



# SOMERSET GREEN

# FACT SHEET

Our vision is to leave behind a legacy that improves the quality of city living and creates special places that will be cherished by future generations with enduring value for the entire community, making this truly a community of a lifetime.

SOMERSET GREEN is a community of large, elegant homes overlooking magnificent gardens, canals and fountains that recreates the notion of community that has been present in Europe for hundreds of years. It is a harbor from the city without ever having to leave the city.

SOMERSET GREEN is conveniently located minutes away from the Heights, Downtown, The Galleria, and Memorial Park.

## AMENITIES

- Community Park
- Canal with Bridges
- Somerset Pond
- Grand Fountain
- Central Garden Walk
- London Regency & Normandy style architecture
- Regency Place Courtyard
- Intimate Waterfront Experience
- Seclusion and Privacy

## Phase 1



## LEGEND

- |                    |                   |
|--------------------|-------------------|
| 1 Roundabout       | 5 Main Entry      |
| 2 Community Park   | 6 Secondary Entry |
| 3 Landscaped Canal | 7 Somerset Pond   |
| 4 Amenity Center   | 8 Dog Park        |

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# SOMERSET GREEN

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## FREQUENTLY ASKED QUESTIONS

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### CAN YOU TELL ME ABOUT THE DEVELOPMENT?

Phase 1 development of Somerset Green is already in progress. Many of the community's premiere features will take shape in the first phase of the development. New residents will have access to a 3-acre pond, beautifully landscaped canals, several dog parks, and community parks and lush green spaces exclusive to community residents. Somerset Green will also offer quick and easy access to nearby amenities, such as Memorial Park and nightlife in The Heights, Washington Corridor, Uptown/Galleria, and Downtown.

### CAN YOU TELL ME MORE ABOUT THE AMENITY CENTER AND THE COMMUNITY POOL?

The amenity center is a 2,000 square foot open air pavilion. The facility will include restrooms and a food preparation area for residents and guests. A large community pool will occupy the area immediately south of the amenity center, along with outdoor furniture and a pool deck. The pool will provide an overlook to Somerset's main water feature and will be bordered by landscaping and a wrought iron fence.

### WHAT DATE WILL A GUARD BE PRESENT AT THE GUARD HOUSE?

Although no official date for property personnel has been set, our goal is to have the guard house manned immediately after homebuyers establish residence on the property.

### CAN YOU PLEASE DESCRIBE ACCESS TO THE PROPERTY?

To offer future homebuyers security and privacy, Somerset Green will provide one main entry and exit to the property for residents and guests, and a secondary entrance for residents only. Old Katy Road will be newly constructed to feature wider lanes, landscaped medians, natural tree barriers along the side of the roadways, and a guarded gate entry.

### PARKING

Somerset Green's Phase 1 development boasts 208 total parking spaces for guests of residents, including 51 designated parking spaces in reserves, and 157 street parking spaces.

### DURING THE CONSTRUCTION PHASE, HOW WILL NON-RESIDENT TRAFFIC FLOW THROUGH THE MASTER-PLANNED COMMUNITY?

Builders have established best practices to limit disturbances caused by construction traffic. However, new residents should expect to see the occasional work truck during designated working hours.

### DO ANY DESIGNATED GRILLING AREAS EXIST INSIDE THE COMMUNITY PARKS IN SOMERSET GREEN?

Designated grilling areas are currently planned inside the community.

### IS SOMERSET GREEN SUBJECT TO DEED RESTRICTIONS?

Yes. Please request a copy of the Covenants, Conditions, and Restrictions from your homebuilder representative.

### WHAT TYPE OF PUBLIC LIGHTING IS PLANNED FOR SOMERSET GREEN?

Electric street lights atop architectural posts will be provided to light the streets and common areas of Somerset Green.

### WHAT MATERIALS COMPRISE THE PERIMETER WALLS? WHAT IS THE PLANNED HEIGHT?

A masonry wall surrounds the eastern, western, and northern boundaries of the property. The main entry is a stucco wall and includes stone-clad columns. In addition, our gated entry will consist of steel gates along the southern boundary of Somerset's main entry. All of these features are intended to give future residents the privacy and security they desire.