

The Retreat

What is The Retreat?

The Retreat is a private, master planned community offering a variety of home sites from patio to estate size, custom homes, resale homes and condos. It is not a timeshare.

Where is The Retreat?

The Retreat is 30 minutes south of Fort Worth in Cleburne with easy access to the Chisholm Trail Parkway. Contact: 7725 FM 1434, Cleburne, Texas 76033 ~ 817-556-2700 ~ theretreat-texas.com

Are there HOA Fees?

Yes. Members are billed \$600 semi-annually for HOA fees. Fees cover the extensive maintenance of the resort including golf course, swimming pools, road work, entry landscape, full-time security and much more.

What amenities does The Retreat have?

Championship golf course, driving range, 24/7 security, fitness center, two swimming pools, playgrounds, tennis court, outdoor sports court with picnic tables, hiking trails, a restaurant with full-service bar and a pro shop.

If I purchase a home site, how quickly must I begin building?

There is no time limit to build. You can build when you're ready – now or at a later date. As a member, you will still have full, year-round access to all amenities.

Is there a list of approved home builders?

There is a list of approved home builders, but you may use any home builder approved by the Architectural Control Committee. They also review permit applications and plans for any proposed home, structure, pool, fence, retaining wall or detached building that may be built. We're happy to provide you with a list of vendors.

What utilities are available to my home site?

The Retreat offers central water, sewage, electrical and land-line telephone service.

How do property taxes at The Retreat compare to those in the Metroplex?

The combined county and school tax rate is approximately 38% less for The Retreat than the DFW Metroplex. In addition to county and school taxes, most cities collect additional taxes for hospital & college districts. Cleburne does not, so your total taxes should be significantly lower.

What shopping and service options are there?

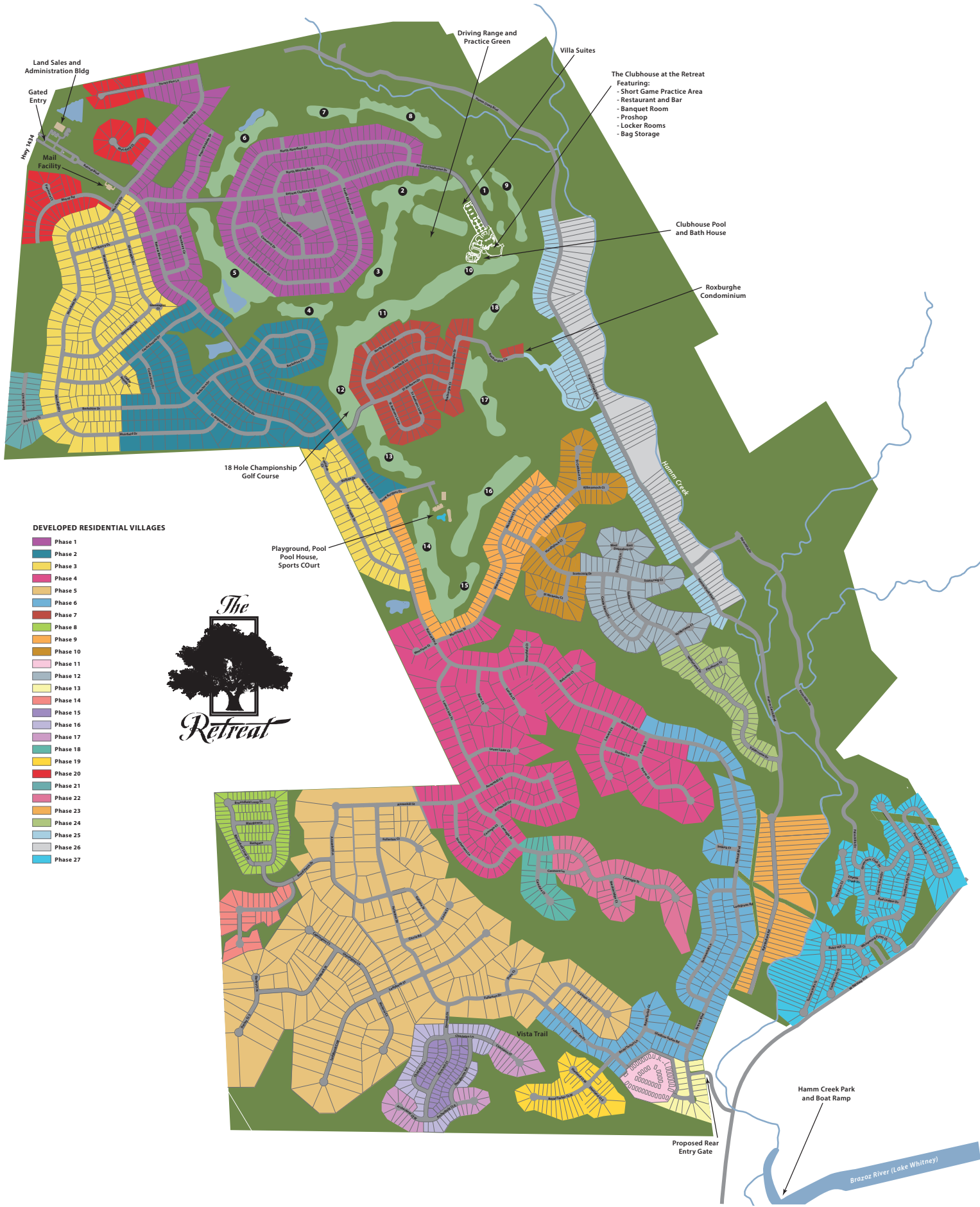
Within ten minutes of is a major hospital, as well as offices for doctors and dentists. There are restaurants, four major grocers, movie theaters and home improvement stores – everything you're accustomed to in the city.

Do you offer financing?

Yes, we offer in-house financing with no additional fees or closing costs, and competitive rates.

How much are Memberships?

All Owners are Social Members of The Retreat Country Club and have year-round access to all amenities. Full Golf Membership is available for \$150.00 per month. Receive unlimited golf for yourself, your spouse and your children (under 21) living in the household. Cart fee not included. Owners also receive 8 complimentary rounds of golf per year. Maximum rounds per year is 16 for property owners with multiple properties.



Land Sales and Administration Bldg
 Gated Entry
 Hwy 1474
 Mail Facility

Driving Range and Practice Green

Villa Suites

The Clubhouse at the Retreat
 Featuring:
 - Short Game Practice Area
 - Restaurant and Bar
 - Banquet Room
 - Proshop
 - Locker Rooms
 - Bag Storage

Clubhouse Pool and Bath House

Roxburge Condominium

18 Hole Championship Golf Course

Playground, Pool
 Pool House, Sports Court

DEVELOPED RESIDENTIAL VILLAGES

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10
- Phase 11
- Phase 12
- Phase 13
- Phase 14
- Phase 15
- Phase 16
- Phase 17
- Phase 18
- Phase 19
- Phase 20
- Phase 21
- Phase 22
- Phase 23
- Phase 24
- Phase 25
- Phase 26
- Phase 27



Proposed Rear Entry Gate

Hamm Creek Park and Boat Ramp

Brazos River (Lake Whitney)