

For Immediate Release

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**NEW LUXURY ESTATE DEVELOPMENT  
TO BREAK GROUND IN WEST FORT WORTH**

*Seventy-five lots, a 17-acre park and state-of-the-art security planned at Montserrat*

FORT WORTH, Texas, March, 2004 – Montserrat (pronounced mohnd sehr aht), an exclusive upscale estate development in west Fort Worth, will break ground this month on a 75-lot community located on 143 acres just west of Loop 820, overlooking Mary’s Creek.

“We’re very excited to bring a prestigious new estate development to the area,” said John Zimmerman, Montserrat director of development. “Montserrat will fulfill the need for exclusive living with unique community luxuries never-before seen in Fort Worth.”

The one-of-a-kind property, Montserrat, which literally translated means “jagged cliffs,” will maintain the natural rugged beauty that includes stunning limestone cliffs, creeks and spectacular views of Fort Worth and Mary’s Creek, which flows through the development. Plans include two parks – a heavily wooded 17-acre nature park along the creek with foot trails and a smaller, two-acre park located high on the cliffs overlooking Fort Worth’s skyline with ponds, outdoor fireplaces and picnic shelters.

Lots range in size from one-half to three acres and are priced at \$100,000-\$500,000.

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Development amenities are planned to include state-of-the-art security with a 24-hour guardhouse and concierge services such as transportation arrangements and out-of-town home maintenance.

“Montserrat homeowners will have peace of mind in this neighborhood where security is a main priority,” said Zimmerman. “Providing a safe environment to our homeowners is our No. 1 goal. “

Construction will begin in March on the infrastructure and stone gateway to the estates, designed to reflect a European “Old World” ambiance. The first home is slated to begin construction in May and should be complete by the end of the year. Fifteen lots have already been reserved.

“We’re thrilled with the amount of interest in this new community,” said Zimmerman. “We feel we’re providing a neighborhood like none other in Fort Worth, and future residents are excited about being a part of it.”

Don Siratt, a Fort Worth businessman, real estate investor and philanthropist purchased the property from Texas Wesleyan University early last year. The Montserrat development partners include Siratt’s sons, Donnie and Colby, as well as George Mason and John Zimmerman.

Montserrat is named for a Spanish monastery north of Spain that dates back to 1025. The region is famous for its sacred mountains and unique rock formations.

For more information, please contact the media contacts listed above or Montserrat at 817-247-6464.