

The
PRESERVE
at Flower Mound

2605 Creekside Place, Flower Mound, TX 75022
(972) 221-3545 • thepreserveatflowermound.com



DIRECTIONS

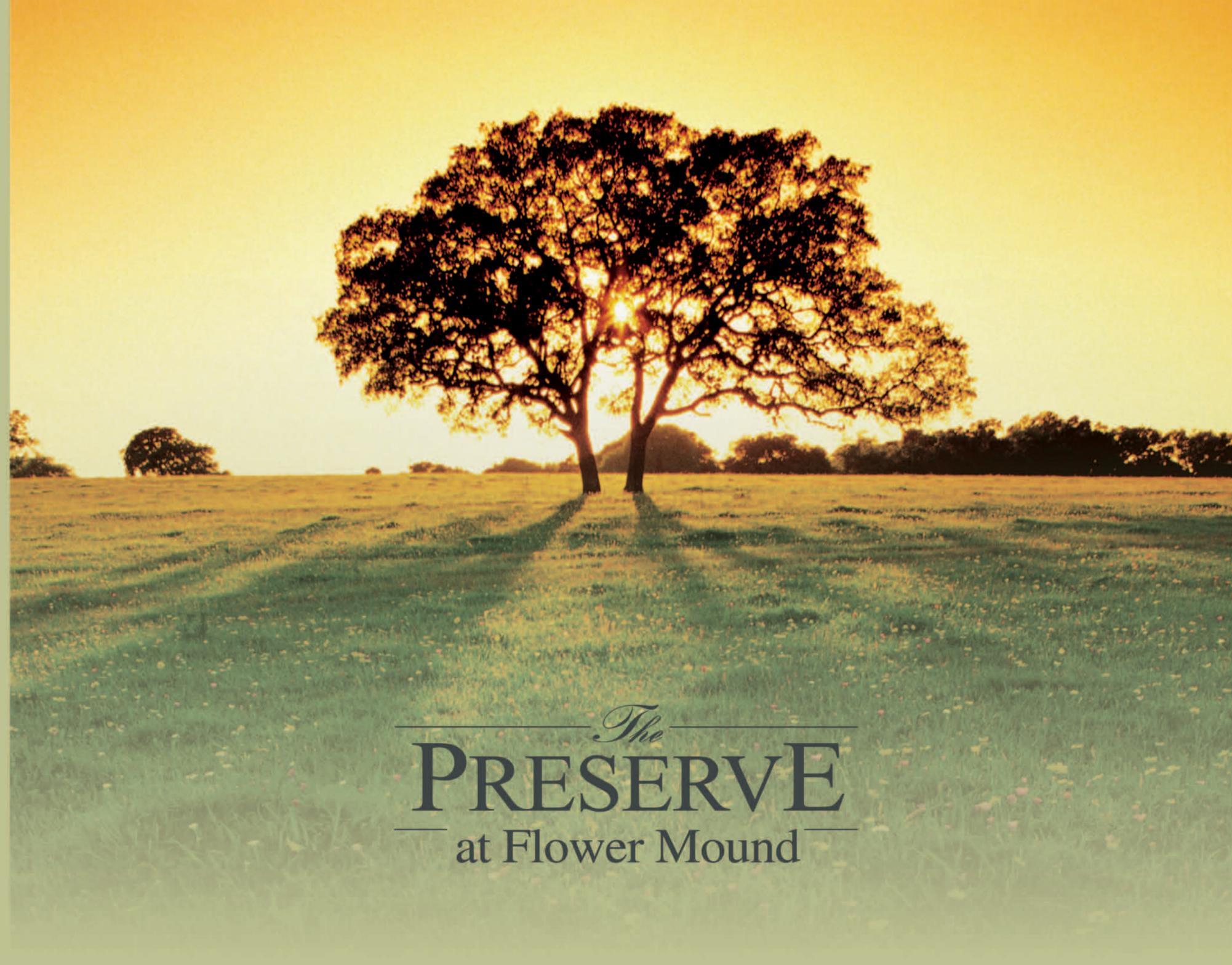
From Interstate 35E: Exit FM 1171 and proceed west for 4 miles towards Flower Mound. Turn left onto FM 2499 and proceed south for 1 mile. Turn right onto Chapparral Lane and the community will be located immediately on the right.

Toll Brothers
America's Luxury Home Builder®



This is not an offering where prohibited by law.

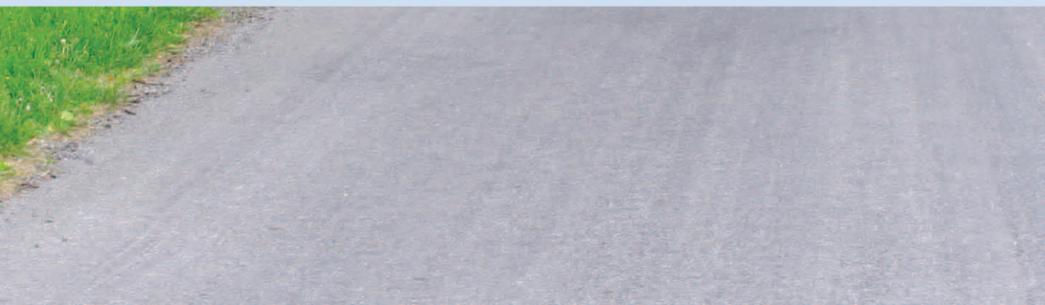
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The
PRESERVE
at Flower Mound



Welcome Home . . .



The PRESERVE at Flower Mound

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.

Graced by a winding creek, scenic pond, and abundant trees, The Preserve at Flower Mound is an exclusive, countryside community of luxurious homes located in the heart of Flower Mound with exemplary schools.

A Convenient Place to Live

In The Preserve at Flower Mound, you will enjoy the relaxed atmosphere of suburban living with superior schools, premier shopping, and a wide choice of delightful diversions close to home. The Preserve at Flower Mound is 15 minutes from Interstates 35 and 635 and 5 minutes from Highway 121. Grapevine can be reached in 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 just 10 minutes.



A Focus on Education

As a Preserve at Flower Mound 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 and Flower Mound schools are continually ranked “Exemplary” by the Texas Education Agency. Students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Gifted programs are available at all grade levels and the high school offers college Advanced Placement courses.

Superb private and parochial schools, including Liberty Christian Academy and Coram Deo Academy, are within 10 minutes of The Preserve at Flower Mound. These schools offer both primary and secondary education.

Southern Methodist University, Texas Christian University, and the University of North Texas are less than 30 minutes away and offer postgraduate and continuing adult education with a wide diversity of day and evening courses. The main campuses of over 25 colleges and universities are within the Dallas/Fort Worth metroplex, putting the state’s finest learning opportunities within reach.

* Subject to reassignment by governing authorities



A Cultural and Recreational Paradise

The Preserve at Flower Mound, 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 are located 5 minutes from your new home. Scenic public golf courses, including Grapevine Municipal Golf Course and Cowboys Golf Club, are within 10 minutes.

The Preserve at Flower Mound connects directly to the town's 32-mile, multipurpose, public trail system that provides residents with endless recreation. The community is adjacent to the picturesque lakes of Lewisville and Grapevine which open a wealth of opportunities to explore nature and to dive into boating and other water sports. Flower Mound boasts over 48 scenic local parks, with several only 5 minutes away, including Wilkerson, Rheudasil, Glenwick, Bakersfield, Gerault, and Twin Coves. At these parks you and your family can enjoy hiking and biking trails, equestrian trails, playgrounds, and fishing ponds. Fitness and health clubs are also within 5 minutes of your new home including a state-of-the-art Life Time Fitness.

Living in the heart of Flower Mound, you'll have easy access to a fabulous range of restaurants, recreational activities, and family attractions. Overlooking scenic Grapevine Lake, the nearby waterfront Gaylord Texan Hotel & Convention Center bustles with a day spa, al fresco dining, a marina, year-round live music, shows, and special holiday events.



The Flower Mound Community Activity Center features a wonderful collection of amenities highlighted by an outdoor water park, a fitness center, indoor pool, a gymnasium, and an assortment of lifestyle programs. The Great Wolf Lodge, an indoor water park resort, is also a popular local attraction.

World-Class Shopping at Your Doorstep

The Preserve at Flower Mound is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, 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. Vista Ridge and Grapevine Mills Malls are just 10 minutes away. 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.

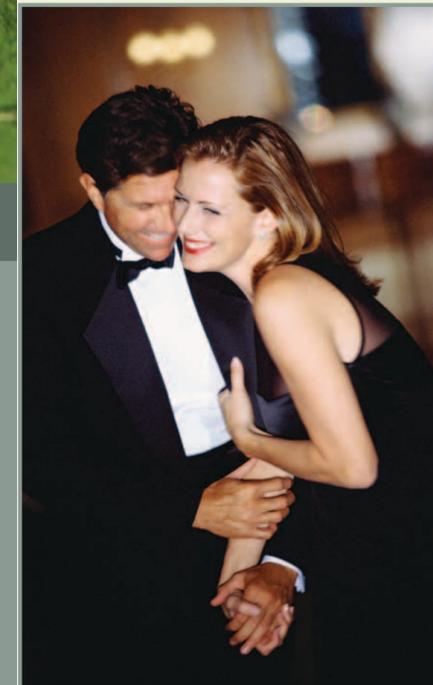


The Best in Community Services

Excellent medical facilities are comfortably close to The Preserve at Flower Mound. Texas Health Presbyterian Hospital Flower Mound is only 2 minutes from your new home and offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Dallas/Fort Worth metroplex, acclaimed worldwide for research and treatment, are very accessible. Also serving the community are houses of worship representing almost all faiths.

An Area of Unequaled Beauty

In The Preserve at Flower Mound, 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 The Preserve at Flower Mound.





Toll Brothers
America's Luxury Home Builder®

At Toll Brothers, we build more than homes; we build communities. For 45 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We ranked #1 in 2011 and 2010 in Financial Soundness, Long-Term Investment, and Quality of Products/Services in FORTUNE magazine's annual World's Most Admired Companies survey in the home building category.* We are also honored to have won the three most coveted awards in the home building

industry: **America's Best Builder, National Builder of the Year, and the National Housing Quality Award.** Locally, Toll Brothers is the proud three-time winner of the **Texas Builder of the Year Award.**** But our greatest reward comes from the recognition we receive from our homeowners.

Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

Toll Brothers Is Proud to Help Preserve Our Environment

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. That means everything from environmentally sensitive planning to energy-efficient home design.

Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International. In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

Our homes include numerous green features that help to minimize our impact on the environment. By going green with a new Toll Brothers home, you'll be saving money, making a difference, and maximizing your quality of life.

Convenient Home Services Provide One-Stop Shopping

The following Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time:

TBI Mortgage® offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

Westminster Title is a full service title agency, offering you exceptional underwriting strength and a complete range of title and escrow services.

Westminster Security will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement — ask your sales representative for details.

Toll Brothers Design Studio offers a world of choices for your new home. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home.

The Toll Brothers Buyer Satisfaction Program

To make sure your home meets your expectations and ours, we offer a unique two-step, pre-settlement orientation/inspection program. The first inspection takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. For lasting peace of mind, we also give you a 10-year limited warranty.

Our Customer Care Representatives Are Here for You

From the moment you move into your new home, your customer care representative will be available to manage any questions or issues that may arise. We are committed to offering you the exemplary customer service we've built our reputation on.

The nation's premier builder of luxury homes Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

*From the March 2011 and March 2010 issue of FORTUNE Magazine. **Awarded by the Texas Association of Builders in 2007, 2008, & 2011.



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QUALITY AWARD
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