

WELCOME TO AUSTIN RANCH

This is a great time to live at Austin Ranch. The sun is shining, the trees are blooming, and the six resort-style pools are filling up with residents happy to bask in the glow of summer.

This is also a great time to pick up a copy of *The Pages* to see what new things we have cooked up for you this season. Current residents are going to notice a simple change: we've given names to our community phases. We think this adds more ambiance and style to our community. (Page 4)

In this issue we have an article about the merging of the Austin Ranch trail system with the Plano trail system. This is something we're very proud of. Our goal at Austin Ranch is to create a neighborhood where residents can walk, jog or run throughout the community. Connecting these trails really opens up possibilities for all of our active friends (even the four-legged ones). (Page 3)

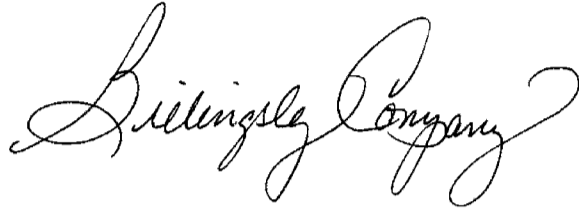
Get ready for summer fun! Let's talk about the real reason you love Austin Ranch: the amenities. Read about how to enjoy our pools, lodges and other amenities to get the most out of your summer. (Page 2)

We also have a special treat in our profiles section. Meet our very own celebrity resident Jamey Garner, a very talented musician and reality TV show contestant. (Page 4)

Be sure and check out the article about our Austin Ranch receipts contest, and our Austin Square retail specials.

Finally, we're introducing our updated Overview & Amenities map. This map details all the communities in Austin Ranch, as well as our latest developments including the new pond in Austin Boulevard, and our updated trail system. (Page 6)

Have a fun, safe summer!



Billingsley Company



THE AUSTIN RANCH *Pages*

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Contributing Writers: Bebra Cronholm, Kristin Hall, Damon Dycus

For more information or advertising specifications, please call 972.820.2257

Pages welcomes comments and letters regarding our content. Letters should be brief and must include the writer's name, address and telephone number. Addresses and phone numbers will not be printed, but are required for authentication. Comments may be edited for content and space, and may appear either in print or on our websites. Please post your letter to our blog www.austinranch.wordpress.com

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SUMMER AT AUSTIN RANCH

Take Advantage of the Amenities

SUMMER MEANS REST, RELAXATION AND FUN—AND THERE'S NOWHERE BETTER TO ENJOY THE SEASON THAN AT AUSTIN RANCH. WITH SIX RESORT-STYLE POOLS, THE LODGE, SPENCER HOUSE, THE MOOSE CLUB AND THE RANCH HOUSE, WE HAVE EVERYTHING YOU NEED TO HAVE THE PERFECT SUMMER BLAST—AND BEST OF ALL, YOU DON'T HAVE TO LEAVE YOUR COMMUNITY.

THE POOLS

Whether you like dipping your toes while sipping daiquiris, or doing cannonballs to impress your girlfriend, you're going to love our gorgeous pools. All six pools have poolside delivery on Saturdays and Sundays. A menu is provided with items that you can order. Market on the Square offers drinks, and snacks; and Zen fills the food orders. Market on the Square will come to the pool and you can place your order with them. Now that's service you usually have to leave town for!

THE LODGE

This large, open entertainment area is the perfect place to gather with friends, hold club meetings or seminars. The Lodge is complete with a full kitchen, free Wi-Fi, big screen TV, living area and large sofa. A large wrap-around porch at the backside of The Lodge overlooks the patio area, with chairs and tables, overlooking our stunning Infinity Pool and Lake Connell. This area is great for large events or grilling out with friends and family. Call 972-820-8000 for rental rates and availability.

THE MOOSE CLUB

The Moose Club is the entertainment area located inside the Dry Creek Lodge. This is the ultimate hang-out locale with an oversized fireplace and Texas' largest moose head above the mantel. The club features a baby grand piano for you to showcase your chops, two antique pool tables, a foosball table, digital jukebox, extra large sofa, outside patio area and big screen TV. Call 972-820-8000 for rental rates and availability.

SPENCER HOUSE

Spencer House is a gorgeous Victorian home, restored and fully furnished with antiques. There are four private bedroom suites, each with their own bathroom. In addition, there is a spacious living area, kitchen, Texas-sized porch and enclosed landscaped courtyard. The 4,000-square-foot complex highlights five unique suites with four spacious living areas, a library and large kitchen. Call 972-820-8000 for rental rates and availability.

THE RANCH HOUSE

Want to impress your friends and co-workers with a great meeting spot? Have your next corporate retreat, training session, family reunion, or outdoor wedding at The Ranch House. This Texas-style ranch house was built in 1958 on two acres for recreation. It boasts an over-sized chef's kitchen, spacious rooms, fireplace, dining and/or meeting rooms, outside patio and swimming pool. Additional space can be utilized through outdoor tents and tables. Take advantage of more than two acres of land and an amazing view. Call for rental rates and availability.



The Lodge, Moose Club, Spencer House and Ranch House are all available for rental. See the page 7 for details.