



# SANTA RITA RANCH

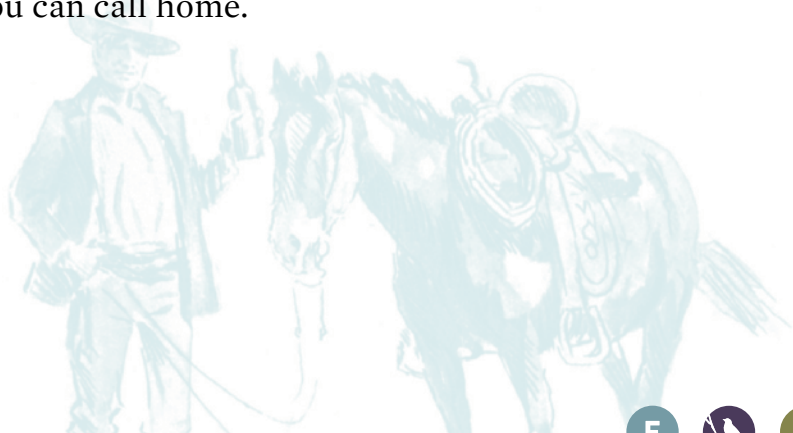
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Spring 2014 | Issue No. 2

INTRODUCING **AUSTIN'S NEWEST**  
**MASTER-PLANNED COMMUNITY**



» **JUST UP THE ROAD** and around the bend is a 3,100-acre historical ranch tied to a story as big as the great state of Texas... there are Italian nuns, gun-slinging cowboys, Native American Indians and enough black gold to make a Permanent University Fund. And the best part? It's also a place you can call home.



At Santa Rita Ranch, your family will enjoy the natural beauty of the Texas Hill Country from your own backyard.



[SantaRitaRanchAustin.com](http://SantaRitaRanchAustin.com)



# AUSTIN'S NEXT GREAT PLACE IS UNDERWAY AND COMING SOON

## A NEW HOMETOWN. A GENERATION IN THE MAKING.

Discover the Austin area's newest master-planned community, Hill Country style... it's full of pure goodness. A place where walking will be the chosen mode of transportation to and from school. Where skipping rocks on the San Gabriel is a daily outing. Where sipping wine on the veranda overlooking Texas Hill Country views poolside is an ordinary evening. Where recreation and thought will be welcome and grow with each new family that calls Santa Rita Ranch home. And it's in development now!

Here, families will discover the Hill Country's natural beauty, thrive on the value of learning, be revitalized by the outdoors, connect with neighbors naturally and start living the adventure, whatever their age or interest. Live in a place that celebrates who you are. Be a part of something bigger than yourself; a community.

Living at Santa Rita Ranch is all a part of the visionary plan of Elizabeth and Ed Horne and Mariner Real Estate. We invite you to explore Santa Rita Ranch. Smell the crisp, clean Hill Country air. Indulge in the beautiful landscaping. Visit our Farm House Welcome Center in Santa Rita Ranch South, coming April 2014. More importantly, spend time with a sales associate to learn what we have planned for your family in 2014 and beyond at Santa Rita Ranch. We put a lot of thought into our community, so your family will get more out of it. You were the focus of every decision we have made.

OUR HISTORY STARTED IN ITALY WITH A WOMAN NAMED RITA, THE PATRON SAINT OF THE IMPOSSIBLE.

*(See the back cover for details.)*

Our sticks are in the air for our first neighborhood, Santa Rita Ranch South, and the excitement is building for 2014. With the completion of our Farm House Welcome Center in Santa Rita Ranch South, you'll learn all things Santa Rita Ranch. Your family can make a splash

in the next wave of water features at our first amenity center, one of many new adventures you will have together at your new home. The initial construction of our second neighborhood in Santa Rita Ranch North will give you even more options when finding your dream home at Santa Rita Ranch. The grand opening of our state-of-the-art Ranch House Welcome Center will not only show you our Texas hospitality, but illustrate the many reasons why your family should call Santa Rita Ranch home. And you'll even be able to take off on a hike from your own backyard, with the completion of many nature trails and the 4-mile San

Gabriel River Trail at the north end of Santa Rita Ranch. Or, if you are up for a challenge, hike the 26-mile Goodwater Trail loop connected to the San Gabriel River Trail.

Santa Rita Ranch is a place where discovery, learning and technology are at the forefront of everyday life. We respect the frontier of the past and embrace the expanding horizons of everyday life in the 21st century. Our visionary developers created a thoughtful and beautiful community you can call home. From our family to yours, we invite you to be a part of the first chapter.

## A RANCH HOUSE, REDEFINED

### FUTURE RANCH HOUSE WELCOME CENTER AND COMMUNITY POOL.

At the end of 2014, we will open Santa Rita Ranch North and the Ranch House Welcome Center, the central amenity for all of Santa Rita Ranch.

### THE INSPIRATION

THE INSPIRATION FOR THE RANCH HOUSE WELCOME CENTER IS FROM LAMBERT RANCH IN IRVINE, CALIFORNIA.

ARCHITECT: ROBERT HIDEY.



THE FUTURE RANCH HOUSE WELCOME CENTER AT SANTA RITA RANCH NORTH.



SANTA RITA RANCH

512.253.7315

SantaRitaRanchAustin.com

CHECK OUT OUR WEBSITE!

### 101 NORCIA LOOP, LIBERTY HILL, TX 78642

From Austin - Take I-35 N from Austin, TX for about 26 miles and exit 261 for TX 29 toward Burnet. Turn left onto TX 29 W/ W University Ave; after about 8 miles turn right onto Ronald Reagan Blvd. In one mile, turn left onto Santa Rita Blvd and take the 1st right onto Norcia Loop; the destination will be on your right.

From Georgetown - Head north on S Main Street toward E University Ave; take the first left onto TX 29 W/W University Ave. After about 9 miles, turn right onto Ronald Reagan Blvd. Drive for about one mile, then turn left onto Santa Rita Blvd and take your first right onto Norcia Loop; the destination will be on your right.

### WELCOME CENTER HOURS (Opening April 2014)

MON-SAT 10:00 A.M. - 6:00 P.M. | SUN 12:00 P.M. - 6:00 P.M.

*These materials, the features, amenities and inspirational photos described and depicted herein are based upon current development plans, which are subject to change without notice. Actual development may not be as currently proposed. No guarantee is made that the features, amenities, architecture and facilities depicted by these renderings and photos or otherwise described herein will be built, or, if built will be the same type, size or nature depicted or described. The portions of this book pertaining to images as photographic inspirational works are only meant to evoke the look and feel of the environments created by the design.*

STAY IN THE LOOP ON EVERYTHING SANTA RITA RANCH.

JOIN OUR EMAIL LIST AT

SantaRitaRanchAustin.com





# BIG TOWN REALITY

AUSTIN, TEXAS. THE NEW CENTER OF THE UNIVERSE.

## TOP 5 REASONS PEOPLE ARE MOVING TO AUSTIN

- 1 Jobs – booming tech industry, great city for small business success and great for job growth at all career levels.
- 2 Low cost of living – can achieve a high standard of living for less than many other major cities.
- 3 One-of-a-kind culture – great food, art, adventures, shopping and, most importantly, MUSIC!
- 4 Family friendly – one of the safest cities in America, high-quality education opportunities and it's eco-friendly.
- 5 Nature – in the top 10 greenest cities and best cities for the outdoors in America.

SOURCES: FORBES, U.S. BUREAU OF LABOR STATISTICS, PARENTING MAGAZINE, GREATSCHOOLS.ORG AND THE MOTHER NATURE NETWORK.



**SILICON HILLS**  
APPLE IS BRINGING 3,600 JOBS TO AUSTIN AND THE SURROUNDING AREA BY 2015.

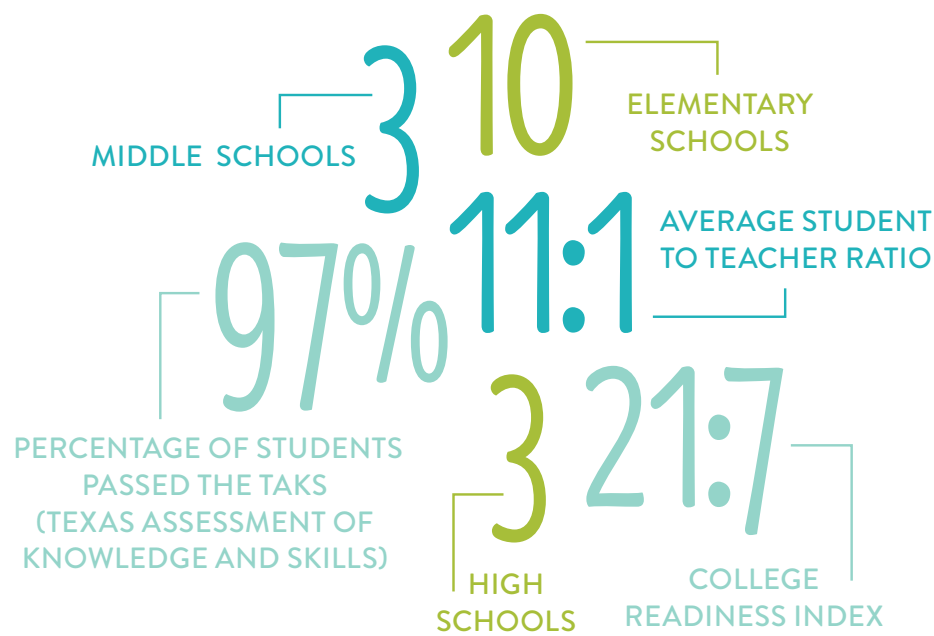


THIS BEAUTIFUL COW OUTSIDE OF THE LONG CENTER IN AUSTIN, TX WAS CREATED BY ARTIST ROBIN TRIPALDI FOR AUSTIN'S COWS ON PARADE.

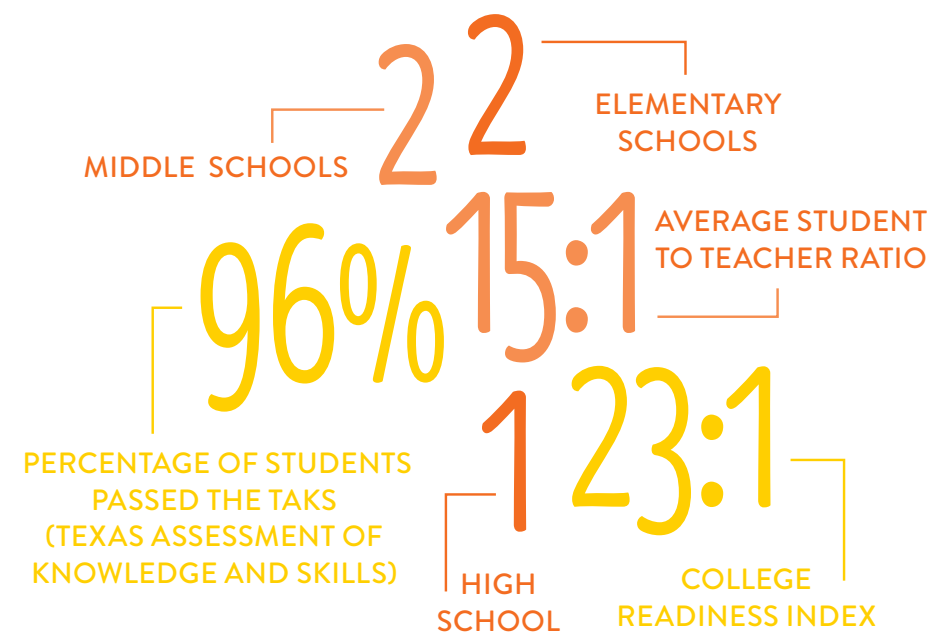
# A TALE OF TWO SCHOOLS

Education plays a big part in where you move your family. At Santa Rita Ranch, residents will have the luxury of choice between two school districts, Georgetown and Liberty Hill ISDs. Both districts are recognized for their excellence in education. There is land set aside for up to four schools within Santa Rita Ranch.

## GEORGETOWN ISD



## LIBERTY HILL ISD



## SANTA RITA RANCH EDUCATION FUND

Our developers and builders will show their commitment to your child's education by **donating \$1,000** for each home sold to an education fund. That's **\$6 million to supplement education** by the completion of Santa Rita Ranch.

6,000 HOMES X \$1,000 PER HOME = \$6 MILLION



LEARN FROM THE LAND

# SMALL TOWN LIVING

DISCOVER TRUE TEXAS CULTURE JUST NORTH OF AUSTIN.



**EL MONUMENTO,** a local favorite in Georgetown, serves made-from-scratch Mexican fare with the freshest ingredients; some grown on site. A must-see, must-eat kind of place.  
Photo: Lindsey Cavanaugh



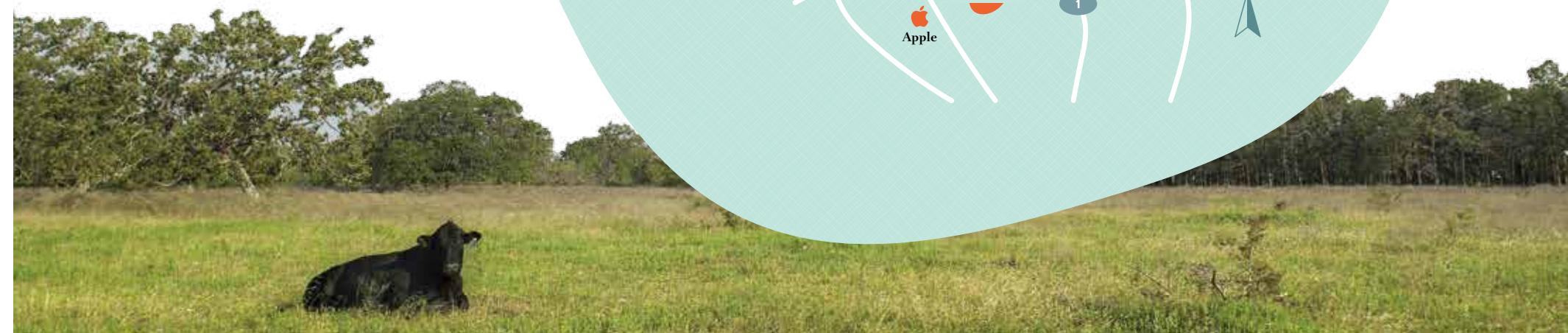
The **SAN GABRIEL RIVER TRAIL** has a 4-mile out and back trail, connected to a 26-mile loop around Lake Georgetown... hikers rejoice!

**San Gabriel River Trail**  
Goodwater Loop

FAR FROM ORDINARY. CLOSE TO EVERYTHING.

Living at Santa Rita Ranch provides sophisticated small-town living that's just minutes from live music, fine dining, higher education, natural wonders and business centers. Located just two miles off 183 North at the intersection of Hwy. 29 and Parmer Lane (Ronald Reagan Blvd.), Santa Rita Ranch is located in the city of Liberty Hill, TX, only a short distance by car from Austin, Georgetown, Round Rock, and Cedar Park. Minutes away... but a world apart.

PROXIMITY. CONVENIENCE.





## FIND YOUR PLACE AND SETTLE DOWN

Santa Rita Ranch features a total of nine distinct villages spanning 3,100 rolling acres. Each village boasts fantastic amenities, with access to pools, parks, trails, onsite schools, a family sports complex and sports fields, and a Town Center. The Santa Rita Ranch villages and neighborhoods are an inspired mix of community and convenience for all ages.

## GET INTO THE GROOVE...



## WHAT'S *in a* NAME?

The story behind our name at Santa Rita Ranch starts in the small, cobblestone town of Cascia, Italy, with a young girl named Rita. She was a miracle for her time. Known as the Patron Saint of the Impossible, Santa Rita's blessings found their way from Cascia to the floor of the New York Stock Exchange, where stock salesmen convinced a group of Catholic nuns to invest in drilling for oil in Texas. Two of the nuns handed Mr. Frank Pickrell an envelope with a red rose blessed by the priest in the name of St. Rita. He took the rose back

to Texas, climbed to the top of the derrick, scattered the rose petals over the rig and said, "I hereby christen thee Santa Rita" on May 28, 1923. The rest is... history. Oil blew over the top of the derrick and sprayed the countryside. The income from the Santa Rita No. 1 oil well began the foundation for the Permanent University Fund, which provides financial support in the development of the University of Texas and Texas A&M University systems. Yes, this is a *true story*... as big as the great state of Texas!

