HOMESTEAD HILLS

TBD Estate View Circle
Lampasas, TX 76550
Burnet County 11.01+/-Acres



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

Copyright by Texas Ranch Brokers, LLC

HOMESTEAD HILLS

Homestead Hills Subdivision – Prime Hill Country Views
Between Lampasas & Burnet

Location truly says it all. Ideally positioned between Lampasas and Burnet, this exceptional 11.1+/-acre tract offers the perfect blend of convenience, privacy, and breathtaking Hill Country scenery.

Take in stunning 20-mile panoramic views and enjoy wide-open spaces filled with native beauty and abundant wildlife, including whitetail deer. Whether you're looking to build your dream home, create a weekend getaway, or invest in a premier piece of Texas land, this property delivers.

Property Highlights:

- 11.1+/- scenic acres in Homestead Hills
- Two water wells- 1 with water storage tank, 1 submergible pump
- Overhead electric on site
- Reasonable deed restrictions to protect subdivision integrity
- Native wildlife, including whitetail deer
- Opportunities like this — with views, utilities, and a prime location — are rare.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

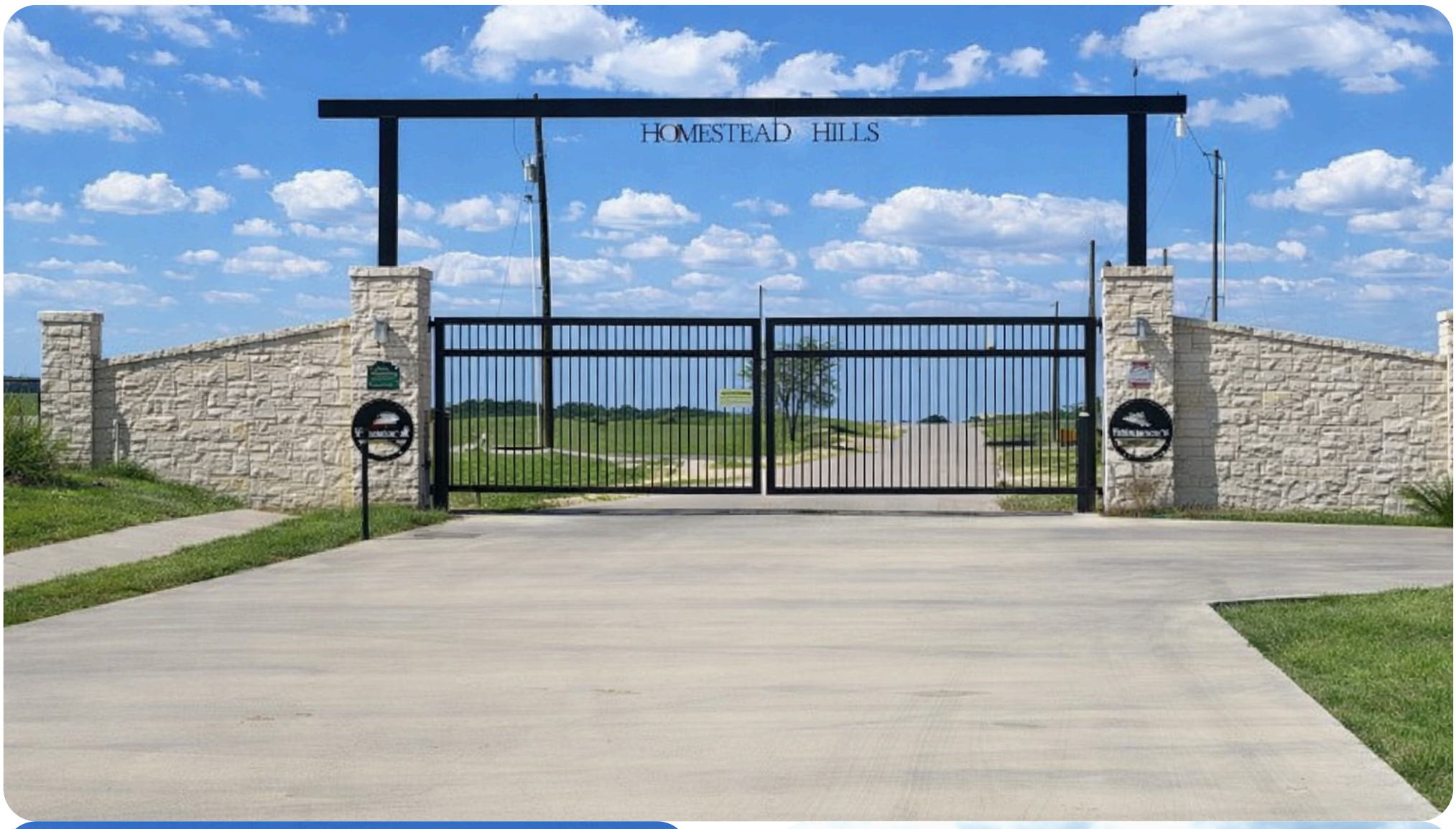
Shown by appointment only

Contact for more information:

Texas Ranch Brokers, LLC
Jim Lindeman 512-734-6156
313 S. Main Street
Burnet, TX 78611

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

HOMESTEAD HILLS







All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

HOMESTEAD HILLS





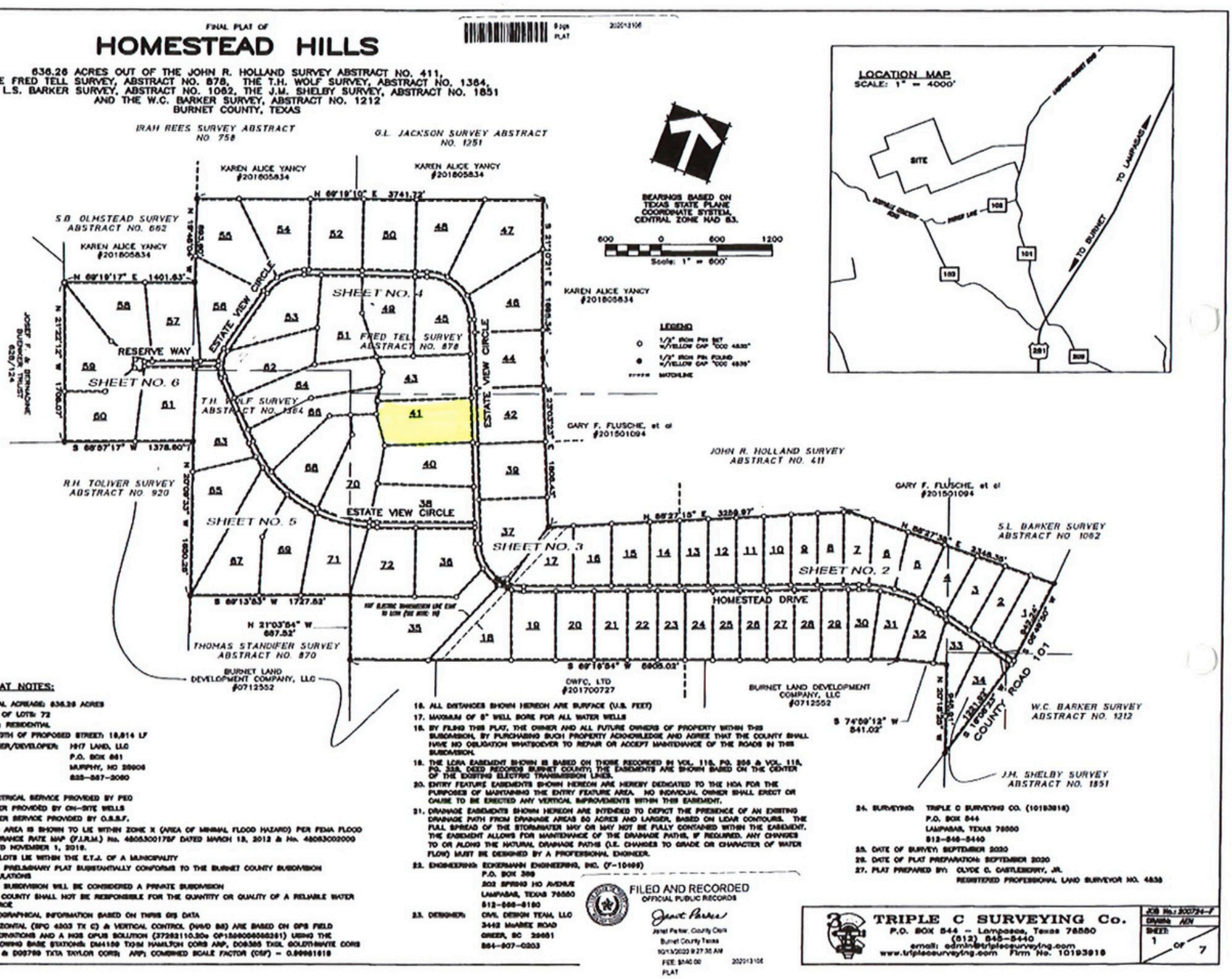
All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

HOMESTEAD HILLS

FINAL PLAT OF

HOMESTEAD HILLS

636.26 ACRES OUT OF THE JOHN R. HOLLAND SURVEY ABSTRACT NO. 411, THE FRED TELL SURVEY, ABSTRACT NO. 878, THE T.H. WOLF SURVEY, ABSTRACT NO. 1364, THE L.S. BARKER SURVEY, ABSTRACT NO. 1062, THE J.M. SHELBY SURVEY, ABSTRACT NO. 1851 AND THE W.C. BARKER SURVEY, ABSTRACT NO. 1212 BURNET COUNTY, TEXAS



PLAT NOTES:

1. TOTAL ACREAGE: 636.26 ACRES
2. NO. OF LOTS: 72
3. USE: RESIDENTIAL
4. LENGTH OF PROPOSED STREET: 18,814 LF
5. OWNER/DEVELOPER: HH7 LAND, LLC
   P.O. BOX 861
   MURPHY, NC 28906
   828-557-3080
6. ELECTRICAL SERVICE PROVIDED BY PEC
7. WATER PROVIDED BY ON-SITE WELLS
8. SEWER SERVICE PROVIDED BY O.S.S.F.
9. THIS AREA IS SHOWN TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 48053C0175F DATED MARCH 18, 2012 & No. 48053C0200D DATED NOVEMBER 1, 2019.
10. NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
11. THIS PRELIMINARY PLAT SUBSTANTIALLY CONFORMS TO THE BURNET COUNTY SUBDIVISION REGULATIONS
12. THIS SUBDIVISION WILL BE CONSIDERED A PRIVATE SUBDIVISION
13. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
14. TOPOGRAPHICAL INFORMATION BASED ON THIRD GIS DATA
15. HORIZONTAL (SPC 4203 TX C) & VERTICAL CONTROL (NAVD 88) ARE BASED ON GPS FIELD OBSERVATIONS AND A NGS OPUS SOLUTION (37282110.30o OP1589060606261) USING THE FOLLOWING BASE STATIONS: DM4159 TXBM HAMILTON CORS ARP, DG6365 TXGL GOLDTHWAITE CORS ARP & DG6789 TXTA TAYLOR CORS ARP; COMBINED SCALE FACTOR (CSF) = 0.99981618
16. ALL DISTANCES SHOWN HEREON ARE SURFACE (U.S. FEET)
17. MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
18. BY FILING THIS PLAT, THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
19. THE LCRA EASEMENT SHOWN IS BASED ON THOSE RECORDED IN VOL. 116, PG. 259 & VOL. 118, PG. 338, DEED RECORDS BURNET COUNTY. THE EASEMENTS ARE SHOWN BASED ON THE CENTER OF THE EXISTING ELECTRIC TRANSMISSION LINES.
20. ENTRY FEATURE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR THE PURPOSES OF MAINTAINING THE ENTRY FEATURE AREA. NO INDIVIDUAL OWNER SHALL ERECT OR CAUSE TO BE ERECTED ANY VERTICAL IMPROVEMENTS WITHIN THIS EASEMENT.
21. DRAINAGE EASEMENTS SHOWN HEREON ARE INTENDED TO DEPICT THE PRESENCE OF AN EXISTING DRAINAGE PATH FROM DRAINAGE AREAS 60 ACRES AND LARGER, BASED ON LIDAR CONTOURS. THE FULL SPREAD OF THE STORMWATER MAY OR MAY NOT BE FULLY CONTAINED WITHIN THE EASEMENT. THE EASEMENT ALLOWS FOR MAINTENANCE OF THE DRAINAGE PATHS, IF REQUIRED. ANY CHANGES TO OR ALONG THE NATURAL DRAINAGE PATHS (I.E. CHANGES TO GRADE OR CHARACTER OF WATER FLOW) MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
22. ENGINEERING: ECKERMANN ENGINEERING, INC. (F-10469)
    P.O. BOX 388
    302 SPRING HO AVENUE
    LAMPASAS, TEXAS 76550
    512-556-8160
23. DESIGNER: CIVIL DESIGN TEAM, LLC
    3442 McABEE ROAD
    GREER, SC 29651
    864-907-0203
24. SURVEYING: TRIPLE C SURVEYING CO. (10193918)
    P.O. BOX 844
    LAMPASAS, TEXAS 76550
    512-846-5440
25. DATE OF SURVEY: SEPTEMBER 2020
26. DATE OF PLAT PREPARATION: SEPTEMBER 2020
27. PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.
    REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4838

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janet Parker, County Clerk
Burnet County Texas
10/13/2020 9:27:35 AM
FEE: $540.00 202013106
PLAT

TRIPLE C SURVEYING Co.
P.O. BOX 844 – Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193918

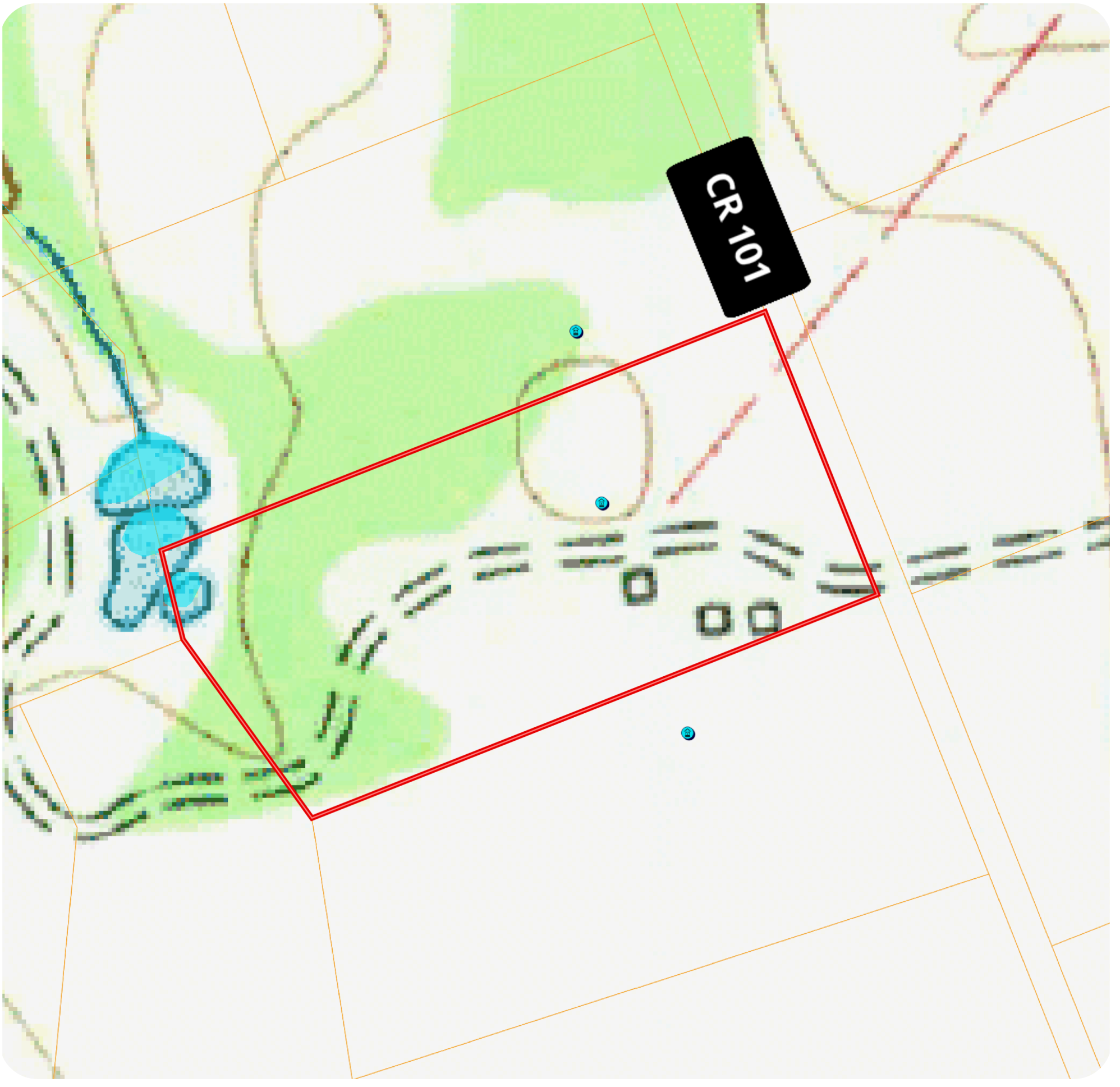
JOB No.: 200724-F
DRAWN: ADV
SHEET: 1 OF 7

HOMESTEAD HILLS



All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

HOMESTEAD HILLS



All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Brokers LLC	**9003375**	**info@txranchbrokers.com**	**(512)756-7715**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Wallace Bacon	**273134**	**mik@txranchbrokers.com**	**(512)940-8800**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Lindeman	**686307**	**jim@txranchbrokers,com**	**(512)734-6156**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

LISTING AGENT:



Jim Lindeman : 512-734-6156

Info@TXRanchBrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

PUT US TO WORK FOR YOU

313 S. Main Street, Burnet TX 78611

512-756-7718 / INFO@TXRANCHBROKERS.COM

TXRANCHBROKERS.COM

***DISCLAIMER*:** *The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.*