

Sterling LAKES

South Houston

Spring 2007



Sterling LAKES
A CANYON GATE COMMUNITY

Homes from the low
\$100's-\$200's

Lakeside Homesites

Guard-Gated Entrance

High-speed,
Broadband Internet
Access

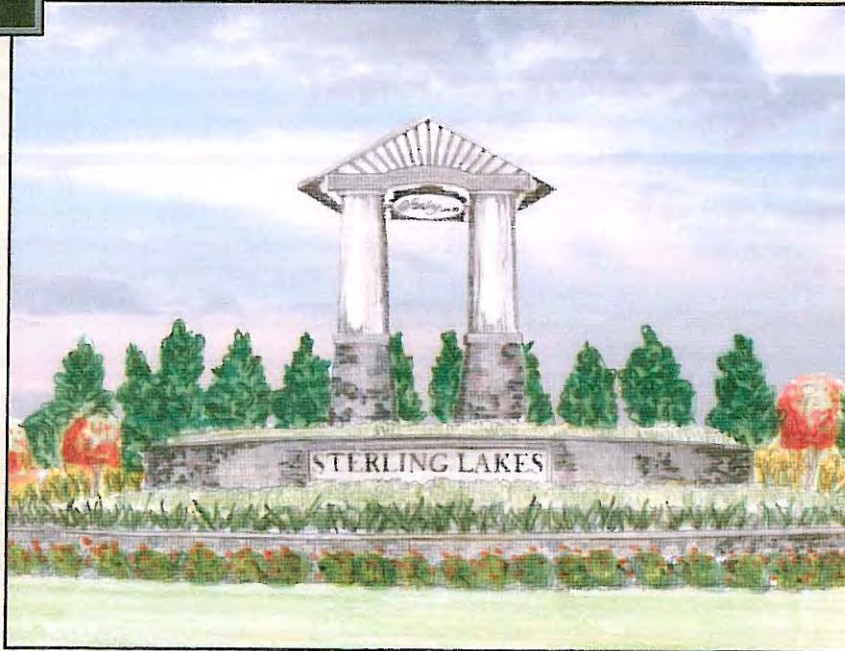
Powered by En-Touch
Systems Inc.

Ready to-move in
Bundled Digital
Services \$57.00* per
month for:

Security Cable Internet

Recreation Center &
Clubhouse Coming
Spring 2008

Alvin Independent
School District



- Jogging Trails
- Parks
- Lake Fountains
- School Sites
- Recreation Sites
- Sports Fields

*S*terling Lakes' residents will enjoy the convenience of location paired with nature's beauty in their new south Houston community. Sterling Lakes is located on Highway 288 and County Road 56, 3 miles south of Highway 6.

The first phase of development consist of 274 acres, and will have over 700 homes. This section will be fully gated with a 24-hour guard-gated entrance. Homes will be from the low \$100's to the \$200's

TECHNOLOGY

Residents of Sterling Lakes enjoy the privilege of living in a community **powered by En-Touch services**. This exclusive benefit gives each resident discounted bulk services,

including high-speed internet, basic cable and home security monitoring.

RECREATION

Family-style recreation will lead the way in Sterling Lakes with the **\$2 million Recreation Center and Clubhouse** that will center around an enchanting Chateau Chique Clubhouse. The clubhouse will attract residents with its covered porches and charming style.

EDUCATION

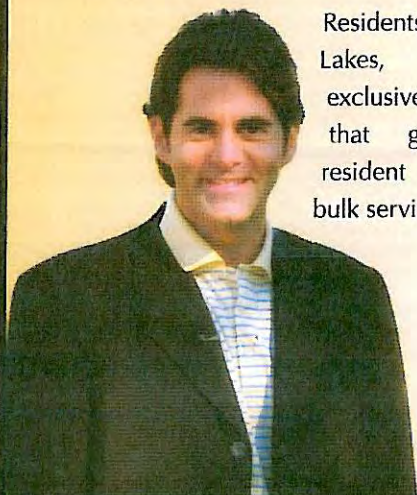
The Alvin Independent School District serves the community and is noted for its **student achievement and strong parental involvement**.

**SEE INSIDE: STERLING LAKES
COMMUNITY, AMENITIES & TRAIL MAP**

CANYON GATE *connect*

POWERED BY
En-Touch Systems

It's about making the most of your home's built-in technology year after year. Here's how it works.



Residents of Sterling Lakes, receive exclusive benefits that give each resident discounted bulk services.

A monthly fee of \$57.00* billed annually, with Home Owners Association Dues includes as standard:

En-Touch Systems

- Basic **Cable**
- High Speed **Internet**

Canyon Gate Monitoring

- Residential **Alarm** Monitoring

Upgraded En-Touch packages are available to residents on an individual basis, as detailed in the Canyon Gate Connect brochure. En-Touch Telephone service and premium cable channels are included in these upgrades

Just make an appointment through the Canyon Gate® Connect hot-line as soon as you know your closing date.

En-Touch will do the rest.

* For Calendar Year 2007-2008



Honeywell

Platinum Community

www.canyongateconnect.com

Endorsed by Michael Garfield, The High-Tech Texan®

Family-Style Recreation



In the true fashion of family resorts, the Sterling Lakes recreation center will be the destination of choice when it's time to unwind.

The \$2 million complex will center around a lodge-style clubhouse with a beautiful slate fireplace. Just off the large gathering room will be a fully-operational kitchen with a pass-through serving bar leading to the pool area. And to the

right of the entry is the Sterling Lakes Information & Technology Center.

A tour of the clubhouse 'grounds' will reveal a well-rounded group of outdoor amenities:

- Jr. Olympic-size pool
- Toddler splash pool
- Children's playground
- Jogging trails
- Porch that looks out onto the lake

Also serving as an Information Center for residents and prospective home-buyers, the expansive clubhouse will be a great place to meet neighbors in this resort-style setting. The clubhouse will be available to residents for events and meetings.

Gated & Monitored

Like all Canyon Gate Communities Sterling Lakes is a leader in technology--both within the home and throughout the community. The gated neighborhood entrance and the recreational facilities will be monitored 24 hours/day at the manned guard house. A camera surveillance system will provide digital records of time and date of monitored activity.

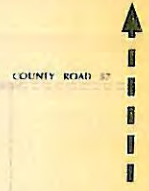
Residents will enter the gate through an EZ Tag reader system while visitors will gain access through the 24-hour guard at the entry gate.

Coming Fall 2007





3 Miles to Highway 6



Phase One

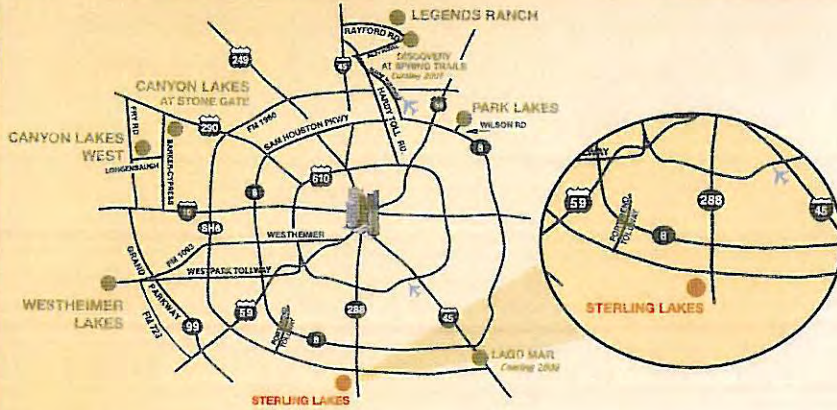
PHASE ONE LOTS

70' x 120'	92 LOTS
55' x 120'	161 LOTS
60' x 110'	102 LOTS
50' x 110'	173 LOTS
45' x 110'	146 LOTS
	674 LOTS

COUNTY ROAD 56

FUTURE ACCESS
STATE HIGHWAY 288





How to Get There: From downtown, travel south on Highway 288. Exit County Road 56 and the community will be on your right.

Fort Bend Parkway Tollway: The Fort Bend Parkway Toll Road connects State Highway 6 to Beltway 8 in eastern Fort Bend County. The Tollway enables drivers to get to the Beltway from Highway 6 in just minutes. To reach Sterling Lakes, travel east on Highway 6 from the Parkway Tollway to Highway 288. Travel South on Highway 288 to County Road 56. Exit and the community will be on your right.

I-888-40-GATES  www.canyongate.com

About the Developer

City - Iowa Colony
County - Brazoria County

Property Tax

Brazoria County Tax	979-864-1320
Alvin ISD	281-388-1130
MUD #31 Operator	281-275-1772

Community Homeowners Association

PCMI Management	281-870-0585
Sterling Lakes Info Center	Coming Soon!
Sterling Lakes Rec Center	Coming Soon!
Houston National Golf	281-304-1400

As the developer of Canyon Gate Communities, land Tejas Companies is among the most active residential land developers in Houston. Its largest community, Stone Gate, has been listed among Houston's top three fastest-selling master-planned communities since 2002 by American Metrostudy.

Sterling Lakes embodies the concept of Canyon Gate's communities with its prime location, resort-style amenities, and homes equipped with the latest technology. Combine that with home prices ranging from the low \$100's to the \$200's, and the result is a phenomenon of residential planning.

Alvin ISD

(281) 388-1130
www.alvinisd.net

Don Jeter Elementary

(K to 6th Grade)
(281) 489-3920

Manvel Junior High

(7th to 8th Grade)
(281) 245-2078

Manvel High School

(9th to 10th Grade)
(281) 245-2232

Alvin High School
(11th to 12th Grade)
(281) 245-3000

Higher Education

Alvin Community College
(281) 756-3500
alvincollege.edu

SOUTH HOUSTON HIGHLIGHTS

Located approximately 20 minutes south of downtown Houston, its close proximity to the Texas Medical Center, Houston Ship Channel, NASA's Johnson Space Center, the Kemah Boardwalk, and Houston's Hobby Airport puts Sterling Lakes residents just a hop, skip and a jump from every major economic and entertainment destination in Houston.

RECREATION

Situated near Lake Jackson and the Galveston Bay, the area boasts one of the finest boating, fishing, and recreational regions in Texas.

SHOPPING

Shopping in Greater Houston ranges from the city's top retail mecca, The Galleria, to scores of specialty centers and one-of-a-kind shops. Minutes from Sterling Lakes is Silver Lake Village, offering shopping, dining and entertainment for the entire family.



Sterling Lakes Builders Phase One

Chesmar Homes	281-598-1111
Pioneer Homes	Coming Soon
Wall Homes	281-847-1899