



# Welcome home

If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live.

Surrounded by 60 acres of park space and miles of nature trails, West Ranch is a community of luxurious homes located in the prestigious City of Friendswood. Nestled in close proximity to Centennial Park, Clear Creek and Chigger Creek, this family-oriented neighborhood has quickly become one of the area's most popular.

West Ranch is a master-planned community created by Friendswood Development Company, who has been designing Houston's finest communities for more than 48 years. The recreation for West Ranch is simply outstanding and includes more than 60 acres of park space; miles of nature trails tying into Centennial Park; two recreation complexes; a resort-style swimming pool; Jr. Olympic, competition-style pool; community clubhouse; fishing pier; and neighborhood parks.



## A Focus on Education

As a West Ranch homeowner, you will join a community where education is given the highest priority. All six of the Friendswood Independent School District's campuses are rated "Exemplary" with the district receiving an "Exemplary" rating by the Texas Education Agency in 2009. "Exemplary" is the highest possible ranking in the Texas accountability rating system and only a handful of school districts across the state have achieved this superior rating. In the area of academics, Friendswood High School was named one of the best high schools in the greater Houston area by the *Houston Chronicle* and one of the top high schools in Texas by the Texas Business and Education Coalition. Gifted programs are available at all grade levels, and the Friendswood High School offers college advanced placement courses. The Class of 2010 had nine National Merit Finalists, 13 National Merit Commended students; five students were named National Hispanic Recognition Scholar and one named National Achievement Scholar. The district moved Friendswood Junior High into a new state-of-the-art campus located adjacent to West Ranch in August 2010. The master plan for West Ranch also includes a future on-site elementary school.

Superb private schools, including St. Clare of Assisi Catholic School, St. Mary Catholic School, the Goddard School, Friendswood Christian School, and the Galloway School, are all within minutes of West Ranch.

Houston Community College, Alvin Community College, and San Jacinto College are less than 30 minutes away and offer traditional academic and continuing education programs. Downtown Houston is the home of the University Center campus which incorporates six major Texas universities, in addition to the renowned Rice University, putting the state's finest learning opportunities at your reach.

## Directions to West Ranch:

From I-45:  
Exit FM 518 and travel west approximately 4 miles. Then turn right on Stone Creek Terrace.

204 Anderson Ranch Lane  
Friendswood, TX 77546

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## A Cultural and Recreational Paradise

West Ranch, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semiprivate golf courses and country clubs are nearby, including Bay Oaks Country Club, Golfcrest Country Club, and Timber Creek Golf Club. The beautiful Kemah Boardwalk and Galveston Bay area, only 30 minutes away, offers boating, water sports, beaches, and a variety of family entertainment and activities. Several local and state parks are located within minutes, including Centennial Park, Friendswood Sports Park, Battleship Texas State Park, and Brazos Bend State Park. At these parks you and your family can enjoy many activities, such as organized children's sports teams, swimming, fishing, hiking, and bike riding. Several fitness and exercise clubs are within 5 minutes of your new home.

The Houston and Galveston areas offer a broad variety of cultural diversions. Here, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. You can discover history and art at Houston's wide range of world-famous museums or enjoy a theatrical presentation, symphony or opera at The Alley Theatre, Wortham Center, Jones Halls, Hobby Center for the Performing Arts or Miller Outdoor Theatre. Sports fans can root for Houston's hometown teams; the Astros, Rockets, and Texans. For fine dining, there is simply an endless list of restaurant options for you to explore. As the country's fourth largest city, the Houston area always offers something fun and entertaining for your family to enjoy.



## World-Class Shopping at Your Doorstep!

West Ranch is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, there is a Kroger shopping center less than 5 minutes away. In charming Kemah and Galveston, you will discover unique boutiques and specialty shops. Baybrook Mall is just 13 minutes from West Ranch, and the fabulous Galleria is 30 miles away with Neiman Marcus, Nordstroms, Saks Fifth Avenue, and hundreds of other world-renowned retailers and fine specialty shops. The master plan for West Ranch includes a 23-acre village center on FM 518.

## The Best in Community Services

World-class medical facilities are comfortably close to West Ranch. Texas West Oaks Hospital and Memorial Hermann Southwest Hospital are only 10 minutes from your new home, offering a complete range of medical services. In addition, the hospitals and medical care facilities of the Houston metropolitan area, including The Texas Medical Center, M.D. Anderson Cancer Center, and Texas Children's Hospital - all acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of West Ranch are houses of worship representing almost all faiths.



## An Area of Unequaled Beauty

In West Ranch, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in West Ranch.



## A Convenient Place to Live

In West Ranch, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. West Ranch is just four miles from Interstate 45. Conveniently located halfway between Houston's Central Business District and Galveston, near League City, West Ranch offers a short commute to a variety of major employment centers. Hobby Airport can be reached in just 30 minutes, while Intercontinental Airport is just an hour from your new home.

# WEST RANCH

