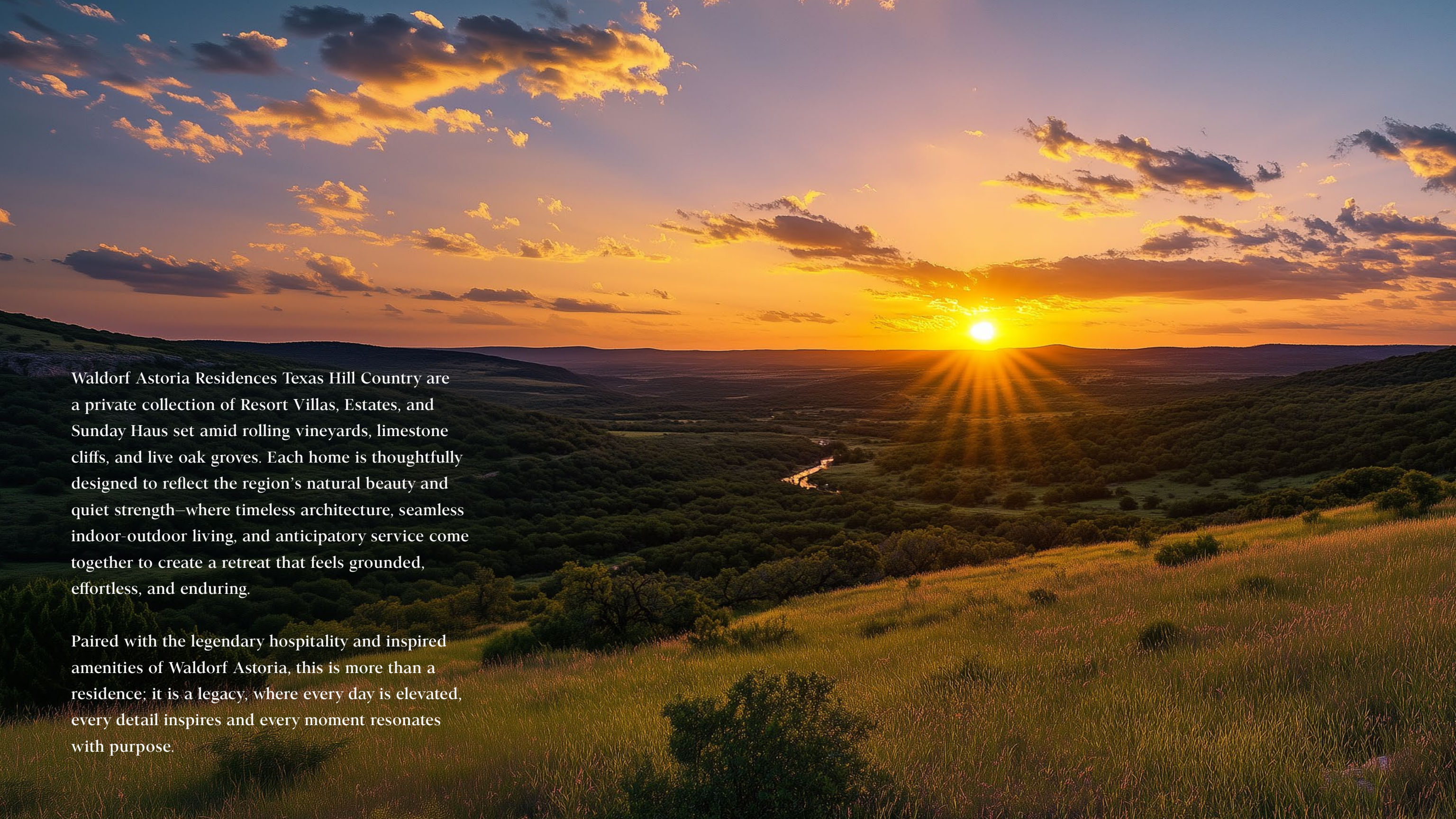




WALDORF ASTORIA®
RESIDENCES
TEXAS • HILL COUNTRY



LIFE AND LAND,
IN PERFECT HARMONY.



Waldorf Astoria Residences Texas Hill Country are a private collection of Resort Villas, Estates, and Sunday Haus set amid rolling vineyards, limestone cliffs, and live oak groves. Each home is thoughtfully designed to reflect the region's natural beauty and quiet strength—where timeless architecture, seamless indoor-outdoor living, and anticipatory service come together to create a retreat that feels grounded, effortless, and enduring.

Paired with the legendary hospitality and inspired amenities of Waldorf Astoria, this is more than a residence; it is a legacy, where every day is elevated, every detail inspires and every moment resonates with purpose.

WINEMAKING'S BOLD MIGRATION

Fredericksburg's young wine scene is garnering global acclaim, with some of its finest vintages being compared to the quality found in Napa Valley. Drawn by the region's unique terroir—limestone-rich soils, warm sun, and cooling breezes—renowned Napa Valley vintners are reimagining their craft in the heart of Texas Hill Country, where local grapes provide the foundation for bold, expressive wines.

This dynamic shift is elevating Fredericksburg into one of the globe's burgeoning wine destinations, where world-class craftsmanship meets the approachable charm and authenticity of a region on the rise.



Fredericksburg's Signor Vineyards

Balance. Character. A story that unfolds over time. What makes an excellent wine also makes an exceptional home—crafted with care, shaped by its environment, and offering a richness that deepens with every passing year.



THE RESIDENCES AT WALDORF ASTORIA TEXAS HILL COUNTRY

Rooted in harmony and proportion, Waldorf Astoria Residences Texas Hill Country offer architecture and experiences designed for those who appreciate understatement, elegance, and timeless design.



A Resort Villa exterior (artist's conceptual renderings)



Guided by the vision of Philipp Neher and his team at Studio Caban, the plan for the sweeping, secluded hillside property responds directly to the natural topography of the land—placing community venues on panoramic hilltops and residences amongst quiet valleys and creeks.

Residential interiors by Paul Duesing extend this philosophy inward with soft plaster, native limestone, rusticated wood, and biophilic textures that reflect the character of Texas Hill Country. Each space is designed to feel like a personal resort—rooted in comfort, and elevated by design.

Left: Sunday Haus Exterior and Right: Resort Villa porch (artist's conceptual renderings)

DETAILS THAT INSPIRE.
MOMENTS THAT MATTER.

Realized by a celebrated ensemble of architects, designers, and builders, each residence is a meditation on place. Buyers may choose from fully-furnished Resort Villas, Estates or Sunday Haus, or may select a homesite to build within architectural guidelines.



Resort Villa interior (artist's conceptual rendering)



Three distinct residence types—Resort Villas, Estates, and Sunday Haus, ranging from 2,600 to 4,300 square feet—offer seamless transitions between indoors and out, natural materiality, and generous spaces for gathering. Whether nestled in the live oak groves or perched with long views over the hills, every home is positioned for privacy, comfort, and a deep connection to the land.

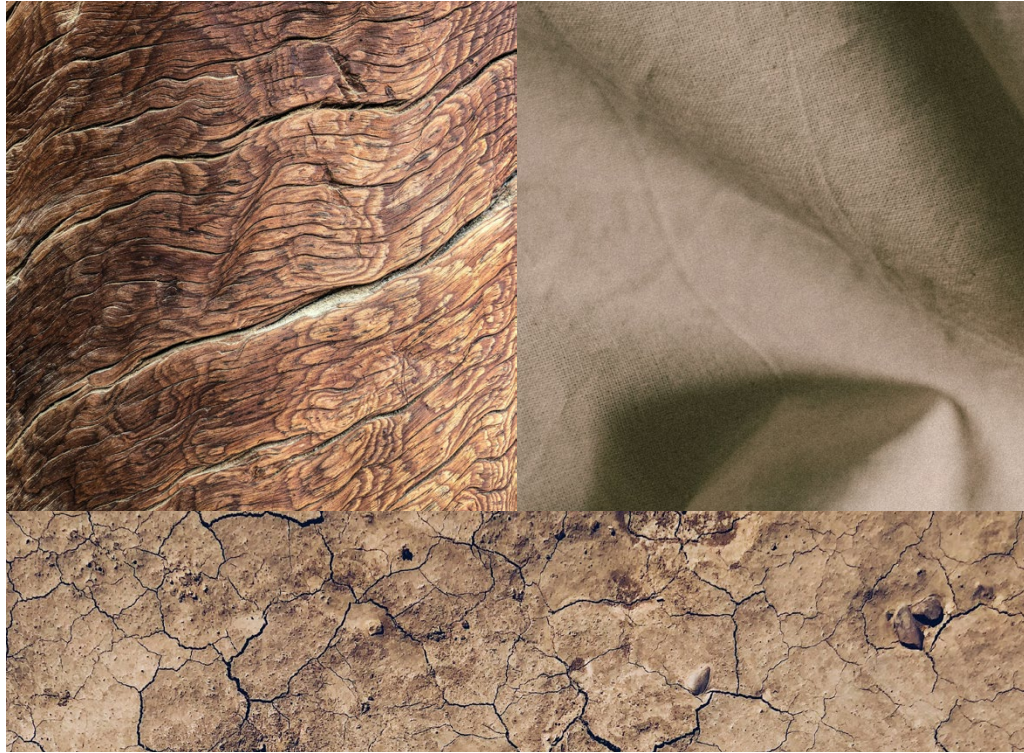
Intentionally positioned within the rolling hills, sunlit courtyards and serene private pools provide spaces to unwind and reconnect, while interiors flow effortlessly into the surrounding landscape. From tranquil mornings by picture windows to evenings spent under the stars, every detail is crafted to enrich the way you live, day and night.



RESORT VILLAS

Sophistication meets simplicity in these three- and four-bedroom villas, delivered turnkey and infused with Waldorf Astoria's signature refinement. When not in use, they may participate in the rental program for added flexibility and convenience.





Resort Villas Features

3 & 4 Bedroom Floorplans

Natural Materiality

Seamless indoor/outdoor transitions

Outdoor Showers

Owner's Closet

Biophilic Design

Lock-Off Unit

Chef's Kitchen

Multiple Pools





ESTATE HOMES

Choose between two paths: a TIPLER-designed, Waldorf Astoria-branded residence available in three- or four-bedroom layouts, fully turnkey and meticulously crafted with no need for an additional architect or designer; or an estate homesite offering the ultimate freedom to bring your vision to life. Either may be placed into the rental program for added flexibility.



Estates Features

**3 & 4 Bedroom Floorplans
+ Flex or Study**

Natural Materiality

Plunge Pool

Outdoor Shower

Owner's Closet

2- or 3-Car Garage

**Seamless indoor/
outdoor transitions**

Biophilic Design

Courtyard

Chef's Kitchen

Wine Room

Butler's Pantry





SUNDAY HAUS

Inspired by the historic Sunday houses of Texas and designed for effortless escapes, these fully-furnished, two-story, three-bedroom creekside cottages blend heritage with contemporary design. Sunday Haus will have the opportunity to participate in the rental program.



Sunday Haus Features

Three Bedrooms

Two-story Living

Plunge Pool

Garage/Covered Parking

Owner's Closet

Historic Charm

Biophilic Design

Natural Materiality

Seamless indoor/outdoor
transitions



COMFORT & ADVENTURE, SEAMLESSLY BLENDED

Spanning 106 acres of rolling terrain, Waldorf Astoria Residences Texas Hill Country provides an array of amenities designed to nurture both body and soul. Whether winding through nature on scenic hiking trails, indulging in culinary creations by Michelin-starred chefs, or rejuvenating at the spa, every experience is a celebration of life's rarer pleasures.





The Spa at Waldorf Astoria Texas Hill Country (artist's conceptual rendering)



Vibrant community spaces, a serene pool, and opportunities for leisure and athletic pursuits ensure a life enriched by connection and discovery.





The Signature Restaurant at Waldorf Astoria Texas Hill Country (artist's conceptual rendering)



DRIVE TIMES

San Antonio	<i>1 Hr</i>
Austin	<i>1 Hr</i>
Houston	<i>3 Hrs</i>
Dallas	<i>4 Hrs</i>

CENTRALLY LOCATED,
EFFORTLESSLY ACCESSIBLE

Set in the heart of Texas Hill Country, Waldorf Astoria Residences Texas Hill Country offer the perfect blend of seclusion and accessibility. Just a little over an hour from San Antonio and Austin, and within easy reach of Houston and Dallas, it's a retreat that feels worlds away yet remains effortlessly connected. Its central location allows for easy escapes and enduring stays without sacrificing the conveniences and cultural vibrancy of the state's major urban areas. Here, the rhythm of life slows, but the world is within easy reach.



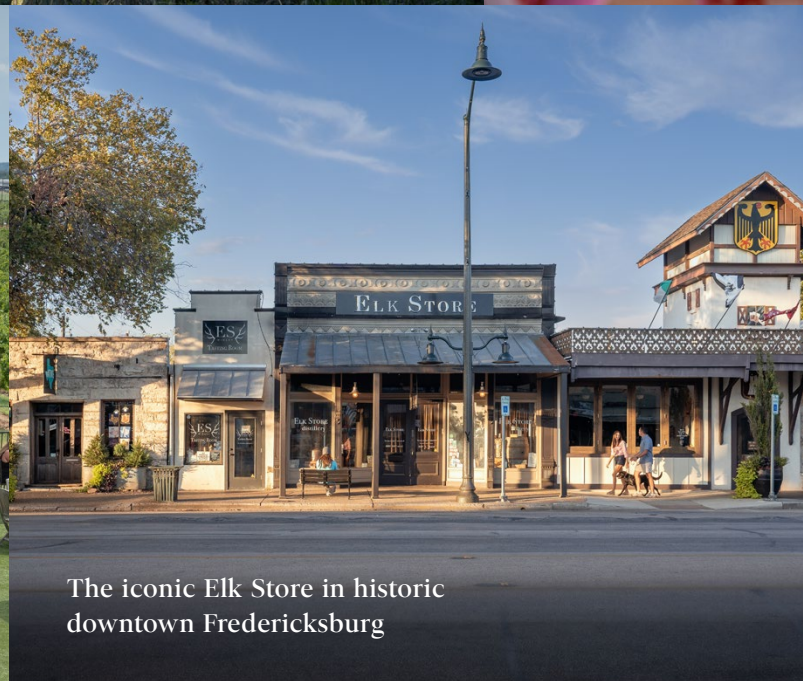
Enchanted Rock state natural area



Custom hat bar in historic downtown Fredericksburg



Augusta Vin Winery



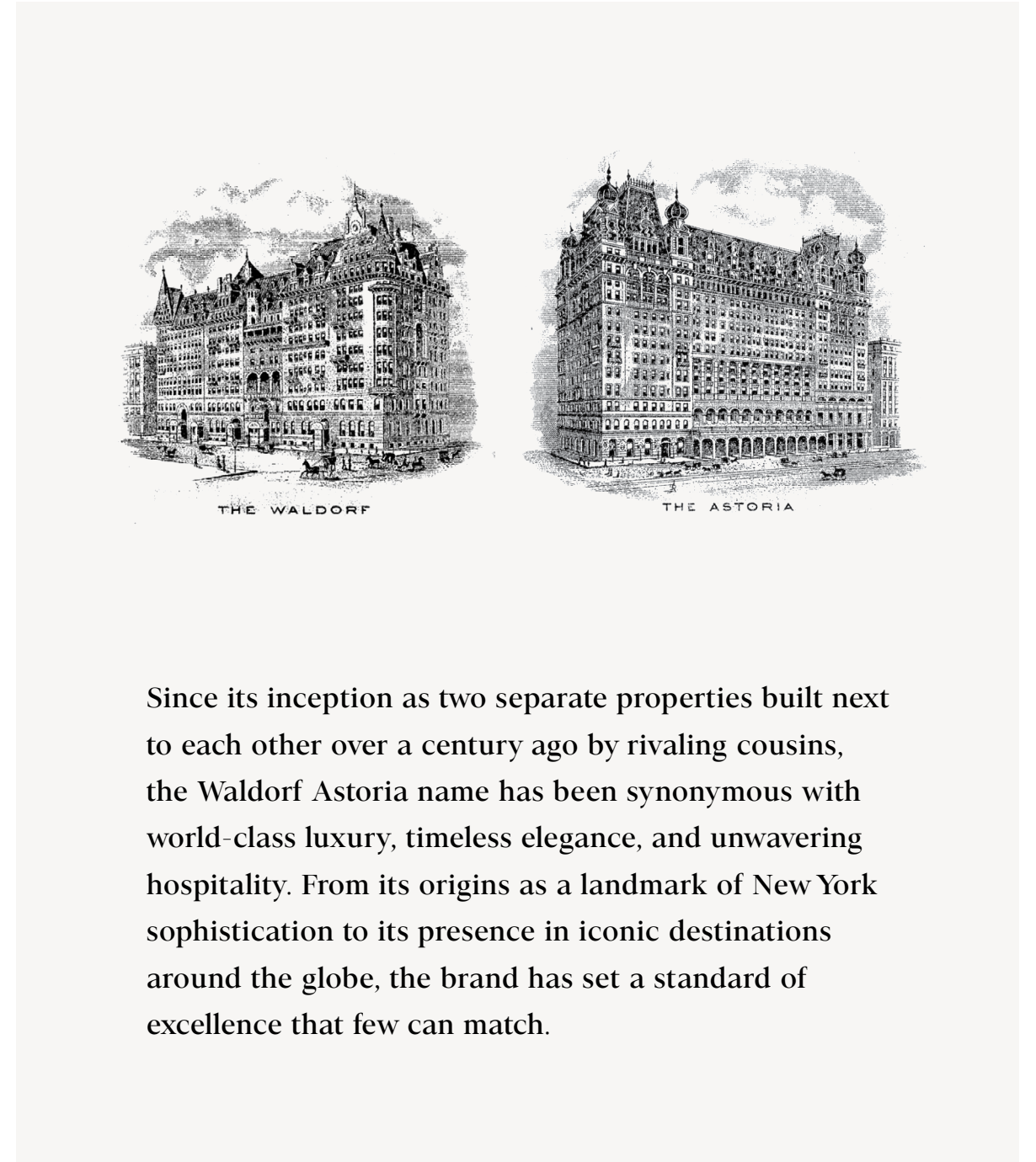
The iconic Elk Store in historic downtown Fredericksburg



Signor Vineyards tasting room

A PLACE TO SAVOR LIFE

Fredericksburg embraces its rich heritage while flourishing with modern vibrancy, a town where tradition and innovation seamlessly converge. This enclave of cultural treasures, celebrated wineries, and artisanal experiences offers a way of life that is as rewarding as it is relaxed. From savoring vintages at boutique vineyards to exploring art galleries and enjoying serene sunsets that stretch endlessly across the Texas sky, Fredericksburg is a place where life slows down, allowing its richness to unfold. Here, the ordinary becomes extraordinary, and memories are infused with meaning.



Since its inception as two separate properties built next to each other over a century ago by rivaling cousins, the Waldorf Astoria name has been synonymous with world-class luxury, timeless elegance, and unwavering hospitality. From its origins as a landmark of New York sophistication to its presence in iconic destinations around the globe, the brand has set a standard of excellence that few can match.



Each Waldorf Astoria property carries forward a legacy, offering a seamless blend of heritage and innovation, where every experience is carefully and sensitively curated to inspire and delight. This heritage finds its ideal complement in Fredericksburg's rich tapestry of culture and tradition. Here, the brand's dedication to creating extraordinary experiences finds a natural home, where warm hospitality, thriving wine, art and culinary scenes, and a unique blend of German heritage and Texan charm offer the ultimate pairing for Waldorf Astoria's timeless elegance.



WALDORF ASTORIA BENEFITS

Beyond its world-class hotels, Waldorf Astoria's global residential portfolio combines the comfort of a private home with unparalleled amenities and signature service.

STANDARD SERVICES

- Personal concierge
- 24-hour reception
- 24-hour security
- Doorman and bellman services.
- Valet parking
- 24-hour emergency maintenance response within 15 minutes, complementary service
- Parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas, as well as community events
- Professional management of facilities, including cleaning and maintenance
- Landscape maintenance

REQUESTED SERVICES

- Housekeeping
- Valet laundry, dry cleaning and pressing
- In-residence dining (available anytime)
- Personal chef and event catering
- In-residence maintenance
- In-residence spa services
- Personal trainer fitness
- Pet services
- Limo, driver and transportation
- Automotive detailing
- Courier and outbound mailing
- Personal assistant and secretarial services



To spend time here is to experience the quiet significance of something truly extraordinary. This is a place that grows richer with time, inviting you to savor every moment and create a legacy that lasts for generations.

Welcome to Waldorf Astoria Residences Texas Hill Country—where life and land exist in perfect harmony, and each day is an opportunity to celebrate what matters most.

Information on The Villas at The Lantana Condominium and The Estates at The Lantana Condominium provided through the marketing materials or marketing center is preliminary in nature; changes may be made to our project, including but not limited to the design, building height, floor plans, unit sizes, unit features, services, amenities, and pricing.

Resort Villas, Estates and Sunday Haus residences within The Villas at The Lantana Condominium and The Estates at The Lantana Condominium will be conveyed as an unimproved condominium unit. No residential improvements will be included within the unit. All residential improvements must be constructed by the owner pursuant to approved plans and utilizing an approved builder at the owner's sole cost and expense.

Certain images presented herein are made from photographs artistically assembled to demonstrate the nature of layouts and palettes and are not depictions of the proposed residences. Lantana Land Holdings, LLC and its successors and assigns are not responsible for any error or omission in this interpretation effort.

Certain features and finishes are not standard. Please consult with representatives of Lantana Land Holdings, LLC or its successors and assigns regarding the costs and availability of features and finishes in the project.

The descriptions set forth herein are intended to be illustrative of the type and quality of the equipment, appliances, finishes or materials (the "Selections"), but the actual Selections may vary in instances from such descriptions due to manufacturing and installation variances and availability. Lantana Land Holdings, LLC and its successors and assigns may, from time to time, substitute such other Selections utilized in the construction of the project from those specified or contemplated in the marketing materials or marketing center; provided, that the quality of any substituted Selections is substantially equal to or better than that originally indicated, as reasonably determined by Lantana Land Holdings, LLC and its successors and assigns.

Services and amenities described herein are subject to change and no assurance is made that these amenities will be of the nature described or available in the project. No assurance is made that the project or the condominium units are of the same size or nature as described or that the project or the condominium units will be constructed. Use of certain amenities may be subject to fees set by the hotel operator or the applicable condominium association from time to time. Lantana Land Holdings, LLC and its successors and assigns disclaim any and all representations about the current development plans in the area surrounding the condominium, and prospective purchaser disclaims any reliance on any such representations in connection with the purchase of a condominium unit in The Villas at The Lantana Condominium or The Estates at The Lantana Condominium.

All restaurant and retail operations are subject to change and no assurance is made that restaurants and retailers will be of the same nature as depicted or described. Restaurants and retailers may open in the project at different times and no assurance is made when any commercial user will open in the project, the hours of operation of any commercial user, or that a commercial user will ever open.

We are in compliance with Title VIII of the Civil Rights Act of 1968. We have not, and will not, either directly or indirectly, discriminate against you or any other prospective purchaser on the basis of race, color, religion, sex, familial status, disability, or national origin. No otherwise qualified person will be denied housing or otherwise discouraged from obtaining housing at The Villas at The Lantana Condominium or The Estates at The Lantana Condominium because of his/her race, color, religion, national origin, sex, familial status, disability, or national origin.

This is not an offer to sell, or solicitation of offers to buy condominium units in states where such offer or solicitation cannot be made.

The materials, designs, square footages, features and amenities described or depicted by artist's or computer rendering are subject to change and no assurance is made that the project or the condominium units will be of the same size or nature as depicted or described or that the project or the condominium units will be constructed. Any offers contained herein are not directed to residents in any state in which a registration is required but in which registration requirements have not yet been met, including, but not limited to, New Jersey. Recreational features and amenities described herein are subject to change periodically.

WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ASSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY), OR THE AVAILABILITY OF WATER, SERVICES, UTILITIES, OR IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND A LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.

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Statement: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.





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