

Windridge Subdivision

Prepared for: 2007

July 14, 2007



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Coldwell Banker United, Realtors
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Mary "B" Battaglia

Affiliation

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Experience

- 25+ YEARS IN RESIDENTIAL SALES
- 20+ YEARS AS A RELOCATION SPECIALIST
- 17+ YEARS AS A LISTING AGENT FOR CORPORATE ACCOUNTS
- 6+ YEARS AS A TRAINING INSTRUCTOR
- 15+ YEARS MARKETING FOR CENDANT MOBILITY AND CORPORATE RELOCATION SERVICES
- PAST MEMBER OF ABOR GRIEVANCE COMMITTEE
- MEMBER OF THE PROFESSIONAL STANDARDS COMMITTEE
- MEMBER OF WOMEN'S COUNCIL
- CONSULTANT TO THE REAL ESTATE CENTER AT TEXAS A&M UNIVERSITY. SINCE 1998
- USAA CERTIFIED RELOCATION SPECIALIST

Professional Associations

- CRS (Certified Residential Specialist - specializing in marketing and negotiations)
- GRI (Graduate of the Real Estate Institute)
- CNP (Certified Negotiation Specialist)
- CeS (Certified e-Marketing Specialist)

Personal Information

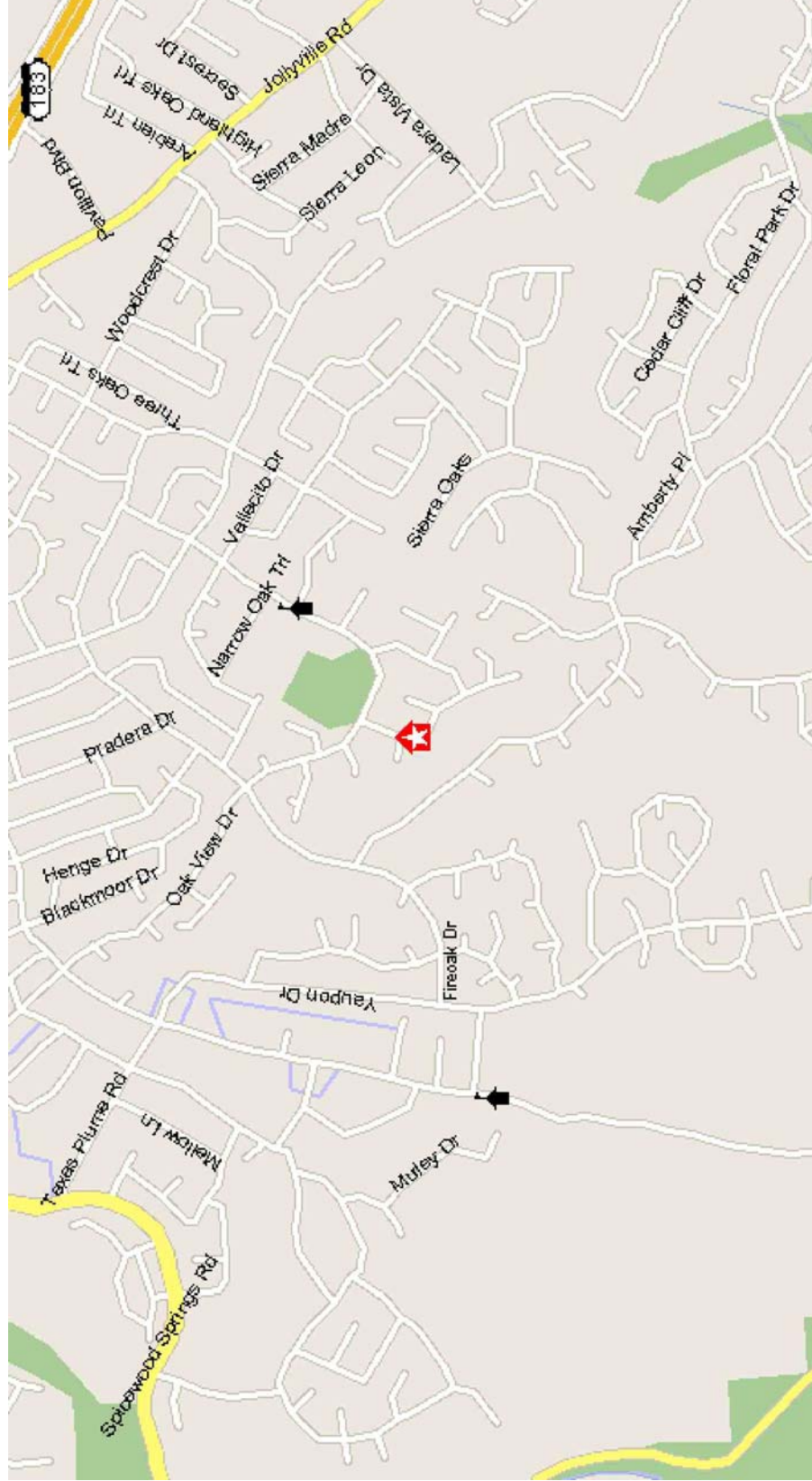
Mary was born in Houston, Texas. Two older brothers gave her a zest for the outdoors and a love of sports at an early age. Today she enjoys family activities, snow skiing, fishing and traveling. Collecting antiques has become a serious hobby over the last few years, where she has become most interested in china, along with American antiques and collectibles.

Family is an important part of Mary's life. Her Italian and Czech parents gave her an old-world appreciation of home and an active family unit. That was fortunate, because her husband is also involved in real estate, and their son, Shawn is in his third year at the Mays Business School at Texas A&M University. Shawn graduated high school with Honors and loves traveling and sports, especially skiing and fencing. As you might imagine, Mary is a very proud and supportive Mom. A terribly spoiled Shih Tzu named Shadow rounds out the family.

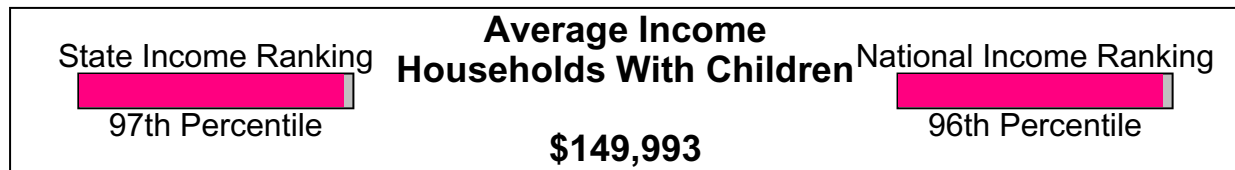
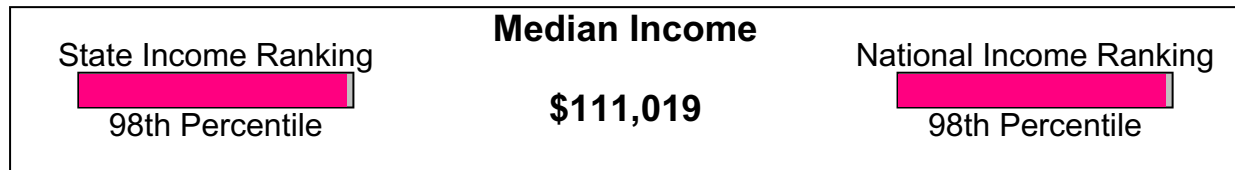
Mary started her real estate career in Houston during 1976 and she continued in real estate after she moved to Austin in 1979. From the time she began in real estate she has been a full-time agent. Mary specializes in residential real estate, and is an accredited Corporate Relocation Specialist as well as being USAA Certified. She credits her success to a professional reputation among her peers, consistent communication during the sales process and aggressive client representation.

Mary is an active supporter of her profession and her community. At the Austin Board of Realtors, she served for several years on the Grievance Committee and is now serving on the Professional Standards Committee. As a member of the Austin Junior Forum she is part of a volunteer effort supporting women, children and the elderly in the Austin area. In addition to raising funds for the American Cancer Society, Mary is on the Board of Directors for The Missy Project; an organization dedicated to raising awareness of brain aneurysm disease and generating funds for research and individual screenings.

WINDRIDGE DR, 78759

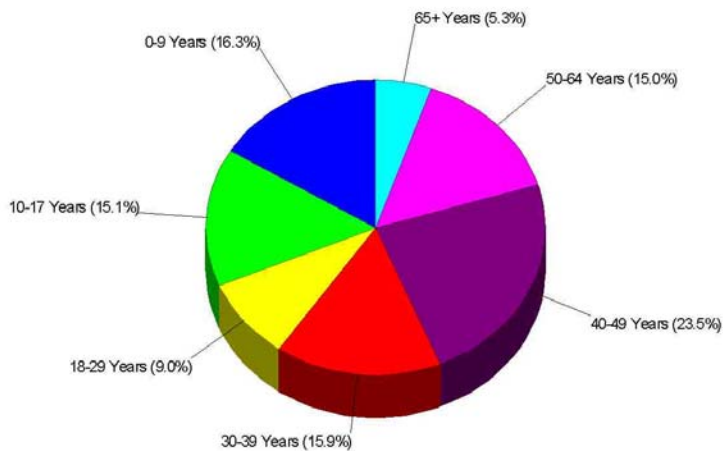


Income For Windridge Subdivision in NW Travis County



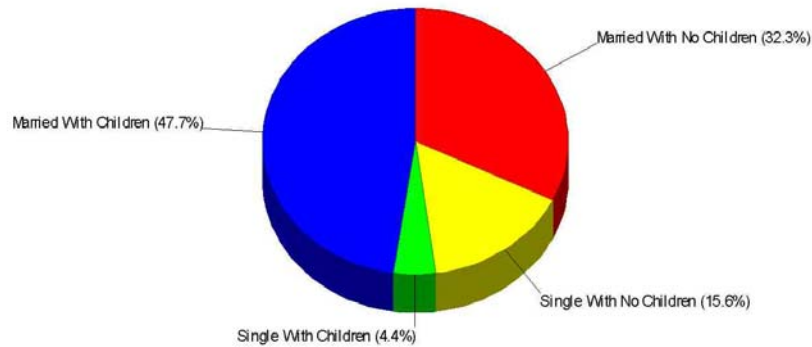
Age Breakdown For Windridge Subdivision in NW Travis County

Average Age = 36.7 Years



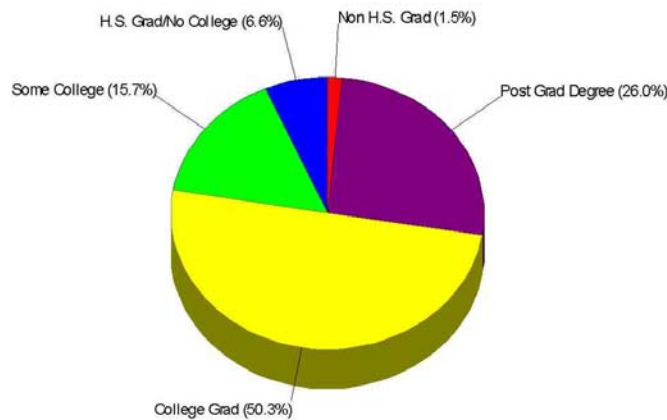
Household Characteristics For Windridge Subdivision in NW Travis County

80.0% Married
52.1% With Children

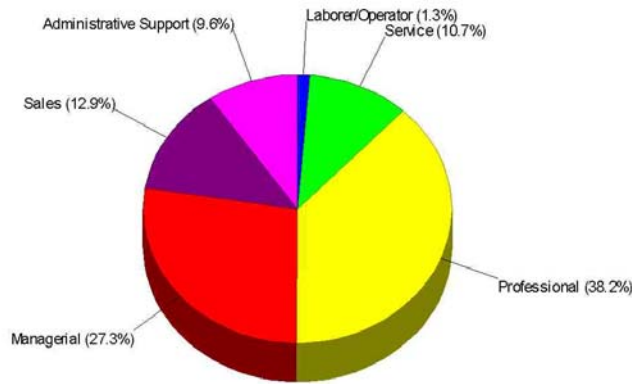


Adult Education Level For Windridge Subdivision in NW Travis County

98.5% High School Graduates
76.3% College Graduates

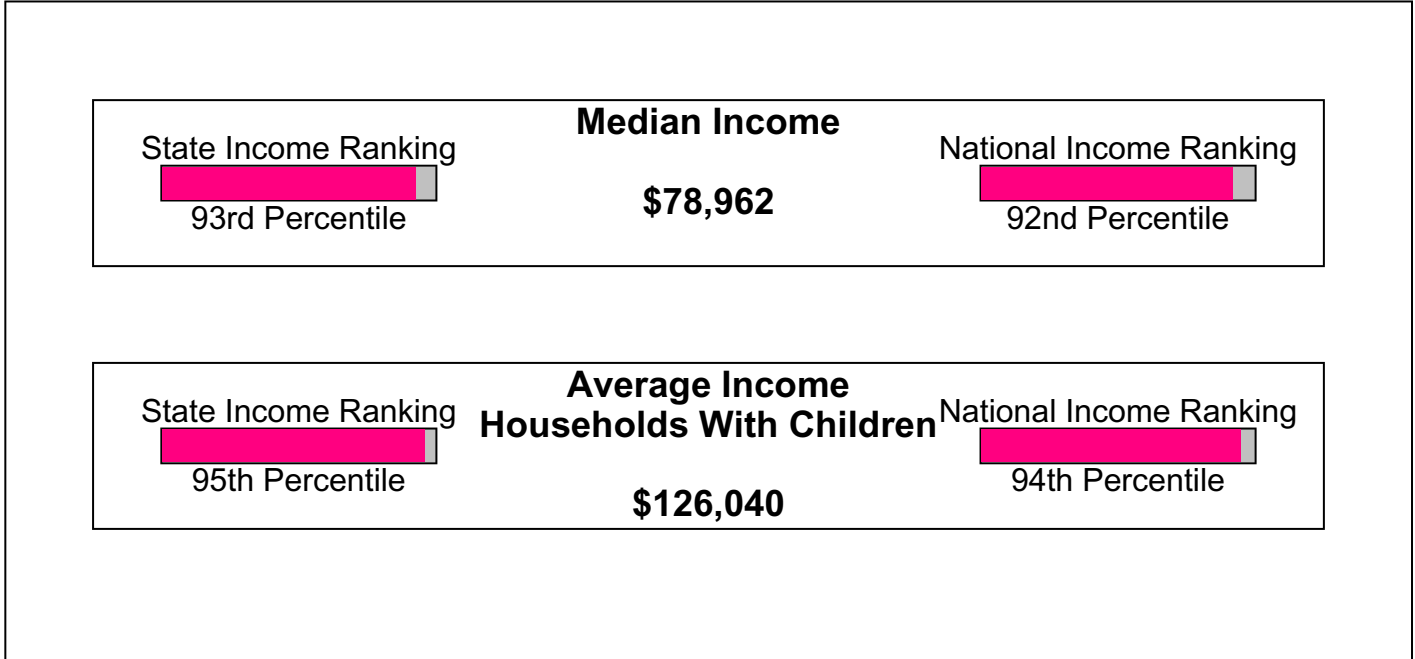


Employment
For Windridge Subdivision in NW Travis County
Average Travel Time To Work = 22.6 Minutes



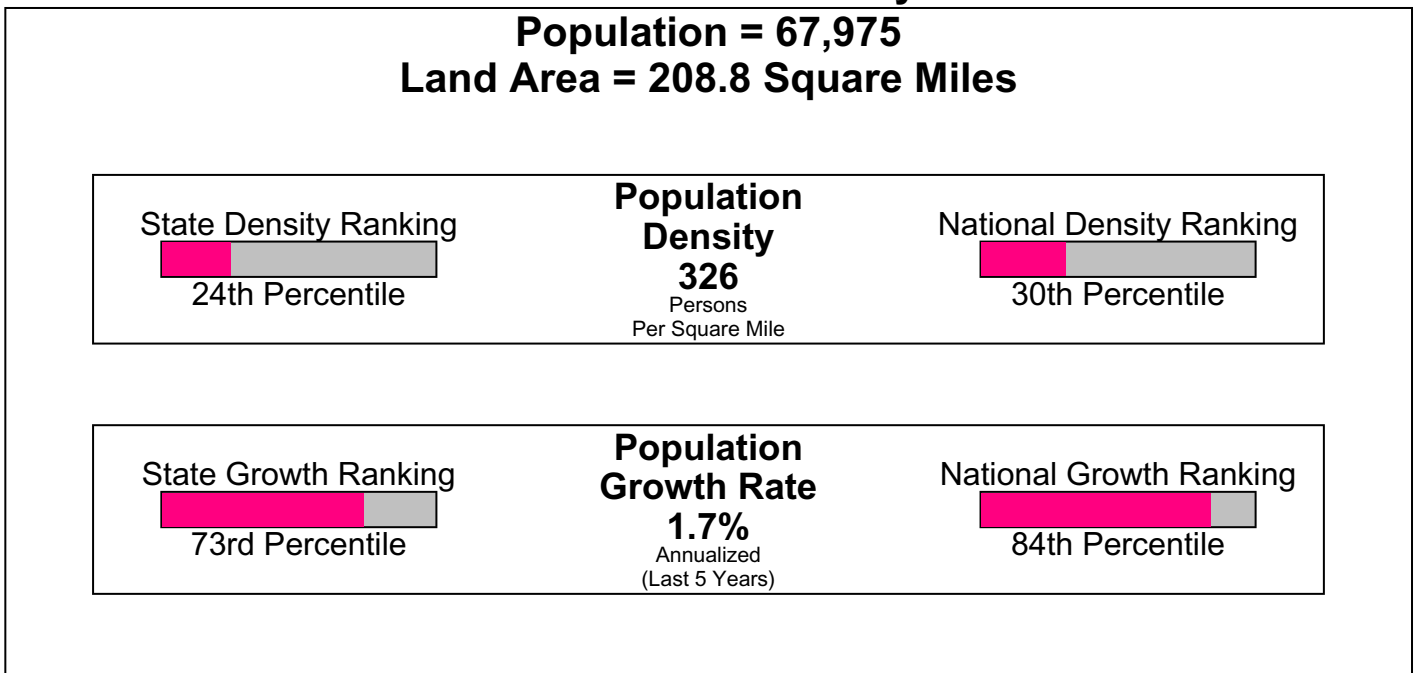
Occupation

Income For NW Travis County

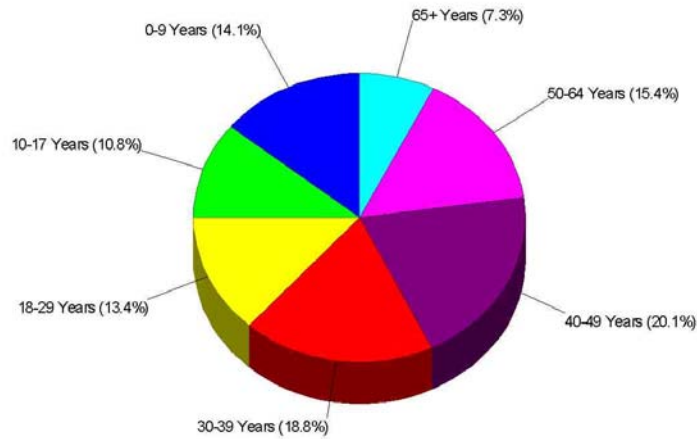


Population For NW Travis County

Population = 67,975
Land Area = 208.8 Square Miles

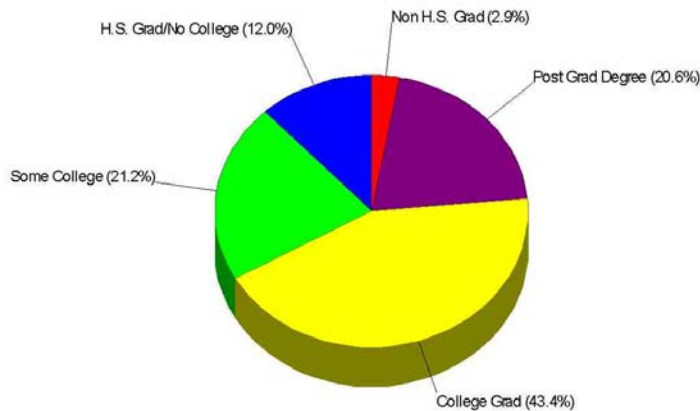


Age Breakdown For NW Travis County Average Age = 36.5 Years



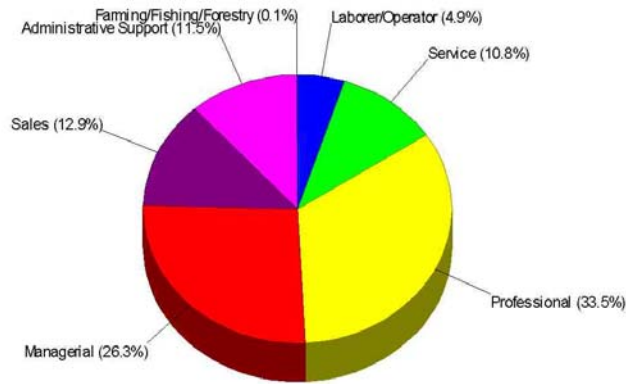
Adult Education Level For NW Travis County

97.1% High School Graduates
64.0% College Graduates



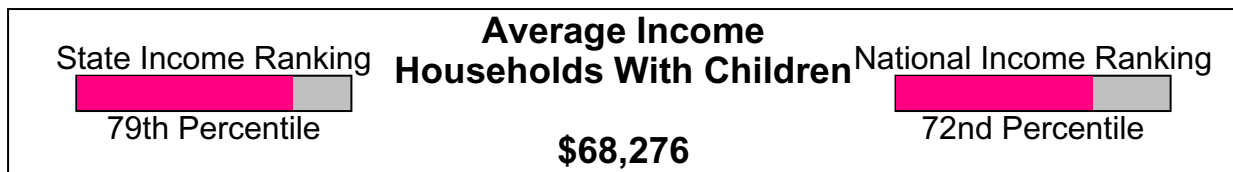
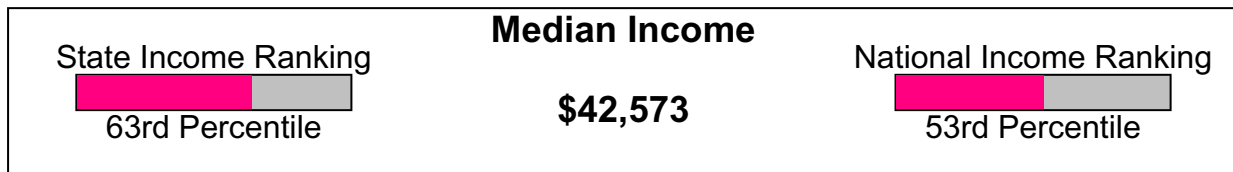
Employment For NW Travis County

Average Travel Time To Work = 28.2 Minutes



Occupation

Income For City of Austin



Population For City of Austin

Population = 712,390
Land Area = 251.5 Square Miles

State Density Ranking



56th Percentile

**Population
Density**

2,832

Persons
Per Square Mile

National Density Ranking



59th Percentile

State Growth Ranking



73rd Percentile

**Population
Growth Rate**

1.7%

Annualized
(Last 5 Years)

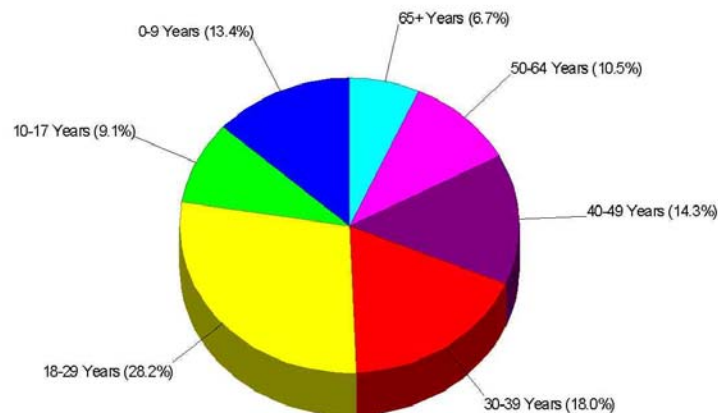
National Growth Ranking



84th Percentile

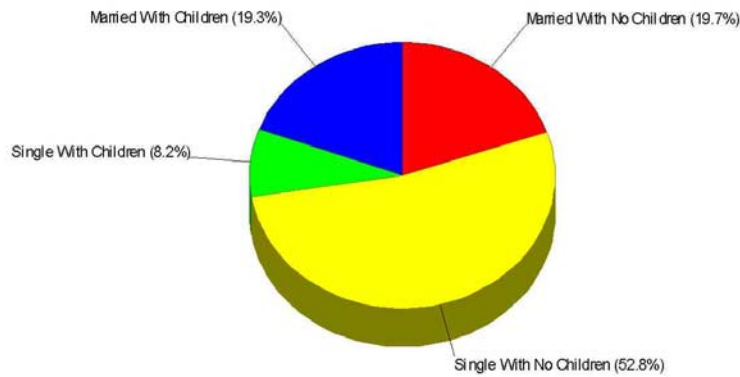
Age Breakdown For City of Austin

Average Age = 29.7 Years



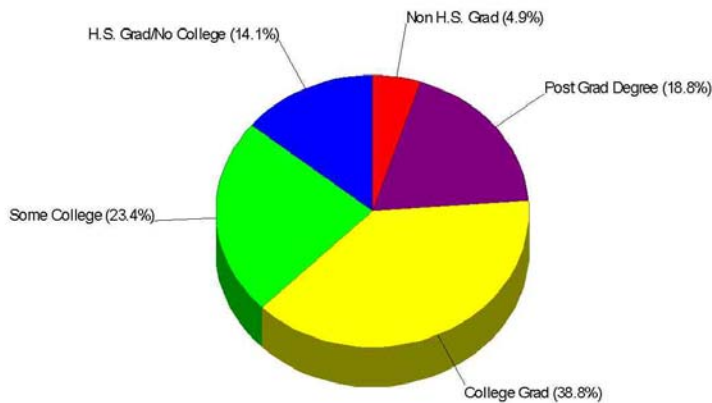
Household Characteristics For City of Austin

39.0% Married
27.6% With Children



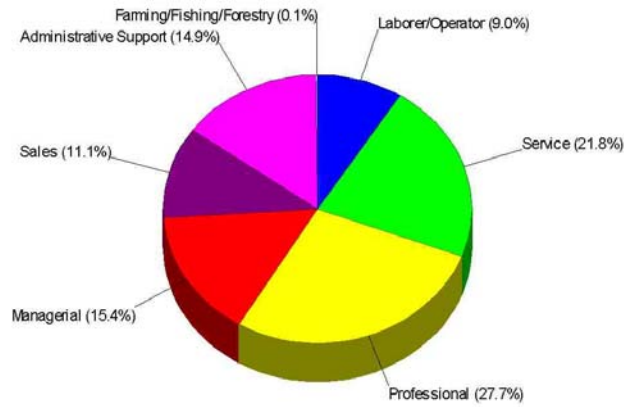
Adult Education Level For City of Austin

95.1% High School Graduates
57.6% College Graduates



Employment For City of Austin

Average Travel Time To Work = 24.3 Minutes



Occupation

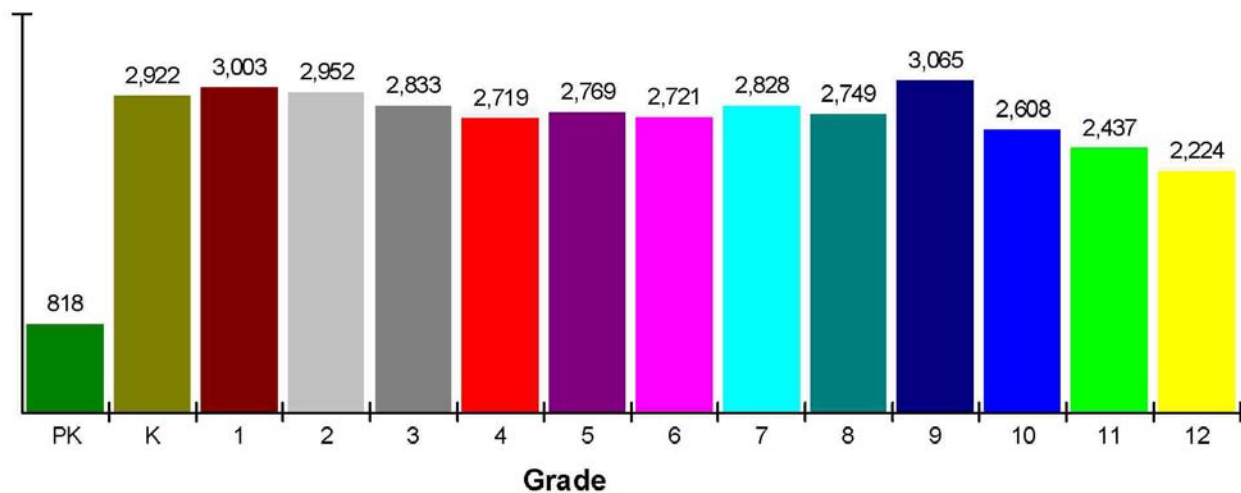
General Facts FOR ROUND ROCK ISD

ROUND ROCK ISD
1311 ROUND ROCK AVE
ROUND ROCK, TX 78681

Type:	(512)464-5000	Independent Local District
Grade Range:		PK - 12
Schools:		47
Teacher:		2,470
Students:		36,648
Student/Teacher Ratio:		14.8 To 1
Student/Librarian Ratio:		831.0 To 1
Secondary Student/Guidance Ratio:		121.1 To 1

Student Enrollment By Grade FOR ROUND ROCK ISD

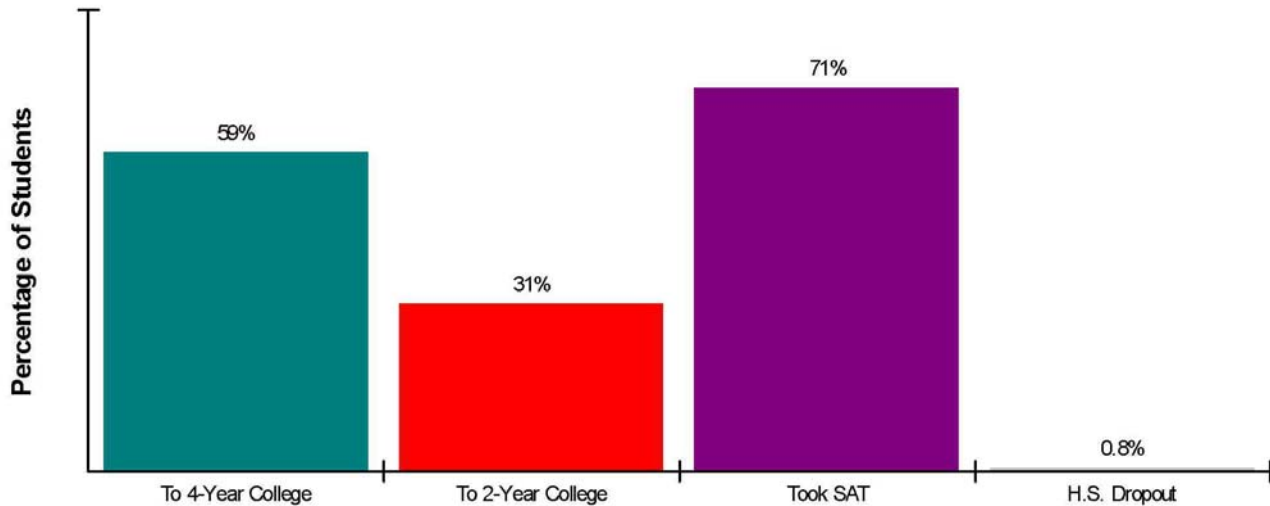
Total Enrollment = 36,648



National Enrollment Ranking: 205 of 15,679 (98th Percentile)
State Enrollment Ranking: 33 of 1,061 (96th Percentile)

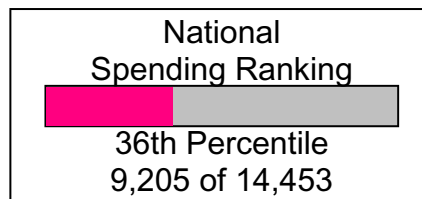
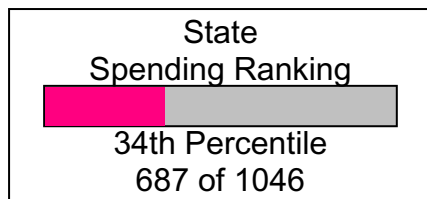
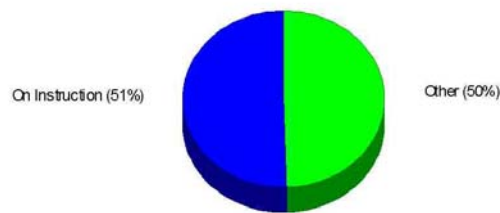
High School Statistics FOR ROUND ROCK ISD

Average SAT Scores: 1081 (Math 555 Verbal 526)
National Merit Finalists: 20

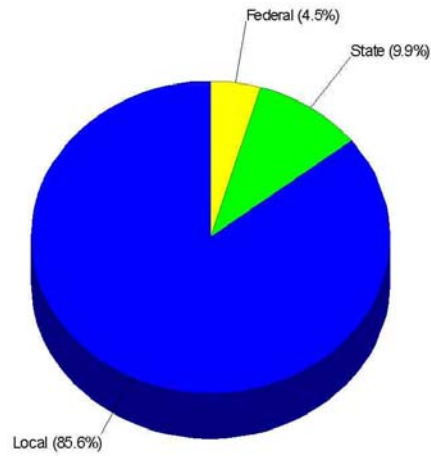


School Expenditures FOR ROUND ROCK ISD

Expenditures Per Student
\$8,122



School Funding FOR ROUND ROCK ISD



Public Schools for District

NORTH OAKS ELEMENTARY SCHOOL
11104 OAK VIEW DR, AUSTIN, TX 78759

Distance from Subject: 0.3 Miles
Student/Teacher Ratio: 12.2 to 1
Mascot: Owls

School Type: Regular
Students/Teachers: 453/37
School Colors : Royal & White

Phone: (512)464-5500
Grades: PK - 5

LAUREL MOUNTAIN ELEMENTARY SCHOOL
10111 DK RANCH RD, AUSTIN, TX 78759

Distance from Subject: 0.6 Miles
Student/Teacher Ratio: 15.3 to 1
Mascot: African Lions

School Type: Regular
Students/Teachers: 717/47
School Colors : Red & White

Phone: (512)464-4300
Grades: PK - 5

CANYON VISTA MIDDLE
8455 SPICEWOOD SPRINGS RD, AUSTIN, TX 78759

Distance from Subject: 1.1 Miles
Student/Teacher Ratio: 15.6 to 1
Mascot: Mustangs

School Type: Regular
Students/Teachers: 998/64
School Colors : Red & Navy

Phone: (512)464-8100
Grades: 6 - 8

POND SPRINGS ELEMENTARY SCHOOL
7825 ELK HORN MTN TRL, AUSTIN, TX 78729

Distance from Subject: 2.1 Miles
Student/Teacher Ratio: 13.9 to 1
Mascot: Pioneers

School Type: Regular
Students/Teachers: 832/60
School Colors : Royal & White

Phone: (512)464-4200
Grades: PK - 5

JOLLYVILLE ELEMENTARY SCHOOL
6720 CORPUS CHRISTI DR, AUSTIN, TX 78729

Distance from Subject: 2.3 Miles
Student/Teacher Ratio: 10.9 to 1
Mascot: Eagles

School Type: Regular
Students/Teachers: 534/49
School Colors : Royal & Gold

Phone: (512)428-2200
Grades: PK - 5

DEERPARK MIDDLE
8849 ANDERSON MILL RD, AUSTIN, TX 78729

Distance from Subject: 2.6 Miles
Student/Teacher Ratio: 14.5 to 1
Mascot: Rangers

School Type: Regular
Students/Teachers: 1,101/76
School Colors : Red & Black

Phone: (512)464-6600
Grades: 6 - 8

Public Schools for District

LIVE OAK ELEMENTARY SCHOOL
8607 ANDERSON MILL RD, AUSTIN, TX 78729

Phone: (512)428-3800
Grades: PK - 5

Distance from Subject: 2.8 Miles
Student/Teacher Ratio: 10.2 to 1
Mascot: Indians

School Type: Regular
Students/Teachers: 408/40
School Colors : Hunter Green & White

SPICEWOOD ELEMENTARY SCHOOL
11601 OLSON DR, AUSTIN, TX 78750

Phone: (512)428-3600
Grades: PK - 5

Distance from Subject: 2.8 Miles
Student/Teacher Ratio: 14.5 to 1
Mascot: Panthers

School Type: Regular
Students/Teachers: 668/46
School Colors : Red & White

MCNEIL H S
5720 MCNEIL DR, AUSTIN, TX 78729

Phone: (512)464-6300
Grades: 9 - 12

Distance from Subject: 3.1 Miles
Student/Teacher Ratio: 16.1 to 1

School Type: Regular
Students/Teachers: 2,580/160

ANDERSON MILL ELEMENTARY SCHOOL
10610 SALT MILL HOLLOW, AUSTIN, TX 78750

Phone: (512)428-3700
Grades: PK - 5

Distance from Subject: 3.3 Miles
Student/Teacher Ratio: 12.8 to 1
Mascot: Armadillos

School Type: Regular
Students/Teachers: 370/29
School Colors : Gold & Royal

SUCCESS PROGRAM WEST
12515 MELLOW MEADOW, AUSTIN, TX 78750

Phone: (512)428-2901
Grades: 11 - 12

Distance from Subject: 3.3 Miles
Student/Teacher Ratio: 1.3 to 1

School Type: Alternative
Students/Teachers: 14/11

WESTWOOD H S
12400 MELLOW MEADOW DR, AUSTIN, TX 78750

Phone: (512)464-4000
Grades: 9 - 12

Distance from Subject: 3.4 Miles
Student/Teacher Ratio: 16.7 to 1
Mascot: Warriors
Average SAT: 1128 (Math 579 Verbal 549)
Students Taking SAT: 78.0%

School Type: Regular
Students/Teachers: 2,508/150
School Colors : Orange & White
Graduates To 2-Year College: 20.0%
Graduates To 4-Year College: 75.0%
National Merit Finalists: 9

Public Schools for District

CANYON CREEK ELEMENTARY SCHOOL
10210 EMBER GLEN DR, AUSTIN, TX 78726

Distance from Subject: 3.5 Miles
Student/Teacher Ratio: 13.6 to 1

School Type: Regular
Students/Teachers: 517/38
School Colors : Royal & White

Phone: (512)428-2800
Grades: PK - 5

NOEL GRISHAM MIDDLE
10805 SCHOOL HOUSE LN, AUSTIN, TX 78750

Distance from Subject: 3.5 Miles
Student/Teacher Ratio: 15.6 to 1
Mascot: Bears

School Type: Regular
Students/Teachers: 735/47
School Colors : Royal & Gray

Phone: (512)428-2650
Grades: 6 - 8

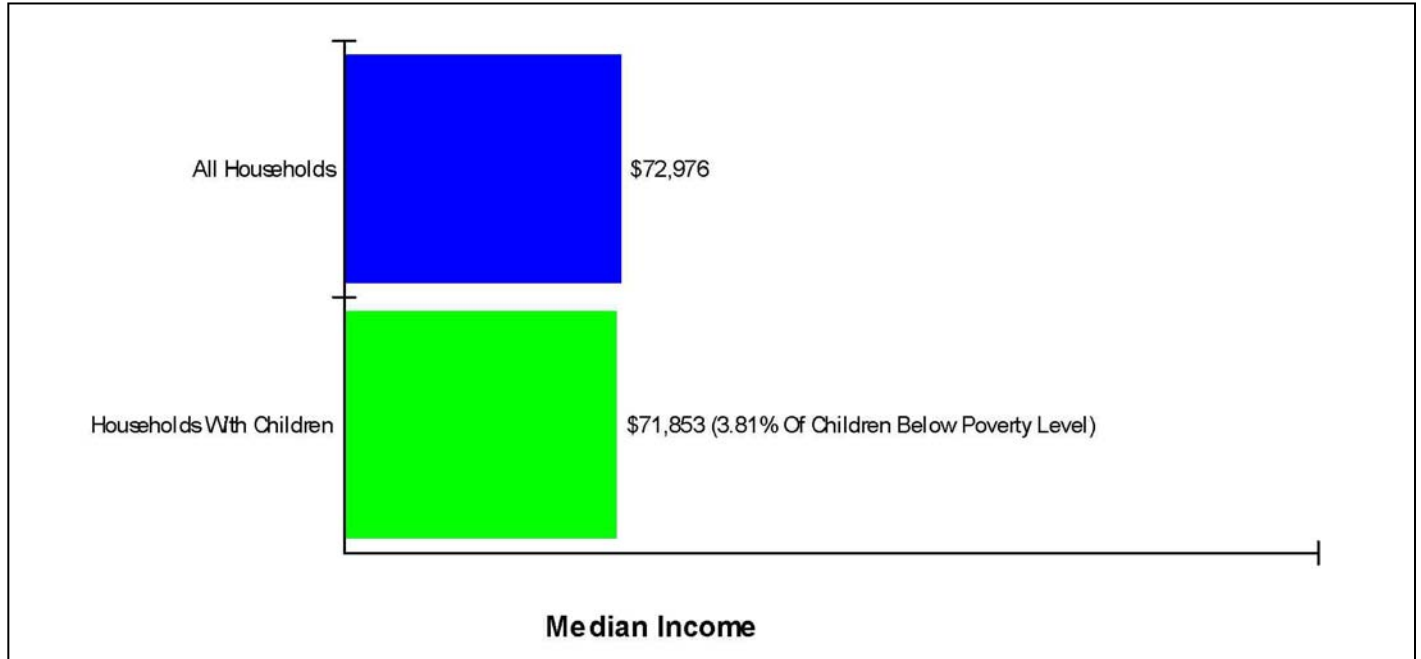
FOREST NORTH ELEMENTARY SCHOOL
13414 BROADMEADE AVE, AUSTIN, TX 78729

Distance from Subject: 3.7 Miles
Student/Teacher Ratio: 14.2 to 1
Mascot: Eagles

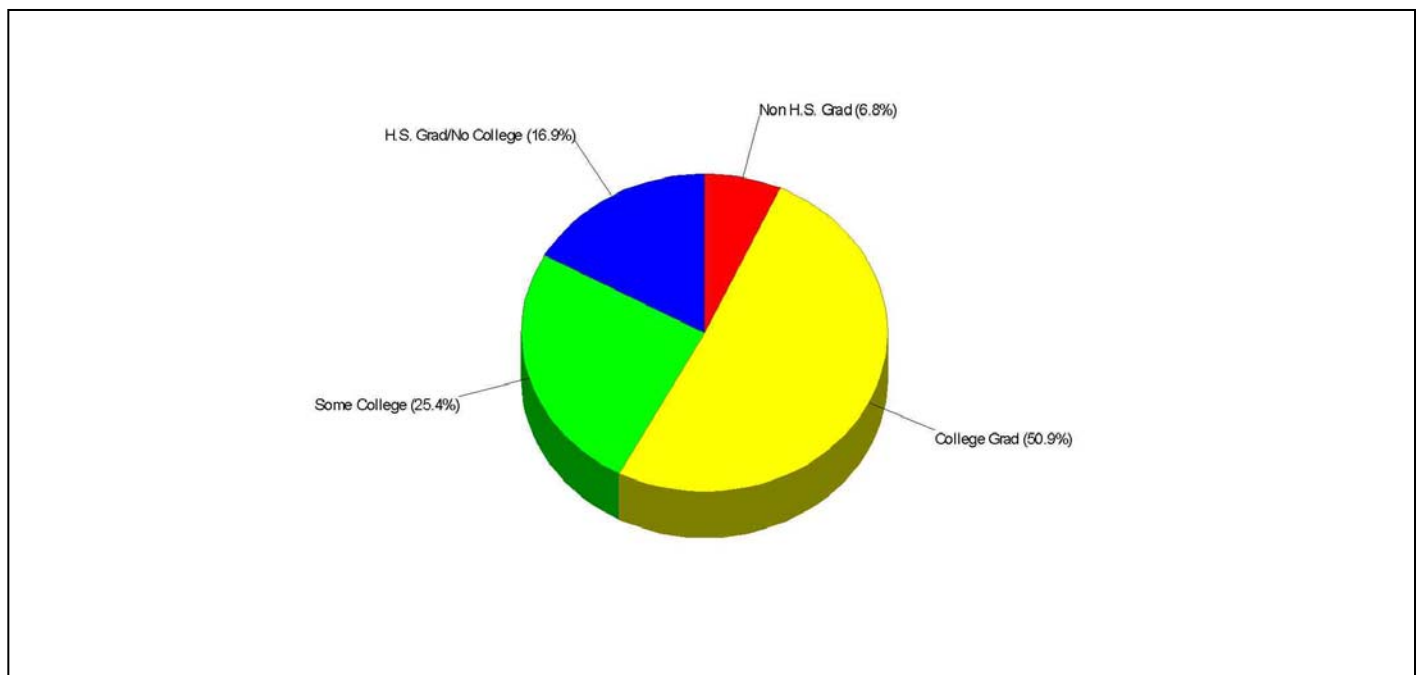
School Type: Regular
Students/Teachers: 598/42
School Colors : Royal & Red

Phone: (512)464-6750
Grades: PK - 5

Income FOR ROUND ROCK ISD



Parent Education Level FOR ROUND ROCK ISD



Private Schools

Private School Enrollment= 9.12% within School District

GREAT HILLS CHRISTIAN SCHOOL

10500 Jollyville Rd, AUSTIN, TX 78759

Distance from Subject: 1.8 Miles

Affiliation: Christian

Students: 149

Student/ Homeroom Ratio: 7.5

School Colors: Maroon & White

Enrollment By Grade: PK-7 K-13 1-11 2-15 3-14 4-6 5-9 6-11 7-10
8-11 9-9 10-8 11-10 12-15

Phone: (512)343-6167

Grades: PK - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.1 to 1

Mascot: Eagles

GRACE COVENANT CHRISTIAN SCHOOL

9431 JOLLYVILLE RD, AUSTIN, TX 78759

Distance from Subject: 2.5 Miles

Affiliation: Christian

Students: 404

Phone: (512)345-7976

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 10.8 to 1

Enrollment By Grade: PK-198 K-57 1-24 2-25 3-17 4-24 5-17 6-17

ST. MATTHEW'S EPISCOPAL SCHOOL

8134 MESA DR, AUSTIN, TX 78759

Distance from Subject: 3.2 Miles

Affiliation: Episcopal

Students: 193

Enrollment By Grade: PK-163 K-30

Phone: (512)345-3040

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 15.0 to 1

CASA MONTESSORI CHILD DEV CENTER

4025 TEALWOOD DRIVE, AUSTIN, TX 78731

Distance from Subject: 3.3 Miles

Affiliation: Nonsectarian

Students: 77

Enrollment By Grade: PK-61 K-16

Phone: (512)474-4119

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 4.2 to 1

ANDERSON MILL CHRISTIAN ACADEM

AUSTIN, TX 78750

Distance from Subject: 3.4 Miles

Affiliation: Baptist

Students: 100

Enrollment By Grade: PK-70 K-16 1-4 2-4 3-2 4-1 5-3

Phone: (512)258-5878

Grades: PK - 5

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 4.8 to 1

Private Schools

Private School Enrollment= 9.12% within School District

MENACHEM HEBREW ACADEMY

4205 VENADO DRIVE, AUSTIN, TX 78731

Distance from Subject: 3.8 Miles

Affiliation: Jewish

Students: 28

Enrollment By Grade: K-28

Phone: (512)418-9770

Grades: K

School Type: Special Program

Gender: Coed

Student/Teacher Ratio: 9.3 to 1

HILL CO CHRISTIAN HERITAGE SCHOOL

10713 FM 620 NORTH, AUSTIN, TX 78726

Distance from Subject: 4.1 Miles

Affiliation: Christian

Students: 141

Enrollment By Grade: PK-24 K-30 1-18 2-18 3-18 4-18 5-15 11-18

Phone: (512)331-1450

Grades: PK - 5

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 12.5 to 1

HILL COUNTRY CHRISTIAN /AUSTIN

12124 RANCH RD 620 NORTH, AUSTIN, TX 78750

Distance from Subject: 4.2 Miles

Affiliation: Other

Students: 447

Enrollment By Grade: K-48 1-51 2-55 3-36 4-34 5-30 6-33 7-36 8-34

Phone: (512)331-7036

Grades: K - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 10.6 to 1

ST. THERESAS CATHOLIC SCHOOL

4311 Small Dr, AUSTIN, TX 78731

Distance from Subject: 5.0 Miles

Affiliation: Roman Catholic

Students: 284

Student/ Homeroom Ratio: 35.5

School Colors: Red & White

Enrollment By Grade: PK-44 K-45 1-43 2-43 3-41 4-30 5-28 6-10

Phone: (512)451-7105

Grades: PK - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 14.2 to 1

Mascot: Tigers

HOLY FAMILY CATHOLIC SCHOOL

AUSTIN, TX 78717

Distance from Subject: 5.0 Miles

Affiliation: Roman Catholic

Students: 252

Enrollment By Grade: PK-36 K-50 1-50 2-37 3-29 4-14 5-21 6-6 7-5

Phone: (512)246-4455

Grades: PK - 8

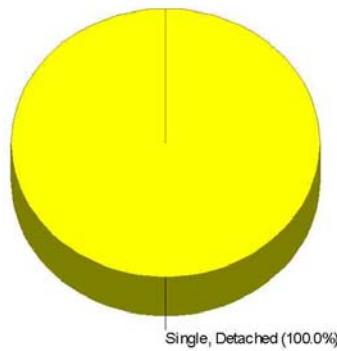
School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 12.7 to 1

Housing Characteristics For Windridge Subdivision in NW Travis County

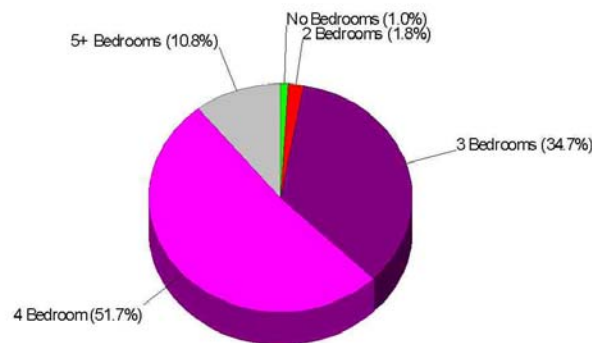
Average Age of Housing 11 years



Type of Dwelling

Home Ownership For Windridge Subdivision in NW Travis County

Owner Occupied Households = 98.9%
Median Housing Value = \$297,506
Median Number of Bedrooms = 4



Home Size Breakdown

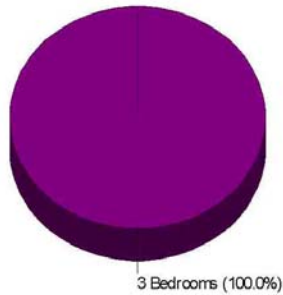
Rental

For Windridge Subdivision in NW Travis County

Renter Occupied Households = 1.1%

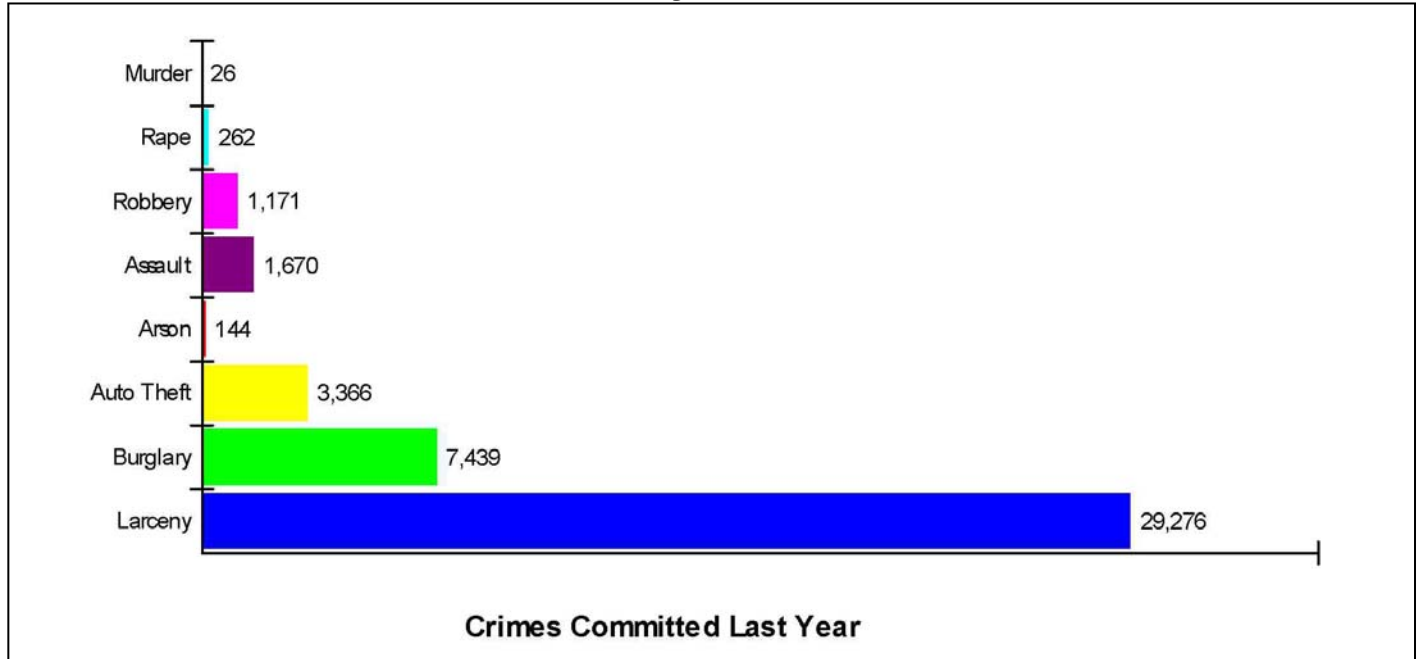
Median Monthly Rent = \$1,625

Median Number of Bedrooms = 3



Home Size Breakdown

Crime Incidents For City of Austin



Crime Index For City of Austin

eNeighborhoods Crime Index™

State Ranking: 84th Percentile

188

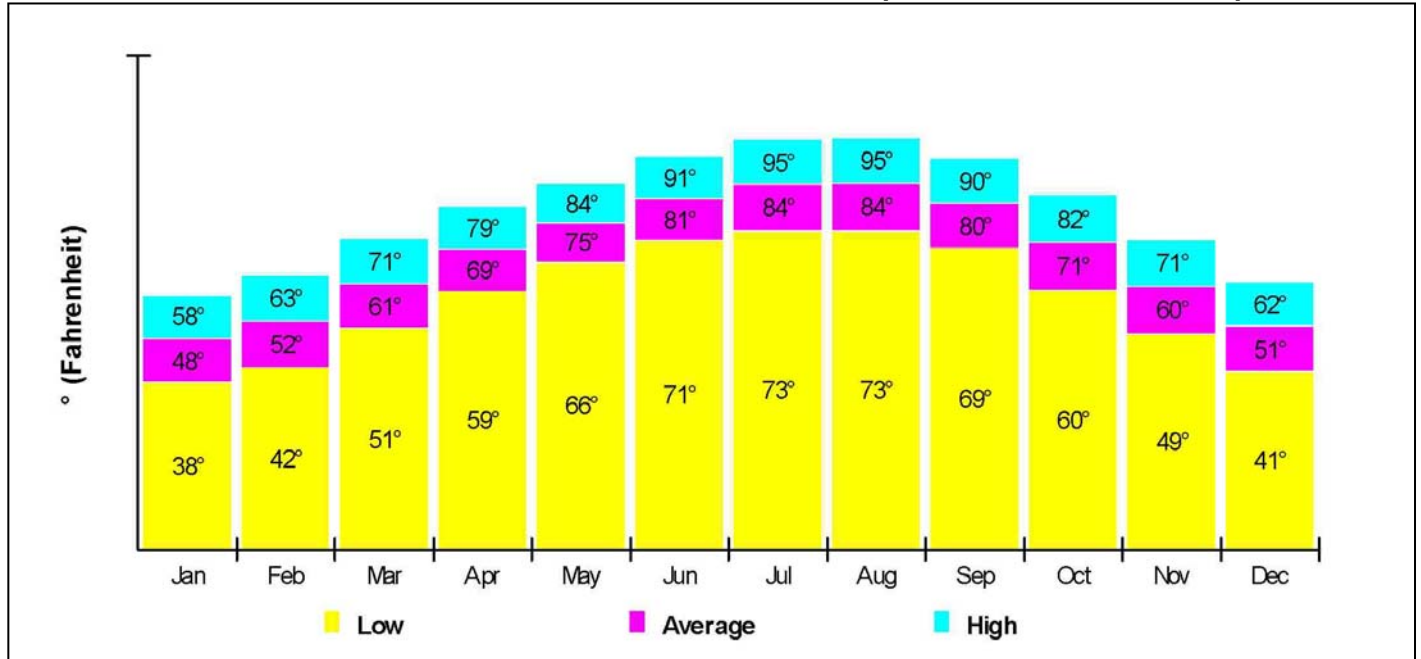
National Ranking: 84th Percentile

6.46% Chance Of Being The Victim Of A Crime

0.47% Chance Of Being The Victim Of A Bodily Crime

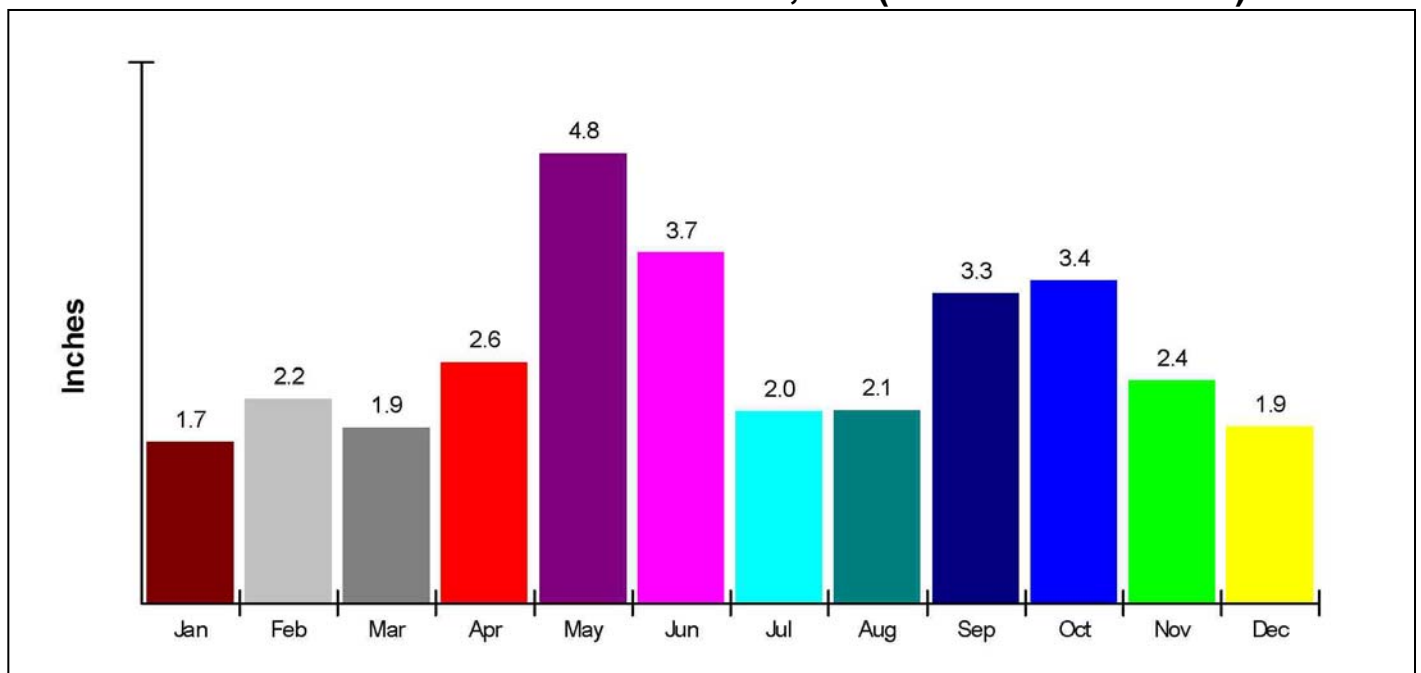
Temperature

Measured at AUSTIN AIRPORT, TX (elevation = 597ft.)



Average Precipitation

Measured at AUSTIN AIRPORT, TX (elevation = 597ft.)



Houses of Worship

NORTHWEST AUSTIN BAPTIST CHURCH

13820 N FM 620, AUSTIN, TX 78750

Denomination: Baptist Churches

Phone: (512)258-7300

Distance from Subject: 2.00 miles

GREAT HILLS BAPTIST CHURCH

10312 JOLLYVILLE RD, AUSTIN, TX 78759

Denomination: Baptist Churches

Phone: (512)343-7729

Distance from Subject: 1.90 miles

CHURCH OF THE SAVIOR

3402 LITTLE ELM TRL, AUSTIN, TX 78750

Denomination: Baptist Churches

Phone: (512)331-5274

Distance from Subject: 2.00 miles

BETHEL BAPTIST CHURCH

4420 DUVAL RD, AUSTIN, TX 78727

Denomination: Baptist Churches

Phone: (512)346-4770

Distance from Subject: 2.30 miles

CYPRESS CREEK BAPTIST CHURCH

3300 EL SALIDO PKWY, AUSTIN, TX 78750

Denomination: Baptist Churches

Phone: (512)331-7340

Distance from Subject: 2.00 miles

HALLMARK BAPTIST CHURCH

9023 OLD LAMPASAS TRL, AUSTIN, TX 78750

Denomination: Baptist Churches

Phone: (512)250-8191

Distance from Subject: 1.60 miles

GREAT HIKLLS BAPTIST CHURCH

AUSTIN, TX 78759

Denomination: Baptist Churches

Phone: (512)343-7729

Distance from Subject: 1.50 miles

ST VINCENT DE PAUL CATHOLIC

13007 PARTRIDGE BEND DR, AUSTIN, TX 78729

Denomination: Catholic Churches

Phone: (512)249-1549

Distance from Subject: 2.30 miles

NORTHWEST CHURCH OF CHRIST

4610 DUVAL RD, AUSTIN, TX 78727

Denomination: Churches of Christ

Phone: (512)345-7624

Distance from Subject: 2.20 miles

POND SPRINGS CHURCH OF CHRIST

13300 POND SPRINGS RD, AUSTIN, TX 78729

Denomination: Churches of Christ

Phone: (512)258-6800

Distance from Subject: 2.20 miles

Houses of Worship

TRIUMPHANT LOVE LUTHERAN DAYCARE

9508 GREAT HILLS TRL, AUSTIN, TX 78759

Denomination: Lutheran Churches**Phone:** (512)346-1323**Distance from Subject:** 1.80 miles

COVENANT UN METH DAY CARE

4410 DUVAL RD, AUSTIN, TX 78727

Denomination: Methodist Churches**Phone:** (512)346-6366**Distance from Subject:** 2.30 miles

IMANI COMMUNITY CHURCH

5214 DUVAL RD, AUSTIN, TX 78727

Denomination: Methodist Churches**Phone:** (512)343-9300**Distance from Subject:** 1.80 miles

AUSTIN TAIWANESE PRESBYTERIAN

5300 DUVAL RD, AUSTIN, TX 78727

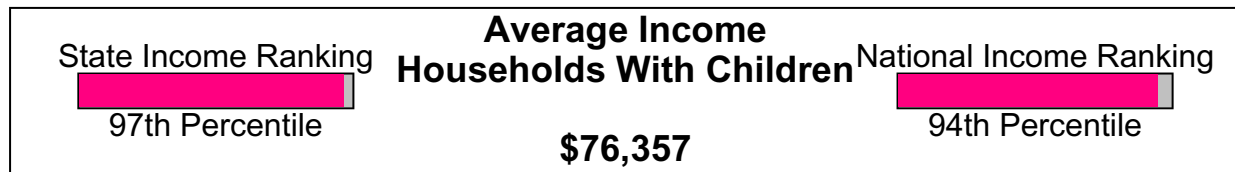
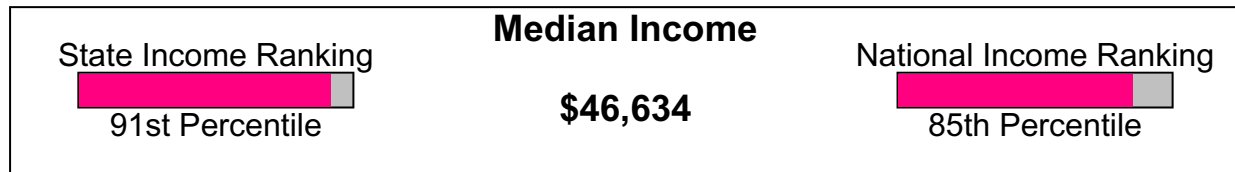
Denomination: Presbyterian Churches**Phone:** (512)418-8100**Distance from Subject:** 1.70 miles

PRESBYTERIAN CHURCH OF HILLS

11672 JOLLYVILLE RD, AUSTIN, TX 78759

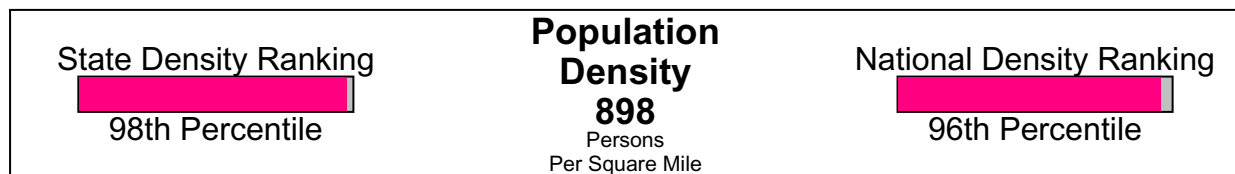
Denomination: Presbyterian Churches**Phone:** (512)219-7757**Distance from Subject:** 1.20 miles

Income For Travis County



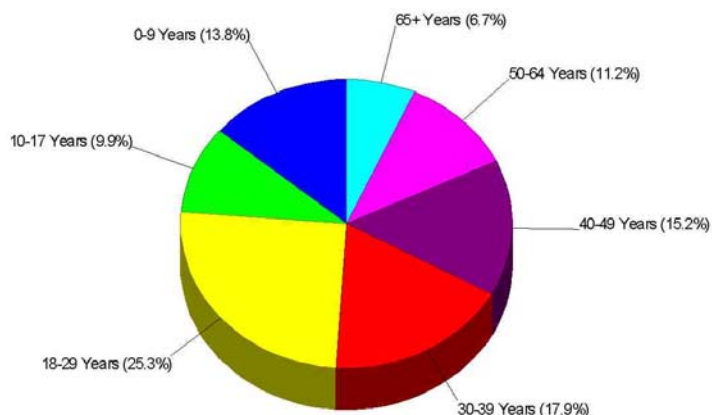
Population For Travis County

Population = 888,185
Land Area = 989.3 Square Miles



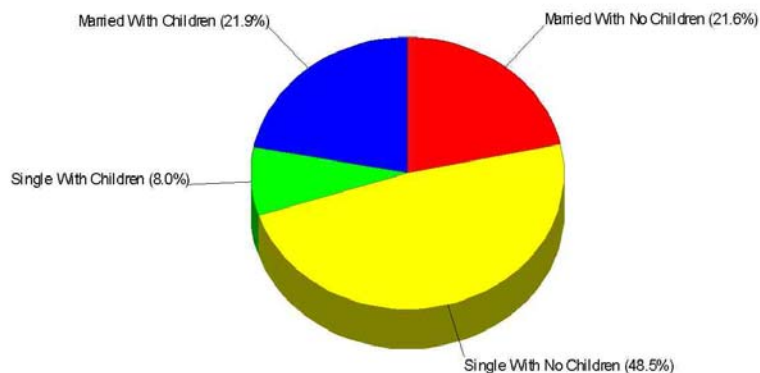
Age Breakdown For Travis County

Average Age = 30.5 Years



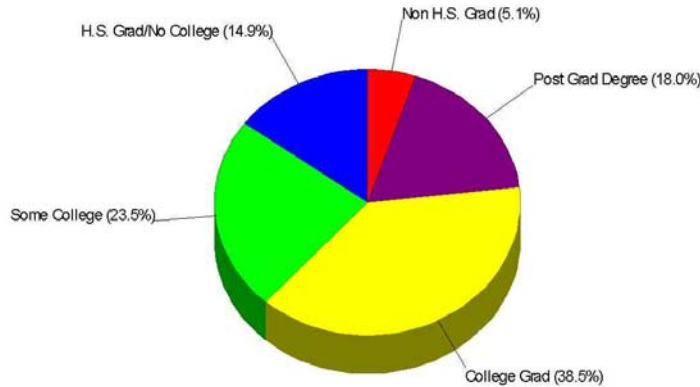
Household Characteristics For Travis County

43.5% Married
29.9% With Children



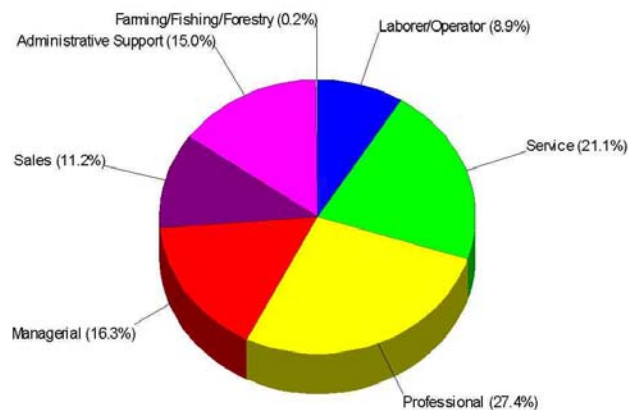
Adult Education Level For Travis County

94.9% High School Graduates
56.5% College Graduates



Employment For Travis County

Average Travel Time To Work = 25.5 Minutes



Occupation

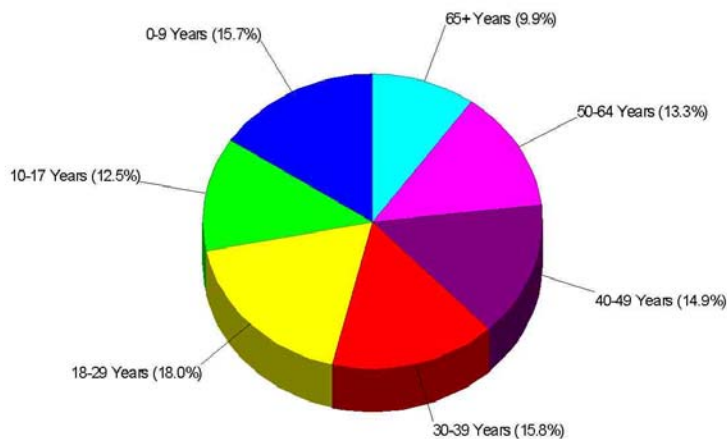
**General Facts
For Texas**



Median Income:	\$39,967
Income (W/Children):	\$57,403
Population:	22,859,968
Land Area:	261,797 Square Miles
Population Density:	87 Persons Per Square Mile
Nickname:	Lone Star State
Capital:	Austin
Date of Statehood:	December 29, 1845
State Bird:	Mockingbird
State Flower:	Bluebonnet
State Tree:	Pecan

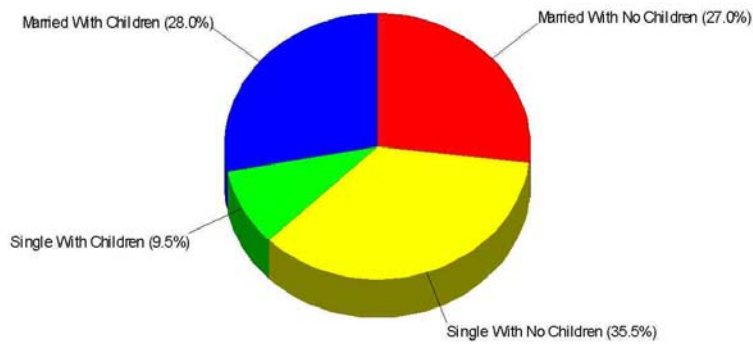
**Age Breakdown
For Texas**

Average Age = 32.5 Years



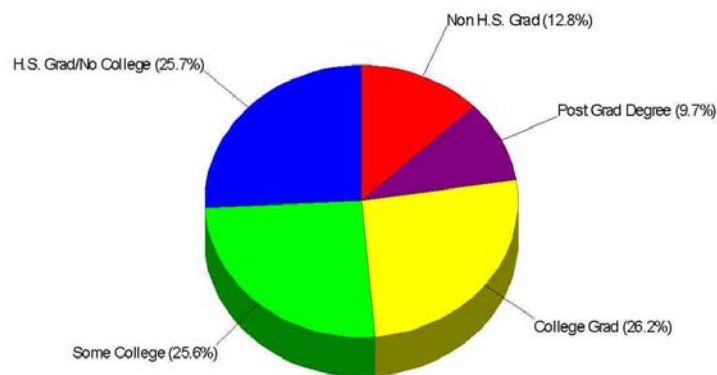
Household Characteristics For Texas

55.0% Married
37.5% With Children



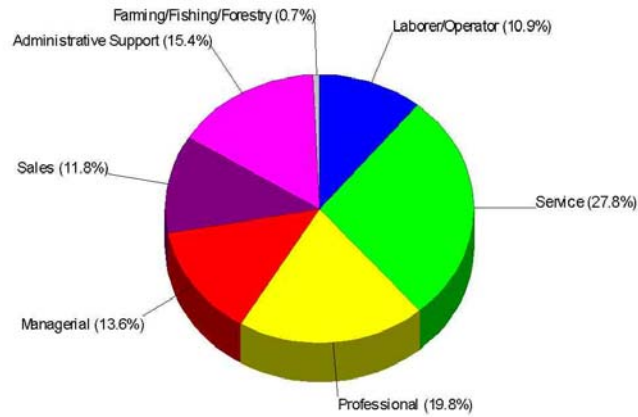
Adult Education Level For Texas

87.2% High School Graduates
35.9% College Graduates



Employment For Texas

Average Travel Time To Work = 27.2 Minutes



Occupation