

HOMEBUYERS GUIDE **AUSTIN**



PRESERVE
TITLE COMPANY
preservetitle.com

Proven Experience. Trusted Relationships. Service Excellence.

Providing comprehensive title insurance in residential, commercial and farm and ranch transactions in over 29 counties in Texas.



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TITLE COMPANY

512.873.2523 | info@preservetitle.com
preservetitle.com

Preserve Title Company LLC is a subsidiary of RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU).



YOUR HOME, YOUR DOMAIN



1-833-55-APPLY | domainmortgage.com
11911 Burnet Road, Austin, TX 78758

RB Mortgage LLC dba Domain Mortgage NMLS# 862516 is principally owned by RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU). All loans are subject to credit approval.
552295



Your Home Your choice for home insurance

When it comes to protecting what matters most, choose RBFCU Insurance Agency. We'll help keep you, your family and your home protected with the right insurance policy.

Contact an agent today.



1-888-564-2999 | insurance@rbfcu.org
rbfcu.org/insurance

RBFCU Insurance Agency LLC is a wholly-owned subsidiary of RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU). Insurance products are not deposits; are not obligations of the credit union; not NCUA insured; and not guaranteed by RBFCU Insurance Agency LLC, RBFCU Services LLC or RBFCU.

BUILD YOUR | PRESERVE YOUR | TRANSITION YOUR

WEALTH

Helping to make sure your legacy carries on for generations

210-637-4117
rbinvestments@rbfcu.org
rbfcu.org/investments



A DIVISION OF RBFCU INVESTMENTS GROUP LLC

Now offering trust services through Members Trust Company.

- Living Trusts
- Testamentary Trusts
- Estate Settlement
- Custody Accounts
- Investment Management
- Special Needs Trusts
- Financial Planning



A DIVISION OF RBFCU INVESTMENTS GROUP LLC

RBFCU Investments Group LLC is a wholly-owned subsidiary of RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU). Securities sold, advisory services offered through CUNA Brokerage Services, Inc. (CBSI), member FINRA/SIPC, a registered broker/dealer and investment advisor. CBSI is under contract with the financial institution to make securities available to members. Trust services available through Members Trust Company, a federal thrift regulated by the Office of the Comptroller of the Currency. Not NCUA/NCUSIF/FDIC insured, May Lose Value, No Financial Institution Guarantee. Not a deposit of any financial institution. FR-2723640.1-0919-1021




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[preservetitle.com](https://www.preservetitle.com)

CRITICAL DATES LIST



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CRITICAL
DATES LIST

GUARANTY FILE NUMBER

PROPERTY ADDRESS

DATE FULLY EXECUTED CONTRACT RECEIVED BY PRESERVE TITLE

EFFECTIVE DATE

DATE OF INITIAL EARNEST MONEY DEPOSIT

EARNEST MONEY AMOUNT

DATE SURVEY IS DUE TO ALL PARTIES

SURVEY NOTES

COMMIT DUE DATE

NOTES

DATE SELLER DISCLOSURE IS DUE BY

OPTION PERIOD ENDS

HOA FEE DUE BY

CLOSING DATE

No representations or warranties are made with respect to accuracy of the above dates. Such dates are provided merely for convenience. Please consult with your legal counsel and verify these dates on your own behalf.



P R E S E R V E
T I T L E C O M P A N Y



HOMEBUYERS GUIDE **AUSTIN**

PLANNING TO SELL

A HOMEOWNER'S CHECKLIST



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**PLANNING
TO SELL**

A HOMEOWNER'S CHECKLIST

As you prepare your home for prospective buyers to view, here are a few things to consider.

Clean your home

Cleanliness signals to a buyer that the home has been well cared for and is most likely in good repair. A messy or dirty home will cause prospective buyers to notice every flaw.

Remove the clutter

Before you show it, have a garage sale, empty closets and donate what you can't sell. The less "stuff" in and around a home, the roomier it will seem.

Let the light in

Raise the shades. Open the blinds. Pull back the curtains. Put brighter bulbs in all the lamps (but not bright enough to cause a glare). Bright, open rooms feel larger and more inviting. Dark rooms feel small and gloomy.

Freshen up your space

Get rid of odors that may be unfamiliar or unpleasant. People are most often offended by odors from tobacco, pets, cooking and musty or sour laundry. Fresh flowers and potpourri can be used to your advantage. Other smells that attract positive attention include fresh baked bread or cinnamon.

Repair broken items

This includes plumbing, electrical systems and switches, windows, squeaky floorboards, TV antennas, screens, doors and fences; if it can't be fixed, replace it or get rid of it. A buyer might make a much lower offer if your house is in disrepair and will probably still insist that everything be fixed before taking occupancy. You're better off if you leave potential buyers no reason to offer less than you are asking.

Secure pets

Secure them away from the house when prospective buyers are coming. You never know if people will be annoyed or intimidated, or even allergic to them.

Take the kids for a treat

Take the kids for ice cream or go play at a local park. Children can be noisy and distracting to someone interested in looking at a home.

Paint

There's nothing that improves the value of a home more than a few cans of paint. And it's so often easier to paint a room than it is to scrub it. Stick with neutral colors.

Noise

Silence is a soothing sound that offends no one. Turn off the TV and radio. Soft instrumental music is fine, but avoid vocals.

Potential buyers
often welcome a home
that is clean, neat,
uncluttered...and quiet.

Get your home ready to sell!

Check out the checklist on the following pages.



This checklist will help you get your home ready to show.

EXTERIOR

Replace, repair and/or paint any damaged:

- ☐ Plaster
 ☐ Window frames
- ☐ Wood siding
 ☐ Glazing
- ☐ Trim
 ☐ Screens
- ☐ Rain gutters
 ☐ Hardware
- ☐ Shutters
 ☐ Fences/gates
- ☐ Doors
 ☐ Outdoor lighting

Clean/wash:

- ☐ Siding
 ☐ AC unit
- ☐ Windows
 ☐ Pool/spa
- ☐ Screens
 ☐ Service areas
- ☐ Outdoor BBQ
 ☐ Trash cans

Put 100-watt light bulbs in:

- ☐ Porch lights
 ☐ Garage
- ☐ Carport

Remember:

- ☐ Haul away rubbish
 ☐ Clean oil stains from driveway/street
- ☐ Straighten woodpile
 ☐ Patch/reseal driveway
- ☐ Repair leaky faucets
- ☐ Clean up pet droppings
- ☐ Paint or varnish doors
- ☐ Make sure doorbell/knocker works
- ☐ Paint or replace street numbers on house
- ☐ Make sure septic tank is odor free

LANDSCAPING

- ☐
- Mow/edge lawn regularly
- ☐
- Aerate/feed lawn
- ☐
- Overseed bare spots in lawn
- ☐
- Water lawn regularly
- ☐
- Remove/replace dead plants
- ☐
- Prune overgrown/diseased/damaged shrubs
- ☐
- Prune or remove shrubs/trees blocking window view
- ☐
- Stake up any sagging trees
- ☐
- Keep flower beds free of weeds
- ☐
- Trim around base of walls and fences
- ☐
- Replace any broken stepping stones
- ☐
- Adjust any sprinkler system
- ☐
- Install fences or shrubs to hide any unsightly views

Repair or remove any broken or damaged landscape accessories such as:

- ☐
- Fences
- ☐
- Walls
- ☐
- Gazebos
- ☐
- Fountains
- ☐
- Trellises or planters

CLEAN ALL ROOMS AND AREAS

Clean especially around:

- ☐
- Doors
- ☐
- Windows
- ☐
- Light switches
- ☐
- Baseboards
- ☐
- Chair rails
- ☐
- Wash lace curtains and have draperies cleaned
- ☐
- Remove or pull back dark curtains
- ☐
- Lubricate window slides (soap for wood silicon or a candle stump for metal)
- ☐
- Lubricate doors, if necessary
- ☐
- Clean ceiling light fixtures
- ☐
- Check for cobwebs in all corners
- ☐
- Fix any scratches in wooden floors
- ☐
- Replace worn/broken flooring
- ☐
- Remove or replace worn carpet
- ☐
- Use area rugs where needed
- ☐
- Empty wastebaskets
- ☐
- Make the beds
- ☐
- Fluff the pillows

PLANNING TO SELL
 A HOMEOWNER'S CHECKLIST



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PLANNING TO SELL

A HOMEOWNER'S CHECKLIST

KITCHEN

- ☐ Keep dishes and food out of sight
- ☐ Clean appliances
- ☐ Clean range hood, including light bulbs
- ☐ Clean behind appliances
- ☐ Keep floor clean
- ☐ Clean light fixtures
- ☐ Make sure all electrical outlets work
- ☐ Eliminate cooking odors
- ☐ Deodorize garbage disposal, dishwasher and refrigerator
- ☐ Clean out under sink
- ☐ Organize cupboards
- ☐ Put fresh shelf paper in cabinets

BATHROOMS

- ☐ Shine mirrors
- ☐ Keep wastebaskets empty/clean
- ☐ Clean out cabinets and remove nonessentials
- ☐ Keep fresh, clean towels on towel racks
- ☐ Clean shower door — if sliding door, keep track well lubricated
- ☐ Remove soap residue, mildew and mold from sink/tub/shower
- ☐ Remove stains from porcelain sink/tub/toilet
- ☐ Replace shower curtain
- ☐ Tile grout
- ☐ Make sure toilet flushes properly; replace mechanism if necessary
- ☐ Clean exhaust fan, heater; replace if broken or noisy

CLOSETS

- ☐ Keep closets clean and free of clutter
- ☐ Throw out or pack away nonessentials
- ☐ Adjust/repair sliding doors
- ☐ Lubricate sliding door hardware
- ☐ Paint, if needed

LAUNDRY AREA

- ☐ Clean out area behind washer/dryer
- ☐ Eliminate any mildew odors

BASEMENT

- ☐ Eliminate any signs of dampness
- ☐ Check for and eliminate cracks

HEATING/AIR CONDITIONING UNIT

- ☐ Vacuum
- ☐ Replace filter
- ☐ Clean intake vent
- ☐ Remove any stored items

GARAGE/CARPORT/SHED

- ☐ Install 100-watt light bulbs
- ☐ Keep area clean/uncluttered
- ☐ Hang up/put away tools
- ☐ Clear away any cobwebs
- ☐ Remove oil/paint stains from floor
- ☐ Adjust tension rod to eliminate sag from overhead garage door
- ☐ Lubricate/adjust/repair garage door opener
- ☐ Paint if needed



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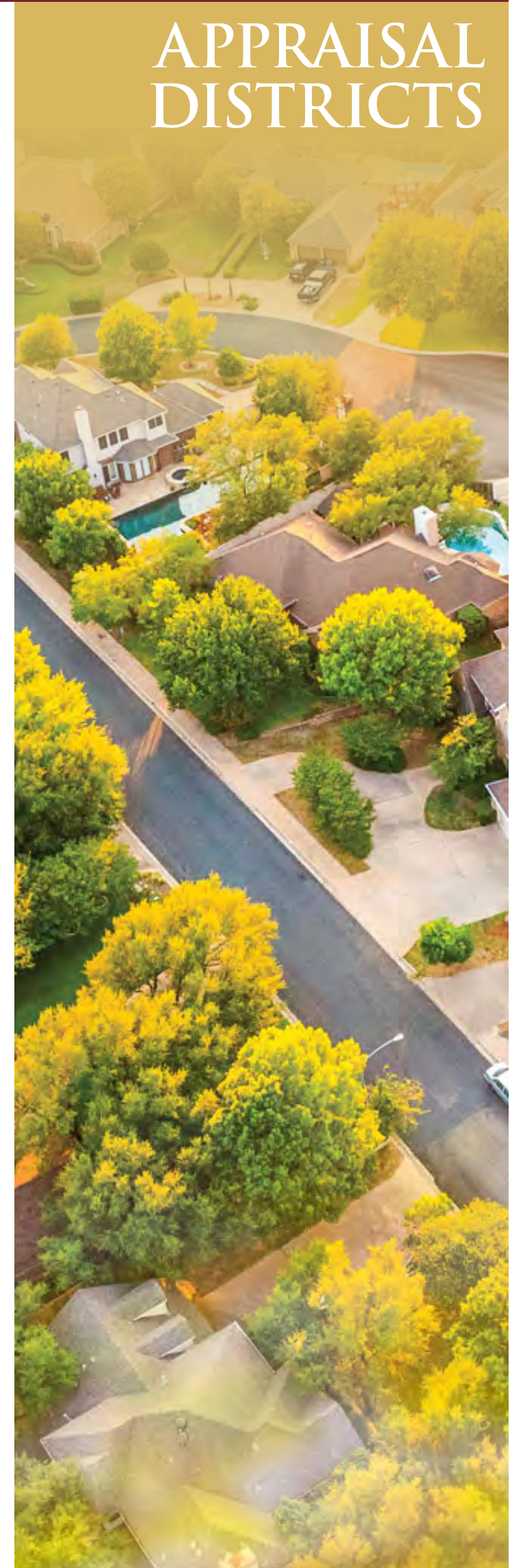
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APPRAISAL DISTRICTS



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APPRAISAL DISTRICTS



Atascosa Central Appraisal District

624 N. Main Street
Pleasanton, Texas 78064
830-569-8326
www.atascosacad.com

Bastrop Central Appraisal District

212 Jackson Street
Bastrop, Texas 78602
512-303-1930
www.bastropcad.org

Bexar County Appraisal District

411 N. Frio
San Antonio, Texas 78207
210-224-2432
www.bcad.org

Blanco County Appraisal District

615 N. Nugent
Johnson City, Texas 78636
830-868-4013
www.blancocad.com

Burnet Central Appraisal District

223 S. Pierce Street
Burnet, Texas 78611
512-756-8291
www.burnet-cad.org

Caldwell County Appraisal District

211 Bufkin Lane
Lockhart, Texas 78644
512-398-5550
www.caldwellcad.org

Comal County Appraisal District

900 S. Seguin Ave.
New Braunfels, Texas 78130
830-625-8597
www.comalad.org

Fayette County Appraisal District

111 S. Vail Street
La Grange, Texas 78945
979-968-8383
www.fayettetecad.org

Guadalupe County Appraisal District

3000 N. Austin Street
Seguin, Texas 78155
830-303-3313
www.guadalupead.org

Hays County Appraisal District

21001 N. IH-35
Kyle, Texas 78640
512-268-2522
www.hayscad.com

Kendall County Appraisal District

118 Market Avenue
Boerne, Texas 78006
830-249-8012
www.kendallad.org

Medina County Appraisal District

1410 Avenue K
Hondo, Texas 78861
830-741-3035
www.medinacad.org

Travis County Appraisal District

8314 Cross Park Drive
Austin, Texas 78754
512-834-9317
www.traviscad.org

Williamson County Appraisal District

625 FM 1460
Georgetown, Texas 78626
512-930-3787
www.wcad.org



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TEXAS IS A HOMESTEAD STATE



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What About Homestead Exemptions?

Requirements

Homestead exemptions remove part of your home's value from taxation. If you want to receive a homestead exemption for the taxes on your home, the home must first qualify as a residence homestead on January 1 of the year in which you are applying. There are two requirements:

1. You must own your home on January 1. (If you are over 65 and/or disabled, the January 1 ownership and residency are not required.)
2. You must use the home as your principal residence on January 1.

What is a homestead?

A homestead can be a separate structure, condominium or a manufactured home located on owned or leased land, as long as the individual living in the home owns it. A homestead can include up to 20 acres if the land is owned by the homeowner and used as a yard or for another purpose related to the residential use of the homestead.

What homestead exemptions are available?

School taxes: All residence homestead owners may receive a \$15,000 homestead exemption from their home's value for school taxes.

County taxes: If a county collects a special tax for farm-to-market roads or flood control, a residence homestead owner may receive a \$3,000 exemption for this tax. If the county grants an optional exemption for homeowners age 65 or older or disabled, the owners will receive only the local-option exemption.

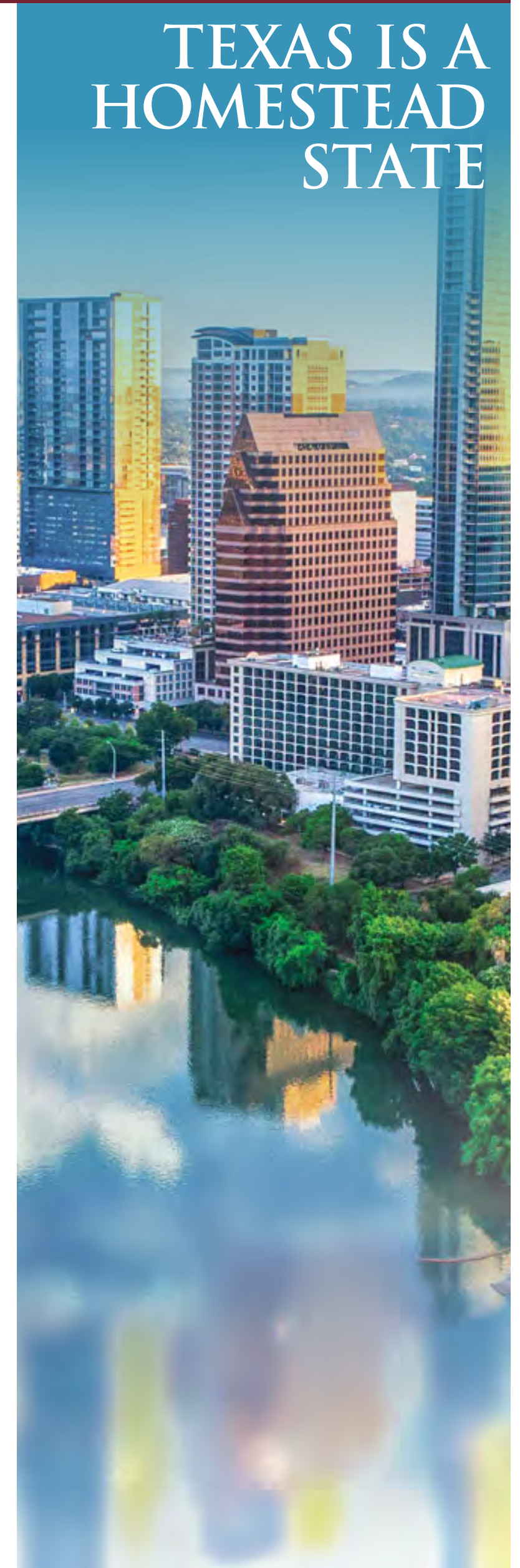
Age 65 or older and disabled exemptions: Individuals 65 and older and/or disabled residence homestead owners may qualify for a \$10,000 homestead exemption for school taxes, in addition to the \$15,000 exemption for all homeowners. If the owner qualifies for both the \$10,000 exemption for 65 and older homeowners and the \$10,000 exemption for disabled homeowners, the owner must choose one or the other for school taxes. The owner cannot receive both exemptions.

Optional 65 or older or disabled exemptions: Any taxing unit may offer an additional exemption amount of at least \$3,000 for taxpayers age 65 or older and/or disabled.

Optional percentage exemptions: Any taxing unit — including a city, county, school or special district — may offer an exemption of up to 20 percent of a home's value. But no matter what the percentage is, the amount of an optional exemption cannot be less than \$5,000. Each taxing unit decides if it will offer the exemption and at what percentage. This percentage exemption is added to any other home exemption for which an owner qualifies. The taxing unit must decide before July 1 of the tax year to offer this exemption.

Homestead exemptions
remove part of your home's
value from taxation.

TEXAS IS A
HOMESTEAD
STATE



TEXAS IS A HOMESTEAD STATE

Do I, as a homeowner, get a tax break from property taxes?

You may apply for homestead exemptions on your principal residence. Homestead exemptions remove part of your home's value from taxation, so they lower your taxes. For example, if your home is appraised at \$100,000 and you qualify for a \$15,000 exemption (this is the amount mandated for school districts), you will pay school taxes on the home as if it was worth only \$85,000. Taxing units have the option to offer a separate exemption of up to 20 percent of the total value.

Do all homes qualify for homestead exemptions?

No, only a homeowner's principal residence qualifies. To qualify, a home must meet the definition of a residence homestead: The home's owner must be an individual (for example: not a corporation or other business entity) and use the home as his or her principal residence on January 1 of the tax year. If you are age 65 or older, the January 1 ownership and residency are not required for the age 65 homestead exemption.

What documentation do I need to provide in order to obtain a homestead exemption?

A state law that took effect on September 1, 2011 has changed proof of residency requirements for homeowners applying for the property tax homestead exemption. It's vital that home buyers update their address on their driver's license and with the tax assessor/collector in their area.

1. Application for residential homestead exemption (available on the websites of most county appraisal districts).
2. Copy of driver's license or identification card from the Texas Department of Public Safety at dps.texas.gov.
3. If you do not own a vehicle, you must complete the non-ownership of motor vehicle affidavit (found on the application for residential homestead exemption), sign it before a notary public and attach a copy of a utility bill showing the homestead address.
4. The homestead exemption will not be allowed unless all the required documents show the same homestead address. All three documents must have the same address.

It's vital that home
buyers update their
address on their
driver's license...



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HOMEBUYERS GUIDE **AUSTIN**

MOVER'S CHECKLIST



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MOVER'S CHECKLIST

ONE MONTH BEFORE THE MOVE

- ☐ Make arrangements to hire a mover or rent a truck.
- ☐ Make babysitting and/or pet care arrangements for moving day.
- ☐ File a change of address form at the post office.
- ☐ Change address on all newspaper and magazine subscriptions.
- ☐ Arrange for the transfer of all medical, dental and school records.
- ☐ Transfer medical, property, fire and auto insurance.
- ☐ Organize all move-related documents in one place, such as a folder or binder.

TWO WEEKS BEFORE THE MOVE

- ☐ Cancel or transfer all utilities (water, gas, electric, telephone, TV/cable/satellite/Internet service).
- ☐ Check with your provider about cell phone service in your new location.
- ☐ Transfer prescriptions to a pharmacy near your new location.
- ☐ Transfer bank accounts.
- ☐ Collect or purchase all packing supplies; boxes, wrapping paper, bubble wrap, labels, markers, box cutters or scissors and packing tape.
- ☐ Pack up items in garage, attic and storage areas.
- ☐ Confirm arrangements with movers or truck rental.

ONE WEEK BEFORE THE MOVE

- ☐ Begin packing boxes, labeling each as you fill it.
- ☐ Empty, defrost and clean refrigerator, freezer and stove.
- ☐ Return all rented movies, library books, video games, etc.
- ☐ Pick up anything outstanding such as dry cleaning, prescriptions, etc.

THE DAY BEFORE THE MOVE

- ☐ Do a final check of closets, cabinets and drawers.
- ☐ Make sure you have enough cash on hand for the move.
- ☐ Take out all trash.
- ☐ Fully charge all cell phones.
- ☐ Touch base with movers or truck rental for a final confirmation of arrangements.

THE DAY OF THE MOVE

- ☐ Exchange contact information with the movers in case you need to get in touch with them while in route. Include your old/new address, cell phone number and directions to new location.
- ☐ Keep jewelry and other valuables with you, in a box that you move yourself.
- ☐ Prepare a box of supplies that you will need right away on move-in day, such as cleaning supplies, snacks & beverages, toiletries, bath and bedding items, trash bags, disposable dishes, pet food, cell phone chargers, prescriptions, eyeglasses, changes of clothing, etc.
- ☐ Do a final check before locking the doors. Confirm that you have turned off the furnace/air conditioner, lawn sprinklers and light switches. Have you turned over or left the keys and garage door openers?



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UTILITIES AND MORE



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CITY OF AUSTIN

City Hall

301 W. 2nd Street
Austin, Texas 78701
512-974-2000 | austintexas.gov

STATE OF TEXAS

Office of the Texas Governor

P.O. Box 12428, 78711
Austin, Texas
512-463-2000 | gov.texas.gov

HUNTING/FISHING LICENSES

Texas Parks and Wildlife Department

512-389-4800 | tpwd.texas.gov

LEGAL SERVICES

Lawyer Referral Service of Central Texas

512-472-8303 | austinlrs.com

Volunteer Legal Services of Central Texas

512-476-5550 | vlsoct.org

State Bar of Texas

512-427-1463 | texasbar.com

UTILITIES

Cable

AT&T U-verse

800-288-2020 | att.com/local/texas/Austin

Grande Communications

512-220-4600 | mygrande.com/Austin

Spectrum

855-243-8892 | spectrum.com/services/texas/Austin

Electricity

Austin Energy

512-494-9400 | austinenergy.com
Serves Austin and several other smaller municipalities in Travis and Williamson counties

Bastrop Power & Light

512-332-8900 | cityofbastrop.org
Serves Bastrop in Bastrop County

Bluebonnet Electric Cooperative

800-842-7708 | bluebonnetelectric.coop
Serves parts of Bastrop, Caldwell, Hays, Travis and Williamson counties

City of Lockhart

512-398-3461 | lockhart-tx.org
Serves Lockhart in Caldwell County

Georgetown Utilities Systems

512-930-3640 | gus.georgetown.org
Serves Georgetown in Williamson County

Pedernales Electric Cooperative

888-554-4732 | pec.coop
Serves parts of Hays, Williamson and Travis counties as well as a small part of Caldwell County

San Marcos Electric Utility

512-393-8000 | sanmarcostx.gov
Serves San Marcos in Hays County

TXU Energy

855-750-0899 | txu.com
Serves customers in Round Rock, Taylor, and Elgin in Williamson County, Pflugerville in Travis County and parts of North Austin

Gas

Atmos Energy

888-286-6700 | atmosenergy.com
Serves Round Rock, Georgetown, Leander and Taylor in Williamson County, Pflugerville in Travis County and additional areas within these two counties

CenterPoint Energy

800-376-9663 | centerpointenergy.com
Serves Buda, Kyle, and San Marcos in Hays County and Bastrop, Smithville and Elgin in Bastrop County

Texas Gas Service

800-700-2443 | texasgasservice.com
Serves Austin, Cedar Park, West Lake Hills and parts of Williamson and Travis counties

Telephone

AT&T — 800-288-2020

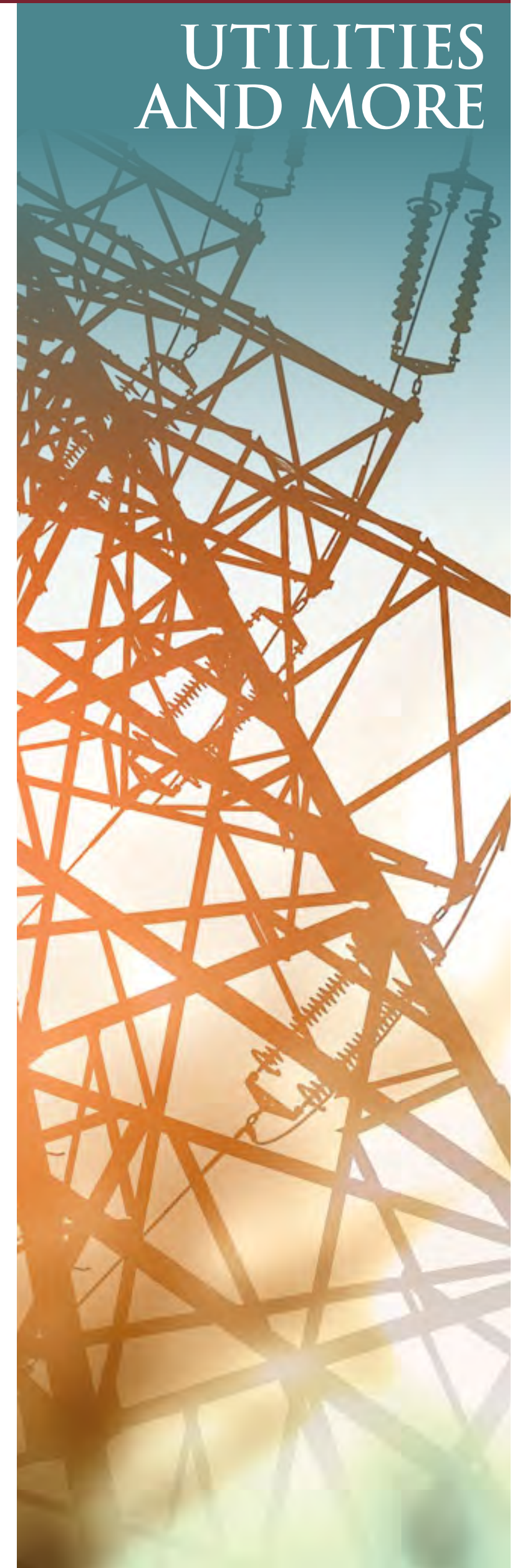
Grande Communications — 512-220-4600

Spectrum — 855-243-8892

Water/Wastewater

City of Austin — 512-494-9400 | austintexas.gov

UTILITIES AND MORE



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SERVICE TRANSFER CHECKLIST



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NAME	PHONE/WEBSITE	DATE CONNECTED	DATE DISCONNECTED	NOTES
ALARM MONITORING	OLD HOME			
	NEW HOME			
CLEANING SERVICE	OLD HOME			
	NEW HOME			
ELECTRIC	OLD HOME			
	NEW HOME			
GAS	OLD HOME			
	NEW HOME			
INTERNET	OLD HOME			
	NEW HOME			
LAWN SERVICES	OLD HOME			
	NEW HOME			
PHONE SERVICE	OLD HOME			
	NEW HOME			
POOL SERVICE	OLD HOME			
	NEW HOME			

SERVICE
TRANSFER
CHECKLIST



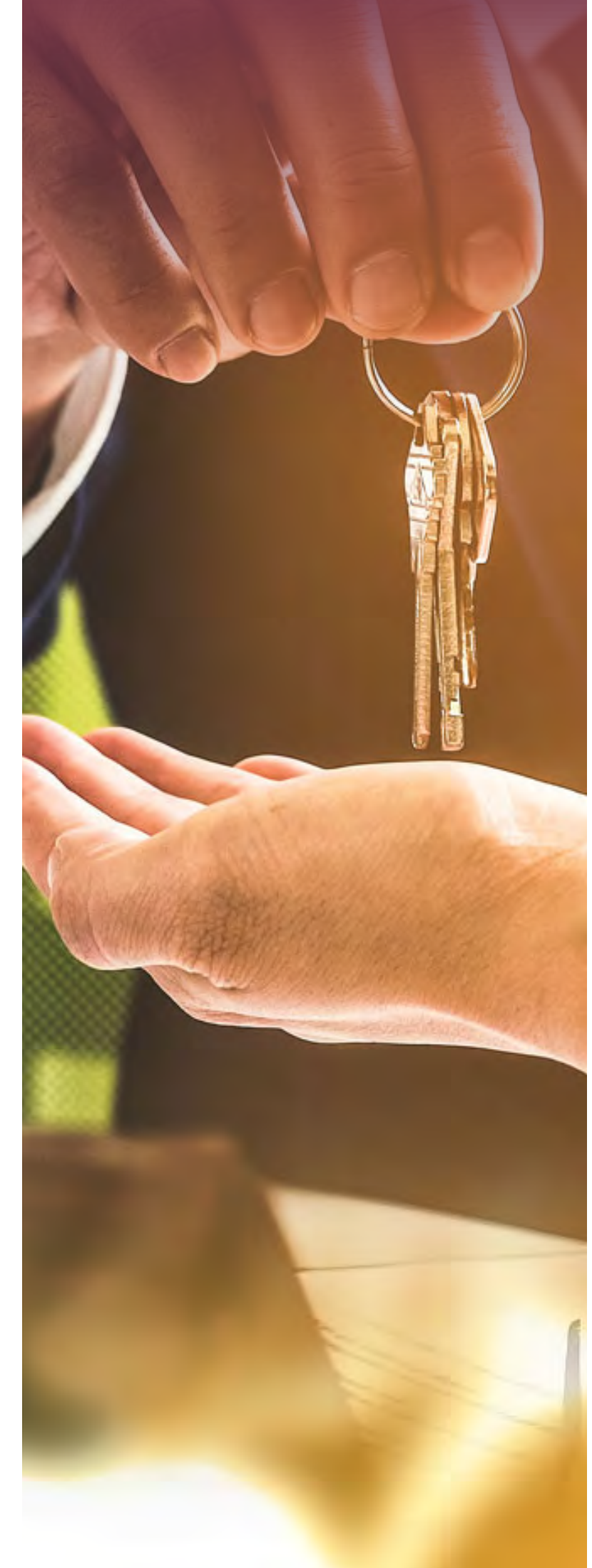


HOMEBUYERS GUIDE **AUSTIN**
**CLOSING
COST
DEFINITIONS**



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CLOSING COST DEFINITIONS



Appraisal Fee

Cost for professional evaluation of the property's market value based on comparable sales, improvements on the property and location. (Fee usually set by the Appraiser.)

Assumption Transfer Fee

Fee is charged to the buyer, assessed by the lender for buyer to assume present loan.

Credit Report

A report of your credit history.

Discount Points

Points lender may charge to increase the investor's yield. May be paid by either buyer or seller. The number of discount points depends on the rate quoted and the current market rates.

Escrow Fee

The title company's service fee for acting as an escrow agent, carrying out contract instructions, obtaining execution and recording of necessary documents; disbursing sale proceeds; usually split between buyer and seller.

Filing Fees/Recording Fees

Fees for recording documents in the appropriate county; fee is determined by the number of pages per document.

Hazard Insurance

Fire and extended coverage casualty insurance protects property and contents in case of loss; required by lender for at least the loan amount.

Inspections

An examination of the property for various reasons such as termite inspections, mechanical inspections, roof inspections; parties may also require follow-up inspections after required repairs are completed.

Interest or Per Diem

Interest due on seller's existing mortgage through date of pay-off received. Interest is usually paid in arrears. Interest also includes prepaid interest on the buyer's loan for the remainder of the month in which closing occurs.

Loan Application Fee

Fee paid to the lender at the time of application; check with your lender.

Miscellaneous Lender Fees

May include fees for underwriting, processing, tax services fee, warehousing, etc.; varies with each lender. Check your lender's GFE (Good Faith Estimate) for disclosure and explanation.

Mortgagee's Policy

Policy insuring lender of validity and priority of its lien.

Origination Fee

Lender may charge purchaser a fee to originate a new loan.

Owners Title Policy

Policy that indemnifies the buyer against losses for covered defect in title. (Premium is set by the State Board of Insurance.)

Prepayment Penalty

A fee charged for early payoff of the seller's existing mortgage loan. If the penalty applies, it will be stated in the existing mortgage instruments of record.

PMI Premium/MIP Premium

Insures the lender against loss in the event of default by the borrower. (PMI-private mortgage insurance — conventional loans, MIP-mortgage insurance protection — FHA loans)

Prorated Taxes

Taxes are prorated with the seller paying taxes from January 1st through the closing date and buyer paying the remainder. Figures are usually based on actual taxes charged from the previous year. Any shortages or overages due at the end of the existing year are between the buyer and seller.

Realtor Fee

An amount paid to the brokerage firm representing the consumer (buyer or seller) for real estate services agreed upon in the property listing agreement or buyer representation agreement.

Restrictions

Recorded documents that restrict and limit the use of the defined property.

Survey

A statement (drawing) showing the corners, distances and directions of the boundaries of a tract of land along with easements, encroachments, etc. as may be required in the contract.

Tax Search Certificates

Certificate obtained to determine any unpaid property taxes or assessments that may constitute liens against the property.

HOMEBUYERS GUIDE **AUSTIN**

AUSTIN EVENTS



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Austin is a 24-hour town

populated by an upstart mix of musicians, tech experts, filmmakers, athletes and foodies, and our annual events calendar is proof. For a more comprehensive event list of the variety of things happening in Austin, visit www.visitAustin.org/visit/events.

JANUARY

Free Week

Red River Cultural District

The first week of January might be the best time for a music fan to visit Austin. Why? Hundreds of Austin bands participate in this annual event that encompasses multiple venues all over Austin.

Martin Luther King Festival

Huston-Tillotson University

Join the march from the MLK statue at the University of Texas campus to historic Huston-Tillotson University to celebrate Dr. Martin Luther King, Jr.'s legacy for Austin and the world.

FEBRUARY

Austin Marathon & Half Marathon

Downtown Austin

Austin will welcome nearly 20,000 participants from around the world for the Annual Austin Marathon & Half Marathon. This exciting event showcases Austin's scenic urban landscape for both runners and spectators alike.

Black History Month

Various Venues

To commemorate Black History Month, there will be events including film screenings and ceremonies throughout the city celebrating important people and moments in time in African-American history.

Carnaval Brasileiro

Palmer Events Center

Austin's Carnaval is one of the biggest Brazilian Carnaval celebrations outside Brazil. Brasileiro-style samba, costumes and wild abandon can all be seen in the heart of Texas.

MARCH

Austin Urban Music Festival

Auditorium Shores

More than 15,000 music revelers converge on Lady Bird Lake's Auditorium Shores to enjoy Austin's only music festival focused on R&B, neo-soul and hip-hop music.

Clyde Littlefield Texas Relays

The University of Texas

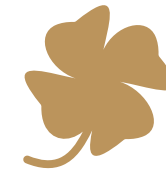
This premier track and field event brings together the best high school, college and professional athletes from across Texas, the U.S. and the world.



Rodeo Austin

Travis County Exposition Center

Since its inception in 1938, this local event has grown from a simple stock show featuring 16 animals into one of the state's premier rodeos. Over the course of two weeks, the Rodeo features 10 ProRodeo events, a family-friendly fair, daily concerts and more.



St. Patrick's Day Festival

Jourdan-Bachman

Pioneer Farms

This family-friendly St. Patrick's Day fest celebrates all things Irish. Come enjoy authentic Celtic music and dancers, Irish language workshops, the finest Irish imports and plenty of good craic!

SXSW® Music, Film and Interactive Conferences and Festivals

Various Locations

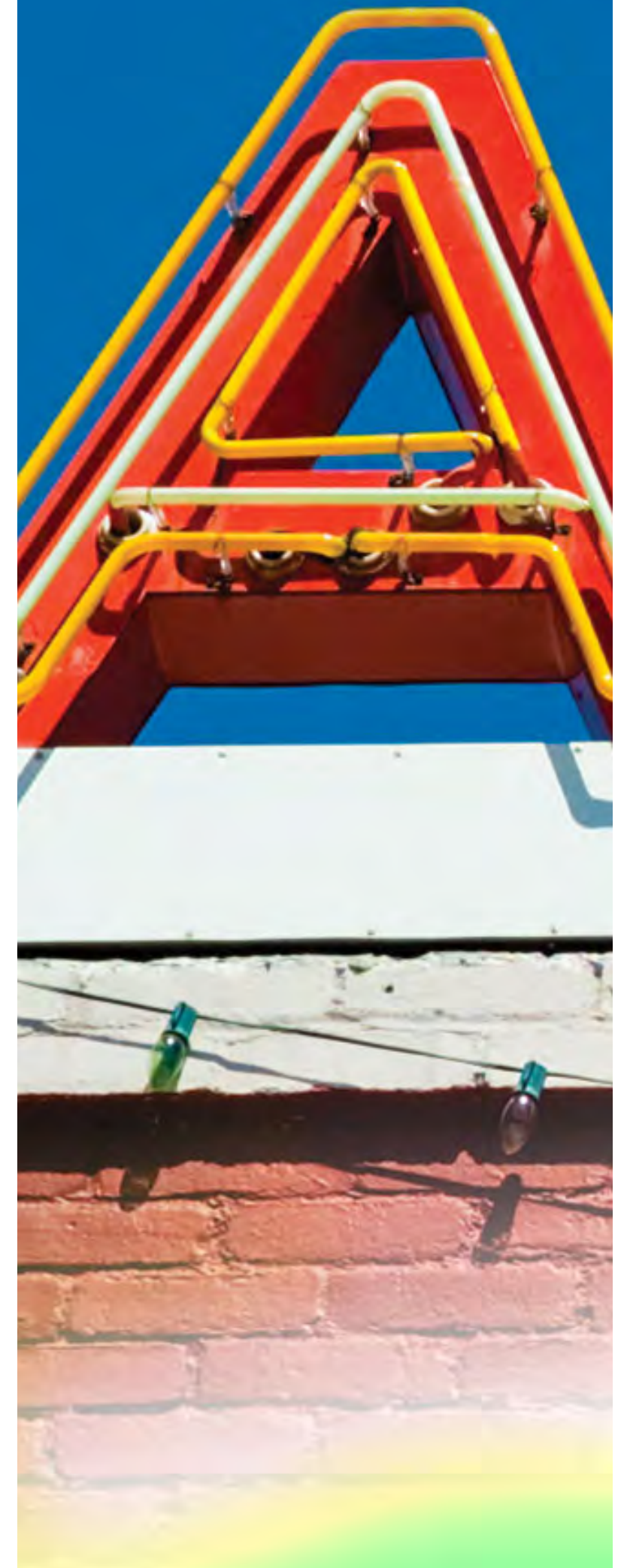
Austin Convention Center and more than 50 venues host noted filmmakers, musicians and multimedia artists from around the world, as they converge to showcase music, film and interactive media during this internationally-recognized event.

Zilker Garden Festival

Zilker Botanical Garden

For more than 60 years, the annual Zilker Garden Festival has been a one-stop, garden shopping destination when spring arrives in Central Texas. A family-friendly event, the garden festival offers something for everyone, including the annual flower show, live music, gardening talks, a kid's corner and food court.

AUSTIN
EVENTS



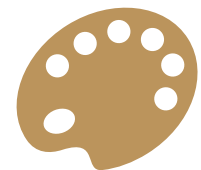
AUSTIN EVENTS

ABC Kite Fest

Zilker Park

The nation's oldest kite festival features hundreds of kites in the air and is free to attend for people of all ages, complete with kite flying contests, food, games and more.

APRIL



Art City Austin

Palmer Event Center

Austin's original fine arts festival and national juried

art show of 200 locally and nationally recognized artists and galleries is a family-friendly event featuring local food trailers, beer, cocktails and interactive projects for kids of all ages.

Austin Food + Wine Festival

Auditorium Shores

Join top chef talent, sommeliers and winemakers from across the nation and Austin's own acclaimed gourmet scene for an indulgent, three-day epicurean adventure unlike any other, topped off with live musical performances.

Austin Reggae Fest

Auditorium Shores

A fundraiser for the Capital Area Food Bank, Reggae Fest features three days of reggae, world and dub talent, along with more than 50 vendors selling food and arts & crafts.

Capitol 10K

Downtown Austin

Texas' largest 10K race and one of the nation's top runs draws some 18,000 serious and not-so-serious runners.

Eeyore's Annual Birthday Party

Pease Park

Live music, beer, food, acrobats and costume contests surround this annual gathering of Austin's most eclectic locals. Eeyore's Birthday serves as a fundraiser to benefit many local, Austin nonprofits.

Euphoria Fest

Carson Creek Ranch

Live music, camping, yoga and a variety of mindful workshops come together at this immersive four-day festival. Musical styles bridge the gaps between hip-hop, electronic, ambient, tribal and experimental.

Levitation Fest

Carson Creek Ranch

Mark your calendars, Levitation Fest will return to Carson Creek Ranch. Enjoy a weekend full of live music, psychedelic light shows, on-site camping and more.

Louisiana Swamp Thing and Crawfish Festival

The Austin American Statesman Parking Lot

It's a Cajun festival in Texas. More than 5,000 pounds of crawfish are consumed at this annual event, which also features zydeco, brass band, funk, blues and rock music.

Moontower Comedy and Oddity Festival

The Paramount Theatre and other locations

Moontower Comedy & Oddity Festival presented by the Paramount Theatre brings to Austin, TX some of the funniest, wittiest and oddest world-class comics from around the globe. National headliners, up-and-comer and local Austin-based comedians ensure a hilarious night of fun.

MOTOGP™ Grand Prix of the Americas

Circuit of The Americas™

MotoGP™, the pinnacle of all motorcycle World Championships, joins the roster of racing events at the Circuit of The Americas™ track with a three-day series at the purpose-built Grand Prix venue. With the addition of this race, the new circuit is the first North American racing venue to host both two-and four-wheeled World Championship events.

Old Settler's Music Festival

Tilmon, TX

Central Texas' signature music event features Grammy-winning Americana, arts and crafts, camping, food and libations. Acoustic jazz, blues and bluegrass are all performed by old-time local faves and award-winning artists from around the world.

MAY

Austin Fashion Week

Locations around Austin

Austin Fashion Week showcases the work of fashion designers, photographers,



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AUSTIN EVENTS

hair stylists, makeup artists and models from around the state of Texas with runway shows, designer meet-and-greets, themed parties and benefits for Austin non-profits.

Cine Las Americas International Film Festival

Various Locations

The festival showcases contemporary films and videos from Latin America (North, Central, South America and the Caribbean) and the Iberian Peninsula. Films and videos made by or about Latinos in the U.S. or the rest of the world, as well as films and videos by or about indigenous groups of the Americas are also invited to participate.

Latino Music Month

Various Venues

The many Latino music genres are showcased during performances on the Plaza at Austin City Hall each Friday at noon. Other special events throughout the month are presented as well.

Lifetime Capital of Texas Triathlon

Lady Bird Lake, Downtown Austin

Lifetime Capital of Texas Triathlon attracts all levels of athletes from top-ranked professionals to first-time triathletes. The event includes the USA Paratriathlon National Championship, sprint and international distances, First Tri distance and sprint and international distance relays.

Pecan Street Festival (Spring)

Historic Sixth Street

A free, family event, the Pecan Street Festival is the oldest and largest art festival in Central Texas. Musicians, food vendors, artists and craftspeople turn Sixth Street — historically called Pecan Street — into a lively street fair where there is something for people of all ages.

West Austin Studio Tour

Across West Austin

The West Austin Studio Tour is a free, self-guided tour that celebrates Austin's talented and wildly diverse creative community. The public is invited to discover new artistic talent; see working studios; learn about artists' tools, techniques and inspirations; explore galleries and a variety of exhibitions; and immerse themselves in the arts and local business communities.

JUNE

African American Book Festival

George Washington Carver Museum

This free, annual literary event showcases new works by and about African Americans. Notable speakers and authors will discuss their works and facilitate conversations.

ATX Television Festival

Downtown Austin

ATX Television Festival is the first festival devoted to Television's history and future. It functions like a traditional film festival with premieres of new series, current hits & cult favorites. ATX Television Festival

also offers access to the industry's leading professionals with cast and creator Q&A's and panels focusing on innovation in both production and content delivery.

Central Texas Juneteenth Celebration

MLK Blvd. and other locations

Juneteenth, also known as "Freedom Day" or "Emancipation Day," is the oldest known African American celebration commemorating the end of slavery. This annual event features a 2K walk/run, parade floats and entertainment and celebration at Rosewood Park.

Fun Stop 5k & Fest

Long Center for the Performing Arts

Anything is possible at this decade-old Austin extravaganza! Run, skip or race through the streets of downtown Austin wearing the wackiest costume. Unofficially known as "the slowest 5K you will ever run," this race is designed for amusement and fun.

Republic of Texas Biker Rally

Travis County Exposition Center & Downtown Austin

The state's largest motorcycle gathering attracts thousands of bikers for rides, parades and music.

Solstice Festival

Pan Am Park and Various Locations

This annual music festival celebrates the local Austin music community. The festival is held at Pan Am Park but unofficial parties are held at various venues around town during the weekend.



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AUSTIN EVENTS

JULY

Fourth of July Fireworks and Symphony *Auditorium Shores*

The Austin Symphony hosts an annual concert of patriotic music culminating in a spectacular firework display over Lady Bird Lake.

Hill Country Galleria ***Independence Day Festival*** *Hill Country Galleria*

A free celebration of Independence in the Hill Country Galleria, featuring fabulous art, live entertainment and a fireworks display.

AUGUST

Austin Chronicle Hot Sauce Festival *Fiesta Gardens*

If you want to beat the heat this summer then you have to eat the heat! Join the Austin Chronicle for one of the world's largest hot sauce festivals with as many as 10,000 spectators each year.

Austin Ice Cream Festival *Fiesta Gardens*

The Annual Austin Ice Cream Festival is fun for the whole family. Games, activities, contests, live entertainment and of course, ice cream, will keep you cool and happy.

Austin Pride Festival & 5K *Fiesta Gardens along the shores of* *Lady Bird Lake*

The PRIDE Festival is the largest annual LGBTQ advocacy and fundraising event in Central Texas. Dozens of non-profit

organizations and social clubs use the Festival as a platform to inform and interact with thousands of attendees. Each year, countless people find new organizations to join, causes to support and opportunities to volunteer.



Bat Fest *Congress Avenue Bridge* Celebrate this batty event as the world's largest urban bat

colony (two million Mexican free tail bats which take up seasonal residence beneath the Ann Richard's Congress Street Bridge) take to the skies for their nightly flight. Enjoy live music, children activities and costume contests.

Capital City Black Film Festival *Around Town*

CCBFF celebrates African American filmmakers from across the nation and provides a stage for burgeoning talent. This festival packs in the fun with four days of events, seminars, parties, screenings and more.

SEPTEMBER

Austin Gay and Lesbian International ***Film Festival (aGLIFF)*** *Around Town*

aGLIFF is the oldest and largest gay and lesbian film fest in the Southwest and the largest LGBTQ cultural event in Austin. Experience the festival in September and watch for monthly screenings around town.

Austin Museum Day *Museums Across Austin*

Organized by the Austin Museum Partnership, this special day features free exhibitions and activities at participating Austin-area museums and cultural sites.

Fantastic Fest *Alamo Drafthouse*

Fantastic Fest is the largest genre film festival in the U.S., specializing in horror, fantasy, sci-fi, action and just plain fantastic movies from around the world.

FIA World Rallycross RX Championship *Circuit of The Americas™*

The World RX Championship brings sprint-style automobile racing to the capital city. High profile drivers are equipped with RX Supercars hitting speeds up to 600bhp with the ability to accelerate from 0-60mph in less than two seconds. In addition to the rallycross super fans, COTA will have multiple activities and entertainment.

Free Day of Yoga *Across Austin*

All day long, participating studios across the Austin area offer free classes as an opportunity for every age and fitness level.

Out of Bounds Comedy Festival *Various Locations*

Comedians from around the country show Austinites their comedy chops and throw down in a mini-golf tourney.



P R E S E R V E
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AUSTIN EVENTS

Pecan Street Festival (Fall)

Sixth Street Austin

A free, family event, the Pecan Street Festival is the oldest and largest art festival in Central Texas. Musicians, food vendors, artists and craftspeople turn Sixth Street — historically called Pecan Street — into a lively street fair where there is something for people of all ages.

Texas Craft Brewers Festival

Fiesta Gardens

The Texas Craft Brewers Fest is the largest beer festival for and by Texas Brewers. This annual event features the best of Texas craft beer and displays the thriving beer community across the Lone Star State.

Zilker Relays

Zilker Park

The Zilker Relays is a 10-mile team race. Each participant runs a 2.5 mile loop from one central festival/transition area. The team concept of the Zilker Relays is not unique, but the combination of a relay, festival home base, drinks and music, make this experience a favorite for runners of all calibers and ages.

OCTOBER



**Austin City Limits
Music Festival**
Zilker Park

One of the country's largest celebrations of live music, this two-weekend, six-day festival brings the magic of the famed public TV series "Austin City Limits"

outside the studio and into Austin's most beloved park. More than 150 musical acts will take over eight stages along with local food vendors, brewers, pop-up shops and artists.

Austin Film Festival

Paramount Theatre and various locations

Recognized as one of the top film festivals in the country, this cinematic event shines the spotlight on top-billed films and Indies alike.



**Dia de Los Muertos
Music Festival**
Fiesta Gardens

The cultural celebration will feature renowned recording artists in the Latin and Texas music industries. The family-friendly festival will offer local food and beverages, cultural performances, Kids Zone activities and more.

Formula 1 United States Grand Prix

Circuit of The Americas™

Drivers will be in Austin competing in the Formula 1 United States Grand Prix this fall. Built around a state-of-the-art 3.4 mile circuit track with capacity for 120,000 fans and an elevation change of 133 feet, the facility is designed for any and all classes of racing — from motor power to human power.

Oktoberfest

German Free School

The German-Texan Heritage Society holds this annual festival, featuring live music, food, a biergarten, kid's activities and more at the historic German Free School.

Texas Fireworks Dia de los Muertos Celebration

Krieg Baseball Field

Light up your Halloween night with pyrotechnics at Krieg Softball Fields, presented by Planet K.

Texas Monthly BBQ Festival

City Terrace at The Long Center

This tasty festival only has four rules: muster as many of Texas' best BBQ joints as possible; have them serve up their specialties side-by-side; let smoke and sauce fly for five intoxicating hours; and finally, let "The People" decide who made the best goods.

Texas Teen Book Festival

St. Edward's University

The Texas Teen Book Festival has evolved into one of the premier literary events in the country and hosts about 50 authors each year. Book lovers of all ages attend the Festival annually, enjoying readings, panel discussions, signings, cooking demonstrations, live music, local food, YA authors, children's activities and exhibiting vendors from across the state.

NOVEMBER

Austin Celtic Festival

Pioneer Farms

This annual festival is the largest gathering of Celts in Central Texas. The event is home to four stages of Irish, Scottish and Breton music, dance, sports, storytelling, workshops and more.



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AUSTIN EVENTS

Austin Powwow

Travis County Exposition Center

For more than 25 years, the Austin Powwow features music, dancing, food and arts & crafts in celebration of American Indian Heritage.

Blue Genie Art Bazaar

6100 Airport Blvd.

The Blue Genie Art Bazaar is a unique holiday art show held in Austin, Texas. The Bazaar features handmade artwork and gifts from over 200 local and regional artists — with a portion of proceeds going to Make-A-Wish® Foundation.

Christmas at the Caswell House

Caswell House Austin

Christmas at the Caswell House has been an Austin community tradition since 1983. The Austin Junior Forum transforms this historic home into a winter wonderland.



Chuy's Christmas Parade

Congress Avenue

This spirited holiday parade features a procession of giant balloons, marching bands, vintage cars, celebrities and floats to usher in the season of giving.

East Austin Studio Tour

Various Locations

More than 70 Eastside studios open their doors for the public's viewing and purchasing pleasure.

Texas Book Festival

Texas State Capitol

The Texas Book Festival has evolved into one of the premier literary events in the country and hosts about 250 authors each year. More than 40,000 book lovers of all ages attend the Festival annually, enjoying readings, panel discussions, signings, cooking demonstrations, live music, local food, YA authors, children's activities and exhibiting vendors from across the state.

Turkey Trot

The Long Center

ThunderCloud Subs' 5-mile run/1-mile walk is a good way to work up a Thanksgiving appetite.

Zilker Tree Lighting

Zilker Park

This Austin tradition is continuing its 50+ year run of light displays, interactive shows and holiday-themed walkthroughs.

DECEMBER

Armadillo Christmas Bazaar

Palmer Events Center

Shades of old Austin are reflected at this market with eclectic gifts and local entertainment from more than 160 artists and merchants.

Austin Asian American Film Festival

Around Town

The Austin Asian-American Film Festival (AAAFF) promotes Asian and Asian-American cultures and experiences through the media arts, showcasing

top quality cinema and supporting the creative talents of Asian-American artists.

Austin's New Year

Auditorium Shores

This alcohol-free, family-friendly event celebrates the diversity and creativity of the city with visual art installations, jugglers, storytellers, fire dancers and other festive performances.

Cherrywood Art Fair

Maplewood Elementary

This neighborhood fundraiser benefits the eastside arts scene. Enjoy local food artisans, live music, 80+ artists, kids crafts and a silent auction at the annual event.



German-Texan Heritage

Society Christmas Market

German Free School

The German-Texan Heritage Society's annual market offers shoppers handmade and imported crafts, decorations, ornaments and more. Browse the market, visit Sankt Nikolaus, listen to traditional German Christmas music and enjoy a cup of Glühwein (hot spiced wine), gingerbread cookies and other sweet baked treats.

Holiday Sing-Along & Downtown Stroll

Texas State Capitol

Join hundreds caroling in front of the Capitol as the tree is lit before heading down Congress Avenue for live music, shopping, art and much more.



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Luminations at the Wildflower Center

Lady Bird Johnson Wildflower Center

Thousands of luminaries and twinkling lights turn the center into a holiday wonderland during Luminations, an Austin holiday tradition.



Trail of Lights

Zilker Park

The Austin Trail of Lights is part of the Austin experience, lighting up the season with a celebration of community, memories and fun. With a beautiful array of lights the tree is lit following a 5k run, which allows the Trail of Lights to be lit and showcased.

Winter Wonderland at The Circuit

Circuit of the Americas

Millions of lights illuminate a magical world of holiday amusement at Circuit of The Americas. There is something for everyone to experience and enjoy including a Skating Rink, Human Snow Globe, Singing Trees, Petting Zoo, Camel Rides, Santa’s Workshop, Carnival Rides, Hot Air Balloon Float, Merry Movies on The Lawn, Delectable Food, Shopping Galore, Tunnel of Lights and much more.

ANNUAL ARTS & CULTURE EVENTS

JANUARY – MARCH

- Taste of Black Austin
- Austin Area Jazz Fest Concert Series

APRIL – JUNE

- Austin International Poetry Festival
- Art City Austin
- Fusebox Festival

JULY – SEPTEMBER

- Zilker Summer Musical
- Texas Biennial (every other year)

OCTOBER – DECEMBER

- Viva la Vida Festival & Parade
- Ballet Austin’s The Nutcracker

ANNUAL FILM EVENTS

JANUARY – MARCH

- OUTsider Film Festival

APRIL – JUNE

- Austin Youth Film Festival
- Films for the Forest
- Hill Country Film Festival
- Indie Meme Film Festival
- Off Centered Film Festival

JULY – SEPTEMBER

- Austin Music Video Festival
- Austin Revolution Film Festival
- Millennial Film Festival

OCTOBER – DECEMBER

- Austin Comedy Short Film Festival
- Austin Short Film Festival
- Austin Polish Film Festival
- Cinema Touching Disability
- Other Worlds Austin

**AUSTIN
EVENTS**



P R E S E R V E
T I T L E C O M P A N Y



HOMEBUYERS GUIDE **AUSTIN**

JUST THE FACTS



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Visit Austin

Visit Austin is the official destination marketing and sales organization for the city of Austin. An accredited member of Destinations International, Visit Austin is contracted by the city to market Austin nationally and internationally as a premier convention and leisure destination. Visit Austin houses the Austin Film Commission, Music Office and Sports Commission. The organization is a private, nonprofit 501(c)(6) corporation operating as an independent agency for more than 20 years. Locally, tourism and hospitality supports an estimated 121,900 jobs and pumps an estimated \$7.4 billion into Austin's economy. The hotel bed tax produces \$509 million to support local arts, entertainment and recreation (including music), and tourism generates \$640 million in state and local taxes.

Sources: Dean Runyan Associates and Texas Workforce Commission, 2016

Population

2+ million in the metropolitan area and 947,890 within Austin city limits, making Austin the 11th largest city in America. It was the eighth fastest-growing large city in the nation from 2014 to 2015.

Area

Austin envelops a 2,705 square-mile metro area, with 232 square miles within the city limits.

Elevation

Elevation varies from 425 feet to approximately 1,000 feet above sea level. One of its highest points, at 780 feet, is Mount Bonnell.

Weather

Nearly 300 days of sunshine annually, with an average year-round temperature of around 70° F and 32" annual rainfall.

History

Founded as "Waterloo" in 1839 by Jacob Harrell, the city was renamed for Texas colonist Stephen F. Austin.

Taxes

8.25% sales tax; 15% total hotel tax (9% city tax, 6% state sales tax).

Airport

Austin-Bergstrom International Airport is 7.5 miles from downtown with nonstop service to 80 destinations, with flights to international destinations including London, Cancun, Mexico City, Guadalajara, San Jose Del Cabo, Toronto, Punta Cana, Amsterdam (SXSW 2018 only), Stockholm (SXSW 2018 only), and seasonal summer flights to Frankfurt, Germany.

State Capitol

Built from 1882-88 out of "Sunset Red" granite and measuring 302 feet high, the Texas Capitol is 14 feet higher than the nation's capital in Washington, D.C. Legislators meet every other year.

University of Texas at Austin®

Located just north of downtown, UT is one of America's largest public universities with 342 undergraduate and graduate degree programs, about 3,090 faculty and more than 50,000 students. Hook 'em Horns!

Film Capital

Moviemaker Magazine named Austin as the #9 City to Live and Work in 2017. Austin film is home to the likes of directors Robert Rodriguez, Mike Judge and Richard Linklater.

A Little Batty

Austin is home to North America's largest urban bat population, with anywhere from 750,000 to 1.5 million Mexican free-tailed bats roosting under the Congress Avenue Bridge from April through October.



JUST THE FACTS



**JUST THE
FACTS****Outdoors**

Austin is home to more than 300 parks, including 360-acre Zilker Park. The Anne and Roy Butler Hike & Bike Trail follows the edge of Lady Bird Lake for ten miles and historic Barton Springs Pool welcomes swimmers to 68-degree, spring-fed waters year-round.

Live Music Capital of the World®

Live music can be enjoyed at more than 250 venues throughout Austin. The city is also home to more than 2,300 recording artists including such famed personalities as Willie Nelson, Asleep at the Wheel, Bob Schneider, Gary Clark Jr., Spoon, Shinyribs and more.

Entertainment Districts

The Historic 6th Street, South Congress, West 6th Street, Red River Cultural District, Warehouse, 2nd Street, South Austin, East Austin, Central Austin and Rainey Street Historic District are among the “hot spots” for listening to live music, dining and taking in the nightlife scene.

Austin City Limits

The longest running music show on television (Austin City Limits) spawned the Austin City Limits Music Festival, which draws 450,000 people and takes place for two weekends each October. It generates an economic impact of around \$277.4 million (2016).

- First year of festival was 2001
- Festival expanded to two weekends for the first time in October 2013

SXSW® Music, Film and Interactive Conferences and Festivals

Each March, SXSW attracts the world’s leading creative professionals to Austin, Texas for a singular mix of industry conferences, trade shows and festival. SXSW also injects hundreds of millions of dollars into the local economy, including more than \$348.6 million in economic impact and 440,000 in attendance (2017).



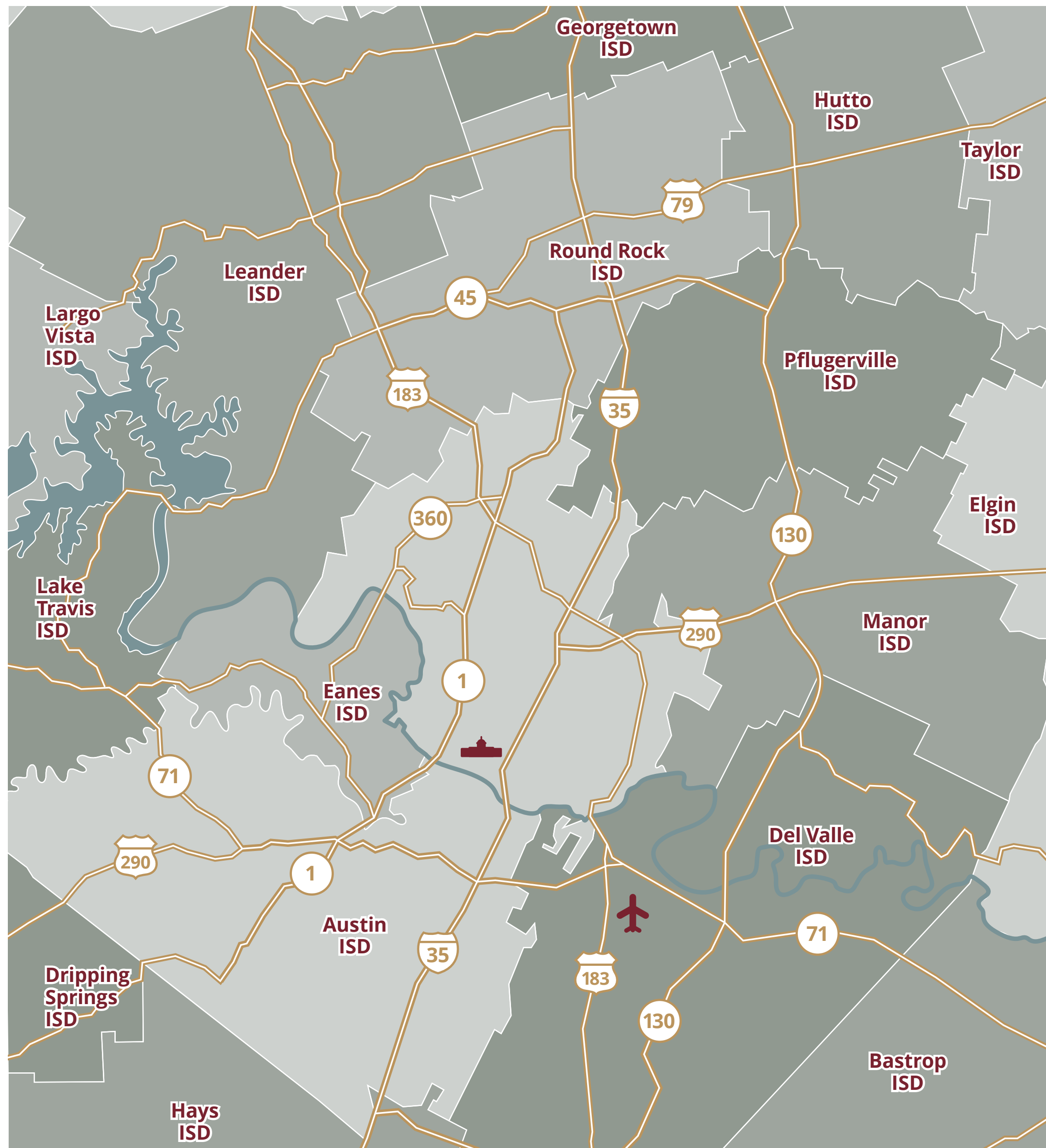
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PUBLIC SCHOOLS

- Austin ISD**
512-414-1700 | austinisd.org
- Del Valle ISD**
512-386-3000 | dvisd.net
- Eanes ISD**
512-732-9000 | eanesisd.net
- Elgin ISD**
512-281-3434 | elginisd.net
- Hays Consolidated ISD**
512-268-2141 | hayscisd.net
- Hutto ISD**
512-759-3771 | hipponation.org
- Lake Travis ISD**
512-533-6000 | ltisdschools.org
- Leander ISD**
512-570-0000 | leanderisd.org
- Liberty Hill ISD**
512-260-5580 | libertyhill.txed.net
- Lockhart ISD**
512-398-0000 | lockhartisd.org
- Manor ISD**
512-278-4000 | manorisd.net
- Pflugerville ISD**
512-594-0000 | pfisd.net
- Round Rock ISD**
512-464-5000 | roundrockisd.org
- San Marcos Consolidated ISD**
512-393-6700 | smcisd.net

CHARTER SCHOOLS

- Austin Achieve Public School**
- Harmony Public Schools**
6 campus locations in Austin
- Wayside Schools Charter District**
3 campus locations in Austin
- The Goodwill Excel Center**
- Responsive Education Solutions**
6 campus locations in Austin
- KIPP Austin Public Schools**

PRIVATE SCHOOLS

- ACE Academy**
3901 Shoal Creek Blvd., 78756
512-206-4070
austingifted.org
- All Saints' Episcopal School**
209 W. 27th St., 78705
512-472-8866
allsaintseds.org
- Austin Christian Academy**
1010 FM 1626 W., 78748
512-292-7848
austinchristianacademy.org
- Austin International School**
4001 Adelphi Ln., 78727
512-331-7806
austininternationalschool.org
- Austin Jewish Academy**
7300 Hart Ln., 78731
512-735-8350
austinjewishacademy.org
- Austin Montessori School**
5006 Sunset Trail, 78745
6819 Great Northern Blvd.,
78757 5677 Oak Blvd., 78735
512-892-0253
austinmontessori.org
- Austin Peace Academy**
5110 Manor Rd., 78723
512-926-1737
apacademy.org
- Austin School for the Performing & Visual Arts**
1110 Guadalupe St., 78701
512-522-7782
theaustinschool.org
- Austin Waldorf School**
8700 South View Rd., 78737
512-288-5942
austinwaldorf.org
- Brentwood Christian School**
11908 N. Lamar Blvd., 78753
512-835-5983
brentwoodchristian.org
- Calvary Episcopal School**
603 Spring St., Bastrop, 78602
512-321-1610
calvaryschool.net
- Casa Montessori Childhood Development Center**
404 Atlanta St., #B, 78703
512-474-4119
casa-montessori.org
- Casner Christian Academy**
3838 Steck Ave., 78759
512-453-6605
casnerchristian.org

- Cathedral School of St. Mary**
910 San Jacinto Blvd., 78701
512-476-1480
smcschoolaustin.org
- Cedar Park Montessori School**
400 E. Whitestone Blvd.,
Cedar Park, 78613
512-259-8495
cedarparkmontessori.com
- Cedars Montessori School**
9704 Circle Dr., 78736
512-288-1245
cedarsmontessori.com
- City School**
1844 Teri Rd., 78744
512-416-7744
cityschooltexas.org
- Community Montessori School**
500 Pleasant Valley Dr.,
Georgetown, 78626
512-863-7920
community-montessori.org
- Concordia High School**
1500 Royston Ln.,
Round Rock, 78664
512-248-2547
chsaustin.org
- Girls' School of Austin**
2007 McCall Rd., 78703
512-478-7827
thegirlsschool.org
- Good Shepherd Episcopal School**
3201-B Windsor Rd., 78703
512-476-4393
gsesaustin.org
- Grace Academy**
225 Grace Blvd.
Georgetown, 78633
512-864-9500
gracetx.org

**AUSTIN AREA
EDUCATION**



AUSTIN AREA EDUCATION

Hawthorne Montessori School
1414 Kramer Ln., 78758
512-821-9900
hawthornemontessori.com

Headwaters
807 Rio Grande St., 78701
512-480-8142
headwaters.org

Hebrew Preparatory School
2127 W. Parmer Ln., 78727
512-977-0770
hebrewprepschool.com

Hill Country Christian School of Austin
12124 RR 620 N., 78750
512-331-7036
hillcountrychristianschool.org

Hill Country Christian School
1401 Davis Ln.
San Marcos, 78666
512-353-8976
hillcountryschool.net

Holy Family Catholic School
9400 Neenah Ave., 78717
512-246-4455
holyfamilys.org

Hyde Park Schools
High School:
11400 N. Mopac Expy., 78759
512-465-8333
Elementary and Middle School:
3901 Speedway, 78751
512-465-8338
hp-schools.org

Kids R Kids Learning Academy
15111 Avery Ranch Blvd., 78717
512-218-9669
krkaustin.com

Kirby Hall School
306 W. 29th St., 78705
512-474-1770
kirbyhallschool.org

Lake Hills Montessori Austin
600 N. Cuernavaca Dr., 78733
512-263-9342
lakehillsmontessori.com

Lake Hills Montessori Bee Cave
3930 RR 620 S., 78738
512-263-5585
lakehillsmontessori.com

Magellan International School
7938 Great Northern Blvd.,
78757
405-397-3487
magellanschool.org

Mariposa Montessori School
3338 Paisano Trail, 78745
512-428-4280
mariposamontessori.com

The Master's School
1664 Centerpoint Rd.,
San Marcos, 78666
512-392-4322
mastersschool.org

Paragon Preparatory School
5206 Balcones Dr., 78731
512-459-5040
paragonprep.com

Parkside Community School
3207 W. Slaughter Ln., 78748
512-472-2559
parksidecommunityschool.org

Primrose School of Bee Cave
3801 Juniper Trace, 78738
512-263-0388
primroseschools.com

Primrose School of Four Points
6606 Sitio Del Rio Blvd., 78730
512-795-9101
primroseschools.com

Primrose School of Shady Hollow
12341 Brodie Ln., 78748
512-282-2341
primroseschools.com

Rawson-Saunders School
2614-A Exposition Blvd., 78703
512-476-8382
rawsonsaunders.org

Redeemer Lutheran School
1500 W. Anderson Ln., 78757
512-451-6478
redeemerschool.net

Regents School of Austin
3230 Travis Country Cir., 78735
512-899-8095
regentsaustin.org

Renaissance Academy
14401 Owen-Tech Blvd., 78728
512-252-2277
racademy.org

Round Rock Christian Academy
301 N. Lake Creek Dr.,
Round Rock, 78681
512-255-4491
rrca-tx.org

San Juan Diego Catholic High School
2512 S. 1st St., 78704
512-804-1935
sjdchs.org

San Marcos Academy
2801 RR 12, San Marcos, 78666
512-753-8000
smabears.org

Santa Cruz Catholic School
1100 Main St., Buda, 78610
512-312-2137
sccstx.org

Sapientia Montessori School
1220 Cottonwood Creek Trail,
Cedar Park, 78613
512-260-2261
sapientiamontessori.com

Shoreline Learning Center
15201 Burnet Rd., 78728
512-681-3255
shorelinelearningcenter.com

St. Andrews Episcopal School
5901 Southwest Pkwy., 78735
512-299-9700
sasaustin.org

St. Austin Catholic School
1911 San Antonio St., 78705
512-477-3751
staustinschool.org

St. Dominic Savio Catholic High School
9300 Neenah Ave., 78717
512-388-8846
saviochs.org

St. Francis School
300 E. Huntland Dr., 78752
512-454-0848
stfrancis-school.org

St. Gabriel's Catholic School
2500 Wimberly Ln., 78735
512-327-7755
sgs-austin.org

St. Helen Catholic School
2700 E. University Ave.,
Georgetown, 78626
512-868-0744
shcslions.org



PRESERVE
TITLE COMPANY

AUSTIN AREA EDUCATION

St. Ignatius Martyr School

120 W. Oltorf St., 78704

512-442-8547

school.st-ignatius.org

St. Louis Catholic School

2114 St. Joseph Blvd., 78757

512-614-6622

slcsaustin.org

St. Mary's Catholic School

520 Washburn St., Taylor, 76574

512-352-2313

stmarystaylor.org

St. Matthew's Episcopal School

8134 Mesa Dr., 78759

512-345-8314

stmattsaustin.org

St. Paul Lutheran School

3501 Red River St., 78705

512-472-8301

stpaulaustin.org

St. Theresa's Catholic School

4311 Small Dr., 78731

512-451-7105

st-theresa.org

St. Stephen's Episcopal School

6500 St. Stephens Dr., 78746

512-327-1213

sstx.org

Sterling Classical School

12800 Angel Side Dr.,

Leander, 78641

512-259-2722

sterlingclassicalschool.com

Strickland Christian School

7415 Manchaca Rd., 78745

512-447-1447

stricklandschool.com

Summit Christian Academy

2121 Cypress Creek Rd.

Cedar Park, 78613

512-250-1369

summiteagles.org

Trinity Episcopal School

3901 Bee Caves Rd., 78746

512-472-9525

austintrinity.org

Veritas Academy

13401 Escarpment Blvd., 78739

512-891-1673

veritasacademy.net

Wonderland School

302 Country Estates Dr.,

San Marcos, 78666

512-392-9404

thewonderlandschool.com

Xplor of Austin

5915 La Crosse Ave., 78739

512-288-0061

xplortoday.com

Zion Lutheran School

6001 FM 1105,

Georgetown, 78626

512-863-3065

zionwalburg.org

HIGHER EDUCATION, PUBLIC & PRIVATE

Acton School of Business

1404 E. Riverside Dr., 78741

512-495-9925

actonnga.org

Austin Community College

5930 Middle Fiskville Rd., 78752

512-223-4636

austincc.edu

Austin Graduate School of Theology

7640 Guadalupe St., 78752

512-476-2772

austingrad.edu

Austin Presbyterian Theological Seminary

100 E. 27th St., 78705

512-404-4800

austinseminary.edu

Baylor University Executive MBA Program

3107 Oak Creek Dr., Ste. 240,
78727

512-255-3622

baylor.edu/business/awemba

Concordia University Texas

11400 Concordia University Dr.,
78726

512-313-3000

concordia.edu

Huston-Tillotson University

900 Chicon St., 78702

512-505-3028

htu.edu

Park University

10415 Morado Cir., 78759

512-385-7275

park.edu/Austin

Seminary of the Southwest

501 E. 32nd St., 78705

512-472-4133

ssw.edu

St. Edward's University

3001 S. Congress Ave., 78704

512-448-8400

stedwards.edu

Southwestern University

1001 E. University Ave.,

Georgetown 78626

512-863-6511

southwestern.edu

Temple College — Taylor Center

516 N. Main St., Taylor, 76574

512-352-2688

templejc.edu

Texas State Round Rock Higher Education Center

1555 University Blvd.

Round Rock, 78665

512-716-4001

rrc.txstate.edu

Texas State Technical College

1600 Innovation Blvd.

Hutto, 78634

512-759-5900

tstc.edu

Texas State University

601 University Dr.

San Marcos, 78666

512-245-2111

txstate.edu

University of Texas at Austin

110 Inner Campus Dr., 78705

512-471-3434

utexas.edu

Western Governors University — Texas

12515-8 Research Blvd.,

Suite 250, 78759

877-214-7011

texas.wgu.edu

AOMA Graduate School of Integrative Medicine

4701 West Gate Blvd., 78745

512-454-1188

aoma.edu



PRESERVE
TITLE COMPANY

Art Institute of Austin
101 W. Louis Henna Blvd.,
Ste. 100, 78728
512-691-1707
artinstitutes.edu/Austin

Auguste Escoffier School of Culinary Arts
6020-B Dillard Cir., 78752
866-552-2433
escoffier.edu/locations/Austin

The College of Health Care Professions
6330 E. U.S. 290, Ste. 180, 78723
800-487-6728
chcp.edu

DeVry University — Austin
316 W. 12th St., 78701
512-231-2500
devry.edu

National American University
6836 Austin Center Blvd.,
Ste. 270, 78731
512-813-2300
national.edu/locations/campuses/Austin

South University
1220 W. Louis Henna Blvd.,
Round Rock, 78681
512-516-8800
southuniversity.edu/Austin

Southern Careers Institute
1701 W. Ben White Blvd.,
Suite 100, 78704
844-783-6569
scitexas.edu

Strayer University
8501 N. MoPac Expy., 78757
512-568-3300
strayer.edu

Texas Health and Science University
4005 Manchaca Rd., 78704
512-444-8082
thsu.edu

University of St. Augustine for Health Services
5401 La Crosse Ave., 78739
800-241-1027
usa.edu

University of Phoenix — Austin Campus
10801 N. MoPac Expy., Ste. 100,
78759
512-344-1400
phoenix.edu

AUSTIN AREA EDUCATION



P R E S E R V E
T I T L E C O M P A N Y



HOMEBUYERS GUIDE **AUSTIN**
**HOSPITALS
AND MEDICAL
CENTERS**



PRESERVE
TITLE COMPANY

**HOSPITALS
AND MEDICAL
CENTERS**

Arise Austin Medical Center
3003 Bee Caves Rd.
512-314-3800
arisemedicalcenter.com

Austin Lakes Hospital
1025 E. 32nd St.
512-544-5253
austinlakeshospital.com

Austin Oaks Hospital
1407 W. Stassney Ln.
512-440-4800
austinoakshospital.com

Austin State Hospital
4110 Guadalupe St., #635
512-452-0381
hhs.texas.gov

Baylor Scott & White Medical Center
bswhealth.com
-100 Medical Pkwy., Lakeway
512-654-5000
-300 University Blvd., Round Rock
512-509-0100
-305 Mallard Ln., Taylor
737-888-3100

Cedar Park Regional Medical Center
1401 Medical Pkwy., Cedar Park
512-528-7000
cedarparkregional.com

Central Texas Medical Center
1301 Wonder World Dr.
San Marcos
512-353-8979
ctmc.org

Central Texas Rehabilitation Hospital
700 W. 45th St.
512-407-2111
kindredhealthcare.com

Cornerstone Hospital
chghospitals.com
-4207 Burnet Rd.
512-706-1900
-4681 College Park Dr.,
Round Rock
512-671-1100

Cross Creek Hospital
8402 Cross Park Dr.
512-549-8021
crosscreekhospital.com

Georgetown Behavioral Health Institute
3101 S. Austin Ave., Georgetown
512-819-1100
georgetownbehavioral.com

Encompass Health Rehabilitation Hospital of Austin
330 W. Ben White Blvd.
512-730-4800
encompasshealth.com/austinrehab

Encompass Health Rehabilitation Hospital of Round Rock
1400 Hester's Crossing Rd.
Round Rock
512-244-4400
encompasshealth.com/roundrockrehab

Hospital at Westlake Medical Center
5656 Bee Caves Rd.
512-327-0000
westlakemedical.com

Northwest Hills Surgical Hospital
6818 Austin Center Blvd.
512-346-1994
northwesthillssurgical.com

PAM Specialty Hospital
200 Memorial Dr., Luling
830-875-8400
postacutemedical.com

Rock Springs
700 SE Inner Loop, Georgetown
512-819-9400
rockspringshealth.com

St. David's Healthcare
stdavids.com
-Heart Hospital of Austin
3801 N. Lamar Blvd.
512-407-7000
-St. David's Georgetown Hospital
2000 Scenic Dr., Georgetown
512-943-3000
-St. David's Medical Center
919 E. 32nd St.
512-476-7111
-St. David's North Austin Medical Center
12221 N. MoPac Expy.
512-901-1000
-St. David's Rehabilitation Hospital
919 E. 32nd St.
512-544-5100
-St. David's Round Rock Medical Center
2400 Round Rock Ave.,
Round Rock
512-341-1000
-St. David's South Austin Medical Center
901 W. Ben White Blvd.
512-447-2211
-St. David's Surgical Hospital
1201 W. Louis Henna Blvd.
Round Rock
512-248-7000

Ascension Seton Healthcare Family
healthcare.ascension.org
-Dell Children's Medical Center of Central Texas
4900 Mueller Blvd.
512-324-0000
-Ascension Seton Edgar B. Davis Hospital
130 Hays St., Luling
830-875-7000
-Ascension Dell Seton Medical Center at the University of Texas
1500 Red River St.
512-324-7000
-Ascension Seton Medical Center Austin
1201 W. 38th St.
512-324-1000
-Ascension Seton Medical Center Hays
6001 Kyle Pkwy., Kyle
512-504-5000
-Ascension Seton Medical Center Williamson
201 Seton Pkwy., Round Rock
512-324-4000
-Ascension Seton Northwest Hospital
11113 Research Blvd.
512-324-6000
-Ascension Seton Shoal Creek Hospital
3501 Mills Ave.
512-324-2000
-Ascension Seton Southwest Hospital
7900 FM 1826
512-324-9000
-Ascension Seton Smithville Regional Hospital
1201 Hill Road, Smithville
512-237-3214

Texas Neuro-Rehab Center
1106 W. Dittmar Rd.
512-444-4835
texasneuorehab.com

Vibra Rehabilitation Hospital of Lake Travis
2000 Medical Dr., Lakeway
512-263-4500
vibrahealthcare.com

Warm Springs Rehab Hospital
5980 Kyle Pkwy., Kyle
512-262-0821
postacutemedical.com

Wellbridge San Marcos
1106 N. I-35, San Marcos
512-353-0194
wellbridgesanmarcos.com



HOMEBUYERS GUIDE **AUSTIN**
**PARKS AND
RECREATION**



PRESERVE
TITLE COMPANY

Family Friendly

With so many great activities for kids, it's easy to see why the Live Music Capital of the World® might be the capital of family fun, too. From museums and outdoor activities, below are just a few highlights.

Austin Nature and Science Center

2389 Stratford Dr.

512-974-3888

Located inside Austin's famed Zilker Park, the ANSC is a beautiful and exciting outdoor park for children and families. Kids can see live wildlife, dig for fossils at the Dino Pit and discover hidden gems of the landscape at the Naturalist Workshop. The ANSC offers multiple programs for adults as well, such as rock climbing, caving and night canoeing. The park is free and open until 5 p.m. daily.

Zilker Park/Barton Springs Pool

2201 Barton Springs Rd.

512-476-9044

Austin's 361-acre park is home to picnic facilities, a disc golf course, a large playground for children, the Zilker Zephyr train (great for kids/families) and Barton Springs Pool, an urban oasis where swimmers plunge into 68-degree, spring-fed waters. Parking: \$3, Pricing \$1-5. Free picnic facilities and playground.

Lady Bird Johnson Wildflower Center

4801 La Crosse Ave.

512-232-0100

Founded in 1982, the center commemorates Lady Bird Johnson's

contributions to the Hill Country environment and landscape, as well as introduces locals and visitors alike to native plants and flowers. Throughout the year, the center also welcomes families and gardening enthusiasts for events and educational sessions. Admission is \$12 for adults and free for children 4 years and under.

LBJ Presidential Library

2313 Red River St.

512-721-0200

Exhibits chronicle the political life and times of LBJ. The First Lady's Gallery highlights the legacy of Lady Bird Johnson. The collection's focus is on six decades of American history and how the Johnsons fit into those times.

Texas State Capitol

1100 Congress Ave.

512-463-4630

This sunset red edifice is the largest of America's 50 statehouses and stands 14 feet taller than the U.S. Capitol. Parking garage is located at 1201 San Jacinto Blvd. Free guided tours depart every 15 minutes from the south lobby.



ICONIC MUSIC VENUES

With more than 250 Austin establishments showcasing live music, it's hard to know where to turn. Check out a few iconic venues found below.

Austin City Limits Live at The Moody Theater (ACL Live)

310 W. Willie Nelson Blvd.

512-225-7999

Austin City Limits Live at The Moody Theater is a state-of-the-art, 2,700+ person capacity live music venue that also serves as the new home of the KLRU-TV produced PBS program "Austin City Limits," the longest running music series in American television history. The Moody Theater is one of two dedicated live music venues in the country built to the U.S. Green Building Council's LEED rated standards of sustainability.

Antone's Nightclub

305 E. 5th St.

512-814-0361

Since first opening on Sixth Street in 1975, this club has hosted the likes of B.B. King, Buddy Guy, Eric Clapton and Stevie Ray Vaughan. Now the legendary club has moved to the corner of Fifth and Lavaca streets, but it remains the home of the blues in Austin.

The Continental Club

1315 S. Congress Ave.

512-441-2444

This is one of the city's favorite historic venues since 1957. After a short stint as a burlesque club, the Continental Club

PARKS AND RECREATION



PARKS AND RECREATION

became a favorite performance spot of such legends as Stevie Ray Vaughan, Joe Ely, Kinky Friedman and WC Clark. Upstairs, the Continental Gallery features mellow music and jazz.

Emo's Austin

2015 E. Riverside Dr.
512-693-3667

Alternative, underground, punk and indie bands have been calling this intimate venue home since 1990. With one stage inside and one in the outdoor beer garden, there's a chance to see two shows simultaneously. The walls are covered with murals, and the stool Johnny Cash perched on during his performance here is mounted on the ceiling.

The Mohawk

912 Red River St.
512-666-0877

Great indoor/outdoor venue with a large patio overlooking the main stage. This is the new hub of the Red River District; the lineup includes indie rock, electronica, metal, punk and hip hop music.

The Saxon Pub

1320 S. Lamar Blvd.
512-448-2552

This is one of the coolest venues in town. It has a "dive" atmosphere, but offers great blues, rock and country acts.

Stubb's BBQ

801 Red River St.
512-480-8341

Stubb's combines two of Austin's best features: live music and barbecue. Sit down for a tasty dinner, and then stick around for a local band on the indoor stage or a touring band outdoors. The Sunday Gospel Brunch is also popular.

SPORTS & OUTDOORS

There's a reason Austin is often ranked one of the fittest cities in the country. From cycling to stand-up paddle boarding, water-biking to leisurely canoe-paddling, Austin offers an abundance of outdoor activities and sports.

Take a look at a few select locations below, and learn more about what our Sports Commission has to offer here.

Barton Creek Greenbelt

Various locations and access points across South Austin.

Barton Creek Greenbelt is an urban oasis. Its trails provide opportunity for biking, running, rock climbing, swimming and hiking.

Austin Golf Trail

11612 Bee Caves Rd.
888-588-2871

Texas' capital city is one of the country's premier golf destinations, and the Austin Golf Trail provides full-service concierge support in booking golf rounds at dozens of local courses, as well as

booking hotel accommodations and other Austin-centric activities. The one-stop golf-shop program allows golfers to book exclusive golf packages or design their own.

Barton Springs Bike Rental

1707 Barton Springs Rd.
512-480-0200

Barton Springs Bike Rental offers bike tours around Austin, including the Austin in a Nut Shell tour, The Peace Love & Zilker tour and the Rainey Street Pub Crawl Experience!

Congress Avenue Bridge Bats

100 S. Congress Ave.

Seasonal (April through October)

Austin is home to North America's largest urban bat colony; between 750,000 and 1.5 million Mexican free-tailed bats. These nocturnal wonders emerge from under the Congress Avenue Bridge in search of insects. People watch from the top of the bridge, boats on Lady Bird Lake and local restaurants and hotels as the mammals roll out at dusk and shadow the Austin sky. This free event has become one of the most spectacular and unusual tourist attractions.



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TITLE COMPANY

Congress Avenue Kayaks

74 Trinity St.

512-809-8916

This location caters to first-timer kayakers. Let the pros show you how! Congress Avenue Kayaks offers easy to paddle, kayaks and stand up paddle boards for rent by the hour or by the half-day on Lady Bird Lake, next to the Congress Avenue Bridge.

Lady Bird Lake/Canoe and Paddle Board Rentals

Rowing Dock, 2418 Stratford Dr.

512-459-0999

Kayak, canoe or paddle board on the clear, calm waters of Lady Bird Lake, and catch a great view of the skyline.

Lady Bird Lake Hike & Bike Trail/Stevie Ray Vaughan Memorial

Downtown, from MoPac Expressway to Pleasant Valley Road

At the south end of the Ann Richards Congress Avenue Bridge, find access to the Hike & Bike Trail, which winds around Lady Bird Lake for 10 miles in the heart of downtown. It's great for a morning walk and is usually packed with locals, visitors and celebrities alike. The Stevie Ray Vaughan memorial is on the south bank of the lake, just west of the South First Street Bridge.

PARKS/CENTRAL

Hancock Golf Course and Recreation Center

811 E. 41st St.

Lamar Beach in Town Lake Metropolitan Park

1200 W. César Chávez St.

Pease District Park

1100 Kingsbury St.

Shoal Creek Greenbelt

2600 N. Lamar Blvd.

Waller Beach at Town Lake Metropolitan Park

30 East Ave.

PARKS/WEST

Big Walnut Creek Nature Preserve

9221 E. U.S. Hwy. 290

Commons Ford Ranch Metropolitan Park

614 N. Commons Ford Rd.

Emma Long Metropolitan Park

1600 City Park Rd.

Hielscher Tract Greenbelt

6801 La Crosse Ave.

Lions Municipal Golf Course

2901 Enfield Rd.

Mayfield Nature Preserve

3505 W. 35th St.

Vireo Nature Preserve

1403 N. Capital of Texas Hwy.

PARKS/SOUTH

Auditorium Shores at Town Lake Metropolitan Park

900 W. Riverside Dr.

Barton Creek Greenbelt

3755 S. Capital of Texas Hwy.

Bauerle Ranch Metropolitan Park (Slaughter Creek Greenbelt)

2715 Lynnbrook Dr.

Blowing Sink Research Management Area

3705 Deer Ln.

Blunn Creek Nature Preserve

1200 St. Edward's Dr.

Butler Park at Town Lake Metropolitan Park

1000 Barton Springs Rd.

Butler Shores at Town Lake Metropolitan Park

200 S. Lamar Blvd.

Circle C Ranch Metropolitan Park on Slaughter Creek

6301 W. Slaughter Ln.

Deer Park at Maple Run Preserve

4929 Davis Ln.

Dick Nichols District Park

8011 Beckett Rd.

Dittmar District Park

1009 W. Dittmar Rd.

Dove Springs District Park

5801 Ainez Dr.

Gaines Greenbelt

3918 S. Mopac Expy.

Garrison District Park

6001 Manchaca Rd.

PARKS AND RECREATION



P R E S E R V E
T I T L E C O M P A N Y

**Goat Cave Karst
Nature Preserve**
3900 Deer Ln.

Latta Branch Greenbelt
7910 Beckett Rd.

Mabel Davis District Park
3427 Parker Ln.

**Mary Moore Searight
Metropolitan Park**
907 Slaughter Ln.

Onion Creek Greenbelt
7002 Onion Creek Dr.

**Onion Creek
Metropolitan Park**
8652 Nuckols Crossing Rd.

Onion Creek Soccer Complex
5600 E. William Cannon St.

**Onion Creek Wildlife
Sanctuary Nature Preserve**
4435 E. SH71

Roy Kizer Golf Couse
5400 Jimmy Clay Dr.

**Stephenson Nature Preserve
and Outdoor Education Center**
7501 Longview Rd.

**Williamson Creek
Central Greenbelt**
5120 S. 1st St.

**Williamson Creek
East Greenbelt**
4618 E. William Cannon Dr.

**Williamson Creek
West Greenbelt**
6312 Brush Country Rd.

Zilker Metropolitan Park
2100 Baton Springs Rd.

Zilker Nature Preserve
301 Nature Center Dr.

PARKS/EAST

Bartholomew District Park
5201 Berkman Dr.

Boggy Creek Greenbelt
1114 Nile St.

Colony District Park
7201 Colony Loop Dr.

**Colorado River
Wildlife Sanctuary**
5827 Levander Loop

Colorado/Walnut Greenbelt
8001 Delwau Ln.

**PARKS AND
RECREATION**



P R E S E R V E
T I T L E C O M P A N Y



HOMEBUYERS GUIDE **AUSTIN**
DINING &
ENTERTAINMENT



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TITLE COMPANY

POPULAR CUISINE

Tex-Mex has only been a household word in Texas since the mid-1900s, but this cuisine took shape many years ago as Anglo settlers and Texas ranchers attempted to recreate northern Mexican cuisine with their ingredients of choice. Dishes are heavy on the starch but provide pure bliss with a heavy mix of shredded cheeses, meat (vegetarian options too), beans, peppers, spices and flour tortillas. Austin has no shortage of Tex-Mex restaurants, and a crowd favorite dish is queso — melted cheese, seasoned and served warm as a dip for tortilla chips.



Traditionally, Texas barbecue (BBQ) involves slow cooking various meats for extended periods of time. Here in central Texas, the typical style of preparation is to rub the preferred meat with spices, then cook over indirect heat with pecan or oak wood

in a pit. Annual competitions determine the top barbeque here in Texas, and many award-winning pit masters can be found right here in Austin. In fact, in 2015, Aaron Franklin of Franklin Barbecue broke ground as the first ever pit master awarded a James Beard Award. At many of these restaurants, visitors will experience laid back, cafeteria-style vibes and should expect to get a little messy. Locals seem to know what's best.



Explore Austin's vibrant mobile food vendor scene (food trucks) — an inexpensive, popular way to dine with locals. Many food trucks and trailers have stationary locations around the city, but be sure to check each truck's calendar for special pop-up dates

and places. All over town, chefs are eschewing brick-and-mortar establishments and instead serving inexpensive, unpretentious cuisine whipped up in the back of refurbished Airstreams and concession trailers. The trend is so hot that officials estimate more than 1,000 mobile food vendors are in Austin. For more info, check out: www.austintexas.org/visit/food-and-drink/food-trucks.

CHEFS TO WATCH

- Barley Swine's Bryce Gilmore
- Emmer & Rye's Kevin Fink
- Olamaie's Michael Fojtasek
- Snow's BBQ Pitmaster Tootsie Tomanetz
- Launderette's Laura Sawicki

FOOD TOURS

For a fun and unique dining experience, check out a food tour from one of Austin's many local tour companies, such as Austin Eats Food Tours or Rocket Electrics Austin Food Tours. Both companies showcase the best of Austin's culinary scene and are guided by knowledgeable foodies.

FOOD RESOURCES

The city is home to a variety of other excellent dining guide resources, such as below:

- Austin Monthly's Best New Restaurants
- Austin American-Statesman's Best Restaurants in Austin
- Austin Chronicle's First Plate
- Do512's Best Food Trucks in Austin
- Eater Austin
- Austin Food Blogger Alliance

DINING & ENTERTAINMENT



DINING & ENTERTAINMENT

THE PIT

John Mueller Meat Co.
201 E. 9th St., Georgetown
blackboxbbq.com

La Barbecue
2027 E. César Chávez
labarbecue.com

Louie Mueller Barbecue
206 W. 2nd St., Taylor
louiemuellerbarbecue.com

Stiles Switch BBQ & Brew
6610 N. Lamar Blvd.
stilesswitchbbq.com

Stubb's Bar-B-Q
801 Red River
stubbssaustin.com

FANCY FARE

Jacoby's Mercantile
3235 E. César Chávez St.
jacobysaustin.com

Lenoir
1807 S. 1st St.
lenoirrestaurant.com

Parkside
301 E. 6th St.
parkside-austin.com

Vespaio
1610 S. Congress Ave.
austinvespaio.com

MEXICAN WITH A TWIST

Chuy's
Several locations around town
chuys.com

Maudie's
Several locations around town
maudies.com

El Arroyo
1624 W. 5th St.
elarroyo.com

El Mercado
1302 S. 1st
1702 Lavaca St. and
7414 Burnet Rd.
elmercadorestaurant.com

Trudy's
Several locations around town
901 Little Texas Ln. C
trudys.com

Matt's El Rancho
2613 S. Lamar Blvd.
mattselrancho.com

Fonda San Miguel
2330 W. N. Loop Blvd.
fondasanmiguel.com

Curra's Grill
614 E. Oltorf St.
currasgrill.com

El Chile Café y Cantina
1809 Manor Rd.
elchilecafe.com

Juan in a Million
2300 E. Cesar Chavez St.
juaninamillion.com

La Condesa
400 W. 2nd St.
lacondesa.com

Polvos
2004 S. 1st St. and
14735 Bratton Ln., Ste 205
polvosaustin.com

ASIAN-INSPIRED EATERIES

Top Chef: Texas winner chef Paul Qui owns the popular East Side King (eastsideking.com), with trailers around East Austin and brick-and-mortar locations near the University of Texas campus and on South Lamar.

Elizabeth Street Café
1501 S. 1st St.
elizabethstreetcafe.com

Ramen Tatsuya
8557 Research Blvd. #126 and
1234 S. Lamar Blvd.
1600 E. 6th St.
ramen-tatsuya.com

Komé
5301 Airport Blvd. #100
kome-austin.com

Shanghai Chinese Restaurant
6718 Middle Fiskville Rd.

Sway
1417 S. 1st St.
swaythai.com

The Clay Pit (Indian)
1601 Guadalupe St.
claypit.com

Koriente
621 E. 7th St.
koriente.com

Korea House Restaurant & Sushi Bar
2700 W. Anderson Ln., Ste. 501
koreahouseaustin.com

Pho Van
8557 Research Blvd., Ste. 120

Uchiko
4200 N. Lamar Blvd.
uchikoaustin.com

PIZZA PIES

Home Slice Pizza
1415 S. Congress Ave.
homeslicepizza.com

Bufalina
1519 E. Cesar Chavez St.
bufalinapizza.com

East Side Pies
1401 Rosewood Ave.
5312 Airport, Ste. G and
13265 N. Hwy. 183, Ste. B
eastsidepies.com

The Backspace
507 San Jacinto Blvd.
thebackspace-austin.com

Pieous
166 Hargraves Dr.
facebook.com/Pieous

Little Deli & Pizzeria
7101 Woodrow Ave.
littledeliandpizza.com

Mangia
12001 Burnet Rd., Ste. D
mangiapizza.com

Southside Flying Pizza
2206 S. Congress Ave. and
1224 S. Lamar Blvd.
11600 Mancheca Rd., A
southsideflyingpizza.com

Via 313 Pizza
1802 E. 6th St.
700 W. 6th St.
61 Rainey St. (at Craft Pride)
3016 Guadalupe St., Ste. 100 and
6705 U.S. Hwy. 290, #503
via313.com



PRESERVE
TITLE COMPANY

DINING & ENTERTAINMENT

UNBEATABLE BURGERS

Hop-doddy Burger Bar
1400 S. Congress, Ste. 190A
hopdoddy.com

Casino El Camino
517 E. 6th St.
casinoelcamino.net

Sandy's
603 Barton Springs Rd.

P. Terry's Burger Stand
Multiple locations
pterrys.com

Counter Café
626 N. Lamar Blvd. and
1914 E. 6th St.
countercafe.com

24 Diner
600 N. Lamar Blvd.
24diner.com

Gourdough's Public House
2700 S. Lamar Blvd.
gourdoughs.com

Dan's Hamburgers
844 Airport Blvd.
4308 Manchaca Rd. and
5602 N. Lamar Blvd.
dans-hamburgers.com

Dirty Martin's
2808 Guadalupe St.
dirtymartins.com

Top Notch Hamburgers
7525 Burnet Rd.
topnotchaustin.com

Hat Creek Burger Co.
Several locations around town
hatcreekburgers.com

Shady Grove
1624 Barton Springs Rd.
theshadygrove.com

ENTERTAINMENT DISTRICTS

Across Austin there are many neighborhoods and entertainment districts, each with their own unique character and filled with many things to do, eat and drink.

South Congress (SoCo) District
Just south of Lady Bird Lake, "SoCo" is a vibrant and walkable Austin neighborhood packed with eclectic boutiques, murals, eateries and music venues. Pick up a pair of boots at Allens, or discover something new at Parts & Labour.

6th Street District
For nightlife stroll down Austin's most famous street for more than a dozen blocks of restaurants, bars and live music venues including Maggie Mae's, Parish, Midnight Cowboy and Shakespeare's Pub.

West Sixth Street Entertainment District
Head west on Sixth Street from Lavaca to Lamar to shop and dine at Austin's most iconic home-grown retailers, eateries and dives including the flagship Whole Foods Market, Waterloo

Records, Ranch 616, Dirty Bill's, BookPeople and more.

Red River Cultural District
From big-name acts to local icons, Red River Street rocks with the sounds of the Live Music Capital of the World®. Stroll from venue to venue to tune into a diverse showcase of sounds. Dance the night away at Empire Control Room, dive into the local scene at the Sidewinder, see your favorite touring band at Mohawk or party it up at Cheer Up Charlies.

Rainey Street Historic District
Rainey Street has a laid-back vibe and is home to a row of converted bungalows that provide an only-in-Austin live music and bar experience. Roam the district to find local craft beers at Craft Pride, top shelf cocktails at Half Step, award-winning cuisine at Emmer & Rye, artisan sausages at Banger's and food trucks of every flavor.

Warehouse District
The industrial Warehouse District rests in the heart of downtown Austin. Sip on craft cocktails at upscale bars such as Peché and Garage, dance the night away on Rainbow Row at Oilcan Harry's or Rain, and relax with some local music at Cedar Street Courtyard or Speakeasy.

2nd Street District
Keep things local at some of Austin's newest retail shops and boutiques in the 2nd Street District. Upscale coffee-houses, wine bars and restaurants rest between favorites including Violet Crown Cinema, Eliza Page and the first brick-and-mortar ModCloth.

South Austin
South Austin is a fresh taste of old Waterloo. A mix of quaint and contemporary houses, long-running vintage shops and eateries by some of the city's top up-and-comers populate this lively nook of town. Visit expansive Zilker Park, stop by the Long Center or ZACH Theatre for a performance or explore everything from coffee shops to art galleries on South First Street.

East Austin
Head to East Austin to experience one of the fastest-growing and most alternative areas in town. Roam East Sixth Street for quirky bars and graffiti-style murals, taste some of the biggest flavors in town on East Cesar Chavez and don't miss Six Square, the city's African American Cultural District, for a tour of the city's most historic cultural attractions.

Central Austin
Just ten minutes north of downtown, near the sprawling University of Texas at Austin campus, Central Austin is quickly becoming home to some of Austin's best local eateries and shops. Cafes and vintage thrift stores rest comfortably between quaint neighborhood homes and bars along the North Loop and Burnet Roads.



HOMEBUYERS GUIDE **AUSTIN**
SPORTS IN
AUSTIN



PRESERVE
TITLE COMPANY

Ask any Austinite about their favorite sport and you'll hear anything from football to cycling.

It's no secret that this is a sports town, and we have the world-class facilities to prove it. Austin has hosted events for almost every sport you can think of, including Formula 1 United States Grand Prix, World Golf Championships — Dell Technologies Match Play, X Games, Red Bull MotoGP Grand Prix of the Americas, AVP Beach Volleyball, IronMan 70.3, USA Volleyball Boys National Championships, NCAA Women's Swimming and Diving National Championships, the Davis Cup and so many more. For more information, please visit www.visitaaustin.org/sports-commission.

AUSTIN REVS ITS ENGINE

Circuit of The Americas™ is a multi-purpose facility that hosts the most prestigious racing events in the world, including the Formula 1 United States Grand Prix. It is the first purpose-built Grand Prix facility in the U.S. With a 3.4-mile circuit track, capacity for 120,000 fans and an elevation change of 133 feet, the facility is designed for any and all classes of racing — from motor power to human power. Visitor attractions include an expansive live entertainment amphitheater space that holds 14,000, a 40,000-sq. ft. state-of-the-art conference and media center and more.

Annual Events at Circuit of The Americas™

- Formula 1 United States Grand Prix
- MotoGP™ Red Bull Grand Prix of the Americas
- U.S. Vintage National Championships
- FIA World Rallycross Championship

NOTABLE SPORTING VENUES

Austin Convention Center

The Center offers 247,052 square feet of column-free exhibit space.

Cedar Park Center

Home of the 2014 AHL Champion Texas Star and NBDL's Austin's Spurs. Capacity: 8,500

Circuit of The Americas™

Home of the F1 Race, Moto GP, concerts and much more. Capacity: 120,000

Darrell K. Royal Texas Memorial Stadium

at the University of Texas at Austin. Capacity: 100,119

Dell Diamond

Home of the Round Rock Express minor league baseball team. Capacity: 10,000

Frank Erwin Center

at the University of Texas at Austin. Capacity: 16,734

Lee & Joe Jamail Texas Swim Center

at the University of Texas at Austin, offers a 50-meter pool and 18-foot diving well.

Mike A. Myers Stadium

at the University of Texas at Austin. Capacity: 20,000

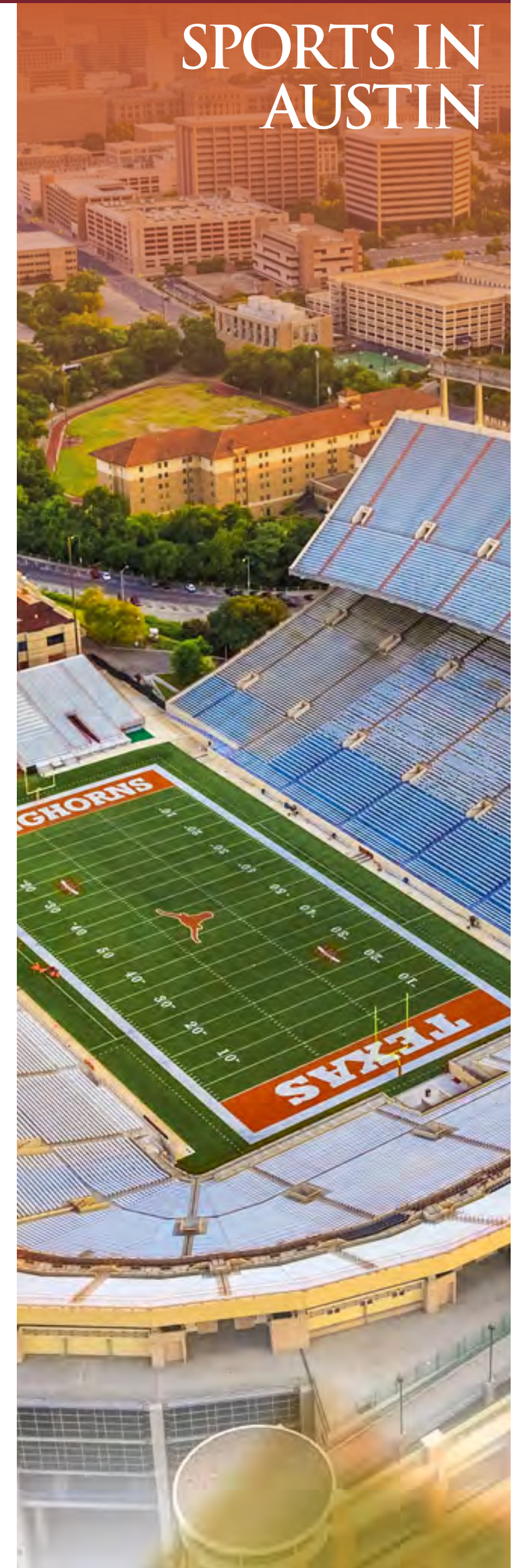
UFCU Disch-Falk Field

at the University of Texas at Austin. Capacity: 6,756

NOTABLE SPORTING EVENTS

- Austin Marathon
- Labor Day Cup (Lonestar Soccer Club)
- University of Texas at Austin Football
- Rodeo Austin (4th largest indoor ProRodeo in the world)
- World Golf Championships — Dell Technologies Match Play
- Texas Relays
- 3M Half Marathon
- AVP Beach Volleyball — Austin Open
- FCBEscuela Training Academy
- Professional Bull Riders — Wrangler's Long Live Cowboys Classic
- Statesman Cap10K

SPORTS IN AUSTIN





HOMEBUYERS GUIDE **AUSTIN**
GOLF
COURSES



PRESERVE
TITLE COMPANY

**GOLF
COURSES****PRIVATE****Austin Country Club**

4408 Long Champ Dr.
Austin, Texas 78746-1162

Balcones Country Club, Balcones

8600 Balcones Club Dr.
Austin, Texas 78750-3002

Barton Creek, Crenshaw Cliffside

8212 Barton Club Dr.
Austin, Texas 78735

Barton Creek, Fazio Canyons

8511 Carranzo Dr.
Austin, Texas 78735

Barton Creek, Fazio Foothills

8511 Carranzo Dr.
Austin, Texas 78735

Great Hills Country Club

5914 Lost Horizon Dr.
Austin, Texas 78759-6213

The Hills of Lakeway

26 Club Estates Pkwy.
Austin, Texas 78738

Lost Creek Country Club

2612 Lost Creek Blvd.
Austin, Texas 78746-7150

Onion Creek Club, North 18

2510 Onion Creek Pkwy.
Austin, Texas 78747-1612

Onion Creek Club, Original 9

2510 Onion Creek Pkwy.
Austin, Texas 78747-1612

River Place Country Club

4207 River Place Blvd.
Austin, Texas 78730-3507

University of Texas Golf Club

2200 University Club Dr.
Austin, Texas 78732-1999

PUBLIC**Avery Ranch Golf Club**

10500 Avery Club Dr.
Austin, Texas 78717-3825

Balcones Country Club, Spicewood

8600 Balcones Club Dr.
Austin, Texas 78750-3002

Bluebonnet Hill Golf Course

9100 Decker Ln.
Austin, Texas 78724-1716

Butler Park Pitch & Putt Golf Course

201 Lee Barton Dr.
Austin, Texas 78704-1023

Falconhead Golf Club

15201 Falcon Head Blvd.
Austin, Texas 78738-6515

Grey Rock Golf Club

7401 State Highway 45
Austin, Texas 78739-1901

Hancock Golf Course

811 E. 41st St.
Austin, Texas 78751-4326

Harvey Penick Golf Campus

5501 Ed Bluestein Blvd.
Austin, Texas 78723-5600

Jimmy Clay-Roy Kizer Municipal Golf Courses, Clay

5400 Jimmy Clay Dr.
Austin, Texas 78744-4600

Jimmy Clay-Roy Kizer Municipal Golf Courses, Kizer

5400 Jimmy Clay Dr.
Austin, Texas 78744-4600

Lion's Municipal Golf Course

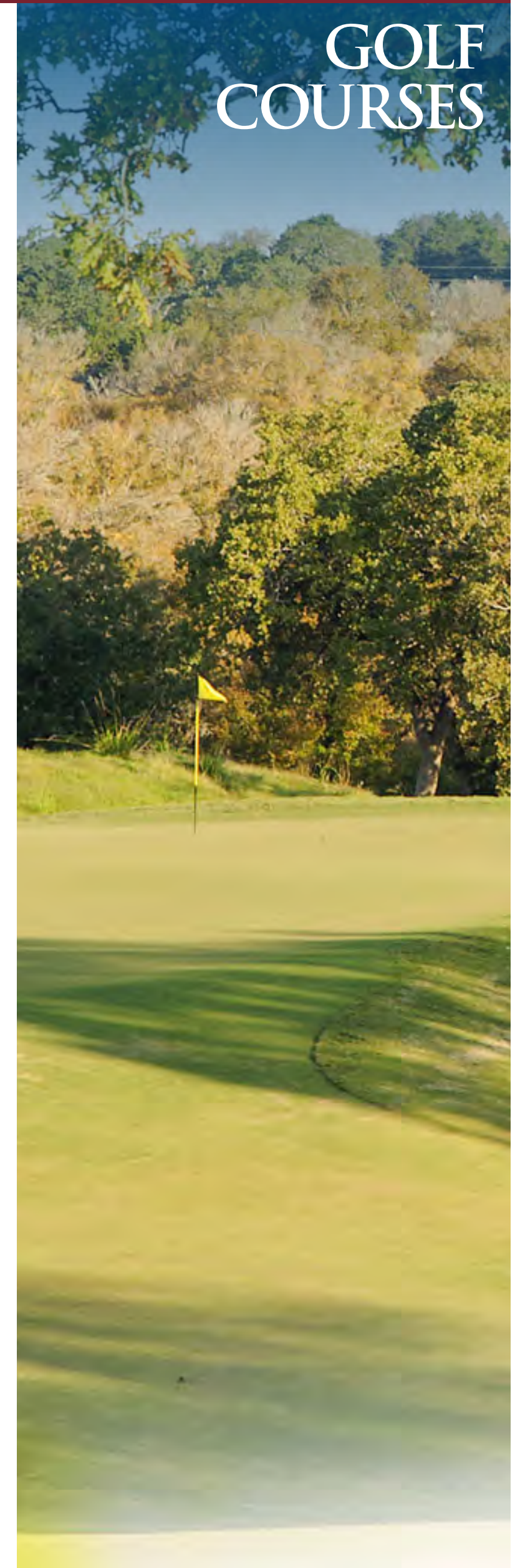
2901 Enfield Rd.
Austin, Texas 78703-3603

Morris Williams Golf Course

3851 Manor Rd.
Austin, Texas 78723-5901

Riverside Golf Course

1020 Grove Blvd.
Austin, Texas 78741-3337





HOMEBUYERS GUIDE **AUSTIN**
SHOPPING



PRESERVE
TITLE COMPANY

SHOPPING

Austin has a retail scene that satiates everything from high-end luxury needs to local, authentic cowboy boots and eclectic finds. For a full listing of local Austin shops and districts, check out our shopping roundup.

2nd Street District

Second to Fourth Street, between Colorado and Guadalupe Streets.

This is Austin's first downtown, pedestrian retail shopping area. Highlights include Jo's Coffee, Rae Cosmetics, Milk + Honey Spa, Eliza Page and the first ever brick-and-mortar Modcloth.

The Domain

11410 Century Oaks Terrace

In a town square atmosphere, the north Austin retail development offers 700,000-square feet of restaurants and luxury fashion, including Austin's first Neiman-Marcus, Tiffany and Co., Barney's CO-OP, Louis Vuitton and Intermix.

Lamar and Fifth Street

Intersection of Lamar Boulevard and Fifth Street

The strip of Lamar just north of Lady Bird Lake is home to Whole Foods' 80,000-square-foot flagship store as well as famed independent stores such as BookPeople and Waterloo Records. Take a stroll down Lamar and discover local storefronts intermixed with quirky retailers.

South First Street

South First Street between Barton Springs and Oltorf

Come explore the best of Austin's vintage and off-the-beaten path retailers. Not limited to retail, South First is home to multiple food trailer lots as well as brick-and-mortar restaurants. From designer vintage to neon art, South First is the heart of local shopping.

South Congress Avenue

Congress Avenue between Academy and Oltorf

The strip of South Congress just below Lady Bird Lake sees politicians, hipsters and students come together to visit antique shops, eclectic restaurants and vintage retailers. This has become the essential "hip strip" of the city.

Austin Area Malls**The Arboretum**

10000 Research Blvd.
thearboretum.com

Barton Creek Square

2901 S. Capital of Texas Hwy.
simon.com/mall/barton-creek-square

The Domain®

11410 Century Oaks Terrace
simon.com/mall/the-domain

Gateway Shopping Center

9607 Research Blvd.
gatewayshoppingcenters.com

Hill Country Galleria

12700 Hill Country Blvd., Bee Cave
hillcountrygalleria.com

Lakeline® Mall

11200 Lakeline Mall Dr., Cedar Park
simon.com/mall/lakeline-mall

Lakeline Plaza

11066 Pecan Park Blvd., Cedar Park
shoplakelineplaza.com

Round Rock Premium Outlets®

4401 I-35 N., Round Rock
premiumoutlets.com/outlet/round-rock

San Marcos Premium Outlets®

3939 I-35 S., San Marcos
premiumoutlets.com/outlet/san-marcos

The Shops at Arbor Walk

10515 N. MoPac Expy.
shopsatarborwalk.com





HOMEBUYERS GUIDE **AUSTIN**
MUSEUMS



PRESERVE
TITLE COMPANY

Austin boasts a variety of fine arts, museums and galleries for the local artist.

Asian American Resource Center
8401 Cameron Rd.
512-974-1700
austintexas.gov/aarc

Blanton Museum of Art
200 E. MLK Jr. Blvd.
512-471-5482
blantonmuseum.org

The Contemporary Austin — The Jones Center
700 Congress Ave.
512-453-5312
thecontemporaryaustin.org

The Contemporary Austin — Laguna Gloria
3809 W. 35th St.
512-458-8191
thecontemporaryaustin.org

Austin History Center
810 Guadalupe St.
512-974-7480
library.austintexas.gov/ahc

Austin Nature and Science Center
2389 Stratford Dr.
512-974-3888
austintexas.gov/department/austin-nature-and-science-center

Bob Bullock Texas State History Museum
1800 Congress Ave
512-936-8746
thestoryoftexas.com

Dolph Briscoe Center for American History
2300 Red River St.
512-495-4518
cah.utexas.edu

Dougherty Arts Center
1110 Barton Springs Rd.
512-974-4000
austintexas.gov/dac

Emma S. Barrientos Mexican American Cultural Center
600 River St.
512-974-3772
austintexas.gov/esbmacc

Elisabet Ney Museum
304 E. 44th St.
512-974-1625
austintexas.gov/elisabetney

French Legation Museum
802 San Marcos St.
512-463-7948
thc.texas.gov/historic-sites/french-legation-state-historic-site

George Washington Carver Museum
1165 Angelina St.
512-974-4926
austintexas.gov/carvermuseum

Harry Ransom Center
300 W. 21st St.
512-471-8944
hrc.utexas.edu

Lester E. Palmer Events Center
900 Barton Springs Rd.
512-404-4500
palmereventscenter.com

Lyndon Baines Johnson Library and Museum
2313 Red River St.
512-721-0200
lbjlibrary.org

Mexic-Arte Museum
419 Congress Ave.
512-480-9373
mexic-artemuseum.org

O. Henry Museum
409 E. 5th St.
512-974-1398
austintexas.gov/department/o-henry-museum

Republic of Texas Museum
510 E. Anderson Ln.
512-339-1997
drtinfo.org/preservation/drt-properties/republic-of-texas-museum

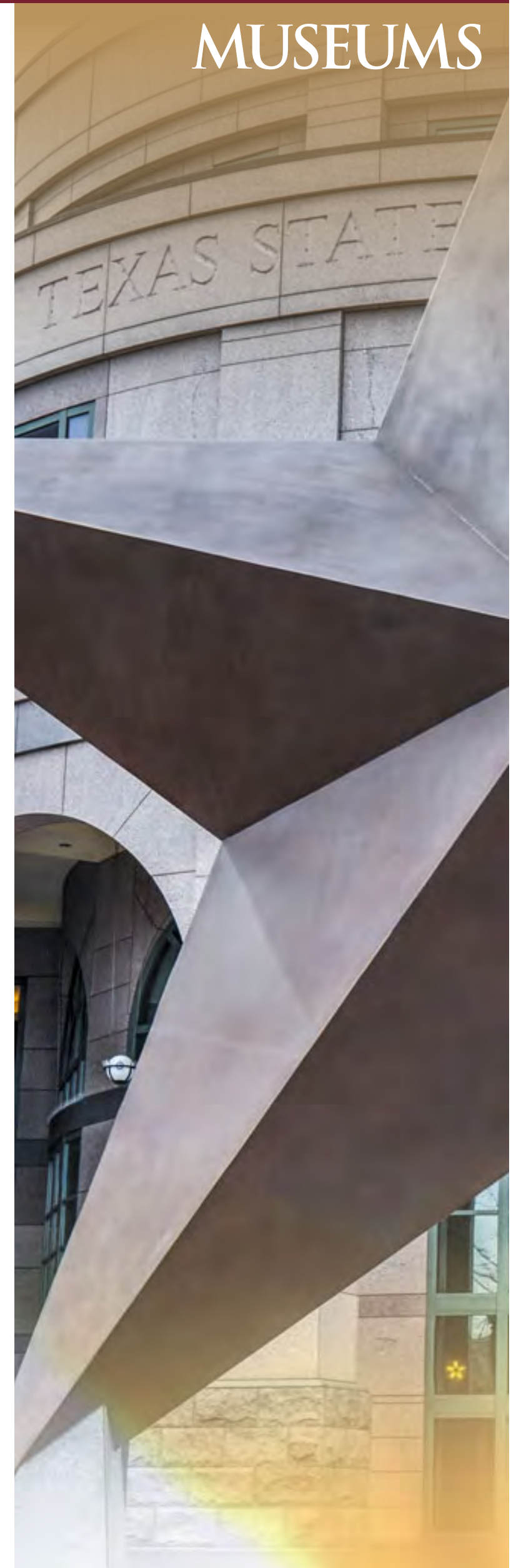
Texas Memorial Museum
2400 Trinity St.
512-471-1604
tmm.utexas.edu

Texas Military Forces Museum
2200 W. 35th St., Bldg. 6
512-782-5659
texasmilitaryforcesmuseum.org

The Thinkery
1830 Simond Ave.
512-469-6200
thinkeryaustin.org

Umlauf Sculpture Garden and Museum
605 Azie Morton Rd.
512-445-5582
umlaufsculpture.org

MUSEUMS





PRESERVE
TITLE COMPANY

Austin has a vibrant performing arts scene showcasing award-winning productions and venues.

Bass Concert Hall Performing Arts Center

2350 Robert Dedman Dr.

512-471-2787

texasperformingarts.org/visit/venues/bass-concert-hall

Mary Moody Northen Theatre at St. Edward's University

3001 S. Congress Ave.

512-448-8484

stedwards.edu/mary-moody-northen-theatre

The Hideout Theatre

617 Congress Ave.

512-443-3688

hideouttheatre.com

Hyde Park Theatre

511 W. 43rd St.

512-479-7529

hydeparktheatre.org

The Long Center for the Performing Arts

701 W. Riverside Dr.

512-457-5100

thelongcenter.org

The Paramount Theatre

713 Congress Ave.

512-472-5470

austintheatre.org

UT's Bates Recital Hall

2406 Robert Dedman Dr.

512-471-2787

texasperformingarts.org/visit/venues/bates-recital-hall

Topfer Theatre at ZACH

202 S. Lamar Blvd.

512-476-0541

zachtheatre.org



HOMEBUYERS GUIDE **AUSTIN**
**COFFEE,
BAKERIES AND
DESSERTS**



PRESERVE
TITLE COMPANY

Austin is home to an eclectic mix of coffee shops, trailers and hipster bakeries as unique as the city.

85°C Bakery Café
6929 Airport Blvd. #197
85cbakerycafe.com

Amy's Ice Creams
1301 S. Congress Ave.
Multiple locations
amysicecreams.com

Bakery Lorraine
11600 Rock Rose St. #100
bakerylorraine.com

Baguette et Chocolat
12101 FM 2244
baguetteetchocolat.com

Brentwood Social House
1601 W. Koenig Ln.
brentwoodsocial.com

Caffé Medici
Several locations around town
200 Congress Ave., Suite #2B
caffemedici.com

Capital City Bakery
2211 E. Cesar Chavez St.
capitalcitybakery.com

Cenote
1010 E. Cesar Chavez St.
cenoteaustin.com

Cherrywood Coffeehouse
1400 E. 38th-1/2 St.
cherrywoodcoffeehouse.com

Epoch Coffee
Several locations around town
221 W. N. Loop Blvd.
epochcoffee.com

Fleet Coffee Co.
2427 Webberville Rd.
fleetcoffee.com

Flightpath Coffee House
5011 Duval St.
flightpathcoffeehouse.com

Hank's
5811 Berkman Dr. #100
hanksaustin.com

Holy Roller
509 Rio Grande St.
holyrolleraustin.com

Houndstooth Coffee
Several locations around town
4200 N. Lamar Blvd., Ste. 120
houndstoothcoffee.com

Jo's Coffee
1300 S. Congress Ave.
joscoffee.com

Lick Honest Ice Creams
Several locations around town
1100 S. Lamar, #1135
ilikelick.com

La Mexicana Bakery
1924 S. 1st St.
lamexicanabakeryaustin.com

La Patisserie
602 W. Annie St.
lpaustin.com

Mozart's Coffee Roasters
3825 Lake Austin Blvd.
mozartscoffee.com

Nate's Baked Goods & Coffee
401 Orchard St.
natesbakedaustin.com

Paris in a Bite
3801 N. Capital of Texas Hwy., Suite D-180
parisinabite.com

Patika
2159 S. Lamar Blvd.
patikacoffee.com

Quack's 43rd Street Bakery
411 E. 43rd St.
quacksbakery.com

Radio Coffee & Beer
4204 Manchaca Rd.
radiocoffeeandbeer.com

Seventh Flag Coffee Co.
1506 South First St.

Spider House Café
2908 Fruth St.
spiderhouseatx.com

Summer Moon Coffee Bar
3115 S. 1st St., Suite 1B
Multiple locations
woodfiredcoffee.com

Swedish Hill Bakery Café & Deli
1120 W. 6th St.
swedishhillaustin.com

Thunderbird Coffee
Several locations around town
2200 Manor Rd.
thunderbirdcoffee.com

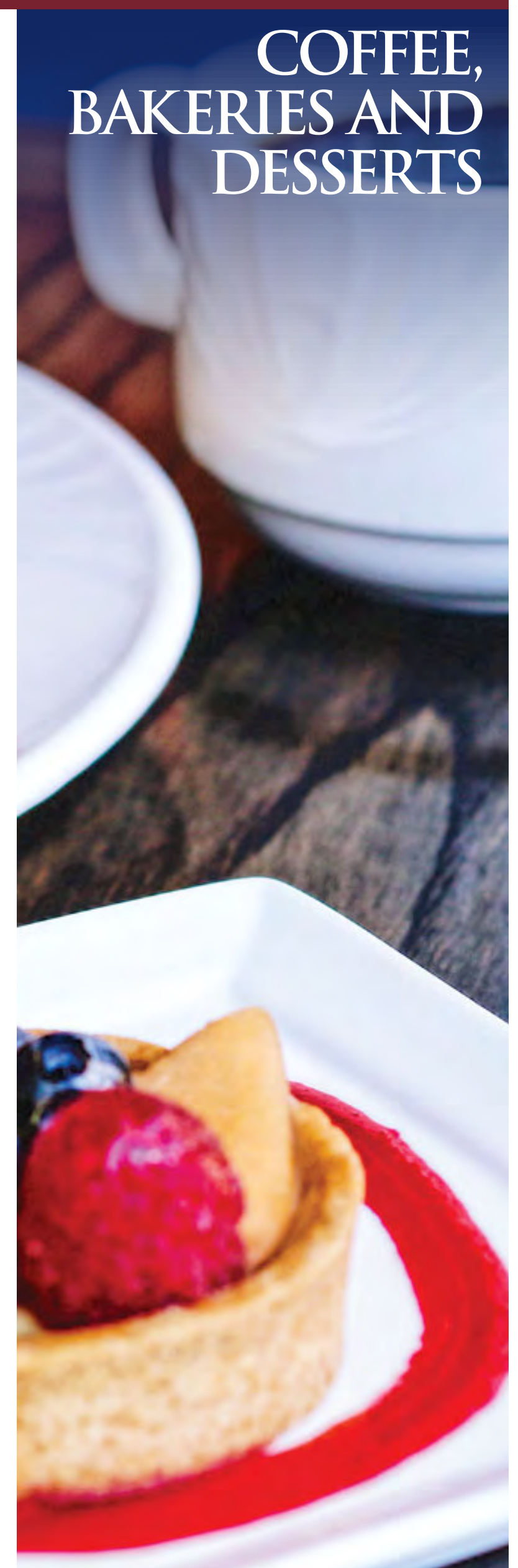
Tiff's Treats
1806 Nueces St.
Multiple locations
cookiedelivery.com

Tous Les Jours
6808 N. Lamar Blvd. B-115
tljus.com

Upper Crust Bakery
4508 Burnet Rd.
uppercrustbakery.com

Zucchini Kill Bakery
701 E. 53rd St.
zuccinikill.com

COFFEE, BAKERIES AND DESSERTS



HOMEBUYERS GUIDE **AUSTIN**
PUBLIC
LIBRARIES



PRESERVE
TITLE COMPANY

Austin's Central Library was among the 5 world finalists for best new library in 2018. *(Statesman)***Central Library**

710 W. César Chávez St.
512-974-7400

Austin History Center

810 Guadalupe St.
512-974-7480

Carver Branch

1161 Angelina St.
512-974-1010

Cepeda Branch

651 N. Pleasant Valley Rd.
512-974-7372

Hampton Branch at Oak Hill

5125 Convict Hill Rd.
512-974-9900

Howson Branch

2500 Exposition Blvd.
512-974-8800

Little Walnut Creek Branch

835 W. Rundberg Ln.
512-974-9860

Manchaca Road Branch

5500 Manchaca Rd.
512-974-8700

Milwood Branch

12500 Amherst Dr.
512-974-9880

North Village Branch

2505 Steck Ave.
512-974-9960

Old Quarry Branch

7051 Village Center Dr.
512-974-8860

Recycled Reads Bookstore

5335 Burnet Rd.
512-974-7460

Recycled Reads Gift Shop

710 W. César Chávez St., 2nd Floor
512-974-9676

Ruiz Branch

1600 Grove Blvd.
512-974-7500

St. John Branch

7500 Blessing Ave.
512-974-7570

Southeast Branch

5803 Nuckols Crossing Rd.
512-974-8840

Spicewood Springs Branch

8637 Spicewood Springs Rd.
512-974-3800

Terrazas Branch

1105 E. César Chávez St.
512-974-3625

Twin Oaks Branch

1800 S. Fifth St.
512-974-9980

University Hills Branch

4721 Loyola Ln.
512-974-9940

Willie Mae Kirk Branch

3101 Oak Springs Dr.
512-974-9920

Yarborough Branch

2200 Hancock Dr.
512-974-8820

**PUBLIC
LIBRARIES**

THE LYNDON BAINES JENSON
LIBRARY AND MUSEUM

NOTES



P R E S E R V E
T I T L E C O M P A N Y