



### LA VENTANA

The area has appreciated since the early 1990's and has maintained a steady growth throughout. Even in the economic downturn after 9-11, Northern Hays County real estate was minimally affected. Today, it is one of the safest and strongest real estate markets in the country.

In addition to La Ventana's unique, scenic beauty and outstanding amenities, this upscale gated community sits at a pleasant elevation of around 1100 feet above sea level and is in one of the best quality-of-life growth areas in the United States.

This elevation makes for cool, starry nights and peaceful evenings on your porch or in your yard. The dependable nightly southern breezes are refreshing and comforting, cooling down your world each night by 20 degrees, and helping you unwind

from the challenges of modern life.

La Ventana is considered the western "bookend" of the 1826 Corridor; also known as "The Silk Road" to insiders and developers.

The metaphor refers to an extremely beautiful area with high-end homes, careful growth, good schools, and an outstanding location near Austin. FM 1826 is a southwesterly road that is one of the main arteries out of Southwest Austin, but without the commercial traffic and tribulations of US 290, which runs due west to and through Dripping Springs.

The area is known as the gateway to the amazing Texas Hill Country, and is being further envisioned as a "little Napa Valley", Texas Style. Vineyards and fine restaurants are being established and winning patrons' acclaim and it is the home of the famous Salt

Lick BBQ and Trattoria Lisina Italian Restaurant & Mandola's Vineyard.

This corridor is one of the best real estate opportunities in many years. With the advent of Mopac South (Loop 1) ending at 1826 in SW Austin only a few miles away, the area was made easily accessible.

One can live in the beautiful Texas Hill Country and be only 35 minutes from downtown Austin and 10 minutes from Seton Southwest Hospital. Property owners enjoy the rolling hill country, year-round greenery, creeks, famous wildflower displays and lovely evenings.

If coming from ports afar, you won't believe what your real estate dollar will buy, and you won't find a more spectacular place to anchor than La Ventana

# LA VENTANA DRIFTWOOD



## THE PREMIER HILL COUNTRY COMMUNITY

- UPSCALE CUSTOM HOMES
- GATED COMMUNITY
- SCENIC BEAUTY
- ACREAGE LOTS
- AMENITIES

### AMENITIES

- UPSCALE CUSTOM HOMES
- GATED COMMUNITY
- SCENIC BEAUTY
- ACREAGE LOTS
- HIGH SPEED INTERNET
- UNDERGROUND UTILITIES
- COMMUNITY POOL & CLUBHOUSE
- DRIVING RANGE & PUTTING GREENS



MARKETED BY LA VENTANA PROPERTIES  
A DIVISION OF DRIPPING SPRINGS REALTY  
100 HIGHWAY 290 WEST  
P.O. BOX 2  
DRIPPING SPRINGS, TX 78620

### LOCATION

- 35 MIN. TO DOWNTOWN AUSTIN
- 35 MIN. TO AUSTIN AIRPORT
- 12 MIN. TO WIMBERLEY
- 12 MIN. TO DRIPPING SPRINGS
- 12 MIN. TO HOME DEPOT AND HEB
- 15 MIN. TO SETON SOUTHWEST HOSPITAL
- 20 MIN. TO MAJOR SHOPPING
- 5 MIN. TO THE SALT LICK BBQ

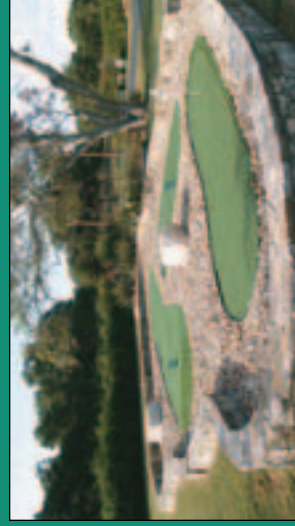
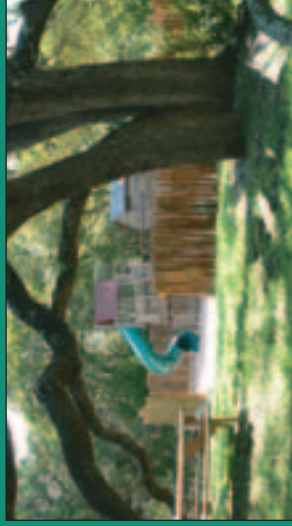
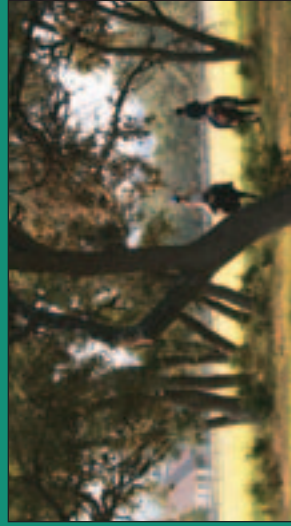
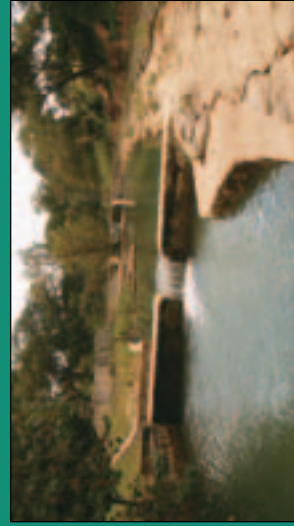
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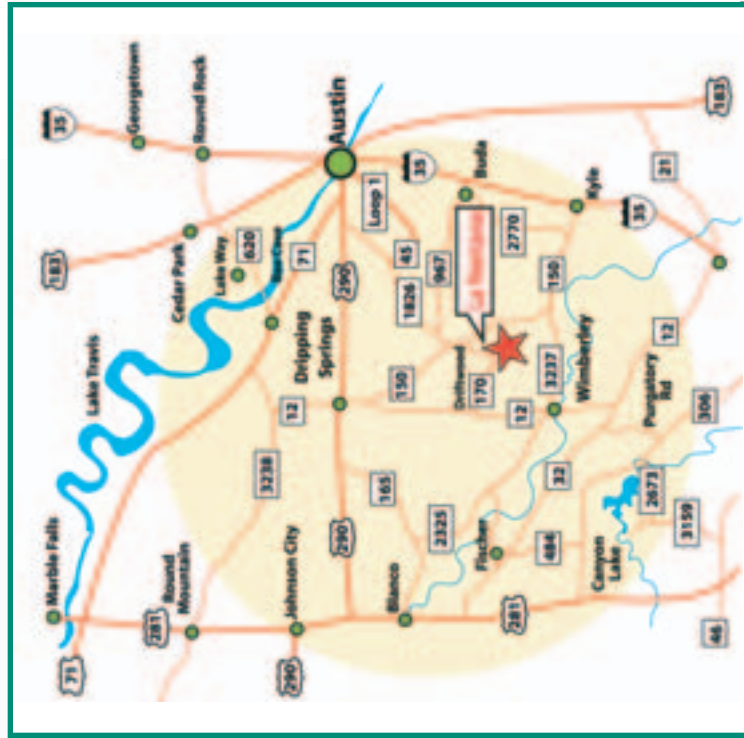
DRIFTWOOD, TX

LA VENTANA • 1500 ELDER HILL ROAD (CR 170) • DRIFTWOOD • TX 78619

THE PREMIER HILL COUNTRY COMMUNITY



New Phase - The Preserve



LA VENTANA  
DRIFTWOOD



LEGEND

- NEW PHASE  
The Preserve at La Ventana
- Developer Lots  
For Sale
- Ranch Owners  
Association Tracts
- Equestrian  
Trail
- E** Designated  
Equestrian Lots



## HISTORY

In order to build a tax base and encourage settlement in the new Republic of Texas, immigrants were granted land by the government. The amount of acreage issued was based on the time period in which an immigrant arrived in Texas. This right to land was referred to as "headrights" and second-class headrights were issued to those who arrived between March 2, 1836 and October 1, 1837. Single men were eligible for 640 acres. Both Peter Turner and Isaac Pearson obtained these second-class headrights when they entered East Texas during this time frame. No specific parcel of land was connected to this document – it was the responsibility of the grantee to find their own land and have it lawfully surveyed. These certificates could be sold or transferred. On August 21, 1839 Isaac Pearson purchased Peter Turner's certificate and then held the right to 1280 acres. For purposes of reference the name of the original certificate holder is retained as a means of identifying the surveyed tract. Isaac Pearson soon headed west.

He arrived in the Bastrop County area, Hays County not yet having been created, and, on 8 December, 1847, he located, surveyed and patented his 640 acres. This patent, a form of land title by which land was transferred from the government to the private sector, was issued by the, now, State of Texas. Shortly thereafter, he surveyed 640 acres immediately to the north of his patent and was issued a patent for the Peter Turner acreage on 29 April, 1848.

The property that we now refer to as "La Ventana", not including the area directly to the south known as "The Preserve at La Ventana" (or the Shoestring Ranch), consists of approximately 650 acres and falls within these two patents, lying on the eastern side of the land grants.

Isaac Pearson did not hold on to the property for long and, on 23 February, 1854, he sold the land to Leon Moke and so started a long line of owners of all or part of the La Ventana land. Several prominent Driftwood area families owned part of this land, including the Whisenants and the McKenzies, and, as we look back at the 20th Century, we find Albert Owens and his wife, Zoë, obtaining deed to 500 acres on 12 May, 1927 for the sum of \$3000.

The Owens family is important in the history of La Ventana because they held title to the land longer than anyone else and maintain an interest in it to this day. They built a new home that was located just to the east of the well located on the island on Island Oaks Lane. Zoë passed away in 1934, leaving Albert to raise eight children on the Owens ranch. During WWII,

four of the Owens boys served in the military, leaving Albert, his three daughters (Rachel, Gretna and Janel) and his son, (Truitt) to hold down the home front. All four sons (Milton, Ray, Blanton and Calvin) returned after the war but later all married and moved out of the Driftwood area. Albert passed away in 1974 and the family sold the ranch to the Robertsons on 14 May, 1976.

The Robertson family sold the ranch to George S. Hinkle on 26 February, 1982 and the property became the Leaning H Ranch. Mr. Hinkle had an interest in raising Brangus cattle and, as a result, added 109 acres at the north end of the property. This land was acquired from our neighbor, Syd Hall, in 1986 and provided the pasture that allowed Mr. Hinkle to showcase his cattle. He also added the red sales barn and the driveway, located on the west side of the property, which led to his ranch house that was located at the end of Trailmaster Circle. The Leaning H was considered to be one of the premier properties in Hays County.

In 1998, the Leaning H was purchased by Michael Levenson and The Ranch at Driftwood (La Ventana) was created. Mr. Levenson purchased approximately 70 acres on the west perimeter from Tommy Echols (the Cactus Flower extension). This brought the total size of the original La Ventana property up to approximately 650 acres.

As is custom in this area of Texas, prominent landmarks took on interesting names. Here are several associated with the La Ventana property.

~The flat area located at the bottom of Stable Lane was known as the McKenzie Flats. This area was used to grow corn and cotton.

~The (normally) dry creek bed traversing the front pasture is known as The Rocky Fork.

~The hill at the end of La Ventana Parkway was known as Mitchell Hill. Mitchell was a horse whose barn was located on the hill and he is buried in the vicinity.

~Located to the south of the original La Ventana property is The Preserve at La Ventana. That's the area originally known as the Shoestring Ranch, so named because it is a long, narrow piece of land.

Greg Carter  
La Ventana Home Owner  
Driftwood, TX



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Greg Carter  
La Ventana Home Owner  
Driftwood, TX

**La Ventana  
Price List**

Lot #	Section	Price	Size
9R	La Ventana Phase I	\$115,000.00	1.55
28R	La Ventana Phase I	\$140,000.00	3.72
30	La Ventana Phase I	\$115,000.00	2.27
63	La Ventana Phase I	\$115,000.00	1.25
E9	La Ventana Phase I	\$125,000.00	3.10
219	La Ventana Phase II	\$115,000.00	1.12
228	La Ventana Phase II	\$115,000.00	1.63
301	La Ventana Phases 4 & 5	\$160,000.00	5.81
302	La Ventana Phases 4 & 5	\$210,000.00	4.93
311	La Ventana Phases 4 & 5	\$160,000.00	3.63
501	La Ventana Phase 6	\$115,000.00	1.49
503	La Ventana Phase 6	\$115,000.00	0.85
504	La Ventana Phase 6	\$115,000.00	0.91
505	La Ventana Phase 6	\$115,000.00	0.83
506	La Ventana Phase 6	\$115,000.00	1.07
507	La Ventana Phase 6	\$115,000.00	1.15
509	La Ventana Phase 6	\$115,000.00	1.10
510	La Ventana Phase 6	\$115,000.00	1.03
512	La Ventana Phase 6	\$115,000.00	1.00
519	La Ventana Phase 6	\$115,000.00	1.34
520	La Ventana Phase 6	\$115,000.00	1.31
523	La Ventana Phase 6	\$115,000.00	1.58
524	La Ventana Phase 6	\$115,000.00	1.14
525	La Ventana Phase 6	\$115,000.00	1.27
610	La Ventana Phase 7	\$100,000.00	1.12
DS12	La Ventana West	\$115,000.00	1.43
P3	The Preserve at La Ventana Phase I	\$210,000.00	1.83
P6	The Preserve at La Ventana Phase II	\$155,000.00	1.54
P7	The Preserve at La Ventana Phase II	\$155,000.00	1.77
P10	The Preserve at La Ventana Phase II	\$155,000.00	1.89
P14	The Preserve at La Ventana Phase II	\$155,000.00	2.23
P18	The Preserve at La Ventana Phase II	\$155,000.00	2.44
P19	The Preserve at La Ventana Phase II	\$155,000.00	1.99
P20	The Preserve at La Ventana Phase II	\$155,000.00	1.63
P21	The Preserve at La Ventana Phase II	\$155,000.00	1.25
P22	The Preserve at La Ventana Phase II	\$155,000.00	1.38
P30	The Preserve at La Ventana Phase II	\$155,000.00	1.52
P34	The Preserve at La Ventana Phase II	\$155,000.00	1.92

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