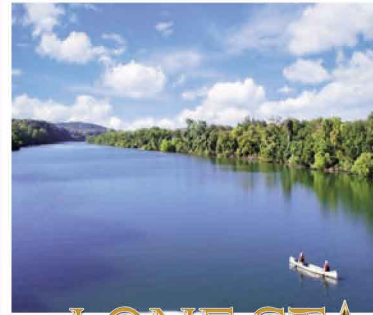




Westlake Texas



LONE STAR LUXURY

Regional Information

West Lake Hills is on Farm Road 2244 on the west side of Lake Austin at the edge of the Edwards Plateau, six miles west of downtown Austin in west central Travis County. The city today is comprised of 2,560 acres (four square miles) with approximately 40 miles of public streets.

Education

Eanes ISD serves approximately 7,480 students at nine schools: six elementary schools (grades K-5), two middle schools (grades 6-8), and one high school (grades 9-12). Meeting each student's needs is the goal of the Eanes ISD. A comprehensive curriculum and a variety of enrichment opportunities are offered to EISD's students.

In ratings released in August of 2010, ALL nine Eanes schools and Eanes ISD were named Exemplary by the Texas Education Agency (TEA). Eanes students score well above the state average on the Texas Assessment of Knowledge and Skills (TAKS). Also, students' scores on the Scholastic Aptitude Test (SAT) and American College Test (ACT) consistently exceed the state and national averages. Approximately 98 percent of EISD's graduates have gone on to attend college in recent years.

More than half of EISD's educators have more than 10 years of teaching experience, and 32 percent hold a master's degree or higher. Seven of the nine campuses have been recognized as U.S. Blue Ribbon Schools, including Eanes Elementary that was honored in 2005. Individual students and staff members also have received a multitude of awards and scholarships. The Eanes Independent School District is accredited by the TEA.

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Recreation

Westlake is close to shopping, major roadways, golf courses and hike and bike trails while still maintaining the private secluded ambiance of this luxury community. The hills west of the city include more than 7,566 public acres. Residents of Westlake have access to boating, waterskiing, sailing, windsurfing, rowing, canoeing, fishing and swimming in some of Texas' most beautiful surroundings.

Many locals take advantage of their close proximity to the natural wonders of Barton Springs, located right at their proverbial backyards. This greenbelt area is a popular destination for recreation and relaxation, with over eight hundred acres of protected parkland. There are plenty of bicycling and hiking trails located here, as well as stunning old trees and sheer rock walls. But the highlight of the area is certainly the natural cold springs themselves. Long considered an ideal spot for rejuvenation, Barton Springs is the ideal place to spend a warm summer day.

West Lake Hills offers some of the most spectacular, hospitable living in the heart of Texas Hill Country. With the golf haven of Lakeway located on one side and the vibrant city of Austin on the other, this suburb encompasses the best of all worlds.

Quality of Life

Westlake is one of the most exclusive luxury real estate areas in all of Austin. The city boasts gorgeous homes, estates, and lakeside mountain retreats. The Westlake or "Westbank" area includes the Austin suburbs of both West Lake Hills and Rollingwood. A big draw to the area is the renowned Eanes Independent School District.

West Lake Hills is unique in many ways. West Lake is a close-knit community of the nearby metropolitan area of Austin, Texas. Situated on the Edwards Plateau, the town is peaceful and family-oriented. The area is also naturally beautiful, and over the years residents and administrators have worked to preserve the rural feel of West Lake Hills.

West Lake currently supports a population of only about 3,100 residents. West Lake residents are educated, and have median earnings higher than the national average. Most of the population over 16 years of age are employed in management and related occupations. The estimated average annual income of Westlake residents is \$120,100, compared with a national average of \$42,139 in the State of Texas. Residents here are largely divided into two main employment sectors. Professional services employ nearly eighteen percent of West Lake Hills' residents. Just under fifteen percent of the population is employed in the retail trade. Residents here are an incredibly friendly and social group of people.

Business Overview

The Westlake Chamber of Commerce aims to enhance the local business environment while encouraging and supporting the uniqueness of the Westbank community. The city, with its lower property taxes and affluent community, is naturally attractive for developers.