



come home to the very best

AUSTIN RANCH OFFERS EVERYTHING AT YOUR DOORSTEP INCLUDING SHOPPING, DINING, BEAUTIFUL NATURE TRAILS, RELAXING POOLS AND GETTING FIT WITH OUR FITNESS FACILITIES. ADD TO THAT OUR LUXURY AMENITIES, MODERN CONVENIENCES AND ACCESS TO A LIFESTYLE OF COMFORT, SOCIAL INTERACTION, AND FUN.

GO GREEN AND GO HOME



Our Green Efforts

- Recycling program for all neighborhoods within Austin Ranch
- Preserving green space and trees
- Following and exceeding city energy codes for building construction
- Using environmentally friendly paint, carpet products and building materials as often as possible
- Conserving water: Watering grounds from our own watering well at Lake Connell, thus, no depletion of the City's precious water supply
- Installing lighting retrofits, energy-saving faucets, automatic light sensors, and energy-efficient HVAC systems
- Connection to nature: hiking trails, adjacent wooded areas, scenic views of nature

Austin Boulevard

Billingsley Company has taken significant strides in order to make Austin Boulevard, our newest development, our most eco-friendly project yet:

- Incorporated existing trees
- Native, drought tolerant plants used to reduce water consumption
- Storm sewer inlets and outfalls that control erosion during construction
- Ducts and returns are sealed at all entry and exit points during construction

▶ ONE BEDROOM

Austin Ranch offers spacious studios and one bedrooms, including some with direct access to a garage. Come see our attractively priced, newest addition.

▶ TWO BEDROOMS

Some feature Texas-sized patios located off the living and master bedroom and a built-in desk. All offer over-sized bathrooms with garden tubs and plenty of extra storage. Ask to view the 1177 sq. ft. floor plan.

For a more contemporary feel we offer a floor plan that offers split bedrooms, a large dining area, and private balcony. Ask to view the 1146 sq. ft. floor plan.

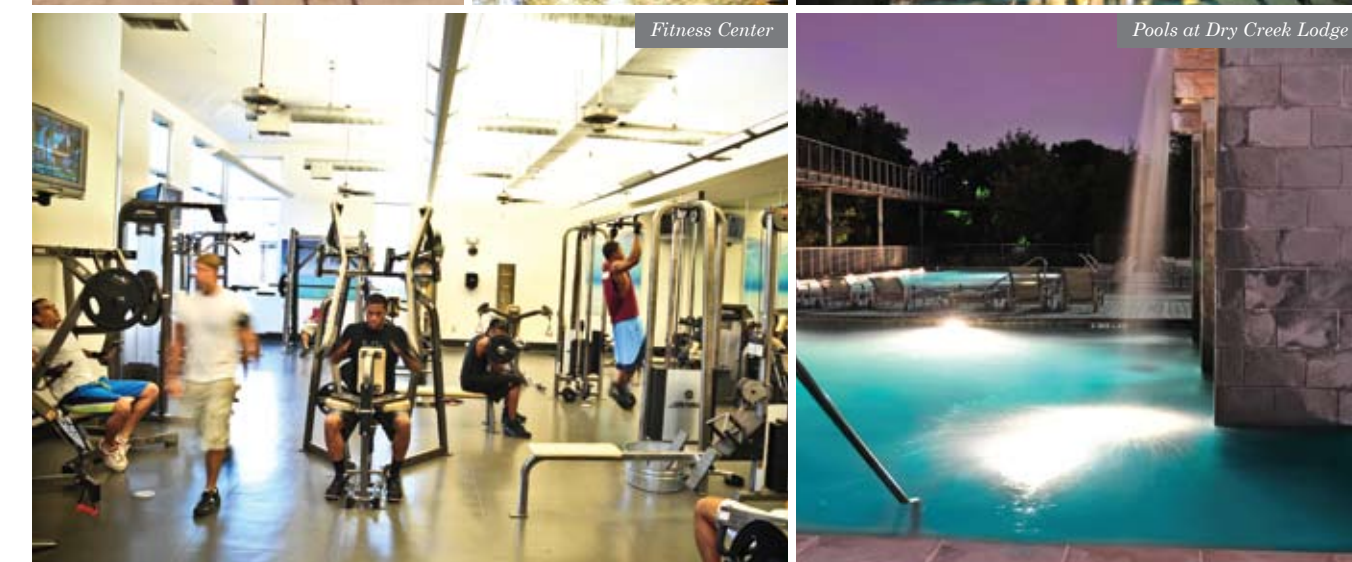
▶ THREE BEDROOMS

Ask about our spacious townhome with an attached two-car garage, high ceilings, natural lighting and modern finishes. A cozy fireplace and balcony make coming home the best part of your day. Ask to view the 1513 sq. ft. plan.

FLOORPLAN	SQUARE FOOTAGE	PRICE
STUDIO	529 - 656	FROM \$650
ONE BEDROOM	529 - 1,543	\$ 650 - \$ 1,550
TWO BEDROOM	1,105 - 1,901	\$ 995 - \$ 2,300
THREE BEDROOM	1,348 - 2,263	\$ 1,200 - \$ 2,500
4 BEDROOM	2,263	\$ 1,995
TOWNHOMES	687 - 2,263	\$ 750 - \$ 2,500

DID YOU KNOW YOU CAN SUBMIT YOUR RENTAL APPLICATION ONLINE?

Go to <http://www.austinranch.com/leasing> and click **APPLY ONLINE** to begin the process today.



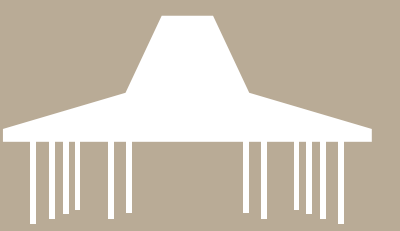
THE NEIGHBORHOODS of AUSTIN RANCH

AUSTIN RANCH
Austin Ranch is a master-planned community in North Dallas best known for its lush, rolling hills and natural surroundings. Within 1,900 acres, Austin Ranch contains many communities and features.

The Apartments are the first residential development within Austin Ranch and Austin Waters is the second. Austin Waters is located southwest of the Apartments at Austin Ranch on Plano Parkway and it features single family homes. There are corporate offices and industrial businesses within the Austin Ranch masterplan as well.

AUSTIN WATERS
Austin Waters is more than just another collection of homes. It's a community of single-family dwellings built by Darling Homes, Highland Homes and Billingsley Townhomes. It inspires a way of living that reaches into the past.

The community harkens to a time of old-fashioned neighborhoods where people walk to the store, ride bikes along wooded trails, and sit outside on summer evenings for a cool glass of lemonade. There are neighborhood parks, a nature trail, a pool & an open-air pavilion for Austin Waters residents to enjoy.



AUSTIN WATERS FEATURES BALINESE "JOGLO PENDOPO"

Plans for great enhancements are taking place at Austin Waters. A unique building from Bali in Indonesia resembling an open-air pavilion will soon be gracing the landscape. This structure is called a Joglo Pendopo.

The word "pendopo" means pillared pavilion. In its simplest form, the pendopo is a four-sided, pyramid-shaped structure supported by central columns with the additional support of smaller columns around the perimeter. In Bali, the pendopo is a place where visitors are received and welcomed, and dances and musical performances are held.

Skilled craftsmen from Bali will help to complete the installation of the 32 x 40-foot pavilion, which will also include an outdoor fireplace.

Further enhancements at Austin Waters include a new swimming pool and children's playground. Additionally, there is a nature trail with a trail head that begins at the Joglo Pendopo. The nature trail will be highlighted with pictures and descriptions of wildlife that one might see on any given day.

• COMMUNITY FEATURES & AMENITIES •

*Award-winning, designer lofts, townhomes and flats · Jogging trail · Oversized patios and balconies · Private yards
Attached and detached garages · Storage units · Pet friendly · Parks & lakes · Business centers with WiFi
Two community lodges · Two health clubs · Seven luxury pools · Black & stainless steel appliances · Faux wood flooring
Concrete flooring · Social events · Sand volleyball courts · Onsite yoga & personal trainers · Onsite retail and restaurants*

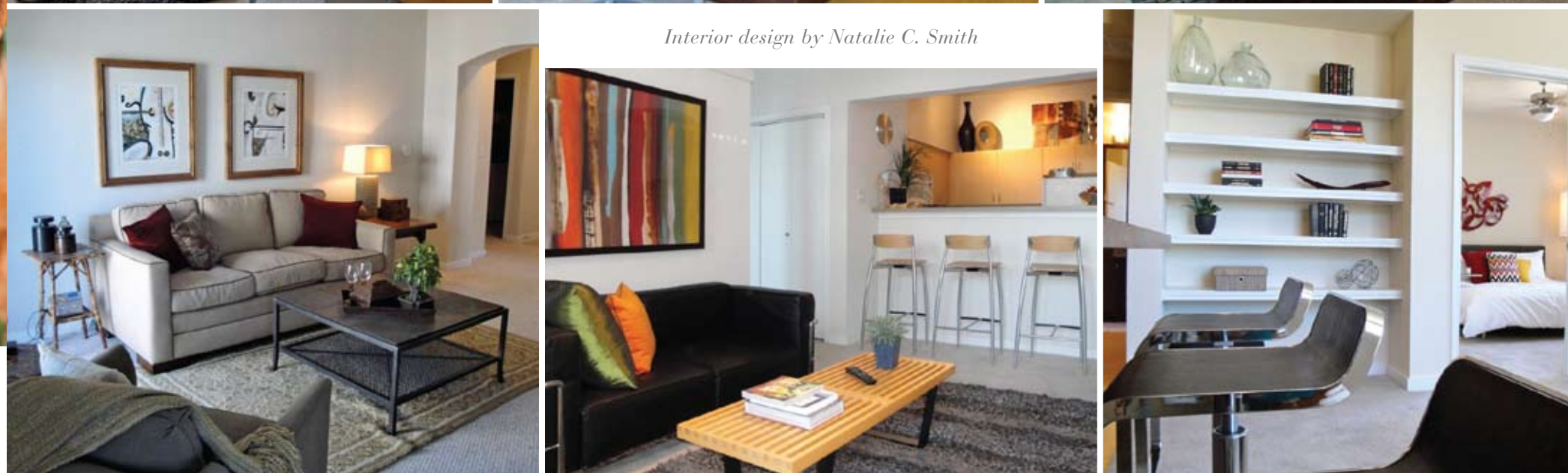
*SOME AMENITIES ARE NOT AVAILABLE IN ALL HOMES.



GO INSIDE



Interior design by Natalie C. Smith



GO EXPLORING

See the sights of Austin Ranch's unparalleled community features

LODGES

DRY CREEK LODGE

Features the amenities-rich Moose Club, a fitness center, the Community Services team Leasing Office and a downstairs business center that opens to a resort-style lap pool.

THE LODGE

Combines an expansive fitness center, business center and club room. The Lodge expands out to a garden terrace and stunning resort-style infinity edge pool.

GAMES & SPORTS

FITNESS CENTERS

4,300 square-foot multi-level fitness center at Dry Creek Lodge has state-of-the-art machines including Nautilus and other high-end brands. A second fitness center can be found at the Lodge, offering a view of the infinity edge pool. No membership required for residents.

SOFTBALL LEAGUE

Contact resident services for more information.

SAND VOLLEYBALL

Located at Dry Creek Lodge, south of Davidson Park.

PARKS, POOLS, TRAILS, SCULPTURES & COURTYARDS

ANDOVER PARK

A magnolia-lined quarter-acre park with an arbor at one end.

ANNIE'S PARK

Named after the daughter of Billingsley Company owners Lucy and Henry Billingsley, Annie's Park has all of the original Mesquite trees and a playground for children to enjoy.

BOULDERS PARK & POOL

A half-acre fenced-off garden containing a nature-inspired pool with a waterfall, and children's playground.

CABANA POOL

The Cabana Pool is a luxurious pool with an outdoor television, entertainment cabana and outside grills.

THE AUSTIN RANCH TRAILS

Great means of exercise for dog walkers, cyclists, hikers, walkers and nature lovers.



PARKS, POOLS, TRAILS, SCULPTURES & COURTYARDS

(CONTINUED)

CLOCK CORNER

A tranquil courtyard featuring an original sculpture, a large antique Parisian clock and a fountain.

DAVIDSON PARK & SAND VOLLEYBALL

European-style neighborhood park featuring an oval sand volleyball court surrounded by berms, large trees and benches, a cabana and grill.

DRY CREEK PRESERVE

Three ravines created by a former stream are being preserved directly south of Dry Creek Lodge.

INFINITY POOL

A large, resort-style pool with cascading waterfalls, outside grills and tropical vegetation; overlooking Lake Connell and the Ravine.

LAKE CONNELL PARK AND THE LODGE

A two-acre pond within a three and a half acre park located 30 feet below The Lodge and surrounding residences.

LA PISCINA

An elegant ten-foot stone wall dropping off into a beautiful blue tile heated pool with fans and misters.

LOS ROBLES NATURE PRESERVE

130 acres of native trees and vegetation along Indian Creek, which runs through the valley west of the residential community.

THE MEWS

Tree-lined brick walking street located at the ends of Davidson Street and Andover Drive.

PLAZA DE LA LUNA

A large, paved parking plaza in the European tradition with a park with boulders and misters designed in a crescent shape of lunar inspiration.

PLAZA DEL SOL

Designed as a giant, green sundial with trees aligned just perfectly to cast a shadow directly onto the sundial.

THE POOL AT DRY CREEK LODGE

A 25-meter lap pool with three wide lanes offering a workout in a recreational environment. Two resort-style pools feature three waterfalls dropping 10 feet and outside grills.

THE RAVINE

Wooded ravine with topographic variations, mature trees and other nature trails for walking, jogging or enjoying nature.

ROSEMARY'S PARK

Park with private yards opening to the park's sloping lawn. The park is named after a bronze pig statue named Rosemary.

SACRED WOODS

The crest of a hill overlooking a valley and the Los Robles Nature Preserve.

SCHOLAR'S PARK

A recessed half-acre quadrangle garden of rolling hills and a sculpture by Scott Gentry.

THE VERANDAH

Featuring an open 3,200 square foot entertainment area adjacent to the pool, the Verandah is made up of a combination of swimming pools and water lily ponds.

VILLAGE GREEN

This tree-lined park is the focal point of the mixed-use town center, Austin Square.

ART & SCULPTURE

Art is everywhere at Austin Ranch. Steel horses by Peter Busby, The Shadow Mews by Madeleine Lord and others by artists George Sherwood, Woods Davy, Scott Gentry, David Cargile and Kevin Robb.

RENTAL FACILITIES & EVENT PLANNING

THE RANCH HOUSE

A Texas-style Ranch House overlooking acres of trees and natural landscape, this remarkable setting has been renovated with all the modern conveniences to host your next wedding and/or reception, accommodating up to 300 people. Features include an over-sized chef's kitchen, spacious rooms with high ceilings, dining and/or meeting rooms and an outside patio and pool area.

The Ranch House is conveniently located on the west side of Plano Parkway, just north of Windhaven Parkway and south of Highway 121.

For more information on reserving the Ranch House for your next event, please call 972.820.8000

THE SPENCER HOUSE

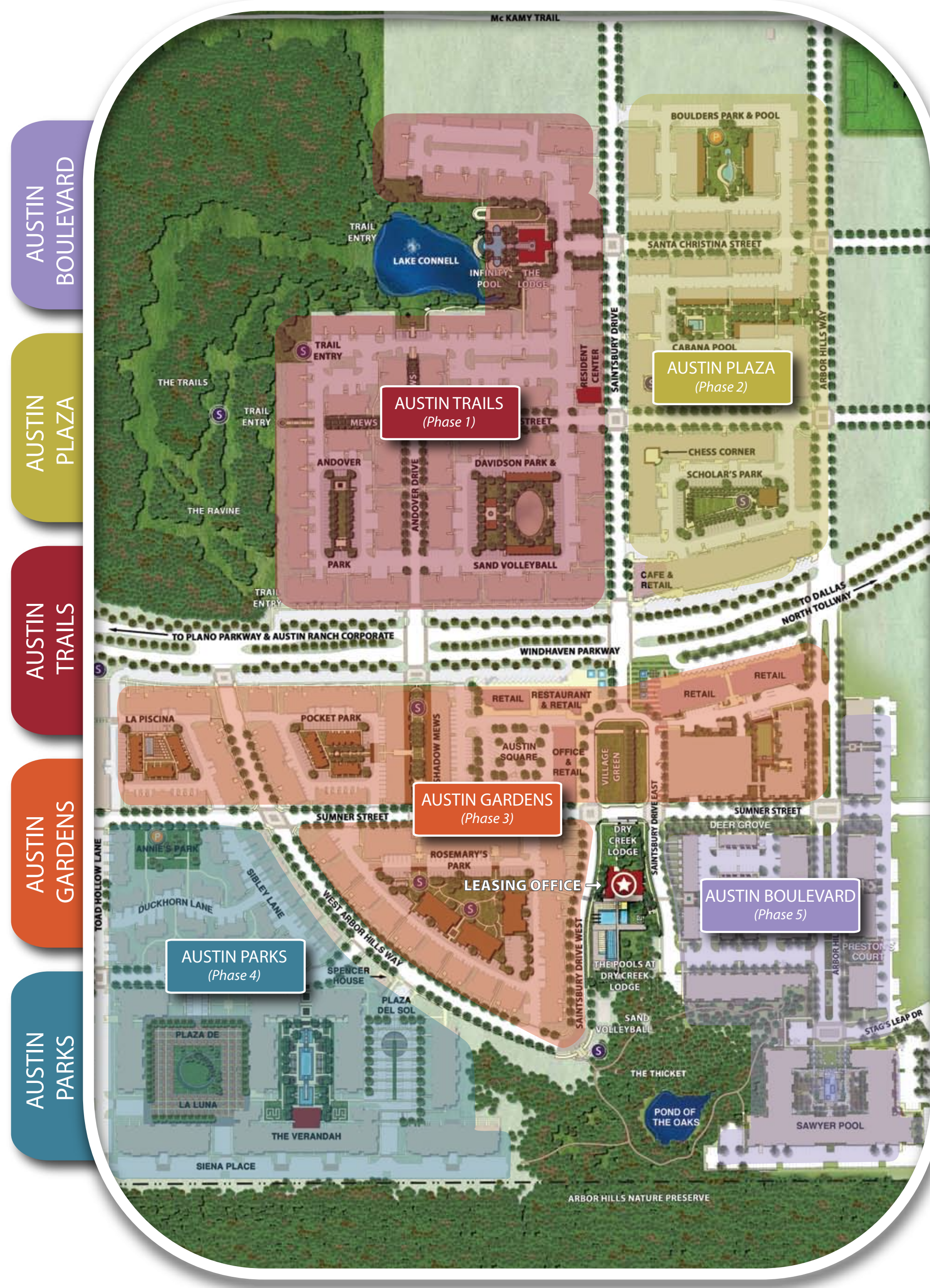
The Spencer House is a historic 3,800 square foot home with spacious living areas, vintage library, updated kitchen with butler's pantry, wrap-around porch, and 4 private, modern bedroom suites. The Spencer House also boasts a private, elegant courtyard and antique furnishings.

The Spencer House is available for special events such as small weddings, reunions and other celebrations accommodating 100+ guests, as well as overnight stays and corporate housing.

For more information, please call 972.820.8000

OVERVIEW & AMENITIES

FEATURING THE NEWLY RENAMED AUSTIN RANCH COMMUNITIES



To see video highlights of Austin Ranch, go to <http://bit.ly/ARvideos>

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THE AUSTIN RANCH



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Development by Billingsley

INSIDE

:: BROWSE APARTMENTS AND LEARN HOW TO SUBMIT AN APPLICATION ONLINE.

:: GO EXPLORE: SEE THE SITES OF AUSTIN RANCH'S UNPARALLELED COMMUNITY AMENITIES.