



*Live Where  
You Play*



**THE HIGHLANDS**  
AT TROPHY CLUB

[www.highlands-trophyclub.com](http://www.highlands-trophyclub.com)

**T**he Highlands at Trophy Club features a hometown community lifestyle for over 1600 families.

The Highlands at Trophy Club is located in the wooded rolling hills of southeast Denton County with a country club setting, the world's only Ben Hogan designed championship golf course, several planned public parks and amenities, award winning schools in Northwest ISD, and a great social environment with incredible accessibility to major attractions in Dallas and Fort Worth.

Centurion is excited to work with the Town of Trophy Club in developing this prestigious city providing one of the safest places to raise a family. The Highlands community at Trophy Club will be the last development in one of the best places to live in the DFW metroplex (D Magazine 2006-#7). Trophy Club is 30 miles northwest of Dallas, 23 miles northeast of Ft. Worth and less than 15 miles from DFW Airport.

***A Variety of Homesites:***

The Highlands at Trophy Club proposed plan includes approximately 1,600 lots with choice of 100', 90', 80', 70', and 60' wide lots.

***Enhanced Entry Ways:***

The Highlands at Trophy Club will bring new concepts in landscaping with shrubbery, trees, native grasses, a fountain, and other landscape amenities.

***Golf Memberships Available:***

The Executive Golf Membership is designed for the most astute Trophy Club member that "wants it all." This membership includes full golf, tennis, fitness, swimming and social amenities at Trophy Club Country Club, plus Dallas/Ft Worth Society and Signature Gold Unlimited Privileges. Whether you are playing golf with customers or taking that special someone out on the town, these exclusive benefits will open the door to 200 private clubs across the metroplex and around the world.

For more information, contact 817-837-1900 or go to [www.trophyclub-dallas.com](http://www.trophyclub-dallas.com).



### New Schools:

Construction will begin by Summer of 2007 on NISD's second high school for occupancy by August 2009. The new Byron Nelson High School is a state-of-the-art facility that will feature an indoor football practice facility, a three story academic wing, courtyard featuring large outdoor area for students to gather, two story library with mezzanine and a java city coffee shop.



### Thoroughfare Plan:

By 2009, roads are expected to interconnect with Hwy 377 for convenient access to major highways of 114 towards DFW Airport and Interstate 35W to downtown Fort Worth and Denton.

### Northeast Park:

The proposed concept plan will feature highly desirable amenities including a pavilion, pool with splash park and sports fields.



\*See Disclaimer

### Private Amenity Center:

Exclusively for residents in Neighborhood 8. Planned amenities will feature an outdoor swimming facility, tennis courts, card and media room, entertainment area and game room. The planned amenity center will be approximately 5,000 to 6,000 square feet and will have easy access to pathways leading to the Trophy Club Country Club.



### Northwest Park:

The expanded Northwest Park will feature sports fields, a concession stand, restrooms, and a community pool with a community center.



\*See Disclaimer

### Parks and Open Spaces:

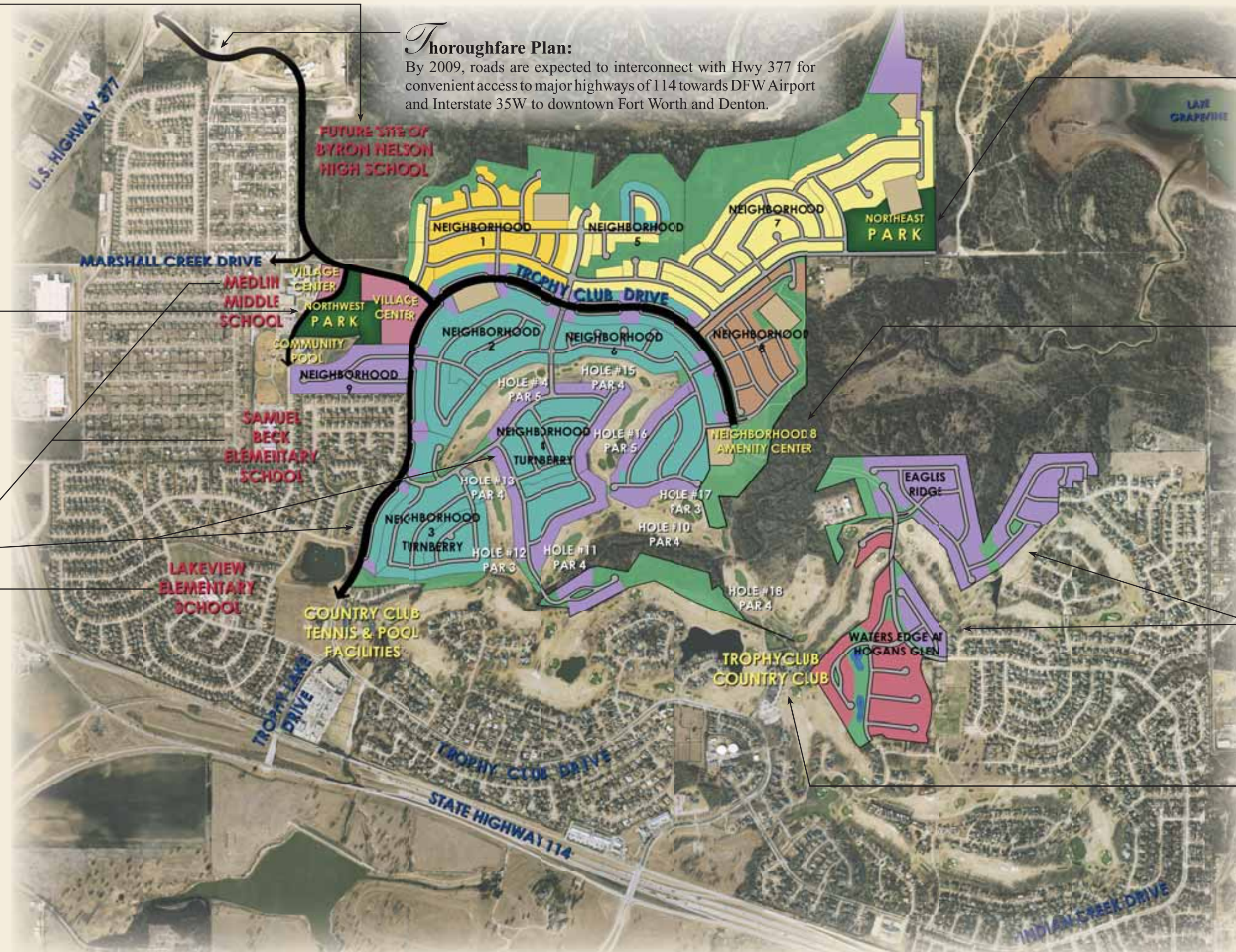
Approximately 100 acres of land will be designated for parks and open space. Open spaces will include hiking and biking trails as well as cart path access to the Trophy Club Country Club. There will also be pocket parks surrounding the hiking and biking trails that include benches, gazebos, picnic tables, and activity areas for children, along with other small park amenity items.

### Neighborhoods 3 & 4:

Hillwood Development will be developing Neighborhoods 3 & 4, which will be known as Turnberry at Trophy Club.

### Onsite Schools:

There are 3 onsite NISD schools located in the Highlands at Trophy Club, Samuel Beck Elementary, an exemplary rated school and two recognized schools, Medlin Middle School and Lakeview Elementary School. Northwest ISD is becoming the best and most sought-after school district in Texas.



### Neighborhoods 10 & 11:

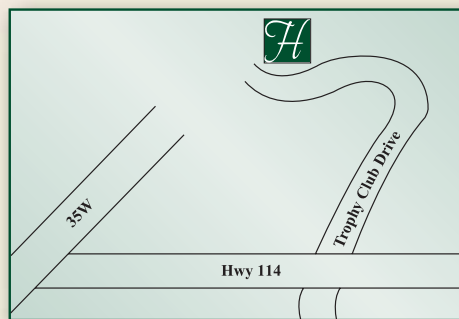
In developing Neighborhoods 10 & 11, Centurion American has made improvements to sections of Hogan's Glen, a gated residential community.

### Trophy Club Country Club:

Nestled in the Dallas/Fort Worth's rolling and picturesque countryside. Trophy Club Country Club is the only course designed by the golf-great Ben Hogan. Trophy Club Country Club offers 18 holes of golf masterminded by Hogan, and it is also home to another 18 holes of equally challenging course designed by Arthur Hills.



\*Disclaimer: Site plans and community maps are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OF THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice.



Take Hwy TX-114. Proceed on TX-114 towards Trophy Club Drive. Turn right on Trophy Club Drive and proceed 2 miles. The Highlands at Trophy Club is located just north of the Trophy Club Country Club.

# Centurion American

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