

Vaquero

FACT SHEET

Developer: Discovery Land Company Scottsdale, AZ www.discoverylandco.com
www.vaqueroclub.com

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Project Location: Situated at the southwest corner of the Dove Road and Precinct Line Road in Westlake, Texas close to the recently expanded Highway 114 in Northeast Tarrant County. The 525-acre site's appeal stems from the pastoral setting created by rolling topography, mature post oaks, views of the surrounding countryside and the upscale rural residential environment found in Westlake. The site is the ideal location for what is one of the finest gated communities and private clubs in the Metroplex. The site is within the Keller Independent School District boundaries.

Community: A private, guard gated community with approximately 330 properties surrounding a Tom Fazio-designed private golf club, which is owned by its members. In order to achieve the highest quality in home design and construction as well as a strong sense of community identity within the gates, there are architectural and landscape design guidelines created by nationally renowned architects/planners, thorough covenants and an extensive community-landscaping program.

Home sites and Homes: The project has 280 custom home sites which range in size from approximately one-half acre to 3.5 acres and 50 detached golf village homes of 3,000 to 5,300 square feet on one-third acre lots. Golf village homes begin at \$1,350,000. Vaquero's custom home sites currently range in price from \$250,000 to \$1,700,000. There are currently 30+ custom homesites available under \$500,000. Custom homes are currently priced from \$1,650,000 and up. There are currently 115 occupied homes in Vaquero and 25+ homes under construction.

Real Estate Pricing: Specific information on residential real estate availability and pricing is available through the Vaquero Information Center, located just south of Vaquero's main gate on Precinct Line Road. Appointments to tour the Vaquero property are preferred, however, the Information Center can also accommodate walk-in tours depending on sales agent availability.

Club Structure: The Club is an invitation-only, private, equity golf club limited to a maximum of 385 golf members. Invitations to apply for membership are available to community property owners. The initiation fee is \$175,000. Social memberships are available to property owners for \$40,000.

Golf Designed By: Fazio Golf Course Designers, Inc. Scottsdale, AZ

Course Details: The course plays approximately 7,100 yards from the championship tees and is a par 71. The course features bent grass greens, zoysia grass fairways, Bermuda intermediate roughs, and a state-of-the-art irrigation system. Primary roughs are planted with native coastal and fescue grasses. The course has been carefully routed to take advantage of the natural rolling terrain, regal post oaks, lakes, and meadow areas.

Clubhouse Details and other Amenities: Vaquero's luxurious Clubhouse features all the traditional amenities including pro shop, large men's & lady's locker rooms overlooking the golf course, workout facility, spa treatment rooms and both casual and fine dining. The Community Center features an infinity edge pool, sand beach entry kiddie pool, group pavilion, half-court basketball, and open-air kitchen with food and beverage service, all overlooking a fish-stocked natural lake with casting dock. The community features extensive and meticulous landscaping with a consistent theme throughout. The main entry gate is secured 24 hours a day with secondary entries allowing access using a toll tag system incorporating video and telecommunication technology.