

***For Immediate Release***

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**Developers Set to Break Ground on Kickapoo Preserve  
*Master Planned Community to Offer 300 Large Home Sites Northwest of Houston***

HOUSTON, February 12, 2008 – An award-winning development team will break ground this month on the new Kickapoo Preserve master planned community located in eastern Waller County, just northwest of Houston.

Kickapoo Preserve will offer residents 300 over-sized home sites in a natural country setting, more than eight miles of walking and biking trails, three neighborhood parks and an exclusive gated section called Kickapoo Estates. Located only ten minutes from U.S. Highway 290, lots within Kickapoo Preserve range in size from three-fourths of an acre to one-and-one-half acres. Phase I will begin with 48 home sites.

With a vision that began with the purchase of nearly 400 acres in eastern Waller County last December, the community is being developed by New Waverly Sound Investments, LLC. When asked why he chose this area, Rajan Shamdasani, developer of New Waverly says, "I was immediately struck by the natural beauty of the area, especially its Post Oaks and the abundance of open space. This spot has the feel of country living, yet offers fast and easy access to schools, shopping and freeways."

Kickapoo Preserve's design team is managed by Kerry Gilbert & Associates, Inc., which boasts an impressive resume that includes such residential communities as Blackhorse Ranch, Cinco Ranch, and WoodCreek Reserve. Other design team members include Brooks & Sparks Engineers, and KGA/Deforest Design, LLC, for landscape improvements. The homeowners association will be managed by PCMI Management, a subsidiary of internationally respected Severn Trent, which has a field office in Waller County. Severn Trent will also manage the planning and implementation of a privately owned water service to the community.

Enhanced water service that meets or exceeds TCEQ requirements, will provide fire suppression support to Kickapoo Preserve through fire hydrants which are expected to reduce insurance costs for homeowners. In addition, the developers have made the water service available to the local volunteer fire departments. The service will be provided by Spring Preserve Water Company, LLC. This is a bonus for homeowners who will have their own water service independent of surrounding areas.

"This is one of the first mid-sized developments created without a MUD district in Waller County," says Vince Yokom, executive director, Waller County Economic Development Partnership (WCEDP). "I believe that a residential community of this quality in Waller County will set the pace for future development in the area. With this level of developer commitment, we believe Kickapoo Preserve will be a first-class community homeowners will be proud to call home."

According to information received by Yokom, preliminary numbers for the development show an overall projected investment of \$120 million dollars. This includes approximately \$1.8 million investment in landscape design and construction, and an entry monument in the range of \$250,000.

The average home value is projected to be around \$300,000 within Kickapoo Preserve's three hundred available lots, bringing the estimated total residential property value to about \$90 million. When accounting for homestead exemptions allowed by the school district, each home will generate about \$3648.00 in taxes using the current \$1.28 rate. This will generate an estimated \$1,094,400 for WISD. The county will gain approximately \$452,700 in additional tax revenue and the Emergency Service District about \$81,600.

To learn more about Kickapoo Preserve, visit [www.KickapooPreserve.com](http://www.KickapooPreserve.com)

**About Kickapoo Preserve**

Kickapoo Preserve is a master planned community with 300 over-sized home sites located in eastern Waller County, just northwest of Houston. The community's award-winning design team is managed by Kerry Gilbert & Associates, Inc. Kickapoo Preserve is a natural country setting, with more than eight miles of walking and biking trails, three neighborhood parks and an exclusive gated section called Kickapoo Estates. For more information, visit [www.KickapooPreserve.com](http://www.KickapooPreserve.com).

**About Kerry Gilbert & Associates**

Kerry R. Gilbert & Associates, Inc. was formed in 1985 to offer the real estate development community a technically skilled and dedicated planning approach which guarantees efficiency and quality. Kerry Gilbert believes that the regulatory and environmental complexities associated with the real estate development market demand a more focused effort on land planning issues. The firm's concentration on land planning as a master discipline provides clients with an uncompromised perspective on project goals and objectives.

For more information, visit <http://www.krga.com>.

**About KGA/DeForest Design**

Serving many of the area's top developers and builders, KGA/DeForest Design is an independent firm which offers land planning and landscape architecture services for a multitude of projects, ranging from large-scale master planned communities to small residential enclaves, as well as recreational, commercial, institutional and public projects. For more information, visit [www.kgadeforest.com](http://www.kgadeforest.com).