



Welcome Home to . . .

IF YOU TAKE A FEW MINUTES TO READ THIS BROCHURE, YOU WILL FIND THAT THE TIME WAS WELL SPENT. THIS BROCHURE IS FILLED WITH FACTS . . . FACTS YOU SHOULD KNOW WHEN CONSIDERING A PLACE TO LIVE. NESTLED ALONG A WINDING CREEK, Flower Mound Oaks is a community of luxurious homes located on intimate cul-de-sacs and generously sized home sites in the prestigious town of Flower Mound. SURROUNDED BY A CHARMING SUBURBAN SETTING, YOU WILL ENJOY THE SERENE MOMENTS OF SMALL-TOWN LIFE WITH METROPOLITAN CONVENIENCES.



### *A Convenient Place to Live*

In Flower Mound Oaks, you will enjoy the relaxed atmosphere of suburban living with superior schools, premier shopping, and a wide choice of cultural attractions close to home. Flower Mound Oaks is 5 minutes from Interstate 35, 10 minutes from Highway 121, and 15 minutes from President George Bush Turnpike. Grapevine can be reached in less than 10 minutes and commuting by car to business centers in Las Colinas, Plano, Addison, and Dallas is an easy 25-minute drive. Dallas/Fort Worth International Airport can be reached in 15 minutes, while Love Field Airport is 25 minutes from your new home.

### *A Focus on Education*

As a Flower Mound Oaks homeowner, you will join a community where education is given the highest priority. Over 94% of Flower Mound High School\* students continue their education after graduation. Gifted programs are available at all grade levels and the high school offers Advanced Placement courses. In Flower Mound schools, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Superb private and parochial schools, including Liberty Christian Academy, Coram Deo Academy, The Clariden School, and Prestonwood Christian Academy, are within 25 minutes of Flower Mound Oaks. All these private schools offer both primary and secondary education. The main campuses of over 25 colleges and universities are within 45 minutes of your new home. Southern Methodist University, Texas Christian University, and the University of North Texas are less than 30 minutes away and offer graduate studies and continuing adult education with a wide diversity of day and evening courses.



\*Schools subject to reassignment by governing authorities.



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### Directions

**From the north entrance of Dallas/Fort Worth International Airport:** Travel north on Highway 121 towards Flower Mound. Exit Grapevine Mills Parkway/TX-26/Sandy Lake Road and merge onto the frontage road. Turn left onto Freeport Parkway and continue 1 mile on Lakeside Parkway. Turn right onto Garden Ridge Boulevard and proceed north 2 1/2 miles. Turn left onto Kirkpatrick Lane. Turn right into the second community entrance on Blue Sky Lane. The model home will be located on the left.

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## FLOWER MOUND OAKS

### *World-Class Shopping at Your Doorstep*

Flower Mound Oaks is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Parker Square and The Shops at Highland Village are less than 10 minutes away. In historic downtown Grapevine, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Vista Ridge and Grapevine Mills malls are just 10 minutes away, and the fabulous Dallas Galleria and Stonebriar Centre are within 25 minutes and feature stores such as Nordstrom, Saks Fifth Avenue, Dillard's, Macy's, and hundreds of fine specialty shops.



### *The Best in Community Services*

Excellent medical facilities are comfortably close to Flower Mound Oaks. Texas Health Presbyterian Hospital Flower Mound and Medical Center of Lewisville, both 5 minutes away, and Baylor Regional Medical Center at Grapevine, only 15 minutes away, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Dallas – Fort Worth metropolitan area, acclaimed worldwide for research and treatment, are very accessible. Also serving the community of Flower Mound Oaks are houses of worship representing almost all faiths.

### *A Cultural and Recreational Paradise*

Flower Mound Oaks, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semiprivate golf courses and country clubs are nearby including Bridlewood and Tour 18, both world-class golf clubs 10 minutes from your new home. Scenic public golf courses, including Grapevine Municipal Golf Course and Cowboys Golf Club, are within 10 minutes. The beautiful lakes of Lewisville and Grapevine are nearby and offer boating and other water sports. Several local and state parks are located within 10 minutes, including Gerault Park, Cross Timbers Forest, Stone Creek Park, Twin Coves Park, Murrell Park, and Rockledge Park. At these parks you and your family can enjoy hiking, biking, fishing, and picnicking. Fitness and health clubs are within 5 minutes of your new home.

The Dallas – Fort Worth area offers a broad variety of cultural diversions. Anchored by the Morton H. Meyerson Symphony Center, Winspear Opera House, and Dallas Museum of Art, the Dallas Arts District is one of the largest in the country. In Fort Worth, enjoy an authentic Texas experience at the Stock Show & Rodeo a cattle drive in the historic Stockyards District. Overlooking scenic Grapevine Lake, the waterfront Gaylord Texan Hotel & Convention Center boasts a day spa, al fresco dining, marina, year-round live music, shows and special holiday events. The State Fair of Texas, Dallas Summer Musicals, and Grapefest, a wine and food tasting event, are popular annual attractions. Sports fans can root for four professional sports teams including the Dallas Mavericks, Dallas Stars, Texas Rangers, and legendary Dallas Cowboys. Pizza Hut Park, host to concerts, major league soccer games, and numerous community events, and Dr Pepper Ballpark, home to the Frisco RoughRiders minor league baseball team, are both only 25 minutes away. For fine dining, there are many excellent restaurants throughout the Dallas – Fort Worth metropolitan area.

### *An Area of Unequaled Beauty*

In Flower Mound Oaks, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Flower Mound Oaks.

