



OVERVIEW:

- 33.53 acres
- Zoning: "S-P-2" Generalized Site Plan District for senior adult living complex, to include condominiums and cottages, plus a clubhouse which provides extensive amenities and services. On the same campus will be up to 100 units of assisted living/memory care facility.
- Grand Opening – Summer 2007

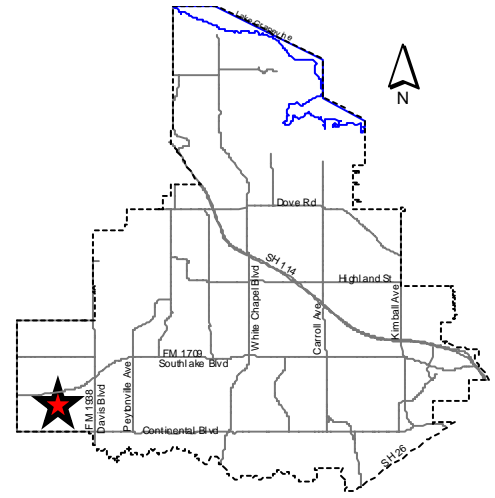
CONCEPT: The WaterMere at Southlake is an age-qualified resort community that provides a carefree, secure lifestyle. The members will own their individual villa or condominium home, and there will be an approximate 30,000 sq. ft. clubhouse complete with restaurants, bank, theatre/media center, indoor pool, state-of-the-art health spa, hair salon, convenience store, concierge, and library with internet access. Additional common area features will include tennis/sport court, parks, walking trails, lakes, gardening area, and putting green. A wide range of services will be provided the residents: 24 hour emergency response; 24 hour security; flexible meal selections served restaurant style; maintenance of the common areas; maid/housekeeping service; scheduled transportation; linen laundering; door to door trash pickup; and a full-time activities director. The elegantly designed cottages and condominiums will be energy-efficient, with gourmet kitchens, ten foot ceilings, tile floors, crown molding, spacious walk-in closets, monitored alarm systems, and internet and cable access. The cottages will have two car garages, and the first floor of the condominium buildings will be covered parking.



LOCATION: Approximately 33.53 acres located on the south side of W. Southlake Blvd. (F.M. 1709), at the intersection of W. Southlake Blvd. and W. Jellico Circle.

ZONING: “S-P-2” Generalized Site Plan District for senior adult living complex, to include cottages, condominiums, assisted living and memory care units.

PROJECT SCHEDULE: Grand Opening is estimated for Summer 2007.



Types of units	Total units	Number of bedrooms per unit	Ranges of unit sizes (Square feet)
Condominiums	152	One, two and three bedroom residences	1000-2000
Cottages	85	Two and three bedroom residences	2000-3000
Assisted Living Residence	60	Studio, one and two bedroom	350-700
Memory Care	40	Studio and companion units	320-550

CONTACTS: The following contacts are familiar with the WaterMere at Southlake Community project:

Developer

Richard E. Simmons
 Watermark at Southlake, LP
 817-742-1851
richardessimmons@integratedreg.com

City of Southlake

Economic Development Department
 (817) 748-8039
econdev@ci.southlake.tx.us
www.southlakesites.com

Craig Spaulding
 Watermark at Southlake, LP
 214-683-7723
cwspa@aol.com

Southlake Sales Office

Joy Parrish
 817-748-4000
 3100 W. Southlake Blvd., Suite 110
info@watermere-at-southlake.com
www.watermere-at-southlake.com