

# Welcome To SHEPPARD'S PLACE





## LIVE IN WAXAHACHIE, TX

Discover wide-open living with small-town charm at Sheppard's Place in Waxahachie, TX. Ideally located near I-35 and Highway 287, this community offers convenient access to Dallas, Fort Worth, and everything in between. From top employers and retail centers to local favorites like Lake Waxahachie, the Texas Motorplex, Chautauqua Auditorium, and the annual Scarborough Fair, you'll be close to it all, while enjoying the comfort of a new home in Waxahachie ISD.



**TAX RATE**

2.05%



**HOMEOWNERS ASSOCIATION**

\$363/Annually



**WAXAHACHIE INDEPENDENT SCHOOL DISTRICT**

Wedgeworth Elementary School

Coleman Jr. High School

Waxahachie High School



## GROW IN SHEPPARD'S PLACE



\*This information is summary in nature and believed correct at time of publication. Pricing, features, plans, terms, availability, specifications, amenities, promotions and/or incentives and community or neighborhood information are subject to change without notice or obligation. Home prices refer to the base price of the house and do not include options or premiums, unless otherwise indicated for a specific home. Stated dimensions, square footage, floorplans, elevations, colors and homesite sizes are approximate and should not be used as a representation of any home's or homesite's estimated or actual size, location or orientation and are subject to change without notice. Not all features and options are available in all homes. Drawings, photographs, pictures, video and/or renderings used reflect illustrative concepts and are for illustrative purposes only and will vary per home and/or community. Community maps, illustrations, plans and/or amenities reflect our current offering and are subject to change without notice. Maps may not be to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. No guarantee is made regarding any particular area public school or school district or that any particular public school or school district will service any given community and is subject to change at any time. Marketing promotions and/or incentives, if any, are subject to conditions or restrictions and are subject to change without notice. Promotional offers are typically limited to specific homes and communities and are subject to terms and conditions. Nothing on our website should be construed as legal, accounting or tax advice. Incentives and seller contributions may require the use of certain lenders or title companies, some of which may be affiliates of HISTORYMAKER Homes, and could affect your loan amount. Additional restrictions may apply. See a HISTORYMAKER Homes sales counselor or agent and review a home sales contract for additional information and complete details, disclosures and disclaimers. © 2025 HISTORYMAKER Homes. All rights reserved.



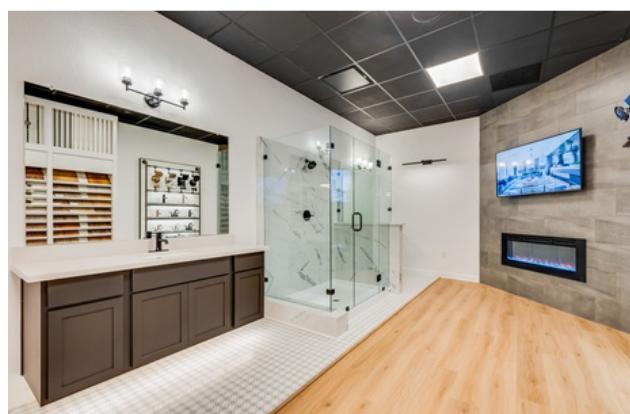


# BUILD YOUR DREAM HOME

## BEGIN YOUR HOMEBUILDING JOURNEY WITH OUR PERSONALIZED

**DESIGN STUDIO EXPERIENCE** — an immersive process that puts you at the heart of every design decision. From the comfort of your couch, explore and select finishes, flooring, cabinetry, and color palettes tailored to your lifestyle and vision.

Once your initial selections are complete, you'll step into our Design Center, where one of our seasoned, award-winning design professionals will work closely with you to finalize every detail. With expert guidance and cutting-edge visualization tools, we'll help bring your dream home to life — beautifully and effortlessly.



SCAN TO TAKE A VIRTUAL TOUR  
OF OUR DESIGN CENTER



# FEATURED FLOORPLANS



## HEMLOCK II

4-5 BED | 2-4 BATH | 1 HALF BATH | 2 STORY

3,029 SQ FT



## BOXWOOD III

5-6 BED | 3-4 BATH | 1 HALF BATH | 2 STORY

3,740 SQ FT



## HAWTHORN II

4-6 BED | 3-4 BATH | 2 STORY

3,173 SQ FT



## CYPRESS II

5-5 BED | 2-4 BATH | 1 HALF BATH | 2 STORY

2,973 SQ FT



## ROWAN

3-4 BED | 2-3 BATH | ONE STORY

2,187 SQ FT



## BASSWOOD II

3 BED | 2 BATH | ONE STORY

1,824 SQ FT

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## AROUND THE AREA

Sheppard's Place is a well-located community that offers the perfect blend of small-town charm and big-city convenience. With easy access to both Dallas and Fort Worth, residents enjoy a quick commute to major employers, shopping centers, and a variety of dining options. The area is surrounded by local attractions such as the Waxahachie Country Club, historic Chautauqua Auditorium, Lake Waxahachie, and the Texas Motorplex, along with the beloved annual Scarborough Fair. Within the community, residents can take advantage of family-friendly amenities including a playground, pavilion, and open green spaces that encourage outdoor fun and relaxation. Zoned to the highly regarded Waxahachie ISD, Sheppard's Place is the perfect place for families to grow, connect, and thrive.



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# SHEPPARD'S PLACE COMMUNITY MAP



LEGEND		
MAP ORIENTATION	BLOCK	ADDRESS NUMBER
N 	10	1000



BUILDING TRUST SINCE 1949



## OUR PROMISE

At HistoryMaker Homes, we believe a home is more than just a place—it's the heart of your story where life's most precious moments unfold, and we're honored to build the foundation for those moments with our customers. For over 75 years, our Texas roots and fifth-generation family-owned values have inspired us to build homes that embody comfort, integrity, and quality. As Texas' oldest volume homebuilder, we honor our legacy by blending tradition with expertise while prioritizing customer satisfaction and true Texas hospitality. From our humble beginnings to our position as an industry leader, our unwavering commitment to excellence and establishing trust with our customers sets us apart. When you choose HistoryMaker Homes, you're not just buying a house; you're trusting in a longstanding tradition that celebrates family.

Welcome Home!



# THE HISTORYMAKER ADVANTAGES™



## Homebuilding at its Best with **Lifestyle Advantages™**

Lifestyle Advantages™ creates homes that fit the way you live, going beyond just function and style.

- Personalize your floor plan and selections, view transparent pricing, and work with our expert design team to bring your vision to life
- Enjoy maximized functional space, expert construction, energy efficiency, and integrated technology, using advanced methods such as precision roof trusses and open-web floor joists to ensure quality and stability
- Your new home is more than just a place to live - it's a place to thrive, built for today and ready for tomorrow

## A Seamless Homebuying Journey with **Suite of Services Advantages™**

Our comprehensive Suite of Services Advantages™ program ensures a smooth and enjoyable homebuying experience from start to finish. With our trusted network of partners, you can:

- Secure financing through Lifestyle Home Lending
- Enjoy a seamless closing process with Trinity Title
- Protect your new home and save with Hotchkiss Insurance, covering home, auto, and more

## Take Comfort in our **Home Warranty Advantages™**

The HistoryMaker Homes Home Warranty Advantages™ is designed to elevate your homeownership experience, offering comprehensive protection and exceptional service to ensure your home remains a source of comfort and pride for years. Our unique 10-year warranty provides peace of mind, with robust coverage and unmatched support to safeguard your investment against unexpected issues. With this warranty program, you can rest easy knowing your home is protected.

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# THE HISTORYMAKER DIFFERENTIATORS

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## OUR LEGACY

### A Foundation Built on Generations

With over 75 years of experience and five generations of family ownership, we've proudly earned our reputation as Texas' oldest and most trusted volume homebuilder. Our legacy is more than just a timeline – it's a story of adaptability, and a relentless commitment to quality. At HistoryMaker, we honor the traditions that have shaped who we are today, while focusing on building homes that meet the needs of tomorrow.



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## OUR EXPERTISE & OUR PEOPLE

### Expertise Driven by Passion

At HistoryMaker Homes, we don't just follow trends - we set them. Our team of industry-leading experts is at the heart of everything we do, driven by a passion for constructing quality homes and creating communities that truly enrich the lives of those who live in them. For over 75 years, we've refined the art of delivering hospitable service at every step of the journey. From the moment you walk through our doors, you'll find a team of passionate professionals, each committed to exceeding your expectations. It's this combination of seasoned expertise, unwavering dedication, and heartfelt hospitality that sets us apart – delivering not just a home, but an experience that is personalized, memorable, and built on trust.

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## OUR DESIGN & CONSTRUCTION

### Where Quality Meets Innovation

A home is more than just walls; it's where memories are made, milestones are celebrated, and families' stories unfold. Our thoughtfully designed homes adapt to the evolving needs of growing families, balancing both style and quality. With expert construction, energy-efficient features, and integrated technology, our homes are built to enhance everyday life and provide lasting value, creating a place for comfort, connection, and lasting memories for your family.



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## YOUR EXPERIENCE

### Partnering with a Leading Homebuilder

You're about to embark on one of the most exhilarating journeys, and we're thrilled to be part of it. With our extensive industry expertise, you can trust that when you choose HistoryMaker, you're partnering with a leader who understands your needs and is committed to fulfilling them with unmatched dedication, care, and excellence. Our customers rave about their exceptional homebuying experience, and our 94% overall GuildQuality™ rating speaks for itself.





# HISTORYMAKER HOMES SPECIAL OFFERS

## NEIGHBORHOOD HEROES PROGRAM EXTENDING HOME SAVINGS TO **LOCAL HEROES**

WE'RE OFFERING  
AN EXTRA

# \$1,000

TO HELP PERSONALIZE  
YOUR HOME\*



When it comes to your friends and family members, you want their homebuying experience to be as smooth as possible. As a HistoryMaker homeowner you can refer them to HistoryMaker Homes, and earn a referral fee. We'll be honored to take care of them as they become a member of our #HMHFAMILY.

From teachers, doctors, and first responders to soldiers and veterans, we're grateful for the local heroes that work every day to make our communities better. To say thanks, HistoryMaker Homes is welcoming heroes to the neighborhood with an additional \$1,000 towards personalizing your home.\*

## HOMEOWNER REFERRAL PROGRAM

TREAT YOURSELF - REFER ONE, **EARN ONE**

EARN

# \$500

FOR EVERY REFERRAL TO  
HISTORYMAKER HOMES\*





# HISTORYMAKER HOMES

BUILDING TRUST SINCE 1949

## SHEPPARD'S PLACE

2229 SHEPPARDS LANE WAXAHACHIE, TX 75167



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historymaker.com

