

68 Finished Homesites

Austin / San Antonio area

Horseshoe Bay, Texas



Ready to Build

\$5,865,000

Finished Homesites: Fully Platted • Paved Roads • Infill lots

Underground Utilities: Water, Wastewater, Electric & Cable.

Typical Lot Size: 10,000 square feet

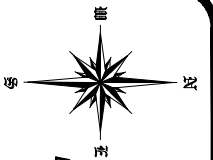
Amenities: Three Robert Trent Golf Courses

Adjacent to Lake LBJ • Large Marina

Baylor Scott & White Hospital.

2025 Property Taxes are a Low 1.32%

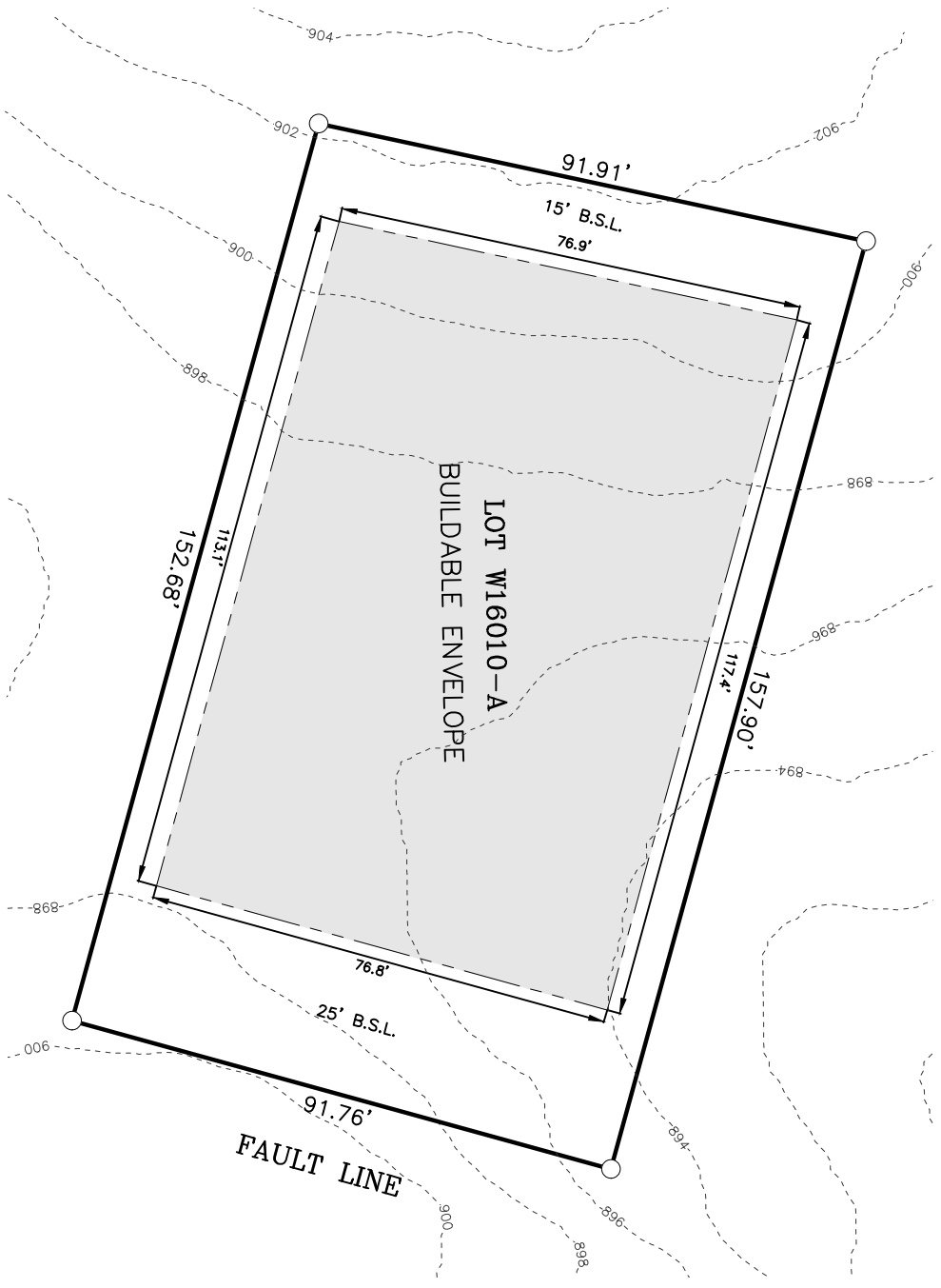
Contact Jim Bellevue 512-636-7002; Jim@LandLawTexas.com



LEGAL DESCRIPTION: LOT W16010-A OF HORSESHOE BAY WEST, PLAT NO. W-16.8, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED ON VOLUME 12, PAGE 83 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

LOCAL ADDRESS: FAULT LINE, 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. 48299C0525C, 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://horseshoebaygis.newedgeservices.com/portal/apps/webpviewer>
 - 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 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.

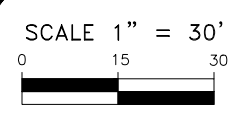
PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT. PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(a), THIS DOCUMENT IS "PRELIMINARY," THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DOCUMENT PREPARED ON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

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

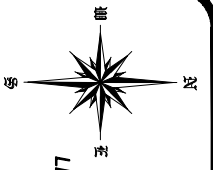
SHEET
1 OF 1

PROJ NO.26151-LOT W16010-A
PREPARED FOR:
TECH: LEVI KERR
APPROVED: C.W.C.
FIELDWORK PERFORMED ON: NONE PERFORMED
FILE PATH: PROJECTS 2026\26151\DWG\26151 LOT W16010-A.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

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



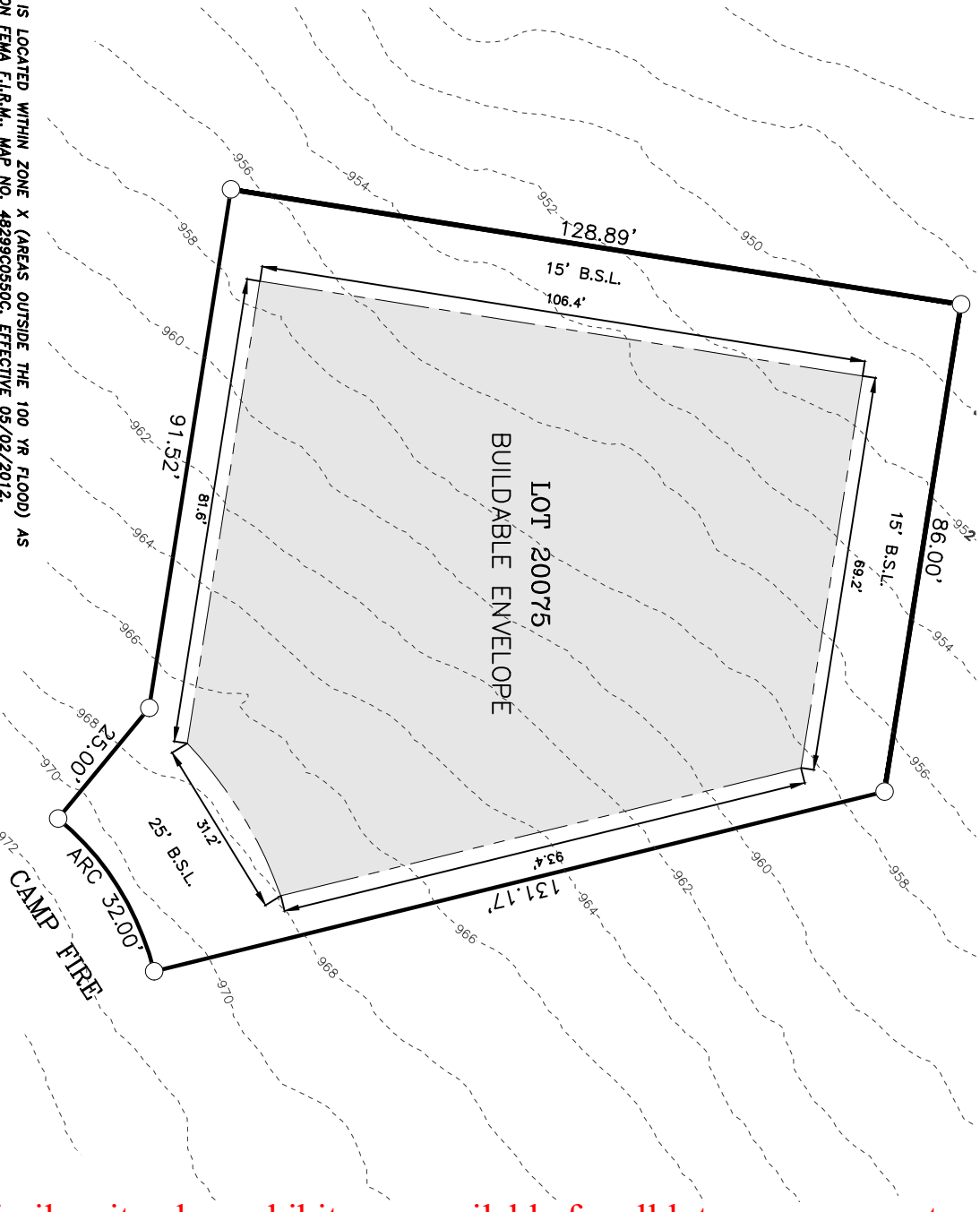
	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		



LEGAL DESCRIPTION: LOT 20075 OF HORSESHOE BAY, PLAT NO. W-20.1, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED ON VOLUME 2, PAGES 48 & 49 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

LOCAL ADDRESS: CAMP FIRE, HORSESHOE BAY, TEXAS.

PROPOSED SITE PLAN EXHIBIT



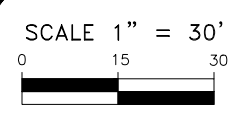
- NOTES:
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4829900550G, EFFECTIVE 05/02/2012.
 - 2) CURRENT ZONING IS "R-1" AND BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE CURRENT ZONING INFORMATION FOUND ON THE CITY OF HORSESHOE BAY'S GIS WEB-SITE FOUND AT: <https://horseshoebaygis.newedgeservices.com/portal/apps/webappviewer>
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DOCUMENT PREPARED ON 03-04-2026

PROJ NO.26151-LOT 20075
PREPARED FOR:
TECH: LEVI KERR
APPROVED: C.W.C.
FIELDWORK PERFORMED ON: NONE PERFORMED
FILE PATH: PROJECTS 2026\26151\DWG\26151 LOT 20075.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
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	2	
3/9/26	1	REVISED SUBDIVISION
DATE	NO.	DESCRIPTION
REVISIONS		

Horseshoe Bay-with City Wastewater

Lot#	Section	Location	Zoning	# Units	Water at Lot	Wastewater to Lot	Premium
4106	North	Out Yonder	R-2	2	yes	yes	
5054	North	Big Spur	SFR	1	yes	yes	
18027	North	Geronimo	SFR	1	yes	yes	
19140	North	Cardinal	R-2	2	yes	yes	
20066	North	Lariat	SFR	1	yes	300'	
20069	North	Lariat	SFR	1	yes	240'	
20075	North	Camp Fire	SFR	1	yes	less than 200 ft.*	
45056	North	Long Branch	R-6	2	yes	yes	
48002	North	Tail Wind	SFR	1	yes	yes	Lake-\$30k extra
44023-B	North	Tail Wind Court	Garden	1	yes	yes	
W10020	West	Broken Hills	R-2	2	yes	yes	
W1094	West	Silver Way	SFR	1	yes	less than 200 ft.*	
W1097	West	Silver Way	SFR	1	yes	240'	
W2006	West	Topaz	SFR	1	yes	less than 200 ft.*	
W11005	West	Broken Hills	SFR	1	yes	yes	
W11015A	West	Broken Hills	Garden	1	yes	yes	
W11015B	West	Broken Hills	Garden	1	yes	yes	
W11016A	West	Broken Hills	Garden	1	yes	yes	
W11038	West	1630 SAPPHIRE	SFR	1	yes	yes	
W11108	West	Mercury	SFR	1	yes	yes	
W11130	West	Still Water	SFR	1	yes	yes	
W12011	West	Cats Eye	R-2	2	yes	yes	
W12016	West	Cats Eye	R-2	2	yes	yes	
W12021	West	Cats Eye	R-2	2	yes	yes	
W12024	West	Cats Eye	R-2	2	yes	yes	
W13006	West	403 SILICA	R-2	2	yes	yes	
W16010-A	West	Fault Line	SFR	1	yes	yes	Golf-\$20k extra
W16010-B	West	Fault Line	SFR	1	yes	yes	Golf-\$20k extra
W18043	West	Hiway	SFR	1	yes	yes	
W20039	West	Parallel Circle	SFR	1	yes	yes	
W2011	West	Cat Canyon	SFR	1	yes	less than 200 ft.*	
W2056	West	Emerald	SFR	1	yes	yes	
W2124	West	tungsten	SFR	1	yes	yes	
W22012B	West	Sun Ray	Garden	1	yes	yes	Golf-\$15k extra
W23003	West	Apache Tears	SFR	1	yes	yes	
W23007	West	Apache Tears	SFR	1	yes	yes	
W23017	West	Lost Creek	SFR	1	yes	yes	
W23022	West	Lost River	SFR	1	yes	yes	
W23044	West	Golden Sun	SFR	1	yes	yes	
W23045	West	Golden Sun	SFR	1	yes	yes	
W23056	West	Golden Sun	SFR	1	yes	yes	
W28082	West	Rabbit Ridge	SFR	1	yes	yes	

W28083	West	Rabbit Ridge	SFR	1	yes	yes	
W28088	West	Lost Squaw	SFR	1	yes	yes	
W28097	West	Mountain Leather	SFR	1	yes	yes	
W3015	West	Desert Rose South	SFR	1	yes	yes	
W3027	West	Desert Rose South	SFR	1	yes	yes	
W3028	West	Desert Rose South	SFR	1	yes	yes	
W3036	West	Desert Rose South	SFR	1	yes	yes	
W3074	West	Fieldspar	SFR	1	yes	yes	
W3079	West	Desert Rose	SFR	1	yes	yes	
W3100	West	Desert Rose North	SFR	1	yes	yes	
W3127	West	Desert Rose	SFR	1	yes	yes	
W4094	West	Ridgeview	SFR	1	yes	yes	
W35018	West	Cactus Corner	SFR	1	yes	yes	
W35021	West	Cactus Corner	SFR	1	yes	yes	
W4010	West	H2O	SFR	1	yes	yes	
W4087	West	Ridge	SFR	1	yes	yes	View-\$15k extra
W5027	West	Look There	SFR	1	yes	yes	

Total Homesites allowed: 68
Total lots 59

Notes:

1. * City of Horseshoe Bay pays for the first 200' of wastewater line extensions at no cost to property owner.
2. "Garden" is a Garden Home zoning which allows smaller square footage homes to be built on smaller lots
3. "Lake" lot has a good lake view; "Golf" lots are golf course at rear of lot; "View" is Texas Hill Country

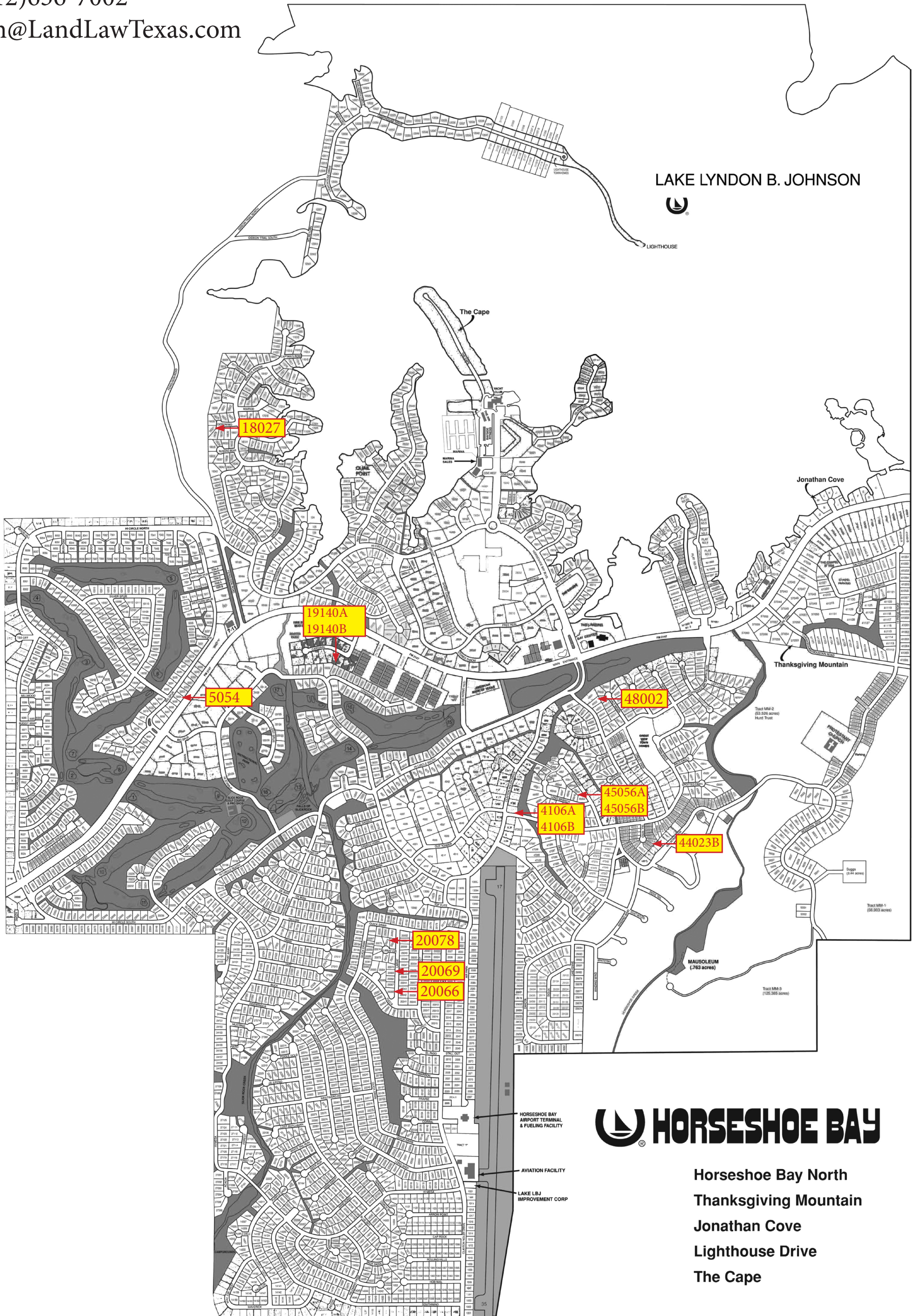
Horseshoe Bay North

13 Finished Homesites: Roads, Underground Electric & Cable, Water and Wastewater

Contact: Jim Bellevue

(512)636-7002

Jim@LandLawTexas.com



General Information
68 Finished Homesites
Horseshoe Bay, Texas

Fees and Costs:

- 1) Water Connection Fee: ¾ to 1 inch connection \$3,913
- 2) Wastewater Connection Fee: 1 inch connection \$2,633.
- 3) 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 & R-6):	12,000-14,000 square feet
Garden Home:	5,000-6,000 square feet

Average Lot Dimensions by zoning type:

SFR:& R-2	75'-90' wide by 125' deep
Garden Home:	50' wide by 100+' deep

Homeowners Association Dues:

The HOA dues for 2026 in Horseshoe Bay North are \$361 per lot per year.

The HOA dues for 2026 in Horseshoe Bay West are \$867 per lot per year.

Misc:

- 1) There are 59 individual lots. Nine lots are zoned for two homesites per lot. These nine lots can be built as duplex, condominium, or replatted into two lots.
- 2) Site Plan Exhibits showing the dimensions and buildable envelope are available for all lots. See sample.
- 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.