

32 Finished Homesites

Austin/San Antonio area

Horseshoe Bay



Ready to Build

\$2,080,000

Finished Homesites: Fully Platted • Paved Roads • Infill lots

Underground Utilities: Water, Electric & Cable.

Onsite septic required for 32 homesites
Inexpensive Connection Fees & No Impact Fees

Amenities: Three Robert Trent Golf Courses
Adjacent to Lake LBJ • Large Marina
Baylor Scott & White Hospital.

2025 Property Taxes are a Low 1.32%

Contact Jim Bellevue 512-636-7002; Jim@LandLawTexas.com

Horseshoe Bay North (Septic Required)

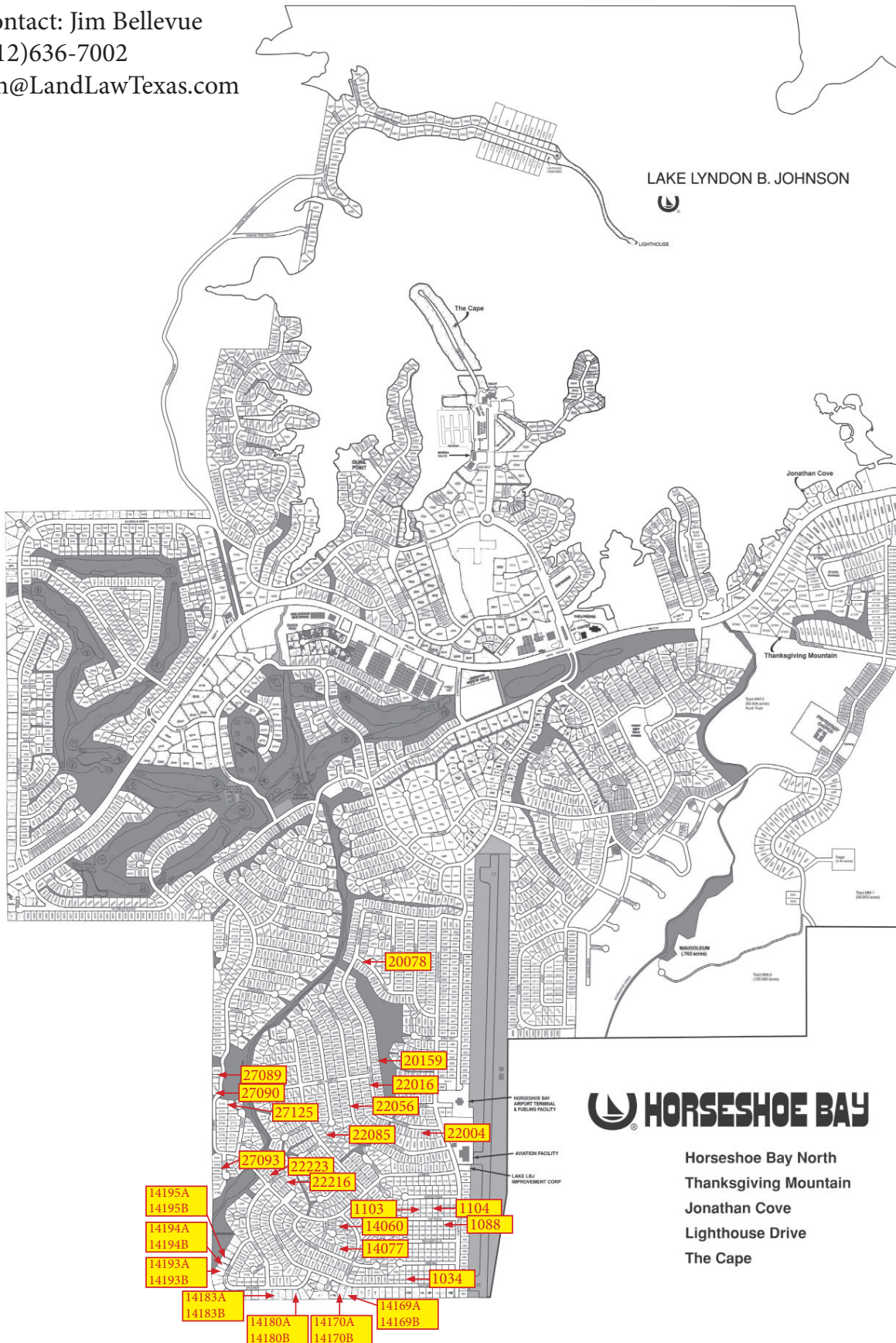
32 Homesites on 25 Lots

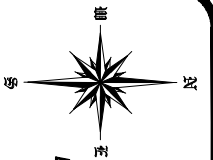
Finished Homesites (Roads, Underground Electric & Cable): City water lines at all lot lines

Contact: Jim Bellevue

(512)636-7002

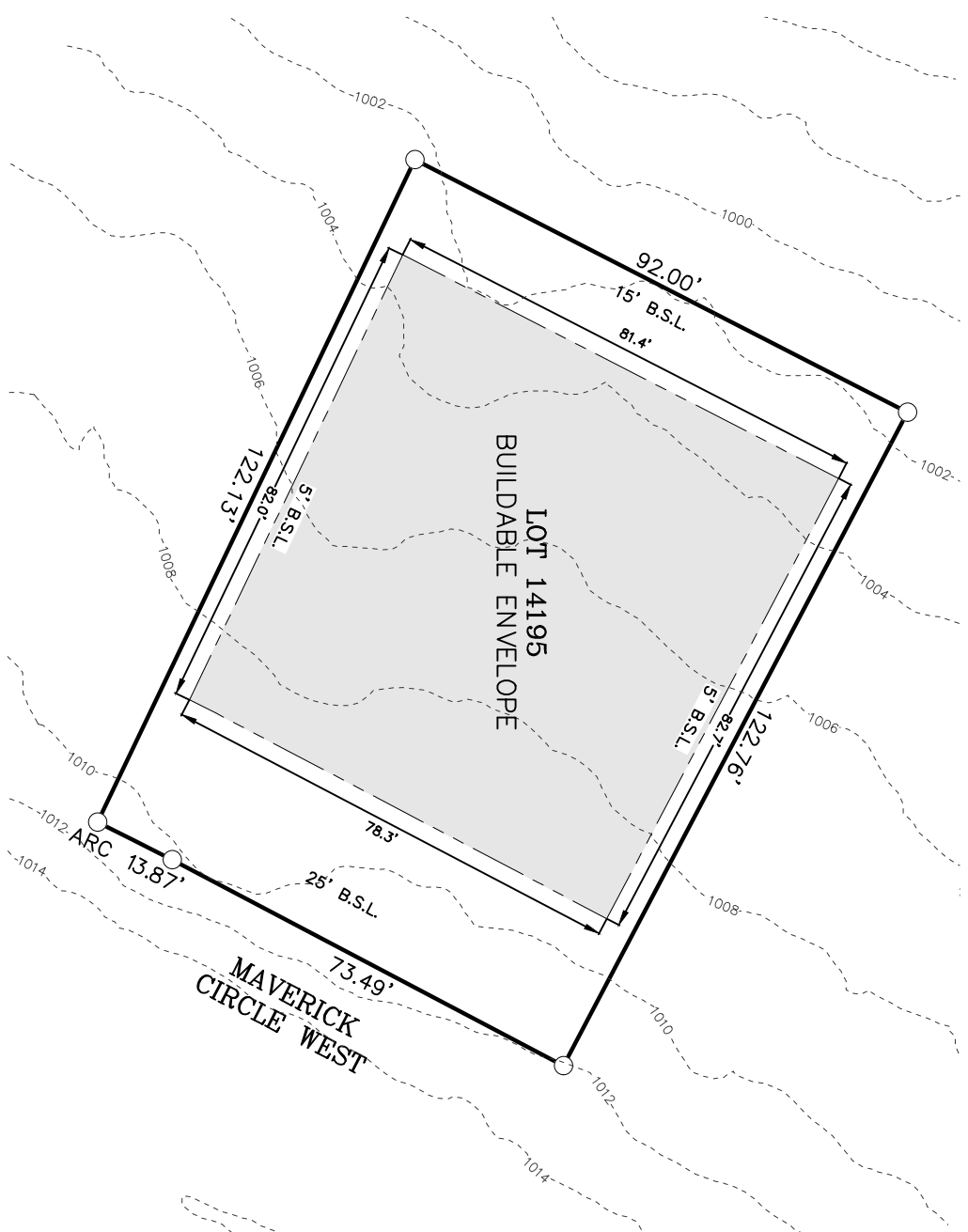
Jim@LandLawTexas.com





LEGAL DESCRIPTION: LOT 14195 OF HORSESHOE BAY, PLAT NO. 14.1, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED ON VOLUME 2, PAGE 40 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

PROPOSED SITE PLAN EXHIBIT



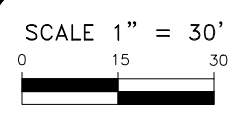
Similar site plan exhibits are available for all lots, upon request.

- NOTES:
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0350C, EFFECTIVE 05/02/2012.
 - 2) CURRENT ZONING IS "R-2" AND BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE CURRENT ZONING INFORMATION FOUND ON THE CITY OF HORSESHOE BAY'S GIS WEB-SITE FOUND AT: <https://horseshoobaygis.newdasservices.com/portal/apps/webappviewer>
 - 3) CONTOURS INFORMATION PROVIDED BY THE TEXAS GEOGRAPHIC INFORMATION OFFICE, DATED 2019, VERTICAL DATUM BEING THE 1988 NAVD.
 - 4) THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED TOTAL AREA THAT IS BUILDABLE. PLACEMENT OF LOT LINES SHOWN ON THE HEREIN EXHIBIT ARE PROPOSED AND NOT LOCATED ON THE GROUND AND MAY/MILL MAY VARY FROM FOUND MONUMENTATION.
 - 5) LOT DIMENSIONS ARE PER RECORD PLAT.

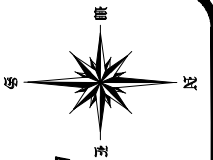
PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT. PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(a), THIS DOCUMENT IS "PRELIMINARY," THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DOCUMENT PREPARED ON 03-17-2026

PROJ NO.26170-LOT 14195
PREPARED FOR:
TECH: LEVI KERR
APPROVED: C.W.C.
FIELDWORK PERFORMED ON: NONE PERFORMED
FILE PATH: PROJECTS 2026\26151\DWG\26170 LOT 14195.dwg
COPYRIGHT:2026
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

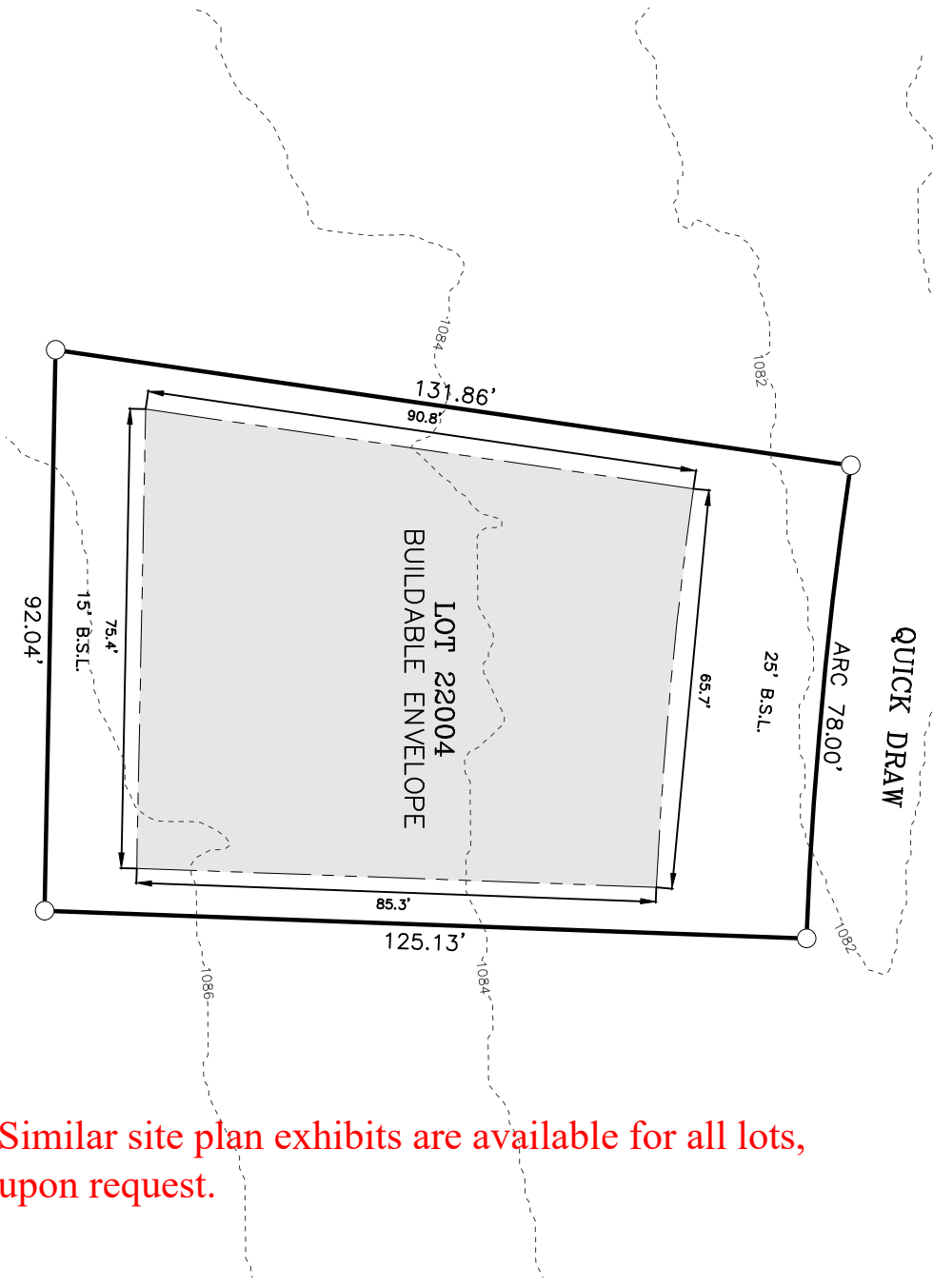


LEGAL DESCRIPTION: LOT 22004 OF HORSESHOE BAY, PLAT NO. 22.1, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED ON VOLUME 2, PAGES 57, 58 & 59 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

LOCAL ADDRESS: QUICK DRAW, HORSESHOE BAY, TEXAS.



PROPOSED SITE PLAN EXHIBIT



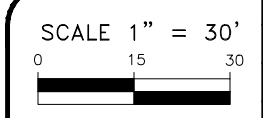
- NOTES:
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0550C, EFFECTIVE 05/02/2012.
 - 2) CURRENT ZONING IS "R-1" AND BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE CURRENT ZONING INFORMATION FOUND ON THE CITY OF HORSESHOE BAY'S GIS WEB-SITE FOUND AT: <https://horseshoobaytx.newdasservices.com/portal/apps/webappviewer>
 - 3) CONTOURS INFORMATION PROVIDED BY THE TEXAS GEOGRAPHIC INFORMATION OFFICE, DATED 2019, VERTICAL DATUM BEING THE 1988 NAVD.
 - 4) THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED TOTAL AREA THAT IS BUILDABLE. PLACEMENT OF LOT LINES SHOWN ON THE HEREIN EXHIBIT ARE PROPOSED AND NOT LOCATED ON THE GROUND AND MAY/VILL MAY VARY FROM FOUND MONUMENTATION.
 - 5) 5' SIDEYARD SETBACK, TOTAL OF 15FT. NOT LESS THAN 5FT TO ANY ONE SIDE, BUILDING SETBACKS SHOWN AS 7.5' B.S.L. EACH SIDE.
 - 6) LOT DIMENSIONS ARE PER RECORD PLAT.

PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT. PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(a), THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".
DOCUMENT PREPARED ON 03-12-2026

Similar site plan exhibits are available for all lots, upon request.

PROJ NO.26170-LOT 22004
PREPARED FOR:
TECH: LEVI KERR
APPROVED: C.W.C.
FIELDWORK PERFORMED ON: NONE PERFORMED
FILE PATH: PROJECTS 2026\26151\DWG\26170 LOT 22004.dwg
COPYRIGHT:2026
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
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	2	
	1	
DATE	NO.	DESCRIPTION
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General Information
Finished Homesites
Horseshoe Bay, Texas

Fees and Costs:

- 1) Building Permits: \$125 base fee plus \$0.70 per s.f.
- 2) Water Connection Fee: 1 inch connection \$3,913
- 3) Wastewater Connection Fee: 1 inch connection \$2,633.
- 4) According to the Development Services: no other impact fees, development fees, or similar costs.

Average Lot Sizes by zoning type:

Single Family Residential (SFR):	10,000 square feet
Multifamily (R-2):	12,000-14,000 square feet

Average Lot Dimensions by zoning type:

SFR:	75'-90' wide by 125' deep
R-2:	75'-90' wide by 125+' deep

Homeowners Association Dues:

The annual HOA dues for 2026 in Horseshoe Bay North are \$360.99 per lot.

Misc:

- 1) The R-2 lots can be built as duplex or condominium. Alternatively, R-2 lots can be replatted into two lots..
- 2) The area qualifies for USDA Buyer Financing Assistance which allows financing for lower credit scores and zero down payments.
- 3) Locally, Horseshoe Bay North is referred to as Horseshoe Bay "Proper"
- 4) The property tax rate is a low 1.32% in 2025.



The material contained in this memorandum is based in part upon information furnished by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to its accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.