader in energy-efficient homebuilding, a ten-time recipient of the U.S. Environmental Protection Agency's ("EPA") ENERGY STAR® Partner of the Year for Sustained Excellence Award since 2013 for innovation and industry leadership in energy-efficient homebuilding, and the recipient of the EPA's 2023 Market Leader Award for Certified Homes as well as the EPA's 2023 Indoor airPLUS Leader Award.

For more information, visit [www.meritagehomes.com](http://www.meritagehomes.com).

# San Antonio Area Communities





# What We build



# MORE SAVINGS

- Live with more savings because your home is built smarter, saving you money each month.
  - Experience just a few of those saving features through:
    - Water-Saving Features
    - Advanced Building Techniques
    - UV-Blocking Windows
    - Climate Sealed Homes



# BETTER HEALTH

- Live with better health because your home has fresher air, fewer allergens and less pests.
  - Experience better health through:
    - Fresh Air Management
    - Health-Promoting Barrier
    - High-Performance Air Filtration
    - Healthier Building Materials





# REAL COMFORT

- Live with real comfort because your home is a cozy retreat from the outside world.
  - Experience increased comfort through:
    - Temperature-Regulating Features
    - All-Season Windows
    - Noise-Reducing Spray Foam



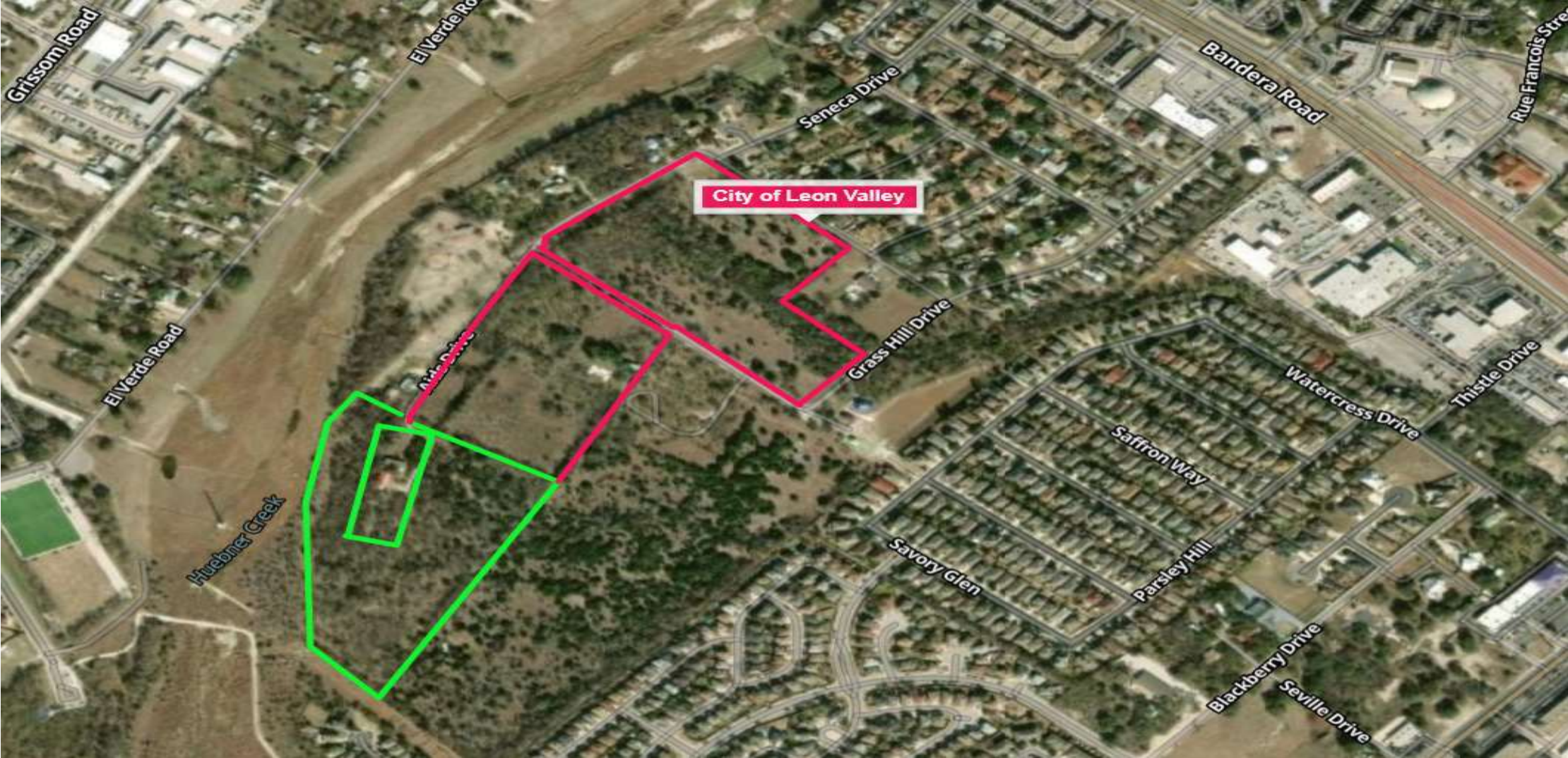
# PEACE OF MIND

- Live with peace of mind because you have an industry leader in your corner making sure it's done right.
  - Experience more peace of mind through:
    - Smarter Homes
    - Over 35 years of Experience and Expertise
    - Higher Standards
    - Proven Success





# LAND TRACT OUTLINE



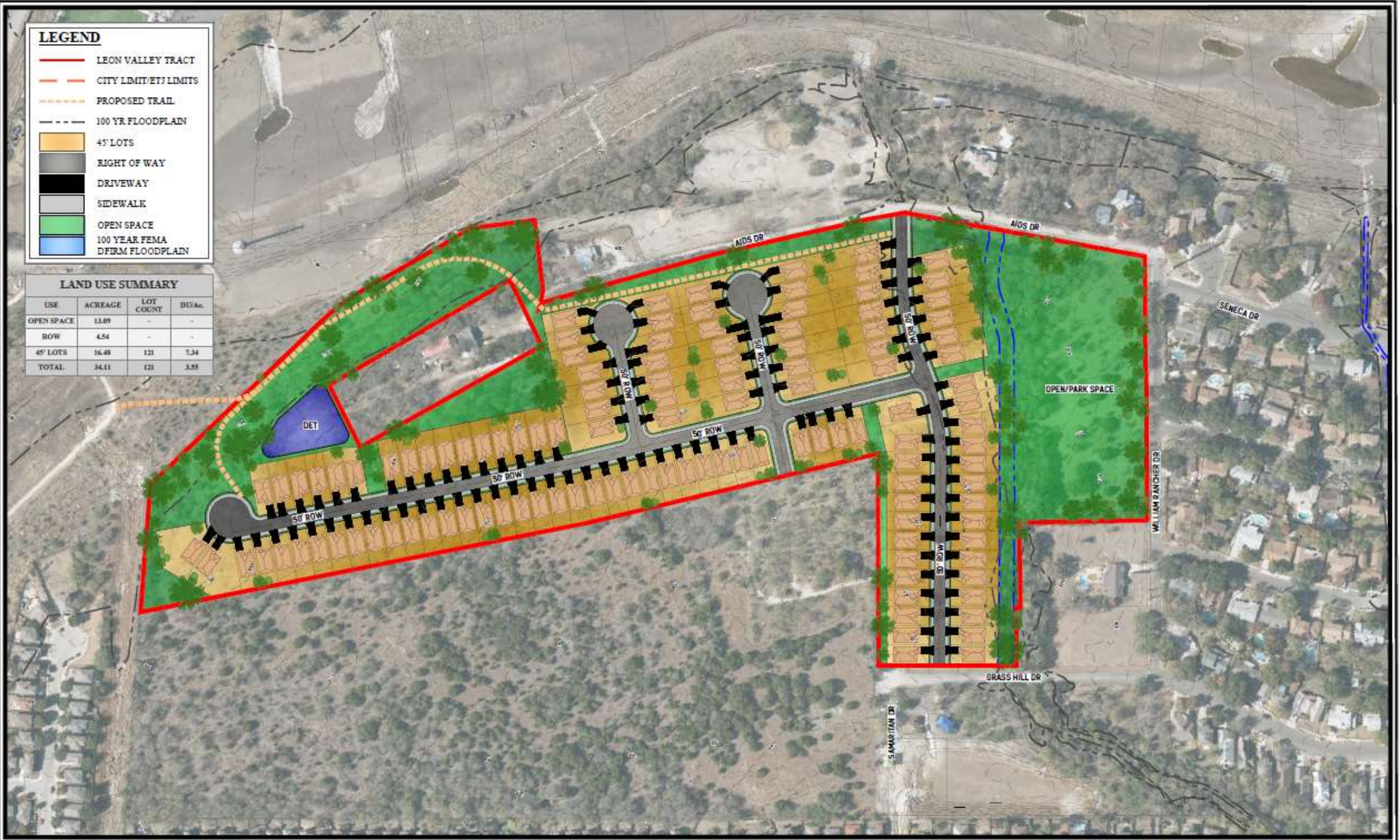


**LEGEND**

- LEON VALLEY TRACT
- - - CITY LIMIT/ETJ LIMITS
- - - PROPOSED TRAIL
- - - 100 YR. FLOODPLAIN
- 45' LOTS
- RIGHT OF WAY
- DRIVEWAY
- SIDEWALK
- OPEN SPACE
- 100 YEAR FEMA DFIRM FLOODPLAIN

**LAND USE SUMMARY**

USE	ACREAGE	LOT COUNT	DU/ac
OPEN SPACE	13.09	-	-
ROW	4.54	-	-
45' LOTS	16.48	121	7.34
TOTAL	34.11	121	3.55



## WHY MERITAGE:

- +/- 121 Single family, energy efficient, quality built Meritage homes.
- Less traffic impact than commercial, townhomes, or multifamily uses.
- Dedicated park space.
- New walking trails that connect to Huebner Creek Greenway.