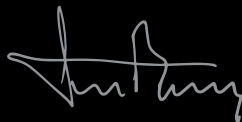


THE  
SIGNATURE  
COLLECTION

MASTER CRAFTED HOMES  
DESIGNED FOR MODERN LIFE



LEON J. BACKES  
CHAIRMAN AND CEO  
PROVIDENT REALTY ADVISORS



LUC DAUWE  
PRESIDENT AND CO-FOUNDER  
ROSEWOOD PRESTON HOLLOW



ENRIQUE MONTENEGRO  
PRINCIPAL  
SHM ARCHITECTS

THE SIGNATURE HOMES

CLASSIC HOMES

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LEON J. BACKES

PROVIDENT REALTY ADVISORS

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LUC DAUWE

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A PRESTIGIOUS LOCATION

PRESTON HOLLOW VILLAGE

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Modern life challenges us to rethink traditional concepts of home design. How are our days actually spent? How can a residence allow us more freedom? What does our home say to our guests? These questions, explored by three of Dallas’ most respected craftsmen, inspired The Signature Collection at Preston Hollow Village. The home you have always imagined—in the neighborhood you have long admired.



SOCIAL AND SERENE

Classic, Courtyard, and City Homes are situated on quiet streets and connected by lush landscaping at the edge of Preston Hollow Village. Enjoy peaceful walks amidst the vibrant urban scene, intimate community spaces, and the serenity of your private residence.





# Embrace Your Personal Style

LIVE LIFE ON YOUR TERMS

Three master craftsmen have collaborated on this project that defines community. Boldly designed and meticulously constructed, these homes define a progressive lifestyle next to a vibrant, walkable urban neighborhood. What describes your ultimate homecoming? The private backyard greenspace of a Classic Home. The single-level living of a City Home. A Courtyard Home that balances the best of both. Discover what modern living can mean.





‘Rosewood is family-run and family-centric. Our credo: Build with intention. Be fresh with ideas. Put family life in the forefront. The result is a home that fits the modern lifestyle families live today.’

# Classic Homes

We challenged ourselves to create modern homes that celebrate urban living. The result is both contemporary and timeless.

Being intentional about creating spacious retreats means including key features like individual back gardens and private, two car garages. The two-story design provides sociability and quiet flexible spaces on the second level.

‘Building for someone’s lifestyle requires understanding the way they live, imagining the family gathering places, and knowing how to create spaces for quiet moments.’

There are a limited number of Classic Homes, providing families with the rare opportunity to live an unprecedented lifestyle. Soak up the vibrant atmosphere of Preston Hollow Village’s shops, services, and dining hotspots. Enjoy a pleasant stroll home to relax on the patio with family and friends.



LUC DAUWE  
President and Co-Founder  
Rosewood Preston Hollow

- ◀ OPPOSITE PAGE  
Rooms are designed for modern life: open kitchens that connect seamlessly to great rooms are cozy enough for intimate nights in and large enough to host a house full of guests.
- » FOLLOWING PAGE  
Classic Homes are set apart from neighbors, with private backyards and terraces.









THIS PAGE  
Sub-Zero and Wolf appliances, thoughtfully designed pantries, prep spaces, and oversized premium quartz kitchen islands make entertaining effortless. Tailored packages are available for wine enthusiasts.





^ THIS PAGE  
 Homes for connected living.  
 Whether entertaining or  
 unwinding, move between  
 great rooms and spacious  
 patios that seamlessly blend  
 indoor and outdoor realms.



‘We have designed an opportunity for people to stay in the neighborhood they already love, but to live a different lifestyle. A more urban, walkable lifestyle.’

# Courtyard Homes

Considerate design asks that we think about how a home is truly lived in. To create our Courtyard Homes, we first imagine the experiences that will unfold. We use space and light, proportion and materials to craft rooms that become personal statements for their residents.

Courtyard Homes invite you to enjoy the spacious scale of a single family home, combined with the simplicity of a lock-and-leave lifestyle. Sunlight streams through generous glazing and flows around grand rooms with 11-foot ceilings. Two-level design conveniently places the master suite on the main floor, separate from other bedrooms and spaces for study and play.

‘A home must satisfy the needs of the occupant. The perfect home functions differently for everyone, but the characteristics of good architecture remain the same.’

Courtyard Homes are designed to make exquisite experiences part of everyday life. Socialize with neighbors over cocktails in the semi-private, professionally maintained garden. Entertain dinner guests beside the fireplace of your private outdoor lounge.



ENRIQUE MONTENEGRO  
Principal  
SHM Architects

- › OPPOSITE PAGE  
Spacious enough for relaxed entertaining, the stone-slab kitchen islands conceal extra storage. Deep breakfast bars provide comfortable legroom.
- Abundant storage indoors.
  - Private two or three car garages.







^ THIS PAGE  
Immaculate mews between  
homes features native Texas  
landscaping, for beauty that  
changes with the seasons.

» FOLLOWING PAGE  
Tall, elegant windows stream  
natural light into open, airy  
spaces with 11-foot ceilings.







Generous windows pull natural daylight into bedrooms and bathrooms, for gentle awakenings. Hardwood flooring in the bedroom is European oak, with a textured wire brush patina. In master bathrooms, porcelain tile evokes the refined beauty of natural marble while requiring little maintenance.



TOP OF THE PAGE  
Rosewood craftsmen are known for their attention to detail, like spacious master bedrooms boasting walk-in closets equipped with efficient storage.

LEFT OF THE PAGE  
Mornings are beautifully serene. Ensuites feature frameless glass showers with luxurious soaker tubs.





# City Homes

Expansive City Homes make the perfect base for a life of adventure. Whether you travel on business or for pleasure, the convenience of our City Homes leaves you free to focus on the journey.

City Homes are thoughtfully configured in a three-story building that radiates elegance. Each single-level residence opens to a spacious private terrace for luxurious outdoor living. Two or three bedroom plans provide generous space to welcome visiting family, with spacious kitchens, purposefully designed pantries, soaker tubs in lavish ensuites, and large walk-in closets.



# The Three Masters

When your goal is to create something of unparalleled quality, you ask an expert.

When you aspire to perfect harmony of product, place, and experience, you entrust three master craftsmen to collaborate.

This Signature Collection is one of the defining projects of their careers.

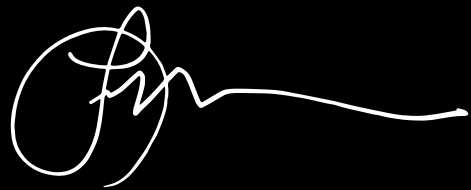
LEON J. BACKES  
CHAIRMAN AND CEO  
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ROSEWOOD PRESTON HOLLOW

ENRIQUE MONTENEGRO  
PRINCIPAL  
SHM ARCHITECTS



‘This project is a legacy for all of us. Our vision for this community was to really raise the bar in terms of design, quality and level of execution. We want this to be a source of pride for everyone involved—not just today, but when future generations make their homes here. Decades from now, I hope my grandkids can still be proud of what we created.’



LEON J. BACKES  
CHAIRMAN AND CEO  
PROVIDENT REALTY ADVISORS

Leon J. Backes is an experienced community builder who personally selects the master craftsmen best suited for each project he oversees. With his deep personal investment in Preston Hollow Village, Leon has assembled an exceptional team to create these homes, including one of Dallas’ most celebrated architects and an admirable builder known for custom homes of the highest quality.

Leon’s vision for The Signature Collection is entirely unique for Dallas: an authentic community comprised of distinguished residences, where neighbors socialize on terraces and walk to happy hour at their favorite restaurants.

THE SIGNATURE COLLECTION







^ THIS PAGE  
PRESTON HOLLOW VILLAGE RESIDENTIAL  
The Douglas

< OPPOSITE PAGE  
PRESTON HOLLOW VILLAGE  
Dallas, Texas





‘Our family’s life work has been to create the perfect home. But it’s not just about the homes; it’s about the families who live in them. When we put family in the forefront, the result is a timeless home that’s fit for modern life.’

LUC DAUWE  
PRESIDENT AND CO-FOUNDER  
ROSEWOOD PRESTON HOLLOW

Rosewood is more than just another family business providing excellent customer service. Theirs is a multi-generational company whose success is built on creating custom homes: places where families grow and gather for their most memorable moments. For three decades, Rosewood has set itself apart by honoring tradition and applying old-world standards of craftsmanship to new world aesthetics.

Luc Dauwe leads the company with an unwavering commitment to ethical business principles and creative passion for his craft. He believes in building great homes—and even better relationships.





<> THIS PAGE & OPPOSITE PAGE  
RESIDENCES BY ROSEWOOD  
PRESTON HOLLOW  
Dallas, Texas





‘We’re writing the next chapter in the story of Preston Hollow Village. These residences are progressive architecture sensitively reflecting their context. We’re taking the essential qualities of a beautiful home and applying them to the design of an entire neighborhood.’



ENRIQUE MONTENEGRO  
PRINCIPAL  
SHM ARCHITECTS

Enrique Montenegro is a founding principal of Stocker Hoesterey Montenegro Architects, a boutique firm whose work is frequently lauded in publications focused on design for luxury living. Their architects are renowned for their obsession with the craft and their portfolio of personalized, aspirational residences.

Enrique Montenegro’s unique vision for the modern home is inspired by his affinity for space, light, and symmetry. His dramatic, open-concept living experiences are driven by a quest for simplicity. To quote Leonardo da Vinci, ‘Simplicity is the ultimate sophistication.’

THE SIGNATURE COLLECTION







< > THIS PAGE & OPPOSITE PAGE  
HOMES DESIGNED BY SHM ARCHITECTS  
Dallas, Texas



Award-winning Studio Outside has imagined a vibrant residential backdrop of beautifully landscaped mews connected by flowering shrubs, deciduous trees, and evergreens, for textural variety and four-season beauty.

Cedar Elms, native to Texas, thrive in our climate and provide dappled shade as well as the leafy canopies that define traditional residential streets. Claudia Wannamaker Magnolias produce long-lasting, fragrant flowers, while the large, showy blossoms of Limelight Hydrangeas range from green to cream, pink, and red.



THIS PAGE  
LEFT  
**NORTHPARK CENTER**  
Dallas, Texas

RIGHT  
**FLOWER MOUND TOWN HALL**  
Flower Mound, Texas

OPPOSITE PAGE  
TOP  
**THE BRIDGE HOUSE RESIDENCE**  
Houston, Texas

BOTTOM  
**OAKBROOK CENTER**  
Chicago, Illinois



Photo by Arlen Kennedy Photography



# A Vibrant, Walkable Legacy

A NEIGHBORHOOD INSPIRED  
BY A LIFESTYLE

Preston Hollow is the Dallas neighborhood chosen by those who could choose to live anywhere. Its vibrant legacy continues with Preston Hollow Village — an urban enclave of inspired dining, shopping, amenities, and social spaces.

An easy stroll from your favorite spots, The Signature Collection at Preston Hollow Village presents an exclusive collection of design-forward residences that offer an unmatched lifestyle.



NEIGHBORHOOD MAP

PRESTON HOLLOW VILLAGE

- Dining
- Blue Sushi Sake Grill

Blatt Beer & Table

Cinco Taco Bar

Frost Gelato

LemonShark Poke

Matchbox

Mesero

MidiCi Neapolitan Pizza

Modern Market Eatery

Pakpao Thai Food

Pearl Cup Sip Coffee & Wine

Vitality Bowls

- Wellness
- Community, A Walgreens Pharmacy

Eighteen Eight

Fine Men's Salons

Frost Bank

Tangerine Salon

Unit Skin Studio

V EYE P Eyecare + Eyewear

Venetian Nail Spa

Waxing The City

- Grocery
- Trader Joe's
- Fitness
- Orangetheory Fitness

SolidCore

XTEND
- Service
- Cox P.L.L.C

Discovery Midstream Partners

Dr. Brennan, Dr. Vobach, Dr. Gregg, Dr. Stanley & Dr. Shadduck

Eco Cleaners

Falcon Realty Advisors

Lovers Lane Dental Associates

Lincoln Property Company

Michael Shiekh, MD & Kelly Robinson PHD, MBA

Oral Surgery Associates of North Texas

Orthodontic Specialists of Dallas

Pediatric Associates of Dallas

Park Hollow Orthodontics

RegenOrthoSport

Robert Schwartz Plastic Surgery

IN AND AROUND DALLAS

- 1

Dallas Love Field Airport
- 2

NorthPark Center
- 3

Downtown Dallas
- 4

Winspear Opera House
- 5

Katy Trail
- 6

Northhaven Trail
- 7

White Rock Lake
- 8

Klyde Warren Park
- 9

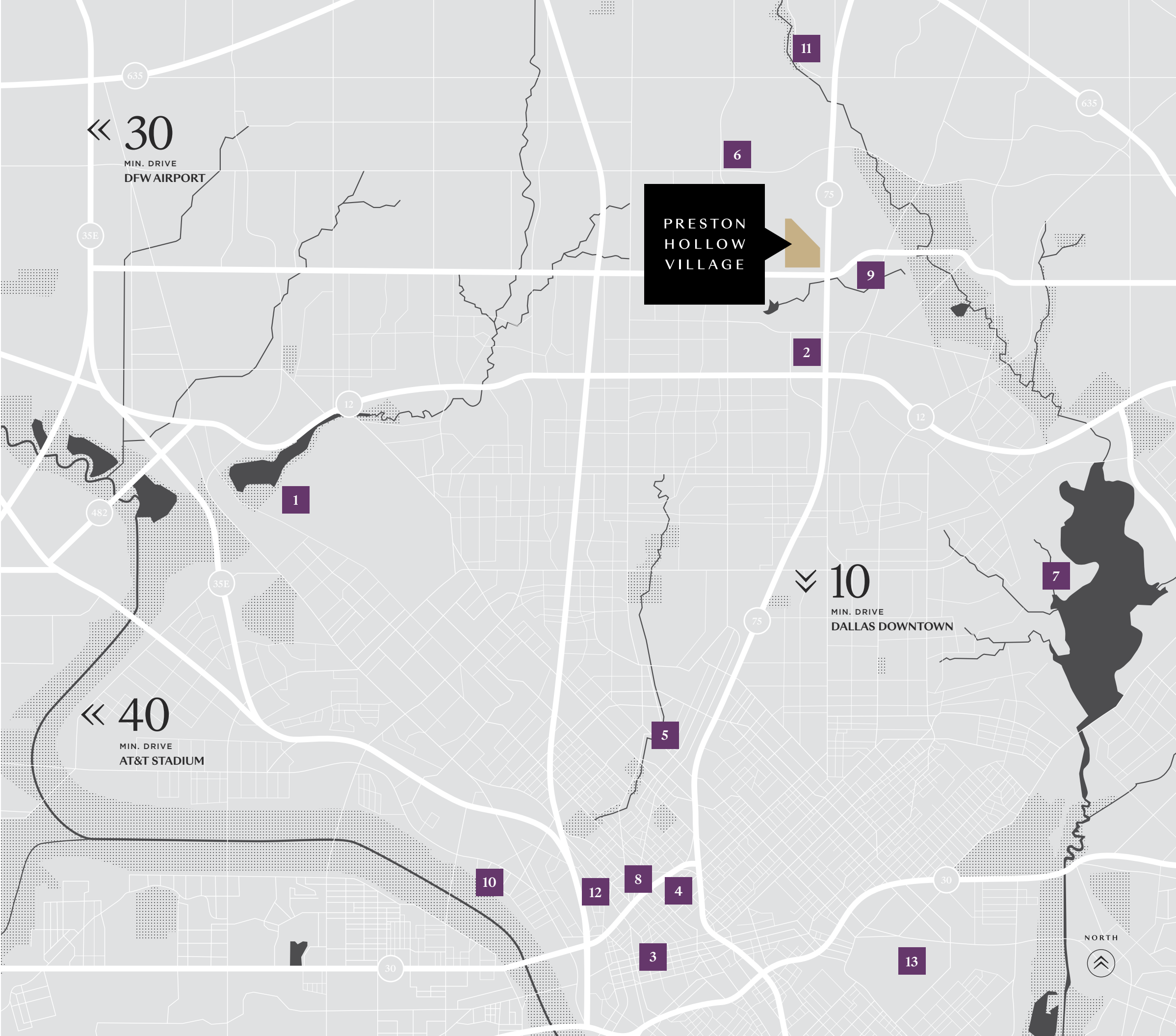
Texas Health Presbyterian Hospital
- 10

Trinity Trail
- 11

Medical City Dallas Hospital
- 12

American Airlines Center
- 13

Dos Equis Pavilion





# Preston Hollow Village

Live steps away from some of Dallas' diverse places to eat, shop, gather, and work out. The markets, cafés, restaurants, salons, and fitness studios of Preston Hollow Village are arranged around plazas graced by beautiful landscaping, fountains, and fire features.

Run the trail that will encircle the community, challenge yourself in high intensity classes at Orangetheory Fitness, or develop long, lean muscles at Solidcore.

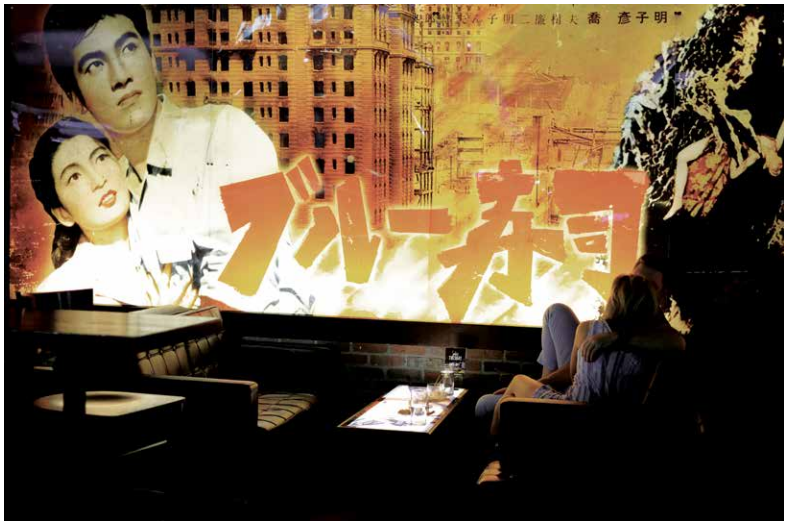
Preston Hollow Village is a walkable world of convenience, but when you have another destination in mind, NorthPark Center is just five minutes away. Downtown Dallas, Dallas-Fort Worth International Airport, and Dallas Love Field are within thirty minutes.





RIGHT AT YOUR  
DOORSTEP

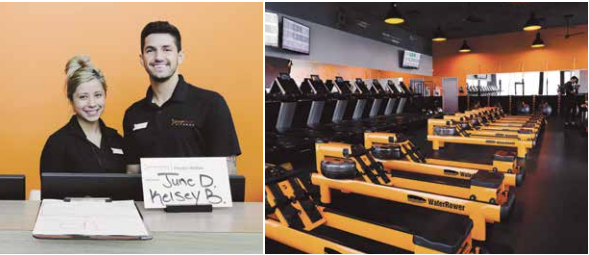
Start your morning with a perfectly pulled espresso shot at Pearl Cup Sip. After a high-energy workout, refuel with healthful, made-from-scratch fare from Modern Market Eatery. If unexpected guests drop in, pop over to Trader Joe's for last minute items and an impressive selection of gourmet goods. Treat the family to dinner at Matchbox and dessert from Frost Gelato. Every meal out presents options that range from sushi and sashimi to tacos, poke, pub food, pizza, and acai bowls.



THIS PAGE  
TOP  
TRADER JOE'S  
  
BOTTOM  
PEARL CUP SIP COFFEE & WINE /  
ORANGETHEORY FITNESS



OPPOSITE PAGE  
BLUE SUSHI SAKE GRILL







OPPOSITE PAGE  
MIDICI NEAPOLITAN PIZZA

THIS PAGE  
TOP  
MATCHBOX /  
CINCO TACO BAR

BOTTOM  
Modern Market Eatery





# Preston Hollow

These leafy streets, gracious boulevards, and gentle hollows are home to some of the country’s most prominent citizens: political figures, captains of industry, entrepreneurs, athletes, and celebrities. Preston Hollow has long been one of Dallas’ luxury neighborhoods of choice for people who desire tranquil surroundings combined with quick, effortless access to downtown Dallas. It was developed in 1924, incorporated in 1939, and has retained its distinctive character ever since.

The iconic Preston Hollow neighborhood has come to be defined by a unique mix of gracious estates, expansive ranch homes, and contemporary residences nestled together in a harmonious blend of architectural styles.

Preston Hollow’s ideal setting has evolved to include a vibrant mix of designer boutiques, trendy restaurants, highly regarded schools, sports fields, and cycling trails. Explore NorthPark Center to find gifts for everyone on your list, with high end retailers like Gucci, Tiffany & Co., and Yves Saint Laurent, as well as mainstays like Nordstrom, Neiman Marcus, and Apple. Indulge your senses at Eataly (opening in 2020) or the inspired Mermaid Bar.

› OPPOSITE PAGE  
TOP  
NORTHPARK CENTER  
  
BOTTOM-LEFT  
DALLAS LOVE FIELD AIRPORT  
  
BOTTOM-RIGHT  
KATY TRAIL





# Downtown Dallas

One of the country’s most fascinating urban cores is just fifteen minutes from home. Spend a day or an evening soaking up this modern city, renowned for its head-turning skyline, cosmopolitan culture, and world-class dining. Attend a concert in the Arts District, famed for the acoustically progressive Meyerson Symphony Center. Notable museums immerse visitors in rich experiences of the visual arts, history, and science.

▼ BELOW  
WINSPEAR OPERA HOUSE





**PRESENTATION CENTER**

7859 WALNUT HILL LANE, SUITE 190  
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**SIGNATUREPHV.COM**



Plans and renderings shown are not to any particular scale and are subject to change. All dimensions are approximate and may vary from the description and definition of the "unit" as set forth in the purchase contract due to variances in construction and interior floor plans. PowerPlay Texas licensed broker #9000107