



## REPUBLIC PROPERTY GROUP

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For Immediate Release: Nov. 4, 2008

*Phillips Creek Ranch designed for 3,200 homes in master-planned community*

### Republic Property acquires 940-acre site in Frisco

(Dallas, TX – Nov. 4, 2008) -- Republic Property Group has announced the acquisition of Phillips Creek Ranch, a 940-acre tract of land located at the northeast corner of FM 423 and Lebanon Road in Frisco.

Under a Planned Development Agreement with Frisco, Phillips Creek Ranch is a master-planned development that will include approximately 3,200 residential units ranging from multi-family residences to large single-family custom estate lots.

All utilities presently are in place at the site, and the main spine roads have been cut through the property. Three school sites within the development have been purchased by Frisco Independent School District.

Republic Property Group is a master-planned developer headquartered in the D-FW Metroplex since 1967.

Announcement of the acquisition was made today by Jake Wagner, vice president for development and acquisitions, who said: “This is a primary intersection in one of the fastest-growing, most progressive cities in Texas. Frisco’s reputation for seamless teaming with developers to generate quality developments is well known, and Republic has spent the last several years looking for the right development opportunity in Frisco.”

Among Republic’s previous developments are well-known master-planned communities Stonebridge Ranch in McKinney, River Chase in Coppell and Lake Forest in North Dallas.

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One of the company's current developments is Lantana, a 2,000-acre master-planned golf-course community 20 minutes north of D-FW International Airport on FM 407. Lantana was named Master Planned Community of the Year by the Homebuilders Association of Greater Dallas in 2004 and 2006.

Republic Property Group is also in initial stages of construction on Light Farms, an 803-acre master-planned residential development on the east side of the Dallas North Tollway in Celina, 30 miles north of Dallas.

"We will meet with officials from the City of Frisco and Denton County shortly after the first of the year to understand their vision for this project and begin our planning process," said Tony Ruggeri, vice president for development and government relations.

For further information, contact Mr. Wagner at [jwagner@rpgdallas.com](mailto:jwagner@rpgdallas.com) or Mr. Ruggeri at [truggeri@rpgdallas.com](mailto:truggeri@rpgdallas.com).

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