



CREEKSIDЕ

AT HERITAGE PARK

by Toll Brothers

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1700 Johnson Place • Flower Mound, Texas 75028 • 972-539-2234

GPS COORDINATES: X: 33.009 Y: -97.036

TollBrothers.com

From the north entrance of the Dallas/Forth Worth International Airport:
 Travel north on Highway 121 for about 2 miles towards Flower Mound.
 Exit Grapevine Mills Boulevard/Sandy Lake Road/Freeport Parkway.
 Merge onto the Frontage Road and turn left onto Freeport Parkway.
 Continue on Lakeside Parkway for about 1 mile. Turn right onto
 south Garden Ridge Boulevard. Travel for approximately 1 mile.
 The community entrance will be on your right.





Welcome Home to ...
CREEKSIDE
AT HERITAGE PARK

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 a gorgeous wooded area, Baker's Branch Creek, and 300 acres of parkland, Creekside at Heritage Park is a community of luxurious single-family homes tucked away in the prestigious town of Flower Mound. You and your family will savor the natural beauty of the community while creating lifelong memories in a superbly crafted Toll Brothers home.

Let yourself relish the serene moments of a simple lifestyle while remaining close to metropolitan conveniences.

Know that the good life awaits you in Creekside at Heritage Park.

A Convenient Place To Live

In Creekside at Heritage Park, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Creekside at Heritage Park is less than 10 minutes from Interstates 35 and 635, Highways 114 and 121, and the President George Bush Turnpike. Grapevine can be reached in less than 10 minutes, and commuting 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 10 minutes, while Love Field Airport is 20 minutes from your new home.



A Focus On Education

As a Creekside at Heritage Park homeowner, you will join a community where education is given the highest priority. Bluebonnet Elementary and Shadow Ridge Middle School are both 5 minutes from Creekside at Heritage Park. Over 95% of Flower Mound High School* students continue their education after graduation. Gifted programs are available at all grade levels, and Flower Mound High School offers college Advanced Placement courses. Ranked in the top 100 high schools in Texas by *U.S. News & World Report*,** Flower Mound High School also boasts award-winning athletic and fine arts programs that add to the school's enriching experience. Recently, 37 students were named as National Merit Finalists – giving Flower Mound High School the second largest number of recognized students by the National Merit program in the state of Texas.***

Superb private schools, including Greenhill School, The Hockaday School, Jesuit College Preparatory School, Trinity Christian Academy, and Prince of Peace Christian School are all within 25 minutes of your new home. Exploration Preparatory School and Primrose School of Old Orchard are within 5 minutes of Creekside at Heritage Park.

The University of Dallas, University of North Texas, University of Texas at Arlington, University of Texas at Dallas, and Texas Woman's University are all less than 30 minutes away. Nearby, North Texas Central College offers continuing adult education with a wide diversity of day and evening courses.



*Schools subject to reassignment by governing authorities.
**Data obtained from www.usnews.com and is based on the 2011-2012 school year.
***Based on the 2013-2014 school year.

World-Class Shopping At Your Doorstep

Creekside at Heritage Park is close to all types of shopping opportunities. Discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Shops at Highland Village, less than 10 minutes away, showcases many popular stores. Enjoy exceptional grocery shopping at nearby Whole Foods and Kroger. The Shops at Willow Bend and Stonebriar Centre are 20 minutes from your new home and feature anchor stores such as Neiman Marcus, Nordstrom, Macy's, and Dillard's.



A Cultural And Recreational Paradise

The Flower Mound area offers convenient access to a variety of fun family diversions, from outdoor recreation at Grapevine Lake, to high-speed experiences at the Texas Motor Speedway, to unforgettable getaways at the nearby Gaylord Texan and Great Wolf Lodge resorts. Several challenging private and semiprivate golf courses and country clubs are nearby, including Bridlewood Golf Club and Lantana Golf Club. Scenic public golf courses, including Tour 18 Flower Mound, Grapevine Municipal Golf Course and Cowboys Golf Club, are within 10 minutes.

In Dallas and Fort Worth, 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. 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, you can check out an authentic Texas experience at the Stock Show & Rodeo or attend a cattle drive in the historic Stockyards District. The State Fair of Texas, Dallas Summer Musicals, Taste of Addison Festival, Plano Balloon Festival, and Grapefest, a wine and food-tasting event, are annual local attractions. Sports fans can root for professional teams including the Dallas Mavericks, the Dallas Stars, the Texas Rangers, and the legendary Dallas Cowboys.



The Best Of Community Services

Excellent medical facilities are comfortably close to Creekside at Heritage Park. Medical Center of Lewisville and Texas Health Presbyterian Hospital Flower Mound are only 8 minutes from your new home and offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Dallas metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Creekside at Heritage Park are houses of worship representing almost all faiths.

An Area Of Unequaled Beauty

In Creekside at Heritage Park, 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 Creekside at Heritage Park.





At Toll Brothers, we build more than homes; we build *communities*. Trusted since 1967, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

Toll Brothers, an award-winning **Fortune 1000** company, embraces an unwavering commitment to quality and customer service. Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE: TOL). The Company was recently named national **Builder of the Year** by *BUILDER* magazine, and was twice named national Builder of the Year by *Professional Builder* magazine. Locally, Toll Brothers is the proud five-time winner of the Texas Builder of the Year Award.*

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers - Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.

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 dream 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® Company 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.

*Awarded by the Texas Association of Builders in 2013, 2012, 2011, 2008, & 2007.

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