

Great Meadow Drive

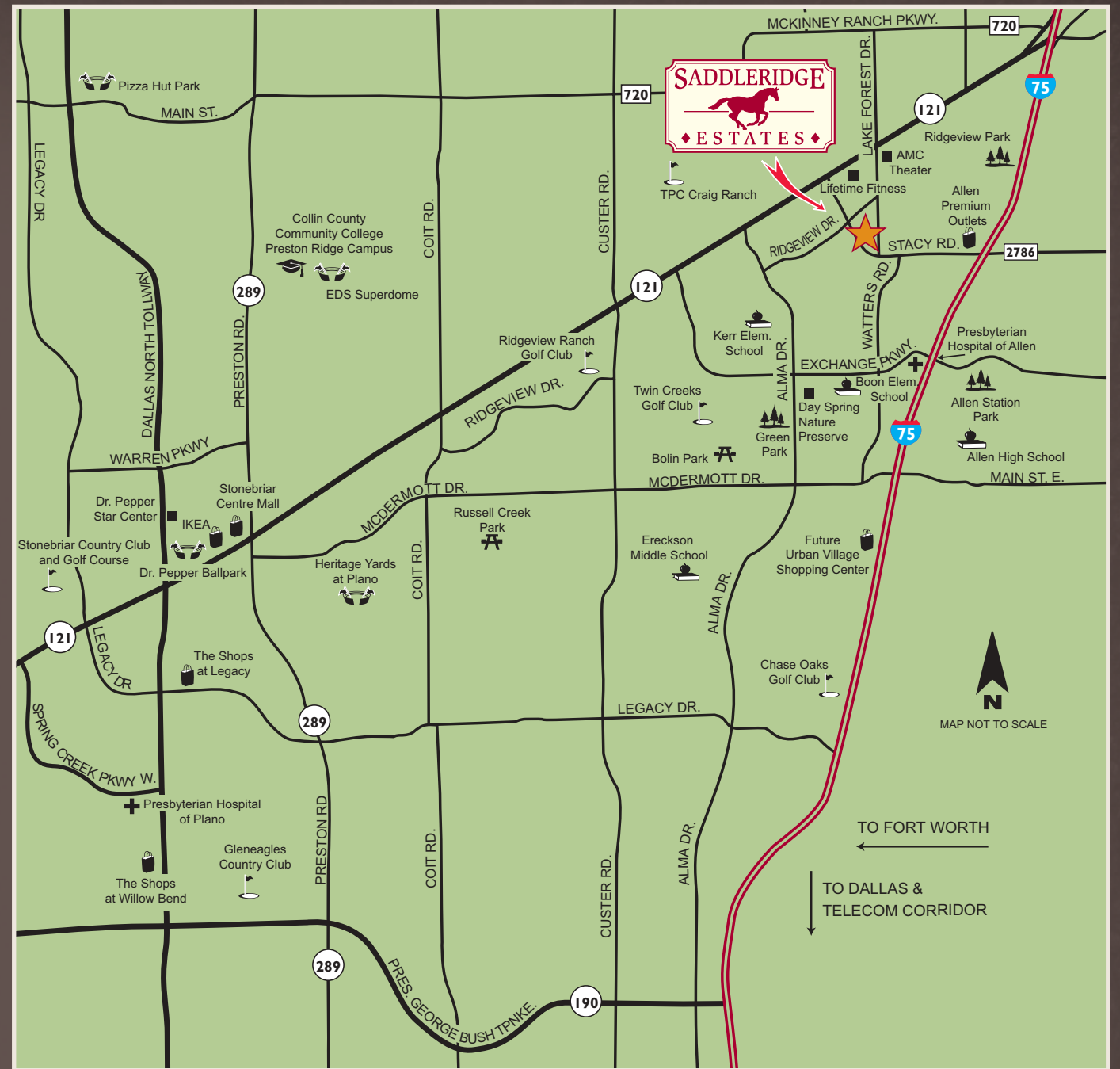
Allen, TX 75002

(972) 390-2133

Directions:

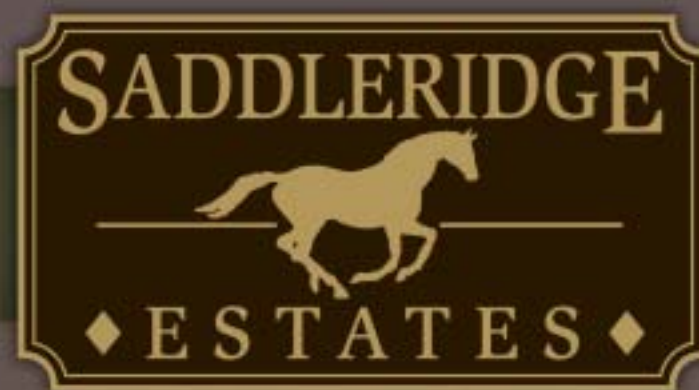
From Highway 75 North, exit at Stacy Road.
Turn left onto Stacy Road and travel west for 1/2 mile.
Saddleridge Estates will be on the right.

From Highway 121 East, turn right onto Stacy Road.
Continue on Stacy Road for 1/2 mile.
Saddleridge Estates will be on the left.



For more information on Toll Brothers communities nationwide, visit TollBrothers.com.





Toll Brothers
America's Luxury Home Builder[®]

Welcome Home to Saddleridge Estates

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 picturesque landscape north of Dallas, Saddleridge Estates is a community of luxurious homes located in the prestigious City of Allen. Nestled in a tranquil location, this private community is just minutes from any convenience you may need.



A Convenient Place to Live

In Saddleridge Estates, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Saddleridge Estates is convenient to Central Expressway (I-75), Highway 121, President George Bush Turnpike (190), and the Dallas Tollway, which can take you virtually anywhere in the Dallas/Fort Worth Metroplex. Downtown Dallas can be reached in 40 minutes. Major business centers are within 15 minutes, including the Telecom Corridor, Plano, Legacy Corporate Park, and Addison. Dallas Love Field Airport and Dallas/Fort Worth International Airport can be reached in just 30 and 40 minutes, respectively.





A Focus on Education

As a Saddleridge Estates homeowner, you will join a community where education is given the highest priority. The Allen Independent School District offers state-of-the-art facilities and programs, reflecting the community's strong commitment to education and its dedication to continued growth and development. Eight of the district's seventeen campuses were rated as Exemplary, and seven earned a Recognized rating under the new accountability standards set by the Texas Education Agency.

Superb private and parochial schools are located within a short drive. The main campuses of over 25 colleges and universities, including Southern Methodist University, the University of Texas at Dallas, and the University of North Texas, are all within 40 minutes of Saddleridge Estates.

A Cultural and Recreational Paradise

Saddleridge Estates, 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 semi-private golf courses and country clubs are nearby, including TPC Craig Ranch, designed by PGA Tour legend Tom Weiskopf, The Trails of Frisco Golf Club, Chase Oaks Golf Club, and Castle Hills Golf Club. You can engage in a variety of water sports at nearby Lake Lavon, Lake Ray Hubbard, or Lake Lewisville. The beautiful Lake Texoma is just an hour north on Central Expressway (I-75). The famous, family theme parks, Six Flags Over Texas and Hurricane Harbor, are only 50 minutes away.

The Dallas/Fort Worth Metroplex offers a broad variety of cultural diversions. The Plano Balloon Festival, the Texas State Fair, and the Fort Worth Stock Show & Rodeo are annual attractions. The Dallas Arts District is one of the largest in the country. Enjoy an evening of music at Morton H. Meyerson Symphony Center with the Dallas Symphony Orchestra or take in a Broadway production presented by the Dallas Summer Musicals at Fair Park and Majestic Theatre. Discover art and history in Fort Worth at the highly acclaimed Kimbell Art Museum, Amon Carter Museum, and Casa Mañana theatre. Sports fans can root for Dallas' four professional teams: the Stars, Mavericks, Rangers, and Cowboys. For minor league baseball fun, attend the Frisco Rough Riders games just 20 minutes away at the spectacular Dr. Pepper Ballpark.

In Plano, Addison, Fort Worth, and Dallas, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.





World-Class Shopping at Your Doorstep

Saddleridge Estates is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, you'll find a wide range of grocery stores and pharmacies less than 5 minutes away. In the charming towns of Allen and McKinney, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Allen Premium Outlets and The Village at Fairview are less than 5 minutes away. The Stonebriar Centre is within 10 minutes and offers an amazing array of shopping and entertainment opportunities. The Collin Creek Mall and The Shops at Willow Bend are both within 20 minutes. The fabulous Galleria is less than 25 minutes away with Saks Fifth Avenue, Nordstrom, Macy's, and over 200 fine specialty shops.

The Best in Community Services

Excellent medical facilities are comfortably close to Saddleridge Estates. Presbyterian Hospital of Plano and numerous medical offices just minutes from your new home offer a complete range of medical services. In addition, the hospitals and medical care facilities of Dallas and Fort Worth, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Saddleridge Estates are houses of worship representing almost all faiths.

An Area of Unequaled Beauty

In Saddleridge Estates, 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 Saddleridge Estates.

A Note From Toll Brothers



At Toll Brothers, we build more than homes. We build *communities*. For 40 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 are choosing 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**.

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.

Our commitment to excellence is reflected in the hundreds of distinctive Toll Brothers communities throughout the country and has earned us the praise and respect of thousands of homeowners — assurance that your new home will provide a lifelong source of pride and enjoyment.

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 landscapes

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, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Saddleridge Estates 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).

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