

SUN CITY

NEIGHBORHOOD PROFILE



About Sun City

Located in historic Georgetown, Sun City Texas has become known for its natural beauty with breathtaking sunsets, endless Hill Country vistas, and luxurious amenities. This stunning community offers the charm of small-town living, yet is just minutes from the culture and excitement of Austin, the state capital. Its Texas locale also boasts an extremely affordable cost of living, favorable tax advantages, and beautiful climate year-round.

As the first Del Webb community in Texas, Sun City has become a destination for active adults with a passion for life. For recreation you'll enjoy three championship golf courses, world-class fitness centers, swimming, tennis, pickleball, bocce, horseshoes and fishing ponds, plus miles of walking trails. Three amenity centers offer art and craft studios, a woodshop, computer lab, billiards hall and meeting rooms for clubs and classes. The horticultural gardens, softball park and dog park also provide enjoyable opportunities for residents to engage in an active lifestyle in Hill Country.

Sun City Texas was launched in 1994 when the Del Webb Company purchased more than 7,000 acres of rolling ranch land on the western edge of the small Texas community of Georgetown. Home construction began in October, 1995, and by spring of 1996, Sun City Texas' first residents had moved in. Since then, the community has attracted more than 15,000 residents with a strong appetite for active living to this central Texas location. They are youthful in spirit and attitude and are committed to staying physically and intellectually healthy.

About The Area

Designated "The Most Beautiful Town Square in Texas," Georgetown offers many area attractions, including the historic Williamson County Museum and Williamson County Courthouse located on the downtown Square, Southwestern University, the first institution of higher learning in Texas, miles of hike and bike trails, monthly entertainment events and seasonal festivals as well as arts and cultural venues, plus shopping and dining locations for your pleasure.

Lifestyle & Activities

Sun City delivers a variety of quality entertainment to the community. Whether you like to travel near or far, they offer trips to suit all lifestyles and preferences. On-site events include performances by bands, comedians, illusionists, cooking classes, and dances. An amazing volunteer trip planners coordinate and plan bus trips all over the state of Texas and other neighboring states.

Golf

Sun City Texas is home to three of the best public golf courses in Central Texas: White Wing, Cowan Creek and our premier course Legacy Hills. With plenty of opportunities for weekend and evening play, Sun City Texas' public golf courses are the perfect place to have your next golf adventure or host your next tournament.

Clubs, Groups & Neighborhoods

With more than 50 Chartered Clubs and Interest Groups, Sun City Texas has something for everyone. Discover your new passion or revisit an old hobby like woodworking, hiking, quilting, gardening, billiards or photography.

Activities

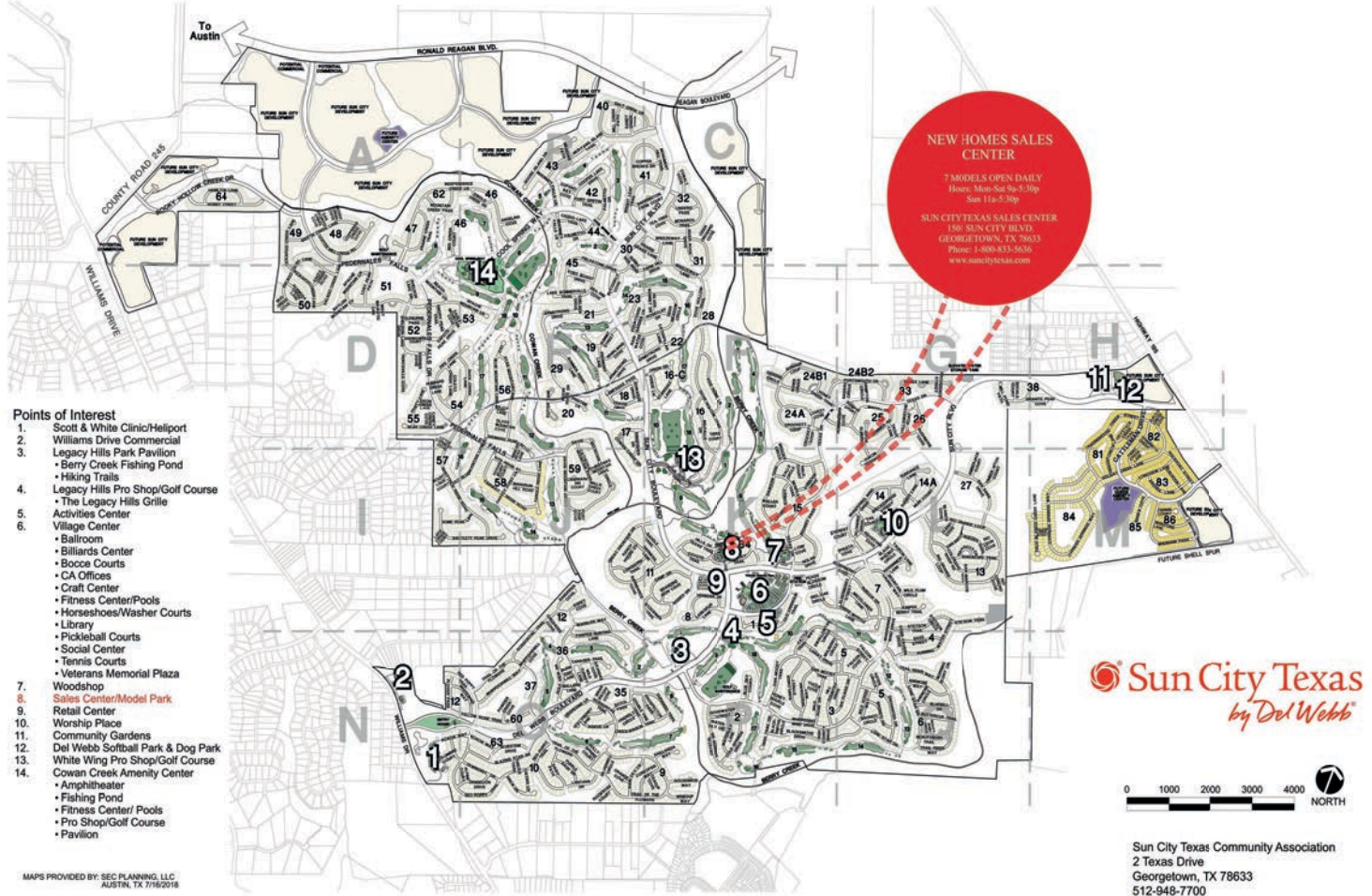
The community is generally oriented toward recent retirees. However, demographically, Sun City typically is not the last home where someone will live after retirement, but rather it is the first home of retirement for "active adults" who actively play tennis, golf, dance, do yoga or participate in numerous activities and clubs. These still-active retirees, typically between the ages of 55 and 65, are known a "Zoomers" as they are the active segment of the Baby Boom generation.

Thanks to a change in state law initiated by the developer, it is legal to drive licensed "golf cars" on the streets in the development and the shopping areas and all activity centers throughout Sun City have special parking spaces for same.

The Cowan Creek Activity Center is the latest of three activity centers to be built. There are three golf courses, a large central activity center (with a ballroom, meeting rooms, a library and business center), hobby facilities (including woodworking, computer lab, ceramics studio, dancing, and others), numerous pools, a lake for fishing, and many other recreational facilities. Two "satellite" activity centers are located across the development, each with a pool, aerobic and dance studios and many other facilities. There are clubs for almost any interest such as an active nature club that takes advantage of the 14 miles of nature walks and special ecological features of the site.

AMENITIES IN THE COMMUNITY OF SUN CITY

- TWO FITNESS CENTERS WITH STATE-OF-THE-ART EXERCISE EQUIPMENT, INDOOR POOLS FOR LAP SWIMMING AND AEROBICS, AND RESORT-STYLE OUTDOOR POOLS. A WIDE VARIETY OF GROUP EXERCISE CLASSES AVAILABLE, AS WELL AS PERSONAL TRAINING
 - THREE GOLF COURSES FOR YEAR-ROUND PLAY. RESIDENTS ENJOY REDUCED FEES.
 - LIGHTED TENNIS COURTS, PICKLE BALL COURTS, BOCCIE BALL COURTS
 - NATURE TRAILS AND WALKING PATHS
 - SOFT BALL FIELD
 - DOG PARK
 - HORTICULTURE GARDENS
 - FISHING POND
 - HIGH-TECH COMPUTER CENTER
 - STATE-OF-THE-ART WOODWORKING CENTER
 - FULLY APPOINTED ARTS & CRAFTS CENTER, INCLUDING STAINED GLASS, POTTERY, QUILTING, PHOTOGRAPHY, VISUAL ARTS, AND MORE
 - SOCIAL CENTER WITH BALLROOM AND LIBRARY
 - BILLIARDS ROOM
 - PLAYSCAPE FOR VISITING GRANDCHILDREN
 - OVER 145 CLUBS, SPECIAL INTEREST GROUPS, AND SERVICE ORGANIZATIONS.
 - COMMUNITY ASSOCIATION DANCES TWICE A MONTH, RANGING FROM 40'S BALLROOM, TO ROCK 'N ROLL, TO COUNTRY WESTERN, AND MORE. PLUS SPECIAL EVENTS FOR NEW YEAR'S, VALENTINES, AND OTHER SPECIAL OCCASIONS
 - COMMUNITY ACTIVITIES INCLUDING MOVIES, LECTURES, CONCERTS AND MORE
 - SUN CITY FAIRS INCLUDING: FOCUS ON FOOD FAIR, BOOK FAIR, JEWELRY BAZAAR, HEALTH FAIR, HOME & GARDEN SHOW, ARTS & CRAFT FAIR, NON-PROFIT FAIR
 - DAY AND OVERNIGHT TRIPS TO EXPERIENCE THE HISTORY, CULTURE, AND SCENIC BEAUTY OF THE CENTRAL TEXAS AND BEYOND, AS WELL AS POPULAR SPORTING AND SHOPPING VENUES, AND ADVENTURE OUTINGS SUCH AS ZIP LINING AND SKY DIVING
 - EXTENDED TRAVEL OPPORTUNITIES THE COUNTRY AND THE WORLD
- WITHIN SUN CITY THERE ARE A LIMITED NUMBER OF COMMERCIAL ESTABLISHMENTS INCLUDING A RESTAURANT, A CONVENIENCE STORE/GAS STATION, A WINE STORE, BANK, GOLF CART SHOP, DENTIST, PHYSICAL THERAPY, PHARMACY, POSTAL STORE AND OTHERS. A MAJOR GROCERY STORE AND DRUG STORE ARE TWO-MILES FROM THE ENTRANCE TO SUN CITY. A SCOTT & WHITE CLINIC IS ADJACENT TO SUN CITY AND OTHER HIGH-QUALITY MEDICAL FACILITIES ARE READILY AVAILABLE. AIR TRAVEL IS EASILY ACCESSIBLE TO ACCOMMODATE YOUR TRAVELS AND VISITS OF FAMILY AND FRIENDS.



MAP KEY OF SUN CITY STREET NAMES

Street Name	Grid Sector	Street Name	Grid Sector	Street Name	Grid Sector	Street Name	Grid Sector	Street Name	Grid Sector	Street Name	Grid Sector	Street Name	Grid Sector
Acacia Way	N	Capote Peak Drive	D	Durango Trail	P	Holly Spring Court	O	Moon River Drive	E	Rockrose Court	O	Timber Hitch Court	L
Aqne Lane	O	Caterpillar Lane	F	Esque Mountain Cove	D	Hollyberry Lane	O	Morning Glory Circle	Q	Rockport Street	M	Tipos Court	F
Alamosa Creek Lane	D	Cathedral Mountain Pass	E,J	Edwards Drive	E	Honey Creek Trail	F	Mount Lock Court	I	Rocky Hollow Creek Drive	A	Tradinghouse Creek Street	H,M
Alpine Court	O	Cattle Trail Way	P	Egret Cove	J	Honeysuckle Cove	P	Mountain Creek Pass	A	Rodeo Drive	K	Trail of the Flowers	O
Amberjack Court	L	Cattleman Drive	H,M	Eisenhower Court	D	Hubbard Creek Lane	D	Mountain Laurel Way	L	Rosecliff Drive	F	Trail Rider Way	Q
Anemone Circle	Q	Chambers Creek	H	Elderberry Cove	L	Hummingbird Cove	G	MudCreek Cove	D	Ruella Drive	L	Travis Drive	E
Anemone Way	Q	Chelsea Drive	E	Elderberry Street	L	Huntsville Lane	D	Muir Court	L	Running Water Street	Q	Trinity Lane	D
Angeline Cove	B	Chickadee Cove	J	Emory Peak Trail	O	Independence Creek Lane	A,B	Mulberry Circle	P	Rushmore Cove	G	Trot Lane	G
Apache Mountain Lane	D,E	Christmas Mountain Drive	J	Enchanted Drive	O	Juniper Berry Trail	L	Mustang Island Trail	B	Saddle Trail	K	Turtle Creek Cove	H
Aransas Cove	O	Chuckwagon Trail	O,P	Essex Lane	Q	Keystone Cove	L	Nassau Circle	G	Salado Creek Lane	A,D	Vail Court	L
Archer Lane	M	Cibola Creek Drive	B	Everest Court	L	Kickapoo Creek Lane	A,D	Nevada Circle	L	Salt Creek Lane	B	Verus Lane	F
Armstrong Drive	E,F	Older Orchard Cove	C	Fairway Ridge Road	J	Kingfisher Drive	E	Nighthawk Way	P	San Antonio Road	L	Verbera Drive	K
Aster Circle	Q	Claburne Pass	D	Falcon Cove	Q	King's Creek Road	D	Nolan Drive	K	San Jacinto Creek Cove	A	Village Creek Street	M
Barndance Cove	J	Cobbalt Cove	Q	Falcon Street	O	Kile Ridge Street	J	Nueces Trail	L	San Sabas Way	L	Vinca Drive	O
Barrington Farm Court	B,C	Cobb Cavern Drive	C	Falls Circle	K	Klondike Drive	L	Old Blue Mountain Lane	E,J,I	San Carlos Drive	L	Waller Court	K
Bartlett Peak Drive	L,J	Coffee Mill Creek Road	A	Fannin Court	M	Lake Creek Court	I	Old Chisholm Trail	K	Sandpiper Trail	J	Warbler Way	J
Base Street	O	Cold Springs Drive	F	Farm Hill Drive	H	Lake Sommenville Trail	E	Orange Cove	O	Sandy Creek Cove	B	Waverly Circle	P
Baylor Mountain Drive	D	Colorado Creek Lane	D	Fairstone Drive	B	Lampass Pass	E	Orion Road	F	Scissors Trail	J,O	Watersly Lane	P
Beach Mountain Cove	D	Colorado River Road	L	Fort Boggy Drive	E	Landmark Inn Court	J	Paint Creek Lane	H,M	Scary Pass	K	West Majestic Oak	D
Bear Creek Lane	D	Columbine Court	N	Fort Griffin Trail	B	Lantana Drive	O	Painted Bunting Lane	O	Sea Rim Cove	E	Whippoorwill Cove	O
Beautybush Circle	Q	Cool Spring Way	B	Fort Park Cove	J	Lariat Drive	P	Palmetto Drive	B	Shasta Cove	L	Whippoorwill Way	O
Beautybush Trail	Q	Cooper Lake Drive	B	Fox Home Lane	F	Larkspur Lane	P	Palo Blanco Creek Lane	M	Sheldon Lake Drive	D	Whiteland Cove	E
Bee Creek Court	A	Copano Bay Cove	B	Friendly Circle	O	Liatrie Lane	K	Peach Blossom Circle	K	Shurman Peak Road	E,J	Whispering Wind Drive	L,P,Q
Belfalls Drive	F	Copper Breaks Drive	B	Gallardia Way	P	Limestone Shoals Court	G	Pedernales Falls Drive	A,D,E,J	Silver Bonnet Drive	F	Whitewing Way	Q
Big Sky Trail	K	Coppers Creek Cove	A	Gamer Cove	D	Lindero Pass	L	Perinmon Lane	L	Silverbell Circle	O	Wild Horse Way	O
Black Walnut Circle	L	Coropsis Way	O,P	Gentry Creek Lane	H	Little Cypress Cove	D	Piedmont Lane	E	Six Flags Drive	Q	Wild Plum Circle	L
Blacksmiths Circle	P	Courtyard Garden Lane	E	Glass Mountain Cove	E	Llano Cove	D	Pipe Creek Lane	D	Sotol Pass	O	Wild Rose Drive	P
Blacksmiths Drive	P	Cross Creek Drive	E	Goldenrod Way	O	Loe Star Drive	O	Pine Cone Lane	J	Star Mountain Lane	E	Wild Turkey Lane	O
Blanco Cove	L	Cowboy Canyon Drive	M	Golf View Drive	O	Longhorn Trail	J	Portsmouth Drive	G	Stardust Lane	F	Willis Creek Court	J
Blazing Star Drive	O	Coyote Trail	K	Goodwater Street	P	Longview Lane	M	Potter Lane	E	Stetson Circle	L	Wincup Way	P
Blue Sky Court	P	Creme Myrtle Lane	L	Goose Island Drive	B	Lost Peak Path	D	Power Creek Cove	O	Stetson Trail	L	Winter Drive	G
Bluebell Drive	O	Crookneck Loop	F	Gravelly Peak Cove	H	Lowell Cove	F	Plains Creek Trail	A	Stockman Trail	H	Wynona Lane	L
Bluestern Drive	O	Crowley Street	K	Grapsy Lane	O	Lubbock Drive	K	Prarie Grass Lane	B	Summer Ridge Lane	E	Yellow Rose Trail	O
Bonham Loop	F	Crystal Springs Drive	P	Great Frontier Drive	J	Lynn Cove	K	Pristine Lane	E	Summer Road	G	Yellowstone Road	G
Bowie Circle	F	Cypress Spring Way	M	Guadalupe Trail	L	Major Peak Lane	E	Prospector Pass	P	Summit Street	E	Yosemite Road	G
Branding Iron Cove	K	Daisy Path	O	Hale Court	K	Mallard Lane	O	Providence Street	G	Sun City Boulevard	B,K,H	Yucca Cove	P
Breckenridge Street	L	Dan Moody Drive	P	Hamilton Lane	A	Manngum Hill Road	J	Purple Sage Drive	O	Sunbird Court	G	Yukon Terrace	L
Breezeaway Lane	C,F	Dandelion Drive	O	Hampton Circle	O	Marfa Cove	M	Rain Lily Lane	O	Sundance Lane	L		
Brenham Pass	M	Davis Mountain Circle	E,J	Harness Lane	K	Martin Creek Lane	A	Rainwater Cove	E	Sunflower Street	P		
Briar Patch Cove	O	Dawson Trail	K	Harvey Point Lane	J	McKinney Falls Lane	B	Ranch House Cove	J	Sunnyview Bend	B		
Bright Leaf Trail	B	Deer Meadow Circle	F	Haystack Creek Trail	H	McKittrick Ridge Road	D,I,J	Ranger Peak Lane	E,J	Swallowtail Circle	O		
Bronco Circle	O	Del Webb Boulevard	K,N,O,P	Hezbollah Lane	M	Medina Creek Cove	B	Ranier Lane	O	Tangle Trail	O		
Bronco Drive	O	Deerberry Drive	O	High Country Drive	P	Meridian Path	B	Red Oak Circle	K	Tangle Ridge Lane	J		
Brooks Circle	K	Dickens Circle	F	High Trail Drive	P	Mill Creek Path	B	Red Poppy Trail	O	Tea Tree Cove	C		
Burr Oak Lane	O	Dixon Creek Lane	D	Hill Country Drive	P	Mill Pond Path	G	Rio Concho Cove	L	Teacup Cove	P		
Buttercup Trail	Q	Dome Peak Lane	O	Hills of Texas Trail	L	Mistflower Lane	L	Rio Grande Loop	L	Texas Drive	F,G,K		
Butterfly Cove	B	Dove Hollow Trail	L,J	Hobby Street	O	Monarch Trail	C	Rio Leon Cove	L	Thistle Trail	O		
Cadizo Lake Trail	B	Dove Hollow Trail	F,J	Hogan Bluff Court	K	Montley Trail	K	River Rock Drive	C				
Calhoun Lane	M	Duck Creek Lane	E	Holiday Creek Lane	H,M	Monument Hill Trail	C						
Camp Drive	K												
Caney Creek Cove	D												