

SUN CITY Neighborhood



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 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 as a "Zoomers" as they are the active segment of the Baby Boom generation.

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.

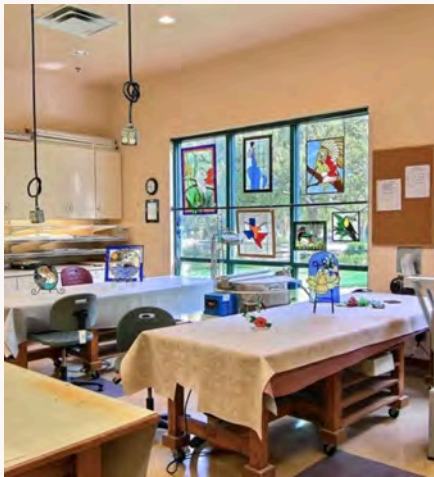
FITNESS

With four state-of-the-art fitness centers in Sun City Texas, there truly is something for everyone. The four centers offer eight swimming pools, six hot tubs, cardiovascular equipment, as well as free weights and weight machines. Over 150 fitness classes are offered at Texas Drive, Cowan Creek and Northpoint centers and individual personal training is offered at all fitness centers.

This suburban gem isn't just about leisure though. Sun City boasts a central location that provides easy access to outlets for necessary errands or recreational shopping trips alike. With the main Del Webb entrance and the Williams/Del Webb Dr. entrance, residents can easily venture out to the surrounding areas and take advantage of the local amenities.

Once you're home in Sun City, it's about relishing the tranquil and quiet evenings, soaking in the breathtaking Texas sunsets or winding down on a screened porch after a day filled with activities. From spectacular views to the convenience of major highways and nearby activities, Sun City Texas proves itself as an exceptional place to call home.

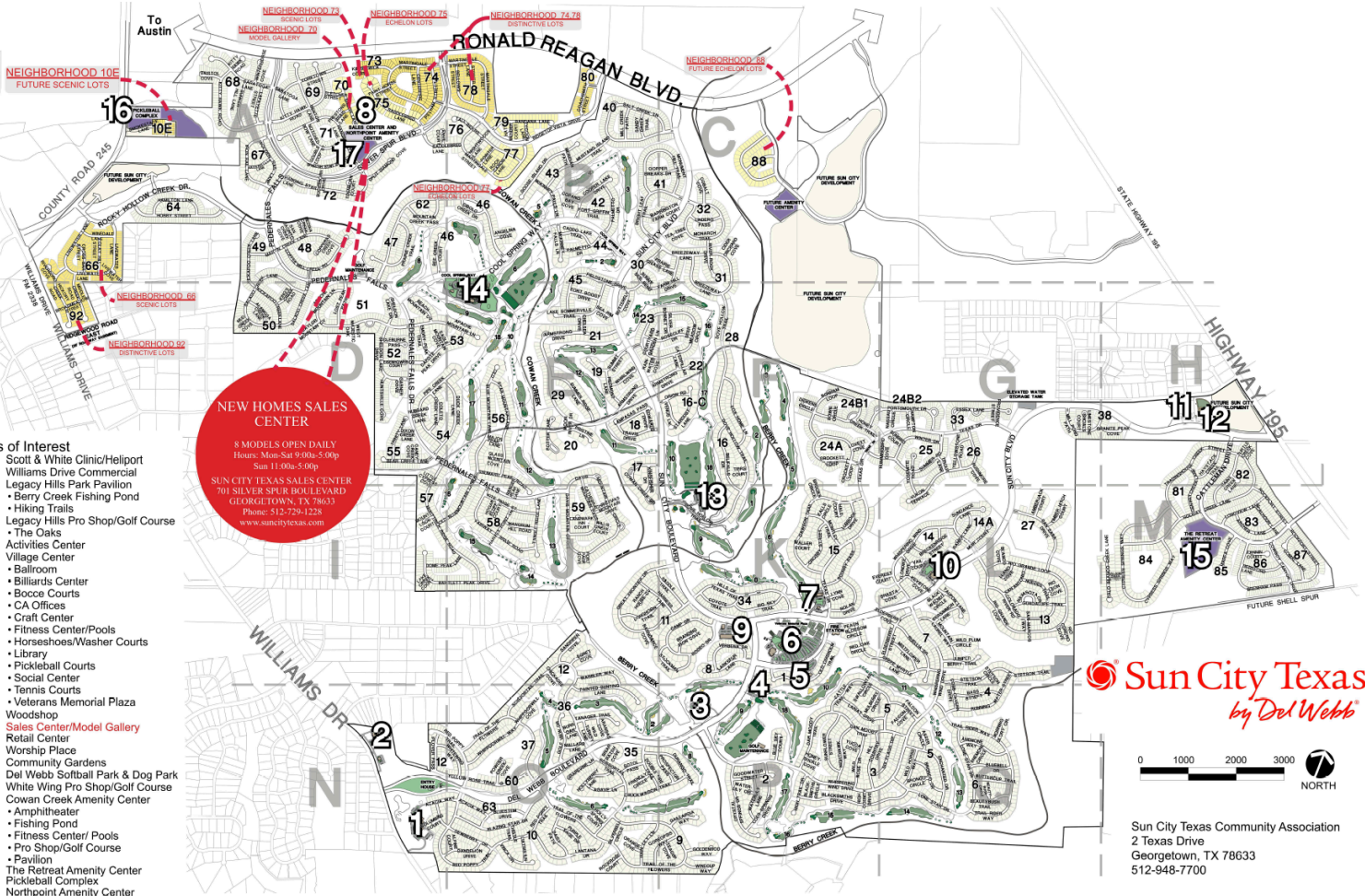




AMENITIES IN THE COMMUNITY OF SUN CITY

- 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, bocce 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.



- Points of Interest**
1. Scott & White Clinic/Heliport
 2. Williams Drive Commercial
 3. Legacy Hills Park Pavilion
 - Berry Creek Fishing Pond
 - Hiking Trails
 4. Legacy Hills Pro Shop/Golf Course
 - The Oaks
 5. Activities Center
 6. Village Center
 - Ballroom
 - Billiards Center
 - Bocce Courts
 - CA Offices
 - Craft Center
 - Fitness Center/Pool
 - Horseshoes/Washer Courts
 - Library
 - Pickleball Courts
 - Social Center
 - Tennis Courts
 - Veterans Memorial Plaza
 7. Woodshop
 8. Sales Center/Model Gallery
 9. Retail Center
 10. Worship Place
 11. Community Gardens
 12. Del Webb Softball Park & Dog Park
 13. White Wing Pro Shop/Golf Course
 14. Cowan Creek Amenity Center
 - Amphitheater
 - Fishing Pond
 - Fitness Center/ Pools
 - Pro Shop/Golf Course
 - Pavilion
 15. The Retreat Amenity Center
 16. Pickleball Complex
 17. Northport Amenity Center

NEW HOMES SALES CENTER
 8 MODELS OPEN DAILY
 Hours: Mon-Sat 9:00a-5:00p
 Sun 11:00a-5:00p
 SUN CITY TEXAS SALES CENTER
 70 SILVER SPUR BOULEVARD
 GEORGETOWN, TX 78633
 Phone: 512-729-1228
 www.suncitytexas.com

Sun City Texas
by Del Webb



Sun City Texas Community Association
 2 Texas Drive
 Georgetown, TX 78633
 512-948-7700

MAPS PROVIDED BY: SEC PLANNING, LLC
 AUSTIN, TX 06/12/2024

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	Street Name	Grid Sector
Acacia Way	N	Capote Peak Drive	D	Eisenhower Court	D	Juniper Berry Trail	L	Nightwoods Lane	B	San Saba Drive	J	West Majestic Oak	D		
Agave Lane	O	Caterpillar Lane	F	Elderberry Cove	L	Keystone Cove	L	Nolan Drive	K	Sandpiper Cove	L	Whippoorwill Cove	O		
Alamosa Creek Lane	D	Cathedral Mountain Pass	E,J	Elderberry Street	L	Kickapoo Creek Lane	A,D	Notched Bow Lane	A	Sandy Creek Trail	B	Whippoorwill Way	O		
Alpine Court	O	Cattle Trail Way	P	Emory Peak Trail	D	Kimberwick Court	A	Nueces Trail	L	Saratoga Lane	A	Whirlwind Cove	E		
Amberjack Court	L	Cattlemen Drive	H,M	Enchanted Drive	Q	Kingfisher Drive	E	Old Blue Mountain Lane	E,J,I	Scissortail Trail	J,O	Whispering Wind Drive	L,P,Q		
Anemone Circle	Q	Centerfire Lane	A	Essex Lane	G	King's Creek Road	D	Old Chisholm Trail	K	Scurry Pass	K	Whitewing Way	Q		
Anemone Way	Q	Chambers Creek	H	Everest Court	L	Kile Ridge Street	J	Orange Cove	O	Sea Rim Cove	O	Wild Horse Way	L		
Angelina Cove	B	Chelsea Drive	E	Fairway Ridge Road	J	Kitty Hawk Road	A	Orion Road	F	Shasta Cove	L	Wild Plum Circle	L		
Anvil Court	A	Chickadee Cove	J	Falcon Cove	Q	Klondike Drive	L	Paint Creek Lane	H,M	Sheldon Lake Drive	D	Wild Rose Drive	P		
Apache Mountain Lane	D,E	Christmas Mountain Drive	J	Falcon Street	Q	Lafayette Street	A	Paint Horse Street	A	Shiloh Lane	A	Wild Turkey Lane	J		
Aransas Cove	O	Chuckwagon Trail	O,P	Falls Circle	K	Lake Creek Court	I	Painted Bunting Lane	O	Shumard Peak Road	E,J	Willis Creek Court	O		
Archer Lane	M	Cobolo Creek Drive	B	Farmin Court	M	Lake Somerville Trail	E	Palmetto Drive	B	Silver Brompton Drive	F	Winecreek Lane	A		
Armstrong Drive	E,F	Older Orchard Cove	C	Farm Hill Drive	E	Lampassas Pass	J	Palo Blanco Creek Lane	M	Silver Spur Boulevard	A,B	Winocup Way	P		
Aster Circle	Q	Clay Hill Street	A	Fieldstone Drive	B	Landmark Inn Court	J	Peach Blossom Circle	K	Silverbell Circle	O	Winter Drive	G		
Bandana Lane	B	Cleburne Pass	D	Fletcher Street	A	Lantana Drive	O	Pedernales Falls Drive	A,D,E,J	Six Flags Drive	Q	Winterhorse Cove	A		
Barndance Cove	J	Coachsmith Street	B	Fort Boggy Drive	E	Lariat Drive	P	Peiham Street	A	Sotol Pass	O	Wooden Rail Lane	A		
Barrington Farm Court	B,C	Cobalt Cove	C	Fort Griffin Trail	B	Larkspur Lane	K	Persimmon Lane	L	Spanish Star Street	A	Yaupon Lane	L		
Bartlett Peak Drive	L,C	Cobb Cavern Drive	Q	Fort Park Cove	J	Liatris Lane	O	Piedmont Lane	E	Split Diamond Cove	A	Yellow Rose Trail	O		
Basin Street	F	Coffee Mill Creek Road	A	Fox Home Lane	K	Limestone Shoals Court	O	Pipe Creek Lane	B	Star Mountain Lane	E	Yellowstone Road	G		
Baylor Mountain Cove	D	Cold Springs Drive	P	Friendly Circle	O	Lindero Pass	C	Flower Pass	N	Stardust Lane	F	Yorktown Street	A		
Beach Mountain Cove	D	Coleto Creek Lane	D	Gaillardia Way	P	Little Cypress Cove	D	Pointer Lane	B	Stetson Circle	L	Yosemite Road	G		
Bear Creek Lane	D	Colorado River Road	L	Gamer Cove	D	Livewater Cove	A	Portsmouth Drive	G	Stetson Trail	L	Yucca Cove	P		
Beautybush Circle	Q	Columbine Court	N	Gentry Creek Lane	H	Livewater Lane	A	Potter Lane	E	Striker Lane	B	Yukon Terrace	L		
Beautybush Trail	Q	Cool Spring Way	B	Glass Mountain Cove	E	Llano Cove	L	Powder Creek Trail	O	Stockman Trail	K				
Bee Creek Court	A	Conal Lane	M	Goldemrod Way	P	Lone Star Drive	Q	Prairie Creek Cove	A	Summer Ridge Lane	E				
Bellaire Drive	F	Copper Lake Drive	B	Golf View Drive	O	Longhorn Trail	J	Prairie Grass Lane	B	Summer Road	G				
Bellows Street	B	Copano Bay Cove	B	Goodwater Street	P	Longview Lane	M	Prestons Braid Lane	A	Summit Street	E				
Benton Lane	A	Copper Breaks Drive	B	Goose Island Drive	B	Lost Peak Path	D	Pristine Lane	E	Sun City Boulevard	B,K,H				
Big Sky Trail	K	Coppers Creek Cove	A	Granite Peak Cove	H	Lovett Cove	F	Prospector Pass	P	Sunbird Court	G				
Black Walnut Circle	L	Coreopsis Way	O,P	Grapevine Lane	O	Lubbock Drive	K	Providence Street	G	Sundance Lane	L				
Blacksmiths Circle	P	Courtyard Garden Lane	E	Great Frontier Drive	J	Lynn Cove	K	Purple Sage Drive	O	Sunflower Street	P				
Blacksmiths Drive	P	Cowan Creek Drive	E	Guadalupe Trail	L	Major Peak Lane	E	Rain Lily Lane	O	Sunside Bend	B				
Blanca Cove	L	Cypress Canyon Drive	M	Hale Court Lane	K	Mallard Creek Cove	A	Rainwater Cove	B	Thistle Trail	O				
Blazing Star Drive	O	Coyote Trail	K	Hamilton Lane	A	Mangum Hill Road	J	Ranch House Cove	J	Tall Riders	O				
Blue Sky Court	P	Crepe Myrtle Lane	L	Hampton Circle	G	Marfa Cove	M	Ranger Peak Lane	E,J	Tanager Trail	B				
Bluebell Drive	Q	Crockett Loop	F	Hanging Star Lane	A	Martin Creek Lane	A	Ranier Lane	L	Tangle Ridge Lane	J				
Bluestem Drive	O	Crosby Street	K	Harness Lane	K	Martingale Street	A,B	Red Oak Circle	K	Tea Tree Cove	C				
Bonham Loop	F	Cross Bar Street	P	Harvey Point Lane	J	McKinney Falls Lane	B	Red Poppy Trail	O	Teacup Cove	P				
Bowie Circle	F	Crystal Springs Drive	P	Hat Bender Court	B	McKittrick Ridge Road	D,I,J	Ridgetop Vista Drive	B	Texas Drive	F,G,K				
Branding Iron Cove	O	Del Webb Boulevard	K,N,O,P	Haven Hills Lane	A	Medina Creek Cove	A	Rio Concho Cove	L	Trinity Lane	O				
Reckenridge Street	I	Daisy Spring Way	O	Haystack Creek Trail	H	Meridian Path	R	Rio Grande I onp	I	Timber Hitch Court	I				
Breezeaway Lane	C,F	Dan Moody Trail	P	Hereford Lane	M	Middle Creek Road	D	Rio Leon Cove	L	Tipps Court	F				
Brenham Pass	M	Dandelion Drive	O	Hickory Creek Road	D	Mill Creek Path	B	River Rock Drive	C	Tradinghouse Creek Street	H,M				
Briar Patch Cove	O	Davis Mountain Circle	E,J	High Country Drive	P	Mill Pond Path	G	Riversong Cove	A	Trail of the Flowers	O				
Bright Leaf Trail	B	Dawson Trail	K	High Trail Drive	P	Mistflower Lane	L	Rock Canon Lane	B	Trail Rider Way	Q				
Bristol Cove	A	Deer Meadow Circle	F	Hi Country Drive	P	Monarch Trail	C	Rockrose Court	O	Travis Drive	E				
Broadmeadow Street	D	Del Webb Boulevard	K,N,O,P	Hills of Texas Trail	K	Montley Trail	M	Rocktop Street	K	Valley Creek Street	M				
Bronco Circle	Q	Dewberry Drive	O	Hobby Street	O	Monument Hill Trail	C	Rocky Hollow Creek Drive	A	Trout Lane	G				
Bronco Drive	Q	Dickens Circle	J	Hogan Bluff Court	J	Moon River Drive	E	Rodeo Drive	K	Tycoon Lane	B				
Brooks Circle	K	Dixon Creek Lane	D	Holiday Creek Lane	H,M	Morning Glory Circle	Q	Roseciff Drive	F	Turtle Creek Cove	H				
Buckhorn Drive	A	Dome Peak Lane	I,J	Holly Spring Court	O	Mount Lock Court	I	Ruellia Drive	L	Vail Court	O				
Bunker Hill Road	A	Double Fire Trail	O	Hollyberry Lane	O	Mountain Creek Pass	A	Running Water Street	Q	Venus Lane	F				
Burnt Oak Lane	O	Double Loop Street	A	Honey Creek Trail	F	Mountain Laurel Way	L	Rushmore Cove	Q	Verberna Drive	K				
Buttercup Trail	Q	Dove Hollow Trail	F,J	Honeycuckie Cove	P	MudCreek Cove	D	Saddle Trail	K	Village Creek Street	M				
Butterfly Cove	E	Duck Creek Lane	E	Hubbard Creek Lane	D	Muir Court	L	Saddlebred Lane	A,B	Vinca Drive	K				
Caddo Lake Trail	B	Durango Trail	P	Hummingbird Cove	G	Mulberry Circle	P	Salado Creek Lane	A,D	Waller Court	O				
Calhoun Lane	M	Eagle Mountain Cove	D	Huntsville Cove	D	Mustang Island Trail	B	Salt Creek Lane	B	Warbler Way	J				
Camp Drive	K	Edenborn Court	A	Independence Creek Lar	A,B	Nassau Circle	G	San Antonio Road	L	Waterly Circle	P				
Caney Creek Cove	D	Edwards Drive	E	Iron Rail Lane	A	Navasota Circle	L	San Jacinto Creek Cove	A	Waterly Lane	P				
		Egret Cove	J			Nighthawk Way	P	San Marcos Way	L						