



**SANTA FE VILLAGES**  
**358 Developed Lots**  
**Available!**

**CLICK [HERE](#) TO VIEW**  
**SANTA FE VILLAGES**  
**ON GOOGLE!**

**Development Department**

**281-305-8167**

**832-210-3031**

**CRE@COLONYRIDGE.COM**



**THE FASTEST GROWING**  
**COMMUNITY IN TEXAS!**



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# Santa Fe VILLAGES



International Leadership  
of Texas BG Ramirez K-8

 THE TRAILS

99  
TEXAS

|                     |                                                                                       |
|---------------------|---------------------------------------------------------------------------------------|
| EXISTING<br>SCHOOLS |  |
| PROPOSED<br>SCHOOLS |  |

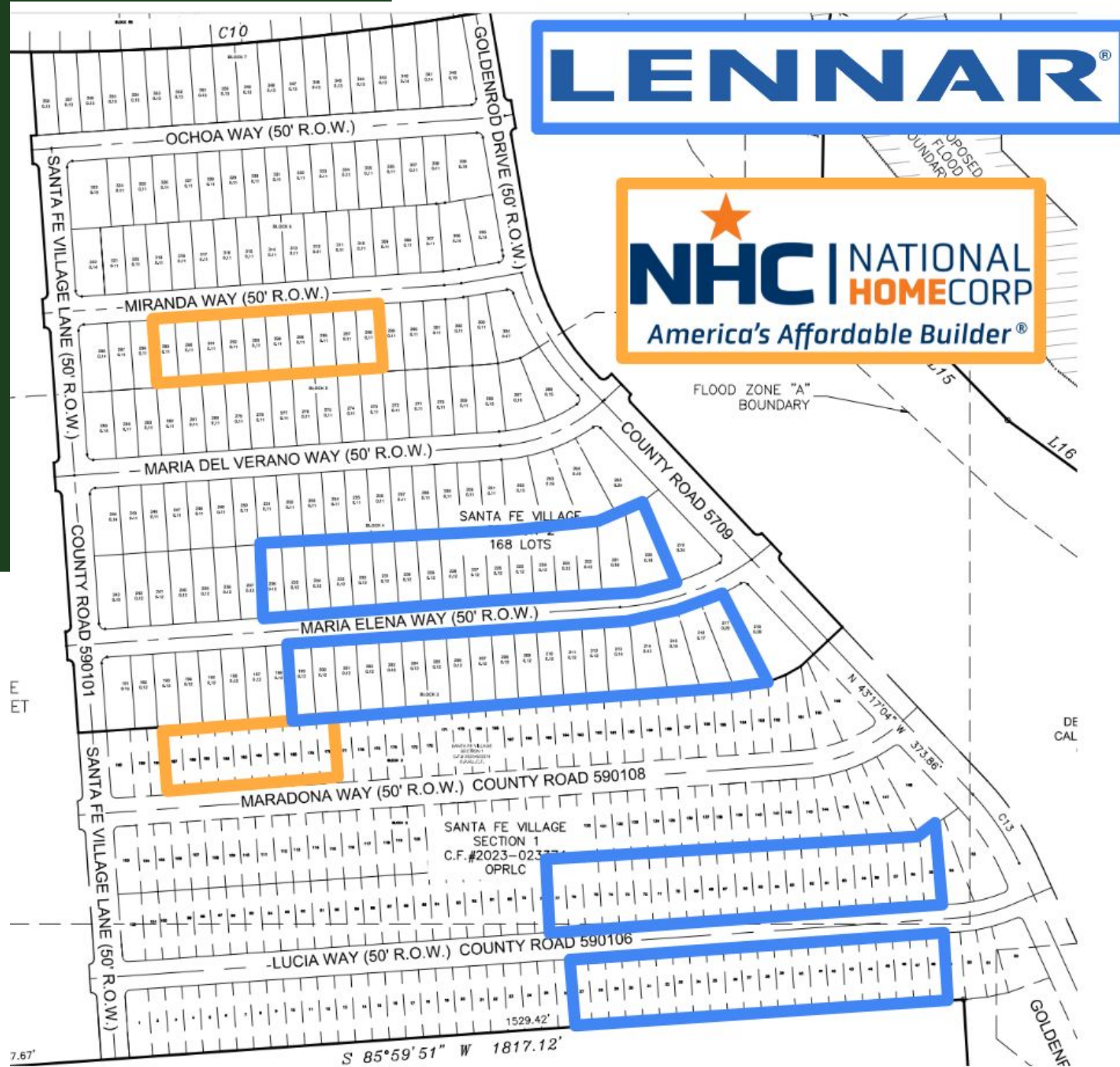


# SANTA FE VILLAGES SIGN



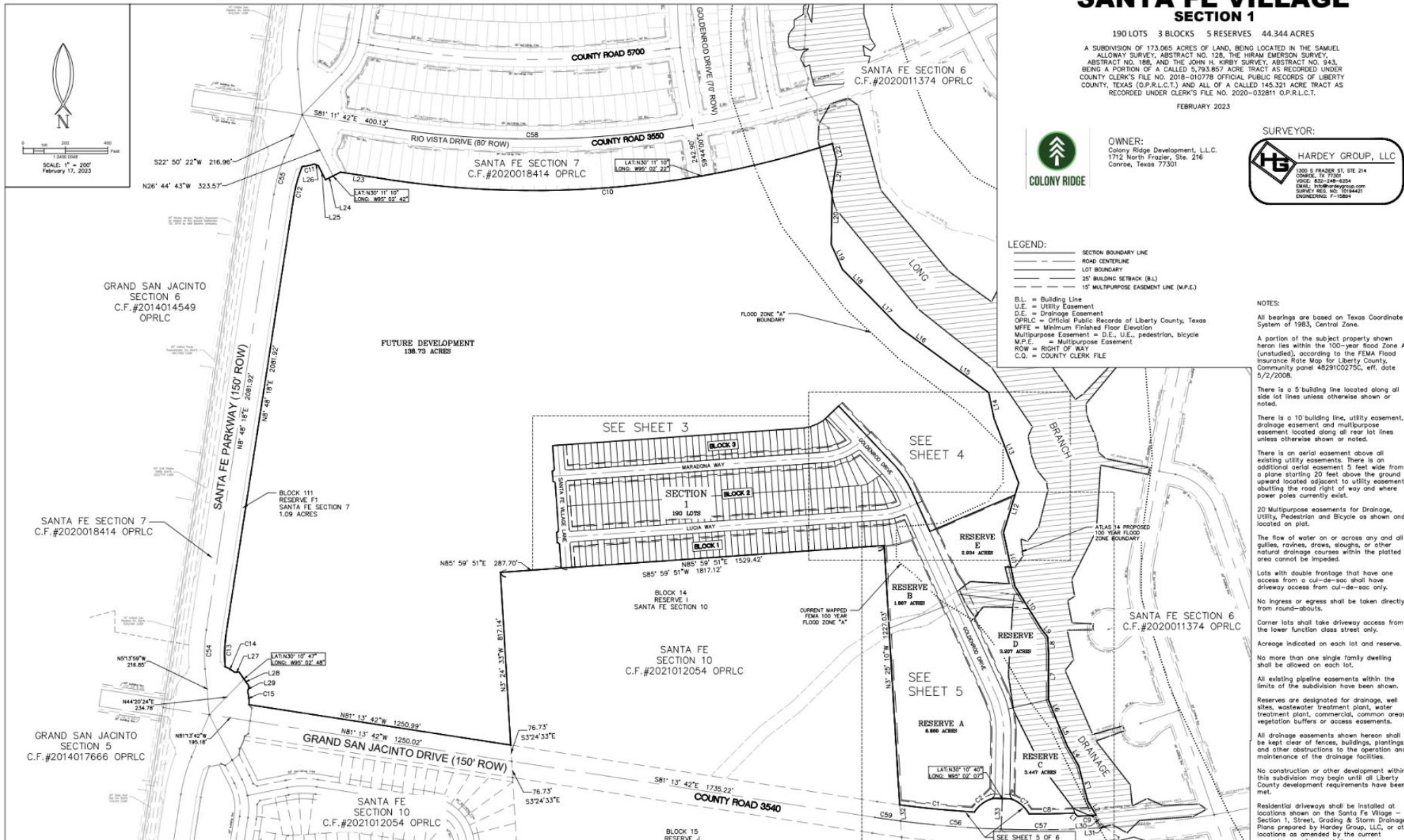


# PLAT MAP





# SECTION 1





# SECTION 2

## Notes:

All bearings based on Texas State Plane Coordinate System, Central Zone (4303), North American Datum 1983 (NAD 83).  
Subject property shown herein is located in Zone 2 outside the 100-year flood plain according to the F.E.M.A. Insurance Rate Map, Community Flood 4229C 0275 C, effective May 2, 2006.

There is a 5' building line located along all side lot lines unless otherwise shown or noted.

There is a 10' building line, utility easement, drainage easement and multipurpose easement located along all rear lot lines unless otherwise shown or noted.

There is an aerial easement above all existing utility easements.

There is an additional aerial easement 5 feet wide from a plane starting 20 feet above the ground upward located adjacent to utility easements starting the road right of way and where power poles currently exist.

Multipurpose easements for Drainage, Utility, Pedestrian and Bicycle are shown and located on plot.

The flow of water on or across any and all ditches, drains, ditches, or other natural drainage courses within the plotted area cannot be impeded.

Lots with double frontage that have no access from a cul-de-sac shall have driveway access from said cul-de-sac only.

No ingress or egress shall be taken directly from road-to-roads. Corner lots shall take driveway access from the lower function class street only.

Acres indicated on each lot and reserve.

No more than one single family dwelling shall be allowed on each lot.

All existing pipeline easements within the limits of this subdivision have been shown.

Reserves are designated for drainage, well sites, waste water treatment plant, water treatment plant, commercial, common areas, vegetation buffers or access easements.

All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

No construction or other development within this subdivision may begin until all Liberty County development requirements have been met.

Residential driveways shall be installed at locations shown on the Santa Fe Village - Section 2, Street, Grading & Storm Drainage Plans prepared by Colony Ridge Development, LLC, or at locations as amended by the current property owner's association.

No residential driveway in this development shall be constructed until approved by the property owners association and County Permit Office.

SAMUEL ALLOWAY SURVEY  
ABSTRACT NUMBER 128

77.305 ACRES  
REMAINDER OF  
COLONY RIDGE  
DEVELOPMENT, L.L.C.  
CALLED 5,793.857 ACRES  
C.F.# 2018-010778  
O.P.R.L.C.T.

## LEGEND:

B.L. = Building Line  
U.E. = Utility Easement  
D.E. = Drainage Easement  
O.P.R.L.C. = Official Public Records of Liberty County, Texas  
M.F.F.C. = Minimum Finished Floor Elevation  
M.P.E. = Multipurpose Easement = D.E., U.E., Pedestrian, bicycle  
Multi. Esm. = Multipurpose Easement

## SANTA FE VILLAGE SECTION TWO

168 LOTS 5 BLOCKS 0 RESERVES 28.104 ACRES

A SUBDIVISION OF 173.065 ACRES OF LAND, BEING LOCATED IN THE SAMUEL ALLOWAY SURVEY, ABSTRACT NUMBER 128, AND THE HIRAM EMERSON SURVEY, ABSTRACT NO. 943, BEING A PORTION OUT OF THE REMAINDER OF A 5,793.857 ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 2018-010778, O.P.R.L.C.T.



0' 50' 100' 150'  
scale 1" = 50'

23.313 ACRES  
REMAINDER OF  
COLONY RIDGE  
DEVELOPMENT, L.L.C.  
CALLED 5,793.857 ACRES  
C.F.# 2018-010778  
O.P.R.L.C.T.

SAMUEL ALLOWAY SURVEY  
ABSTRACT NUMBER 128



# AERIAL PHOTO





# AERIAL PHOTO





# 6 New Schools **Open in Santa Fe**

## WITH A NEW HIGH SCHOOL OPENING 2026!



- **INTERNATIONAL LEADERSHIP OF TEXAS K-8**

- ❖ 1,400 STUDENTS
- ❖ 140 STAFF

📍 Address: 1954 Road 5714,  
Cleveland, TX 77327



- **INTERNATIONAL LEADERSHIP OF TEXAS K-8**

- ❖ 1,400 STUDENTS
- ❖ 140 STAFF

📍 Address: 4114 Road  
5200, Cleveland, TX  
77327



- **INTERNATIONAL LEADERSHIP OF TEXAS HIGH SCHOOL**

- ❖ 1,400 STUDENTS
- ❖ 140 STAFF

📍 Address: 1954 Road 5714,  
Cleveland, TX 77327



# 6 New Schools **Open in Santa Fe**

## WITH A NEW HIGH SCHOOL OPENING 2026!



- **SANTA FE ELEMENTARY SCHOOL**

- ❖ 1,200 STUDENTS
- ❖ 75 STAFF

📍 **Address: 7499  
County Rd 3540,  
Cleveland, TX  
77327**



- **COTTONWOOD ELEMENTARY**

- ❖ 1,200 STUDENTS
- ❖ 110 STAFF

📍 **Address: 1922  
County Rd 3549,  
Cleveland, TX  
77327**



# 6 New Schools **Open in Santa Fe**

## WITH A NEW HIGH SCHOOL OPENING 2026!



- **SANTA FE MIDDLE SCHOOL**

- ❖ 1,600 STUDENTS
- ❖ 80 STAFF

📍 **Address: 7499  
County Rd 3540,  
Cleveland, TX  
77327**



- **PINE BURR ELEMENTARY SCHOOL**

- ❖ 1,200 STUDENTS
- ❖ 120 STAFF

📍 **Address: Grand  
San Jacinto Dr,  
Cleveland, TX  
77327**



# AMENITIES:

PLAYGROUNDS,  
SPLASH PAD, AND  
SOCCER FIELDS!





# SPORTS COMPLEX COMING SOON!





# Key Points

## Santa Fe Villages



**Sec 1 – 190 Lots – 30' x 120'**  
**Sec 2 – 168 Lots – 40' x 120'**  
**358 Total Lots**



**Pad Ready with All  
Underground Utilities On  
Site**



**Water & Sewer Included**



**Curb and Gutter, Graded, and  
Ready-to-Build.**



**USDA Eligible**



**Multiple National Retailers Nearby**



**2% Tax Rate**



**6 Schools Open Nearby**

## Colony Ridge



**60K+ Residents  
Now & 250K+  
Upon  
Completion**



**Colony Ridge Is  
The Developer &  
Santa Fe Is The  
Development**



**150–200 New  
Rooftops Added  
Each Month**



**100–150 New  
Residential  
Lots Sold Each  
Week**



**6 Schools Now, 2  
More Opening  
2026 & 25+ Total  
Schools  
Projected**



**14,320+  
Rooftops Now**



BUSINESSES INSIDE COLONY RIDGE

