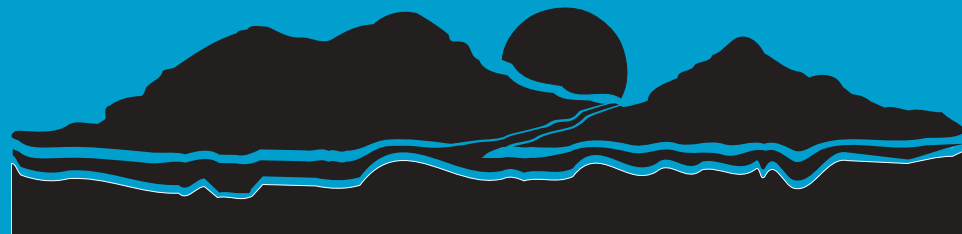
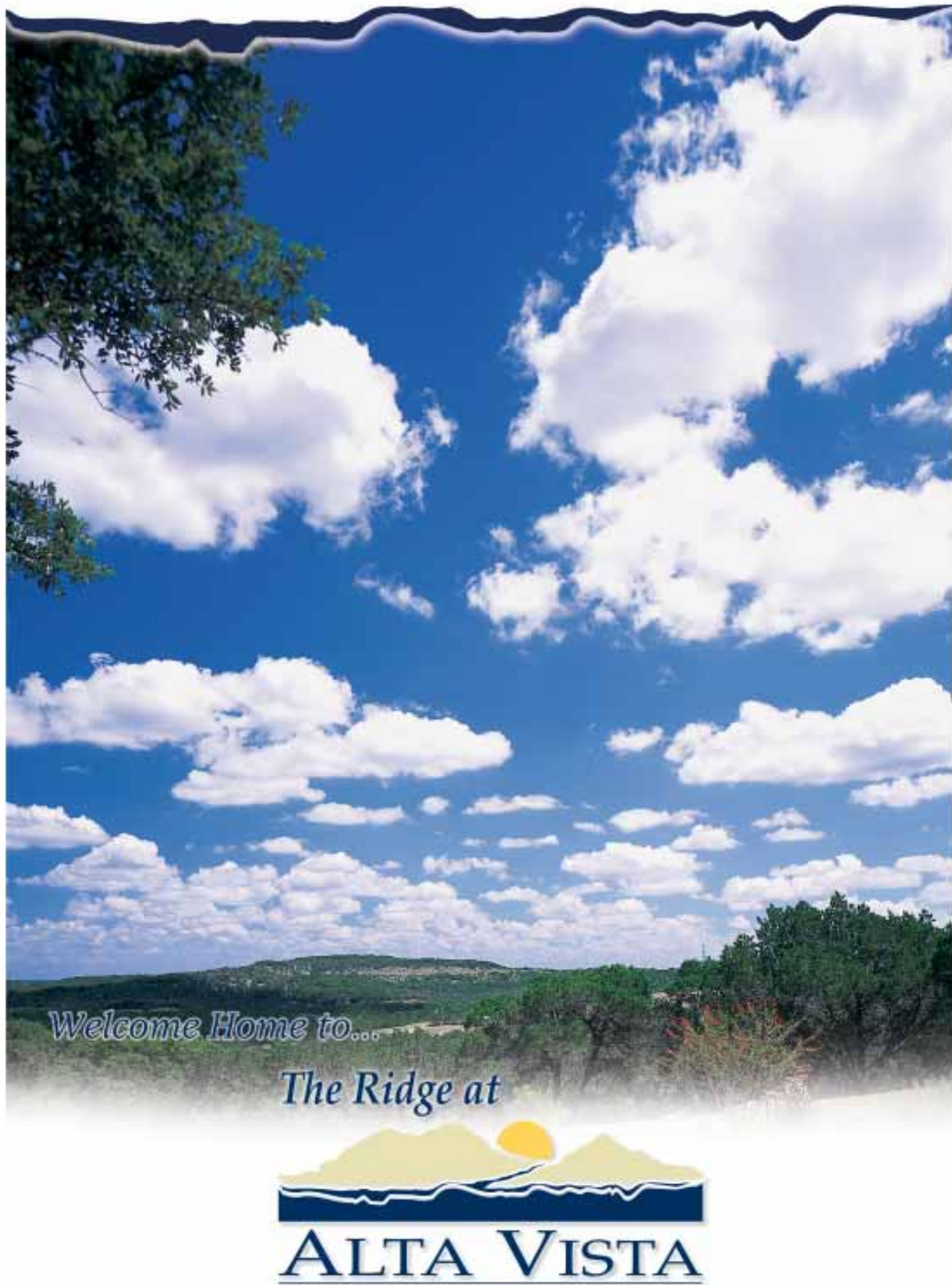


*The Ridge at*



ALTA VISTA

*Toll Brothers*  
America's Luxury Home Builder™



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.

Surrounded by the lush Balcones Canyonlands Preserve, The Ridge at Alta Vista offers an elegant Hill Country lifestyle in prestigious Travis County. Nestled in a private wooded setting with magnificent River Valley views, this sophisticated community is just minutes from every convenience you may need.



## A CONVENIENT PLACE TO LIVE

In The Ridge, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. The Ridge is conveniently located along Ranch Road 620 across from the Lake Travis Middle School, only 2 minutes north of Bee Caves Road (F.M. 2244) and 15 minutes from the Capital of Texas Highway (Route 360). Downtown Austin is just 30 minutes away, while the Austin-Bergstrom International Airport is a 35-minute drive.

## A FOCUS ON EDUCATION

As homeowner at The Ridge, you will join a community where education is given the highest priority. The Lake Travis Independent School District was recently rated one of the top school districts in the Austin metropolitan area. Over 92% of Lake Travis High School students took the ACT/SAT college entrance exams in 2005 in preparation for continuing their education after graduation. Gifted programs are available at all grade levels, and college advanced placement courses are offered at the high school level. Lake Travis High School produced 5 National Merit finalists and 18 commended scholars in 2005. Complementing the academics are many extracurricular activities, including more than 35 student clubs and organizations. In addition, a strong interscholastic athletic program offers 12 competitive sports. Students also have the opportunity to participate in the drill team, color guard, cheerleading, band, choir, orchestra, debate, theater, and University Interscholastic League (UIL) academic activities.

Superb private schools, including St. Stephen's Episcopal School, Regents School of Austin, St. Michael's Catholic Academy, and Kirby Hall School, are all within 15 minutes of The Ridge.

The largest public university in the United States, The University of Texas at Austin, is located just 30 minutes away in downtown Austin. Nearby Austin Community College offers a Liberal Arts certification and continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions, including St. Edward's and Texas State Universities, are within a one-hour drive.

## WORLD CLASS SHOPPING AT YOUR DOORSTEP

The Ridge is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Vista Ridge and Lohmans Crossing shopping centers are just minutes away. In the charming towns of Lakeway and Bee Cave, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The fabulous Barton Creek Square and Lakeline Malls are just 25 minutes away, with Foley's, Dillard's, and many fine specialty shops.



# THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to The Ridge. South Austin Medical Center, only 20 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of Austin, acclaimed worldwide for research and treatment, are very accessible from The Ridge.

Also serving the community of The Ridge are houses of worship representing almost all faiths.

## CULTURAL & RECREATIONAL PARADISE

The Ridge, 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 private country clubs are nearby, including The Hills of Lakeway, Barton Creek, Lost Creek and Austin Country Clubs. The challenging public Lakeway golf courses of Live Oak and Yaupon are within 5 minutes of Alta Vista.

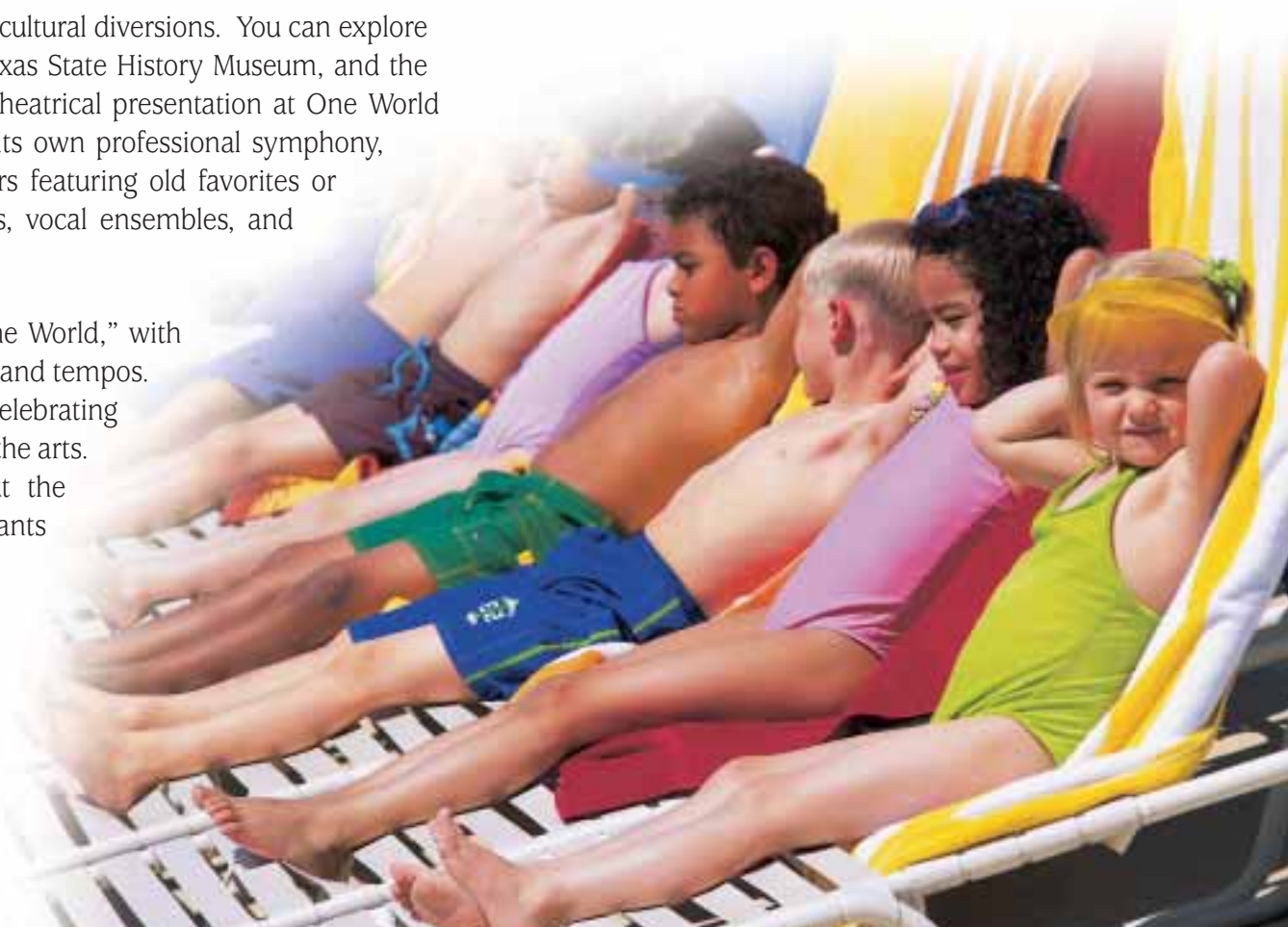
Beautiful Lake Travis, just 10 minutes from The Ridge, is the largest recreational lake in Texas. Its clean waters are ideal for swimmers, skiers, and jet skiers, and its steady breezes provide perfect conditions for sailing and wind surfing. Dotting the Lake Travis shoreline are many restaurants and shore-side facilities with beautiful views, such as the Commanders Point Yacht Basin, Lakeway Inn & Marina, and Hurst Harbor Marina. Boaters can keep their boat at one of the lake's many marinas or use the day launch at Mansfield Dam Park. Several local and state parks, including Mansfield Dam, Lakeway City, and Commons Ford Parks, are located within 30 minutes. At these parks, you and your family can enjoy swimming, fishing, camping, and picnicking.

If you are a bicycling enthusiast, you will enjoy the wide bike lanes on Highway 620, where you may see world champion Lance Armstrong among the scores of cyclists who ride on the Hill Country roadways surrounding The Ridge. Several fitness and exercise clubs, as well as the World of Tennis Resort, are within 5 minutes.

The Travis County area offers a broad variety of cultural diversions. You can explore the LBJ Presidential Library, the Bob Bullock Texas State History Museum, and the Austin Museum of Art, or enjoy a musical or theatrical presentation at One World Theater or Zachary Scott Theater. Austin has its own professional symphony, ballet and opera companies; dozens of theaters featuring old favorites or groundbreaking new drama; dance companies, vocal ensembles, and orchestras producing events year round.

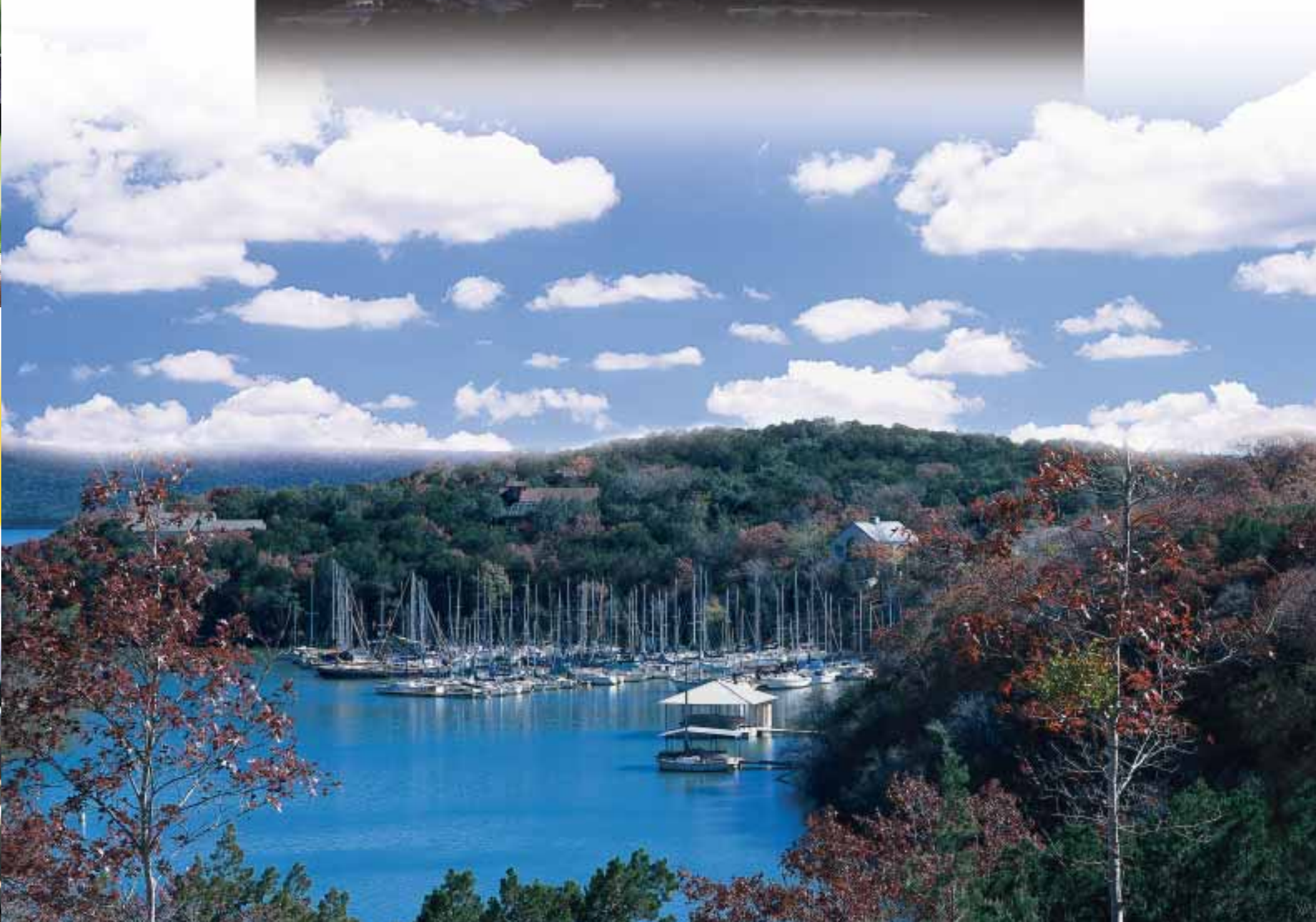
Austin is hailed as the "Live Music Capital of the World," with hundreds of venues offering music of all genres and tempos. In the spring, Austin is awash in arts festivals celebrating music, food, the great outdoors and all facets of the arts. Austin cuisine melds flavors from throughout the world, served in some of the friendliest restaurants around.

For sports fans, the University of Texas, a member of the Big 12 Conference, provides nationally ranked programs in football, men's and women's basketball, and baseball.



# AN AREA OF UNEQUALLED BEAUTY

In The Ridge, 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 Ridge.



# A NAME THAT MEANS LUXURY LIVING

At Toll Brothers, we build more than homes, we build *communities*. For more than 38 years we've been building communities in picturesque settings where



luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are 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**. In addition, we have recently been chosen as the **First Place Winner for Innovative Product Design** in the Big Builder Apex Awards—where we were also recognized for Leadership and Management, and Operational Excellence; and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. 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.

## CHOOSE CONVENIENT HOME SERVICES FOR 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** has an understanding of the home buying process that no other lender can match. We have considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to ensure that the very best programs are available at preferred rates.

**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. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted cost. Ask your salesperson about our competitive rates.

## THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step pre-settlement orientation program. The first orientation 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. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

## 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. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees and ponds.

As part of our award-winning conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscape
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, and Virginia. With this experience behind us, you can be assured that your new home here in The Ridge at Alta Vista will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc., is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).





**NATIONAL HOUSING  
QUALITY AWARD**

National Association of Home Builders  
and Professional Builder Magazine

**AMERICA'S BEST BUILDER**

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**NATIONAL BUILDER  
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Magazine

*Toll Brothers*

The Ridge at



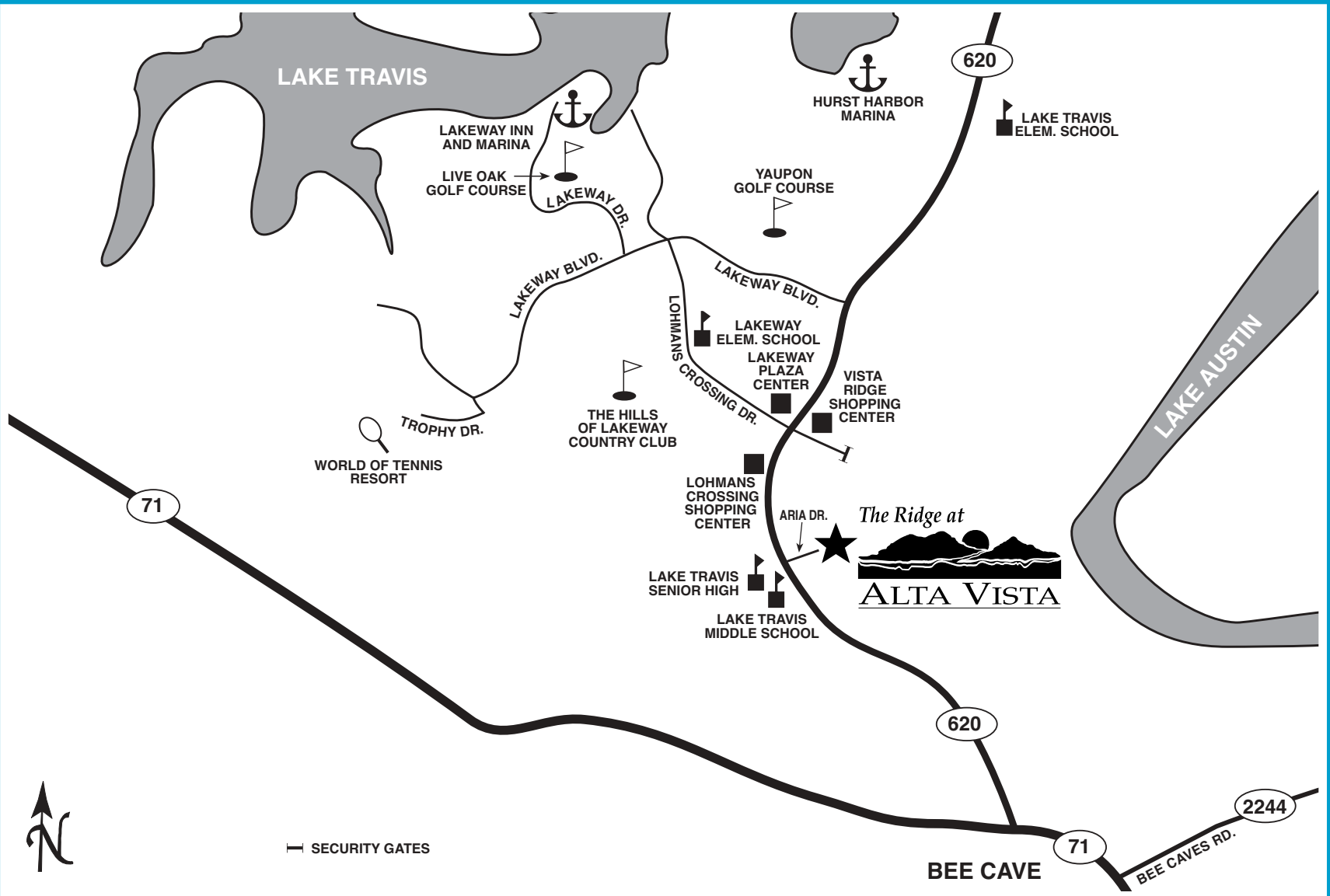
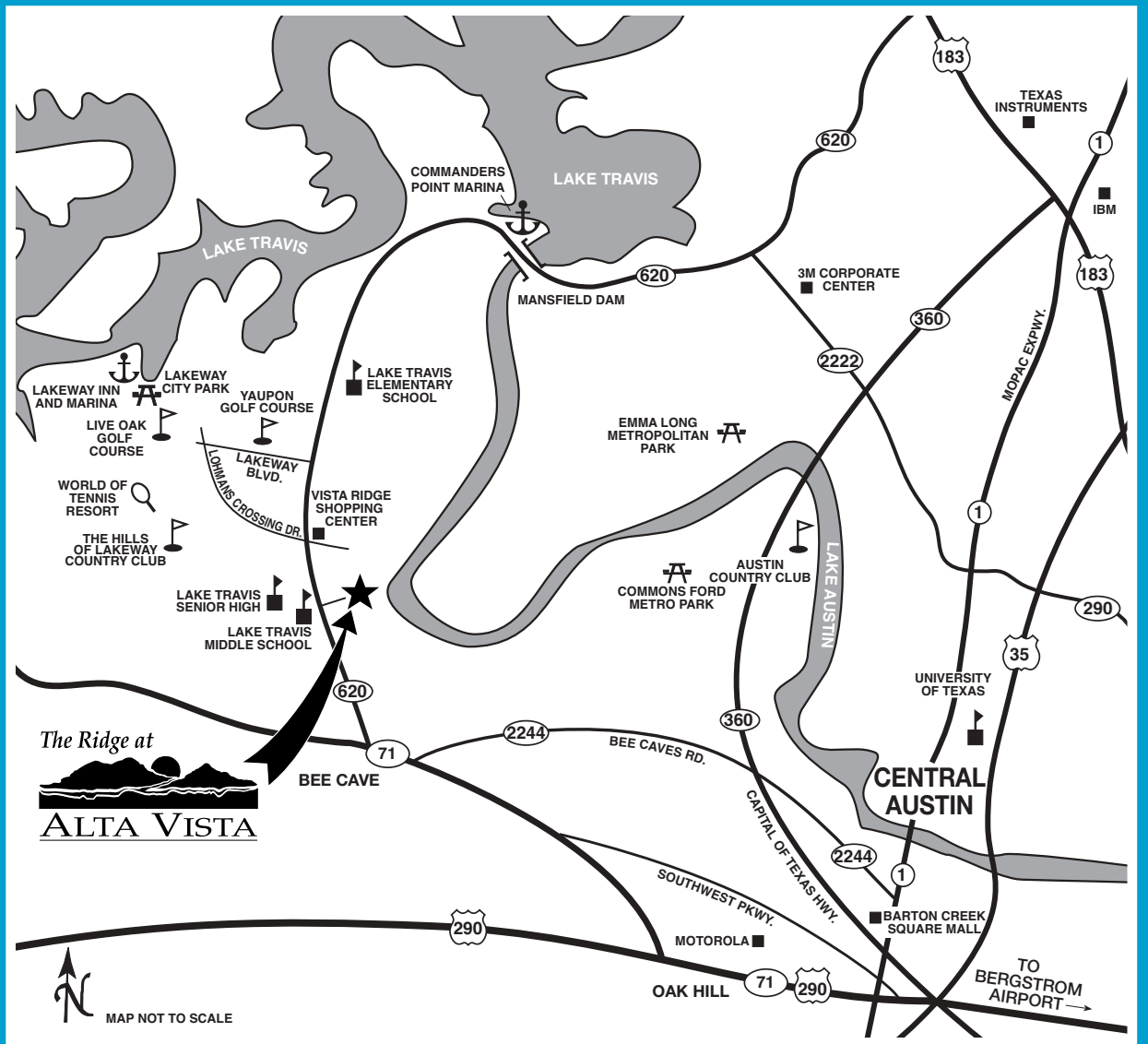
ALTA VISTA

The Ridge at Alta Vista  
 100 Aria Drive  
 Austin, TX 78734  
 The Reserve Collection  
 512-266 - 8088  
 The Estate Collection  
 512-263-2635

**Toll Brothers**  
 America's Luxury Home Builder™

## DIRECTIONS:

Take Capital of Texas Highway (Route 360) to Bee Caves Road exit. Go west on Bee Caves Road approximately 7 miles to Texas Highway 71. Take Highway 71 for 1 mile to RR 620 and turn right. Follow RR 620 for 1 8/10 miles to Aria Drive and make a right. Follow the signs for The Ridge at Alta Vista.



For more information on Toll Brothers communities nationwide, visit [tollbrothers.com](http://tollbrothers.com)

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