



CRESCENT COMMUNITIES

Bryson - Master Planned Community Facts

Location:

- 501 Chitalpa Street, Leander, TX 78641

Leander ISD:

- Planned Future Elementary School
- Jim Plain Elementary (2.0 miles)
- Wiley Middle School (4.2 miles)
- Rouse High School (4.5 miles)
- Tom Glenn High School (2.4 miles)

Tax Rate *(subject to change)*:

- City of Leander 0.599
- Williamson County 0.436529
- Austin Community College 0.102
- Williamson County FM/RD 0.04
- Leander ISD 1.51187
- MUD 0.35
- **TOTAL: 3.039399**

Utilities:

- Telephone/Cable AT&T 855-562-1208
- Cable/Internet/Phone/Security SuddenLink 512-713-4328
- Cable Spectrum 800-222-5355
- Gas Atmos 888-286-6700
- Electric PEC 888-554-4732
- Water/Wastewater/Garbage City of Leander 512-259-1142

Community Information:

- 490 acres (408 acres residential / 82 acres mixed use)
- Over 1,500 homes planned
- Farmhouse, Craftsman and Traditional Architectural Styles
- From the \$300s to \$500s (1,800 SF – over 4,000 SF)
- HOA Fee \$49/month

The Backyard at Bryson Amenity Center:

- Opening 2017
- Family-friendly Lagoon Pool and Splash Pad, Pavilion, Lawn Games, Fireside Gathering, and Play Area
- Full-time Community Lifestyle Director
 - Seasonal Festivals
 - Glamp-outs & Lawn Yoga
 - Eats on the Streets
 - Wine-Down Wednesdays



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Additional Amenities:

- Tower Park
 - Signature Water Tower
 - Open Lawn
- Catch and Release Fishing Pond
- The Overlook
 - Incredible vistas and gathering venue
- Trails
 - 1.5 mile loop trail
 - Future trails planned

*Deemed reliable. All information subject to change without notice. © Crescent Leander, TX LLC. All rights reserved. 10.3.17