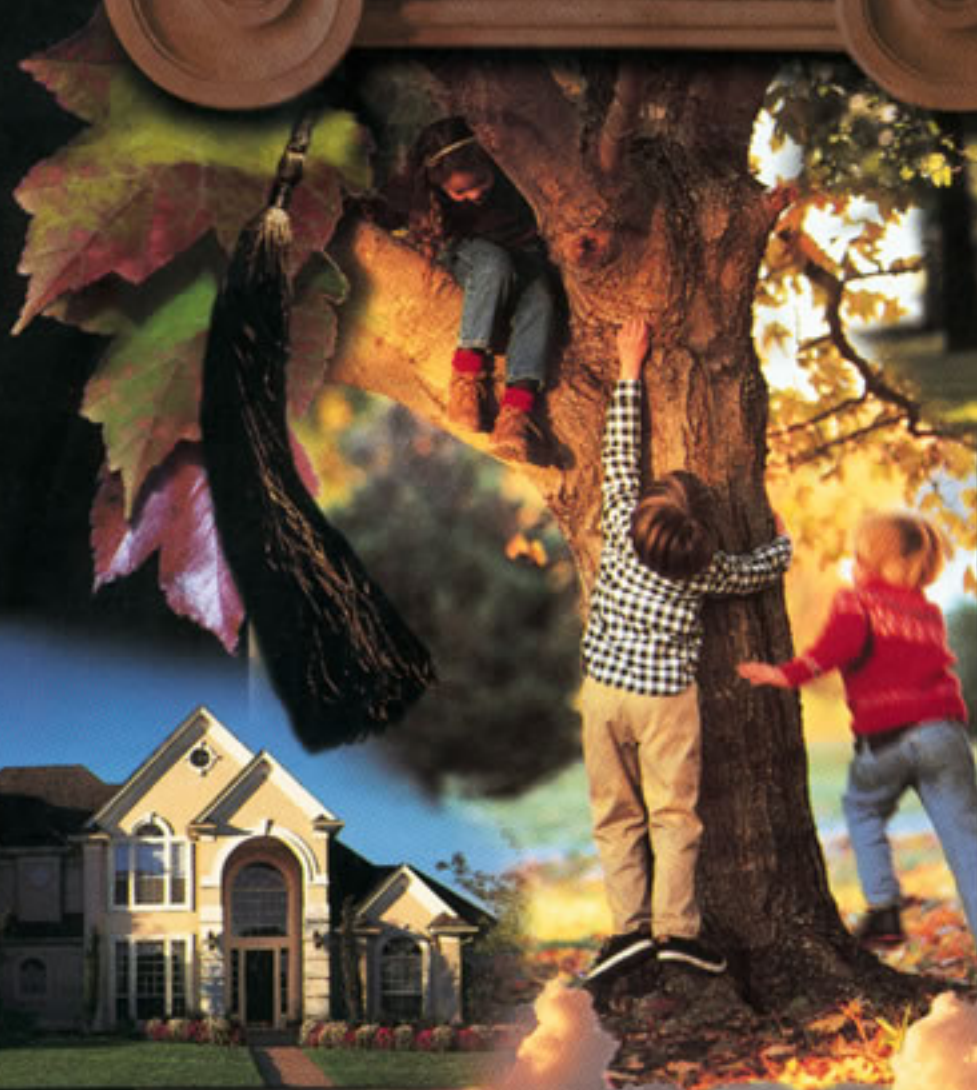


The 1998 Showcase
— of —

Master-Planned Communities



TIMARRON



STONEBRIDGE RANCH



WELCOME HOME

Where dreams live

SB } Choosing a new address today means more than just buying a house. It's an investment in lifestyle, and all the comforts of true community living. That's what Westerra master-planned communities are all about. You'll find neighborly villages connected by lush parks and green space. Distinctive homes in a variety of styles and price ranges. Neighborhood centers, recreational amenities and social activities that bring families and neighbors together. All in desirable locations that offer exactly what you want – beautiful



Outdoor pursuits abound in Timarron and Stonebridge Ranch.

surroundings, convenient access and top-rated schools. Whether you choose Stonebridge Ranch in McKinney or Timarron in Southlake/Colleyville, you're sure to feel at home in a place where old-fashioned values and an unparalleled quality of life go hand in hand.



A prestigious address, prime location and plenty of recreation are yours at Timarron.

Stonebridge Ranch's lifestyle amenities offer something for everyone, whether you need a little R&R, or have energy to burn.





RESORT LIVING

Good day, sunshine!



Something wonderful happens when you enter the scenic beauty of Timarron and Stonebridge Ranch. You're simultaneously calmed by the serenity and energized by the vibrant possibilities — social and recreational opportunities galore, friendships that last a lifetime and a collection of the area's most celebrated builders waiting to help you design your dream home.



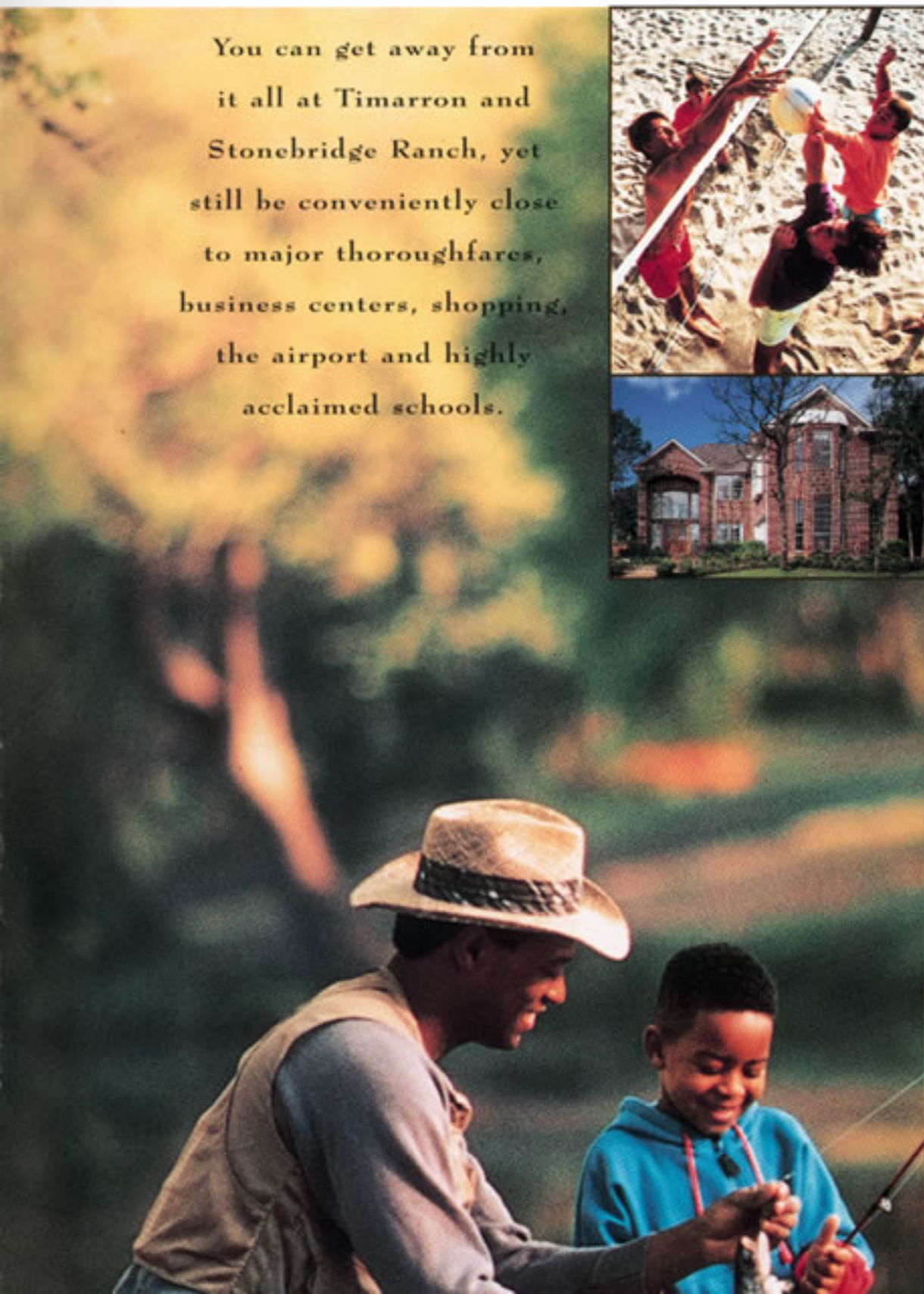
You can get away from it all at Timarron and Stonebridge Ranch, yet still be conveniently close to major thoroughfares, business centers, shopping, the airport and highly acclaimed schools.



Recreation is a vital part of both communities where pools, sand volleyball, lighted tennis courts, basketball courts, soccer fields, playgrounds and miles of trails complete the picture.



Living in a new home in Timarron and Stonebridge Ranch is like a year-round resort vacation.





TIMARRON

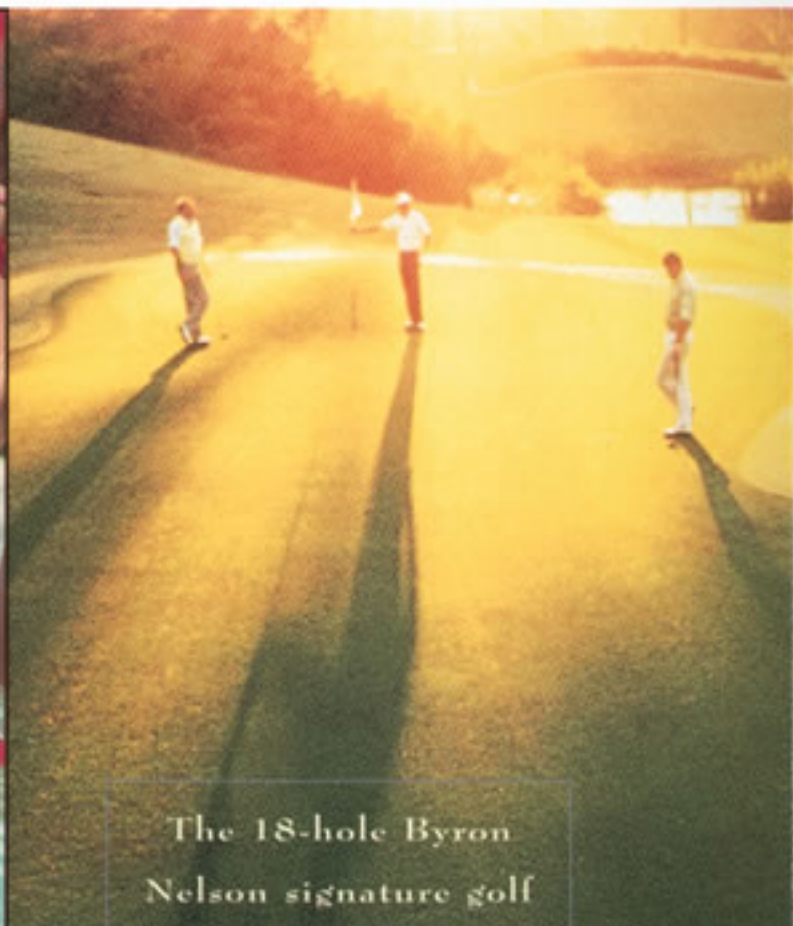
How the West was won

Each of Timarron's residential villages boasts its own distinctive charm, from the golf villas and palatial estates to everything in between. All are bonded by a sense of community that's not as easy to find today as it once was.



Luxury living in Southlake/Colleyville, one of the area's most appealing locations with easy access to DFW and Alliance Airports and highly acclaimed schools, makes Timarron a sought-after address.

Resident-supported activities and outstanding recreational amenities characterize Timarron, home of two neighborhood centers with swimming pools, playgrounds and ball courts, plus a sparkling lake and walking paths.



The 18-hole Byron Nelson signature golf course at Timarron Country Club is ranked in the 1996 top ten new courses by *Golf Digest*.



SB STONEBRIDGE RANCH

It's a wonderful life



Variety adds character to any community, and Stonebridge Ranch sets the standard. From patio homes and golf villas to traditional single-family homes and luxury estates, there's something for everyone. And it's all served by the McKinney Independent School District, which ranks among the area's best in SAT scores. SB



Two private country clubs with championship golf courses top the long list of amenities in Stonebridge Ranch.

Ten miles of hike-and-bike trails, a dozen lakes, numerous parks and sports facilities let you play or relax to your heart's content.

A resident-only Beach & Tennis Club is the only one of its kind in north Texas. A new YMCA is also part of the 6,300-acre community.



THE LIFESTYLE COLLECTION

Singular sensations

Patio homes and luxury villas represent an alternative choice in new home concepts, catering to on-the-go lifestyles seeking more free time and less home maintenance.

Nestled within the golf course, Timarron's European-influenced Crescent Royale village features custom Country French and Old World villas.

Picturesque golf course settings provide the backdrops for Stonebridge Ranch's custom golf villas in the gated village of Ballantrae, as well as luxury patio homes in Lake Point Village.



There is no setting more appropriate for an elegant luxury home than Stonebridge Ranch or Timarron.

LUXURY LIVING

Once upon a dream



Stonebridge Ranch's custom villages include waterfront, golf course and oversized home sites and the choice of two villages with gated entries.

Sophisticated, one-of-a-kind designs by a variety of luxury home builders are right at home on golf course or estate home sites in Timarron.



LOCATION

On the street where you live



TIMARRON

\$200's to \$1 million
State Hwy. 114 west to
E. Southlake Blvd.
Turn left, follow signs.
(817) 481-9509



STONEBRIDGE RANCH

Low \$100's to \$1 million+
North on Hwy. 75 to
Exit 40, west on Virginia
to Information Center.
(972) 529-5997



TIMARRON BUILDERS

Tom Adair
Kenny Anderson
Bradford Custom Homes
Glenn Bruton
Classical Homes
Conn-Anderson
John Craig Custom Homes
Darling Homes
J.D. Doan Custom Homes
Drees Custom Homes
Gary Dunn Custom Homes
Howard Homes
McCowen-Sainton
Mitcham Homes
Monument Homes
Newport Classics
Newton Kustom Kastles
Pierce Homes
Kenneth Pressley
Ritz Properties
Slusser Classic Homes
Larry Stewart Custom Homes
David Weekley Homes
Wright Custom Homes

STONEBRIDGE RANCH BUILDERS

Robert Balkman Homes
Bellaire Custom Homes
Billings Custom Homes
G.G. Cain & Company
Cook & Harrison Homes
Darling Homes
Drees Homes
GoldCrest Custom Homes
Goodman Homes
Grand Homes
Highland Homes
Huntington Homes
Sam Jones Construction
Lakewood Homes by Pierce
Mayfair Custom
Concept Homes
Bruce Ott Custom Homes
Pierce Homes
Pulte Homes
Sovereign Homes Corp.
StoneHenge
Development Corp.
Ventura Custom Homes
David Watson & Associates
David Weekley Homes



Prices and builders subject to change.

Homes within a Westerra community are constructed and sold by builders not affiliated with Westerra Timarron, LP, Westerra Stonebridge, LP, Westerra Holdings, LLC, and their affiliates, none of which companies and affiliates guarantees or warrants the obligations of, or construction by, such builders.

