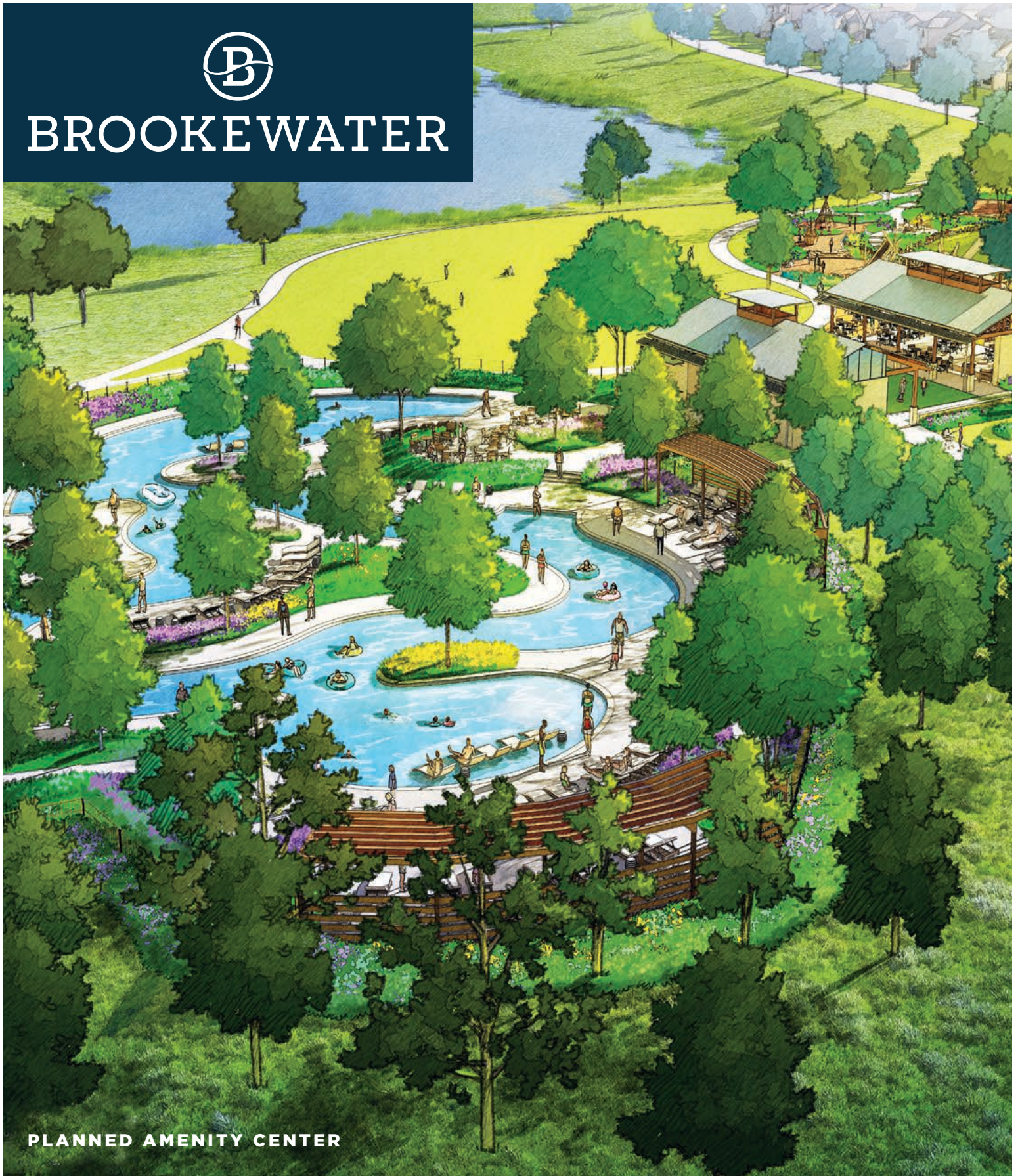




BROKEWATER



PLANNED AMENITY CENTER

COMMUNITY SITE PLAN



PLANNED AMENITY CENTER

DISCOVER A BETTER WAY TO LIVE AT BROOKEWATER

Brookewater is an 850-acre slice of paradise offering an active lifestyle, a convenient location and dozens of home designs and floor plans by several of the area's top homebuilders. Tour the builders' furnished models and find your dream home featuring today's open floor plans, spacious chef's kitchens with islands, opulent owner's suites and the latest technology built in. There's a plan that's perfect for you.

The planned lakefront Amenity Center at Brookewater is designed to be a gathering place for the community with amenities for the entire family. Relax and float down the lazy river. Catch up with friends poolside or plan a picnic under the pavilion. Walk or ride a bike on the trails. When the Amenity Center opens there will be an on-site Lifestyle Director to organize events that will bring residents together for fun activities.





Brookewater is conveniently located in Rosenberg, just minutes via US 59 and I-69 to shopping and restaurants at the Brazos Town Center and in Sugar Land (see the map on the back panel). Excellent Lamar ISD schools are just minutes away, and a new school is planned right in the community. With so much to offer, now is the time to choose your new home at Brookewater and start enjoying a better way to live.





BROOKEWATER

ROSENBERG, TEXAS

PLANNED AMENITY CENTER

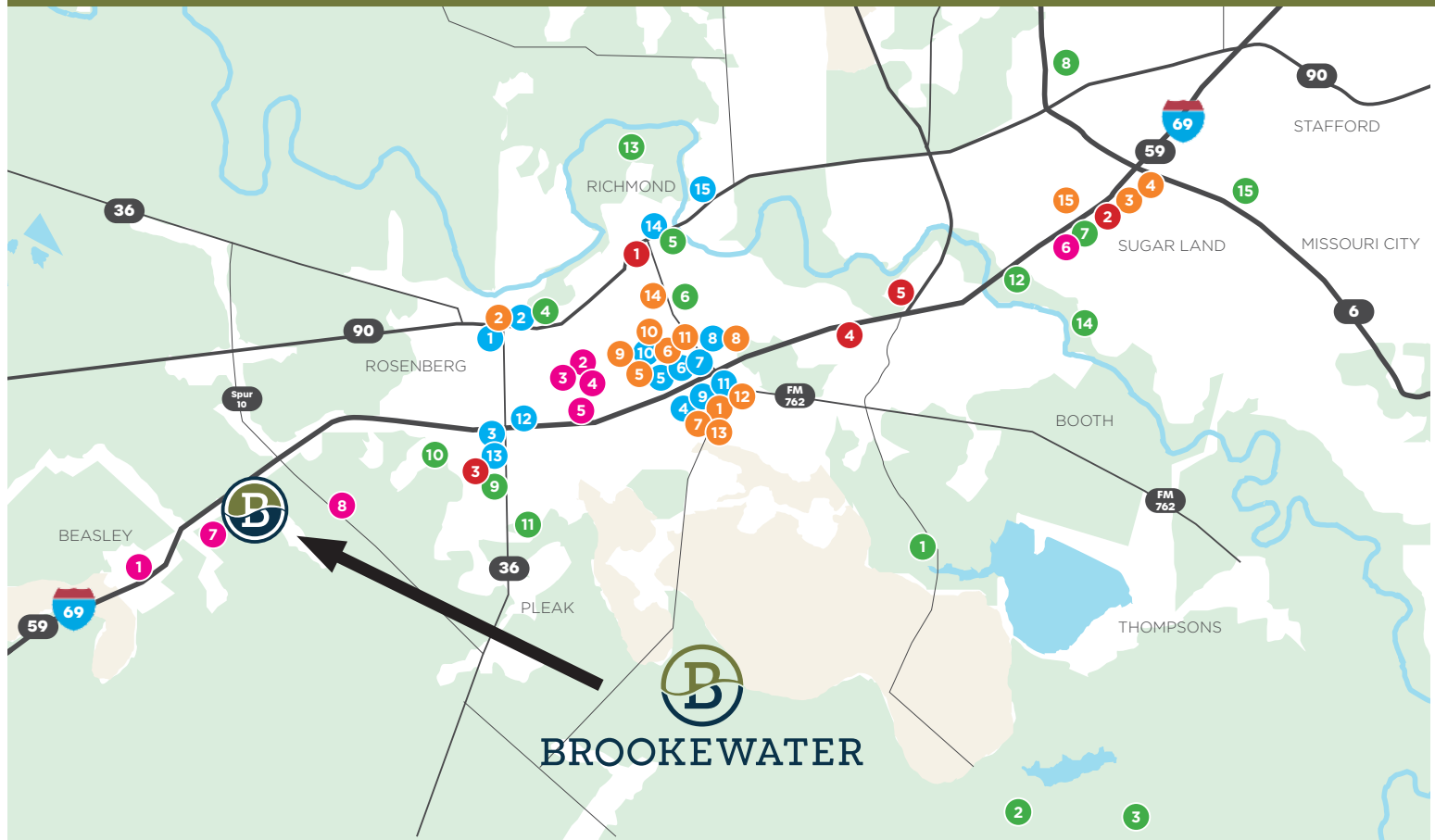


- 01 Outdoor Pavilion
- 02 Restrooms
- 03 Picnic Area
- 04 Event Lawn
- 05 Playground Area
- 06 Swing Area
- 07 Swimming Pool
- 08 Lazy River
- 09 Cabanas
- 10 Creek Trail
- 11 Drop-Off Zone
- 12 Parking Lot



Site plan is for conceptual purposes only and is subject to change without notice. Landscaping depicted is not to scale and may vary as to majority and number. The Planned Amenity Center renderings are the artist's concepts. Prices, terms, features and availability are subject to change without notice.

ENJOY A CONVENIENT LOCATION



Eats & Drinks

1. Schulze's Bar-B-Que
2. Ol' Railroad Cafe
3. The Boudin Company
4. The Toasted Yolk
5. Chick-fil-A
6. Chili's Grill & Bar
7. Gringo's Mexican Kitchen
8. MOD Pizza
9. Torchy's Tacos
10. Salata
11. Cracker Barrel
12. Golden Corral
13. Whataburger
14. Sandy McGee's
15. Pier 36 Seafood & Oyster Bar



Shopping

1. Brazos Town Center
2. Downtown Rosenberg
3. First Colony Mall
4. Sugar Land Town Center
5. ALDI
6. Target
7. Kroger
8. H-E-B
9. Kohl's
10. Home Depot
11. Petco
12. Academy
13. HomeGoods
14. Walmart
15. Costco



Parks & Entertainment

1. George Ranch Historical Park
2. Brazos Bend State Park
3. George Observatory
4. Rosenberg Railroad Museum
5. Fort Bend Museum
6. Fort Bend County Library
7. Smart Financial Centre
8. Constellation Field
9. Fort Bend County Fairgrounds
10. Fort Bend County Epicenter
11. Seabourne Creek
12. Brazos River Park
13. George Park
14. Sugar Land Memorial Park
15. Oyster Creek Park



Schools

1. Beasley Elementary School
2. Navarro Middle School
3. George Junior High School
4. Terry High School
5. Texas State Technical College
6. University of Houston - Sugar Land
7. Future LCISD Elementary School Site
(located within Brookewater)
8. LCISD Technology Campus



Hospitals

1. Oakbend Medical Center
2. Houston Methodist Sugar Land Hospital
3. SRM Urgent Care
4. Oakbend Medical Center
5. Memorial Hermann Sugar Land



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STARWOOD LAND: A LEADER IN MASTER-PLANNED COMMUNITY DEVELOPMENT

Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities in 11 states, and has generated almost \$4 Billion in residential land revenues. Partnering with Starwood Capital Group, one of the world's premier real estate investment firms, Starwood Land has invested more than \$1.8 Billion in superior residential communities throughout the United States.

In 2025 Starwood Land acquired 11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the Top Ten largest U.S. new home markets - Dallas, Houston and Austin. Sunterra in Houston, a Starwood Land community, was the #1 selling community in Texas in 2023 and 2024.



TERRAMOR - LOS ANGELES



SUNTERRA - HOUSTON



BROOKEWATER

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