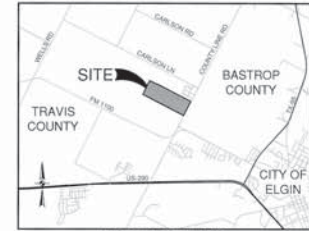


# HOMESTEAD ESTATES

## CONCEPT PLAN

ELGIN, TEXAS  
TRAVIS COUNTY, TEXAS

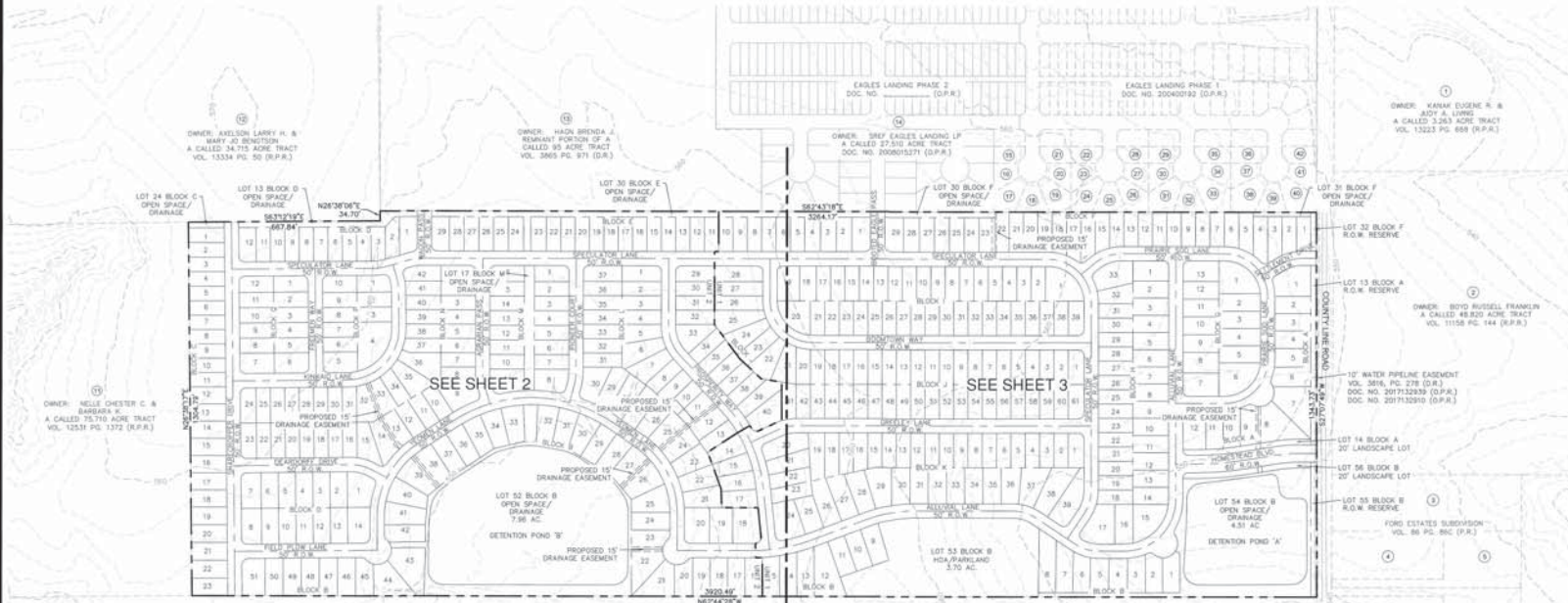


LOCATION MAP  
NOT TO SCALE



LEGEND

(A) ADJACENT PROPERTY OWNER  
--- PROPERTY BOUNDARY



LAND USE SUMMARY		
LOT TYPE	# OF LOTS	AREA
SINGLE-FAMILY	472	79.81 AC
RIGHT-OF-WAY	-	21.78 AC
DRAINAGE-OPEN SPACE	9	14.34 AC
HOA/PARKING	1	3.70 AC
LANDSCAPE	2	0.41 AC
R.O.W. RESERVE	3	0.95 AC
TOTAL	486	120.99 AC

TOTAL NUMBER OF BLOCKS	17
TOTAL LINEAR FEET OF STREETS	15,161 LF

SINGLE-FAMILY RESIDENTIAL LOT SUMMARY				
LOT SIZE	ZONING	# OF LOTS	% OF LOTS	AREA
80' X 120'	R-2	142	29	25.18 AC
80' X 120'	R-3	330	70	30.87 AC
TOTAL		472	100	79.83 AC

STREET NAME	CLASSIFICATION	MIN. CENTRLINE RADIUS
AGARWAL PASS	LOCAL	150'
ALLUMIAN LANE	LOCAL	150'
BOONSHOWN WAY	LOCAL	150'
BOYD SAULS PASS	LOCAL	150'
DEARBOROUGH DRIVE	LOCAL	150'
FIELD FLOW LANE	LOCAL	150'
FREEMAN WAY	LOCAL	150'
GREELY LANE	LOCAL	150'
HOMESTEAD BOULEVARD	COLLECTOR	300'
KINWAD LANE	LOCAL	150'
PIONEER COURT	LOCAL	150'
PRARIE BOO LANE	LOCAL	150'
PROPERTY WAY	LOCAL	150'
SETTLEMENT DRIVE	LOCAL	150'
SHAWNEEPOWDER DRIVE	LOCAL	150'
SPIEGELGATTER LANE	LOCAL	150'
WINDSON PASS	LOCAL	150'
YEDMAN LANE	LOCAL	300'

- NOTES:**
- NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48452C0210H, DATED SEPTEMBER 26, 2008.
  - SEE SHEET 4 FOR LIST OF ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPOSED HOMESTEAD ESTATES.
  - EXISTING CONTOUR INFORMATION IS FROM THE TNRIS STRATMAP 2017 CENTRAL TEXAS LIDAR DATA AND IS SHOWN AT 2 FOOT INTERVALS.

**LEGAL DESCRIPTION:**  
BEING A 120.601 TRACT OF LAND  
OUT OF THE HENRY MARTIN  
SURVEY, NO. 65, ABSTRACT NO. 518

**OWNER:**  
LGI HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380

**DEVELOPER:**  
LGI HOMES - TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
PHONE: (281) 362-8998  
FAX: (800) 989-4671

**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOPAC EXPY  
BUILDING 3, SUITE 200  
AUSTIN, TEXAS 78759  
PHONE: (512) 454-8711  
FAX: (512) 459-8867

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOPAC EXPY  
BUILDING 3, SUITE 200  
AUSTIN, TEXAS 78759  
PHONE: (512) 454-8711

DATE: \_\_\_\_\_

NO. / REVISION: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MOPAC EXPY, BUILDING 3, SUITE 200, AUSTIN, TX 78759 | 5624001  
WWW.PAPE-DAWSON.COM | 100% FIRM REGISTRATION THROUGHOUT TEXAS

**HOMESTEAD ESTATES**  
ELGIN, TEXAS

CONCEPT PLAN

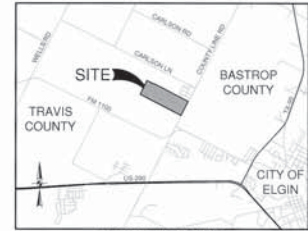
CITY NO. \_\_\_\_\_  
JOB NO. 21027-00  
DATE: JANUARY 2019  
DESIGNER: EG  
CHECKED BY: DRAM, EG

SHEET 1 OF 4

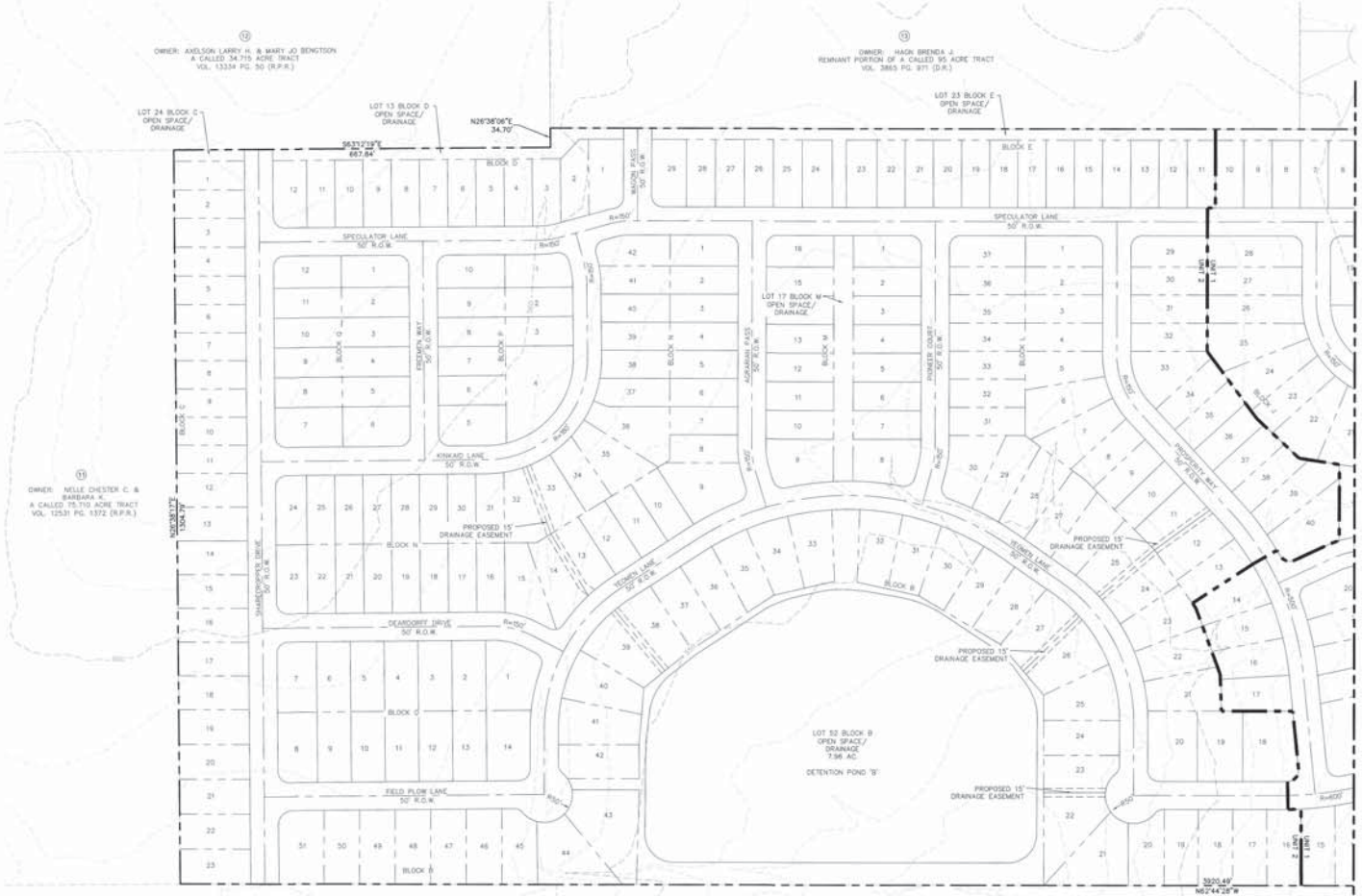
# HOMESTEAD ESTATES

## CONCEPT PLAN

ELGIN, TEXAS  
TRAVIS COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE



MATCHLINE - SEE SHEET 3

SINGLE-FAMILY RESIDENTIAL LOT SUMMARY				
LOT SIZE	ZONING	# OF LOTS	% OF LOTS	AREA
60 X 125'	R-2	142	36	28.16 AC
50 X 120'	R-1	330	70	50.87 AC
TOTAL		472	106	79.03 AC

- NOTES:
- NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48463C05104, DATED SEPTEMBER 26, 2008.
  - SEE SHEET 4 FOR LIST OF ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPOSED HOMESTEAD SUBDIVISION.
  - EXISTING CONTOUR INFORMATION IS FROM THE TNRIS STRATMAP 2017 CENTRAL TEXAS LIDAR DATA AND IS SHOWN AT 2 FOOT INTERVALS.

NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
 1501 N. SAN ANTONIO | HOUSTON | 77057 | MOBILE | 281.445.1111 | TEXAS  
 1501 N. MOBILE AVE., SUITE 200 | AUSTIN, TX 78701 | 512.453.1111  
 STATE ENGINEER REGISTRATION NO. 57764 | TEXAS PROFESSIONAL ENGINEER

**HOMESTEAD ESTATES**  
 ELGIN, TEXAS  
 CONCEPT PLAN

DTI NO.	
DSB NO.	31025-00
DATE	JANUARY 2025
DESIGNER	EG
CHECKED BY	DRAMM, EG
SHEET	2 OF 4

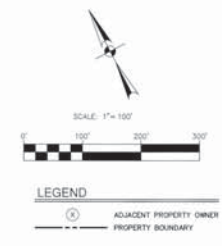
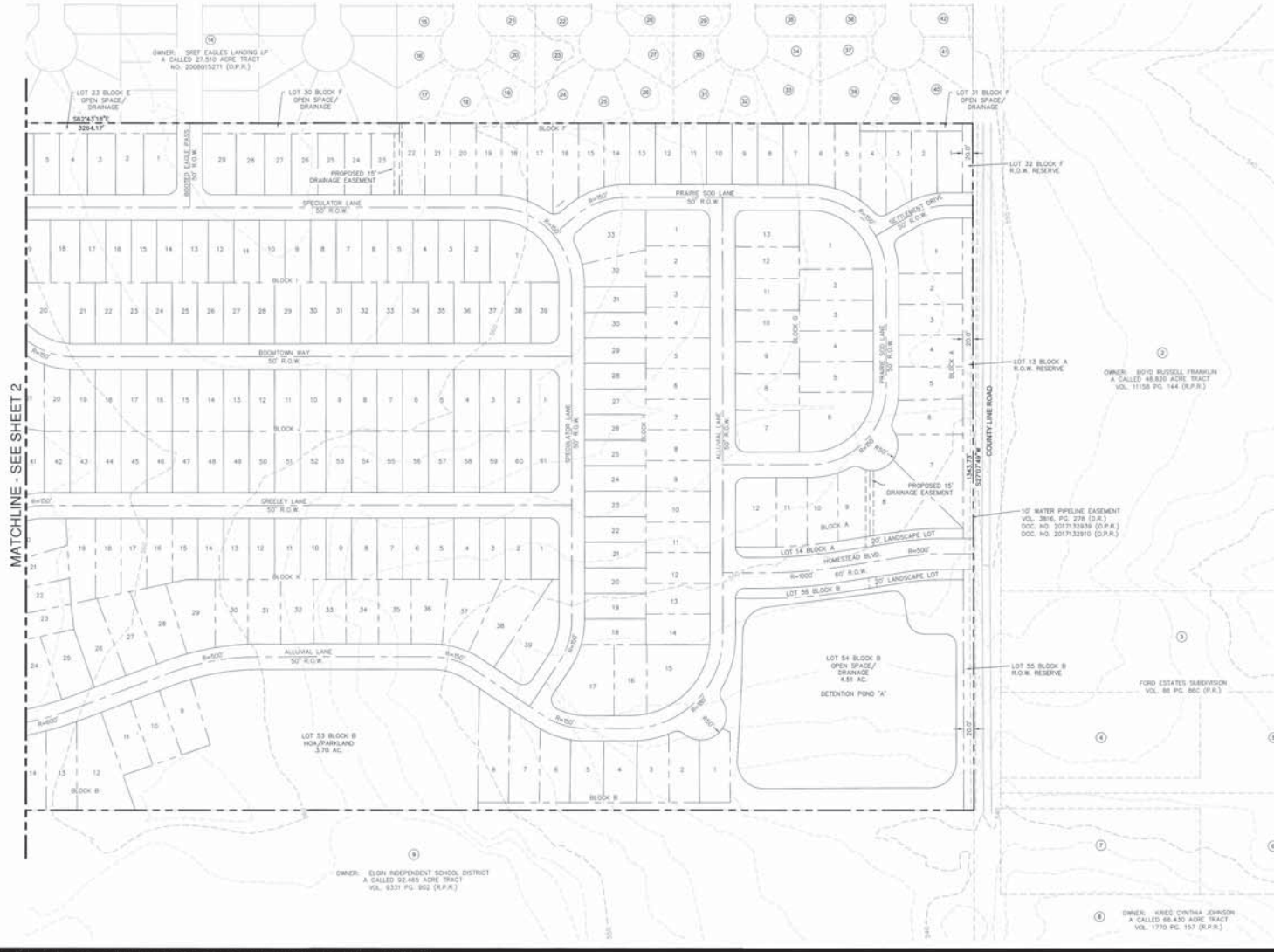
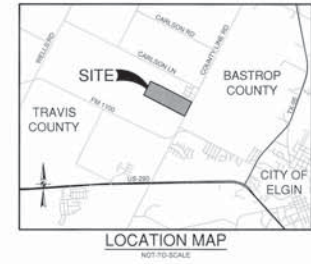
Date: Feb 16, 2024, 11:18am User ID: 298908  
 Project: HOMESTEAD ESTATES, 1501 N. SAN ANTONIO, HOUSTON, TX 77057 | 281.445.1111 | TEXAS



# HOMESTEAD ESTATES

## CONCEPT PLAN

ELGIN, TEXAS  
TRAVIS COUNTY, TEXAS



**SINGLE-FAMILY RESIDENTIAL LOT SUMMARY**

LOT SIZE	ZONING	# OF LOTS	% OF LOTS	AREA
80' X 120'	R-2	142	30	29.18 AC.
80' X 150'	R-3	220	70	55.87 AC.
<b>TOTAL</b>		<b>472</b>	<b>100</b>	<b>79.85 AC.</b>

- NOTES**
- NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48483C0510H, DATED SEPTEMBER 26, 2009.
  - SEE SHEET # FOR LIST OF ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPOSED HOMESTEAD SUBDIVISION.
  - EXISTING CONTOUR INFORMATION IS FROM THE TRUIS STRATMAP 2017 CENTRAL TEXAS LIDAR DATA AND IS SHOWN AT 2 FOOT INTERVALS.

DATE	
NO.	
REVISION	



**PAPE-DAWSON ENGINEERS**  
 1501 W. SAN ANTONIO ST. SUITE 100 | FORT WORTH, TEXAS 76104  
 817.335.1111 | WWW.PAPE-DAWSON.COM

**HOMESTEAD ESTATES**  
 ELGIN, TEXAS  
 CONCEPT PLAN

CITY NO.	
JOB NO.	51657-00
DATE	JANUARY 2019
DESIGNER	EC
CHECKED BY	DRAWN_ELL
SHEET	3 OF 4

DATE: Feb 16, 2019, 11:18am User: D...  
 C:\Users\...  
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