



PRESERVE AT WALNUT SPRINGS, LOT 68

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KATHRYN SHARROCK, REALTOR® | CELL: 210-269-1606





# FREDERICKSBURG REALTY TEXAS RANCH REALTY

## Preserve at Walnut Springs, Lot 68

1495 Walnut Springs | Johnson City, Texas 78636 | Blanco County

5.08+/- Acres

\$445,000

### Agent

Kathryn Sharrock

### Property Highlights

- Located within the **exclusive 2,000-acre Preserve at Walnut Springs**
- **5.08+/- acre homesite** with private well, electricity, and natural driveway in place
- **Hilltop setting** with partially wooded terrain, gentle slope, and long-range views
- **Wildlife exemption** in place
- **Resort-style amenities:**
  - Clubhouse, lap & recreation pools
  - BBQ pavilion, tennis and basketball courts
  - Golf practice green, jogging trails
  - Equestrian center
  - Six Stocked ponds
  - Two springs
  - Private creek access
  - On-site management
- **Convenient location:**
  - 5 miles to Hwy 290
  - 6.6 miles to Johnson City
  - 14.7 miles to Stonewall
  - 29 miles to Fredericksburg
  - 56 miles to Austin
  - 70 miles to San Antonio

### Property Taxes:

\$1,078.12 | \$5,319.04 w/o exemption | HOA: \$7100 yearly

### Hilltop Haven at The Preserve

Set within the exclusive 2,000-acre Preserve at Walnut Springs, Lot 68 offers a rare opportunity to build your Hill Country retreat in one of the most thoughtfully planned communities in Texas. This 5.08+/- acre homesite combines privacy with convenience, featuring its own private well, electric service, and a natural driveway already in place. Perched on a gentle slope with a partially wooded hilltop, the property delivers sweeping views across 1,500 acres of protected ranchland—a setting that feels both expansive and intimate.

Life at Walnut Springs is defined by access to premier amenities paired with low-maintenance living. Residents enjoy full access to the clubhouse, which includes lap and recreation pools, a tennis court, a basketball court, and a recreational golf area. Miles of hiking, jogging, and equestrian trails wind through the community, leading to stocked fishing ponds, lush canyons, and the flowing waters of Towhead Creek. With on-site staff dedicated to upkeep and property support, every detail is managed so you can focus on relaxation and adventure.

The property also benefits from a wildlife exemption, keeping annual taxes remarkably low while encouraging a natural landscape rich with deer, birds, and native flora. And with its central location—just 6.6 miles from Johnson City, 29 miles from Fredericksburg, 56 miles from Austin, and 70 miles from San Antonio—you'll enjoy peaceful seclusion without sacrificing accessibility. For those seeking a homesite that blends natural beauty, community amenities, and investment value, Lot 68 at Walnut Springs is an exceptional choice. Here, your vision for a Hill Country legacy can become reality, surrounded by pristine landscapes and supported by a community built for connection and ease.

MLS #: T99022A (Active) List Price: \$445,000 (46 Hits)

1495 -- Walnut Springs Rd Johnson City, TX 78636



**Type:** Single Family Residential  
**Best Use:** Residential, Recreational, Vacation  
**Topography:** Gentle Sloping, Gentle Sloping  
**Surface Cover:** Native Pasture  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:** 68

**Original List Price:** \$525,000  
**Area:** County-West  
**Subdivision:** The Preserve at Walnut Springs  
**County:** Blanco  
**School District:** Johnson City  
**Distance From City:** Less than 6 miles  
**Property Size Range:** 1-5 Acres  
**Apx Acreage:** 5.0800  
**Seller's Est Tax:** 1078.12  
**Showing Instructions:** Call Listing Agent, Vacant, Gate Locked-Key, Other-See Remarks  
**Days on Market** 178

**Tax Exemptions:** wildlife    **Taxes w/o Exemptions:** \$5,319.00    **Tax Info Source:** CAD    **CAD Property ID #:** 19618    **Zoning:** ETJ  
**Flood Plain:** No    **Deed Restrictions:** Yes    **Easements:** None Known    **Road Maintenance Agreement:** No  
**HOA:** Yes    **HOA Fees:** 7100.00    **HOA Fees Pd:** Yearly  
**Items Not In Sale:**  
**Documents on File:** Survey/Plat, Site Plan, Deed Restrictions

**Water:** Well  
**Sewer:** Other  
**Utilities:** PEC Electric On Property  
**Access/Location:** Highway, Private  
**Minerals:** None

**Improvements:** None  
**Misc Search:** Swimming Pool, Tennis, Other-See Remarks  
**Fence:** None

**TrmsFin:** Cash, Conventional, FHA, Other-See Remarks    **Possessn:** Closing/Funding    **Excl Agy:** No  
**Title Company:** Hill Country Titles    **Attorney:**    **Refer to MLS#:**

**Location/Directions:** From Johnson City 290, take a left on Flat Creek Rd, 5 miles to main entrance

**Owner:** Courtney & Brannndon Stewart

**Legal Description:** THE PRESERVE AT WALNUT SPRINGS , LOT 68 , ACRES 5.08

**Instructions:** Go, show. Contact for code

**Public Remarks:** Set within the exclusive 2,000-acre Preserve at Walnut Springs, Lot 68 offers a rare opportunity to build your Hill Country retreat in one of the most thoughtfully planned communities in Texas. This 5.08+/- acre homesite combines privacy with convenience, featuring its own private well, electric service, and a natural driveway already in place. Perched on a gentle slope with a partially wooded hilltop, the property delivers sweeping views across 1,500 acres of protected ranchland—a setting that feels both expansive and intimate. Life at Walnut Springs is defined by access to premier amenities paired with low-maintenance living. Residents enjoy full access to the clubhouse, which includes lap and recreation pools, a tennis court, a basketball court, and a recreational golf area. Miles of hiking, jogging, and equestrian trails wind through the community, leading to stocked fishing ponds, lush canyons, and the flowing waters of Towhead Creek. With on-site staff dedicated to upkeep and property support, every detail is managed so you can focus on relaxation and adventure. The property also benefits from a wildlife exemption, keeping annual taxes remarkably low while encouraging a natural landscape rich with deer, birds, and native flora. And with its central location—just 6.6 miles from Johnson City, 29 miles from Fredericksburg, 56 miles from Austin, and 70 miles from San Antonio—you'll enjoy peaceful seclusion without sacrificing accessibility. For those seeking a homesite that blends natural beauty, community amenities, and investment value, Lot 68 at The Preserve is an exceptional choice.

**Agent Remarks:**

**Withdraw Comments:**

**Display on Internet:** Yes    **Display Address:** Yes    **Allow AVM:** No    **Allow Comments:** No

**Office Broker's Lic #:** 9003085

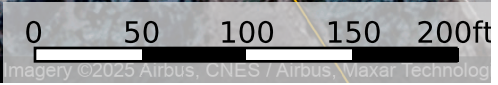
**Listing Office:** Fredericksburg Realty (#:14)  
**Main:** (830) 997-6531  
**Mail Address 1:** 257 W Main Street  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Kathryn Sharrock (#:586)  
**Agent Email:** [kathryn@fredericksburgrealty.com](mailto:kathryn@fredericksburgrealty.com)  
**Contact #:** (210) 269-1606  
**License Number:** 0619621

Information Herein Deemed Reliable but Not Guaranteed  
Central Hill Country Board of REALTORS Inc., 2007



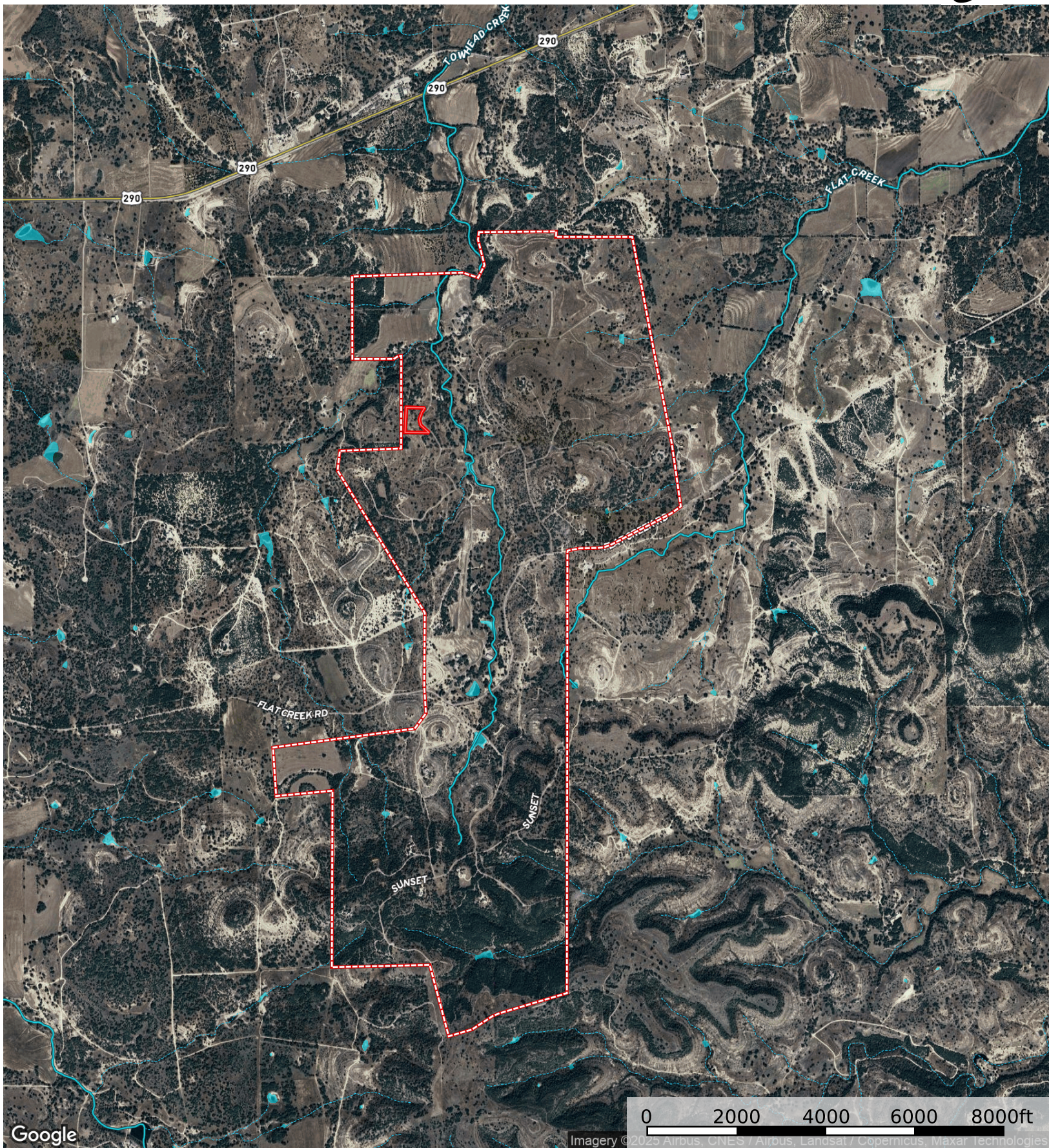
Google



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

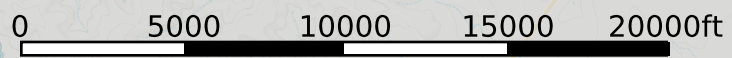
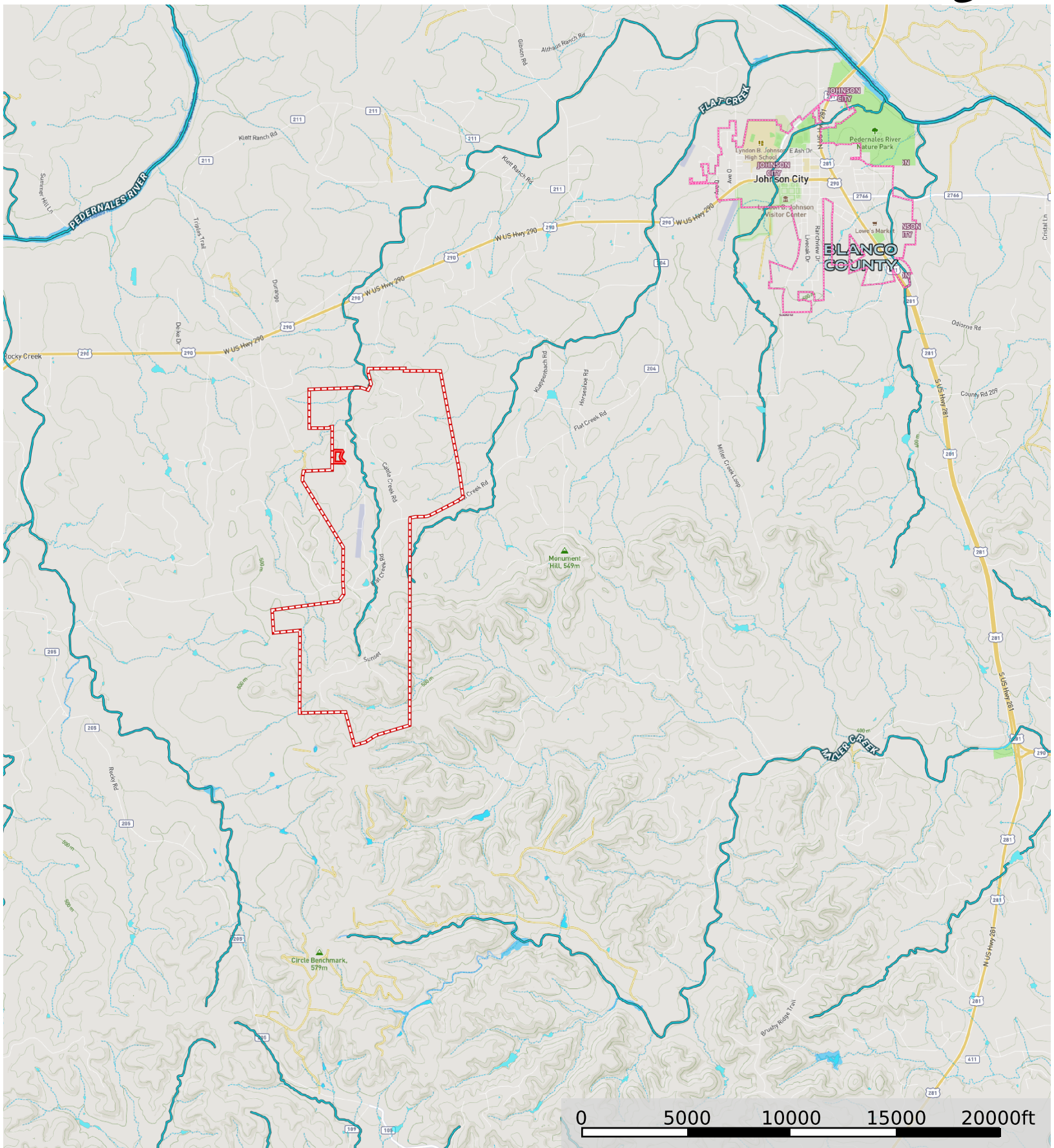
# Lot 68, Preserve at Walnut Springs

Blanco County, Texas, 5.08 AC +/-



- Boundary
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body

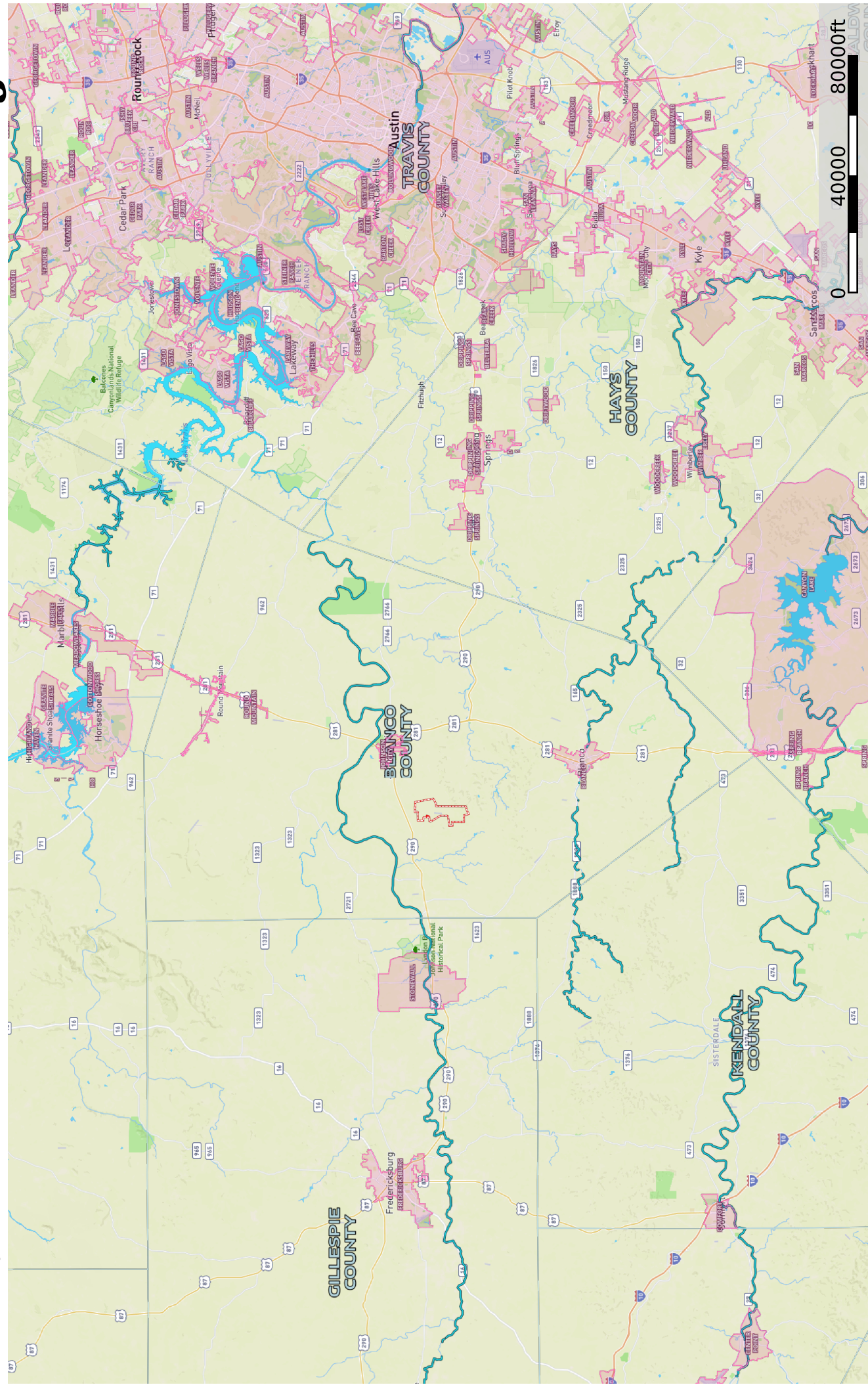
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**Lot 68, Preserve at Walnut Springs**  
 Blanco County, Texas, 5.08 AC +/-



# LAY OF THE LAND

**SHARED OPEN SPACE**

- restoration of native grasses
- longhorn herd management
- healthy population of grey fox, turkey, quail, whitetail deer

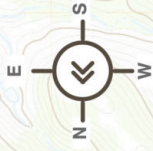


**EQUESTRIAN CENTER**

- 8 stall barn
- covered arena
- trail ride horses
- dedicated pastures

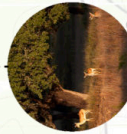


**SELAH, BAMBERGER RANCH PRESERVE**



**WILDLIFE MANAGEMENT**

- whitetail deer hunting blinds
- seasonal hunting opportunities



**WATER IMPROVEMENTS**

- headwaters of Towhead Creek
- 6 man-made water stocked ponds
- riparian area management



**AMENITIES COMPLEX**

- clubhouse
- swimming Pools
- tennis Courts
- basketball Court
- putting Green



**TRAIL SYSTEM**

- 22 miles of trails
- hike & bike
- horseback



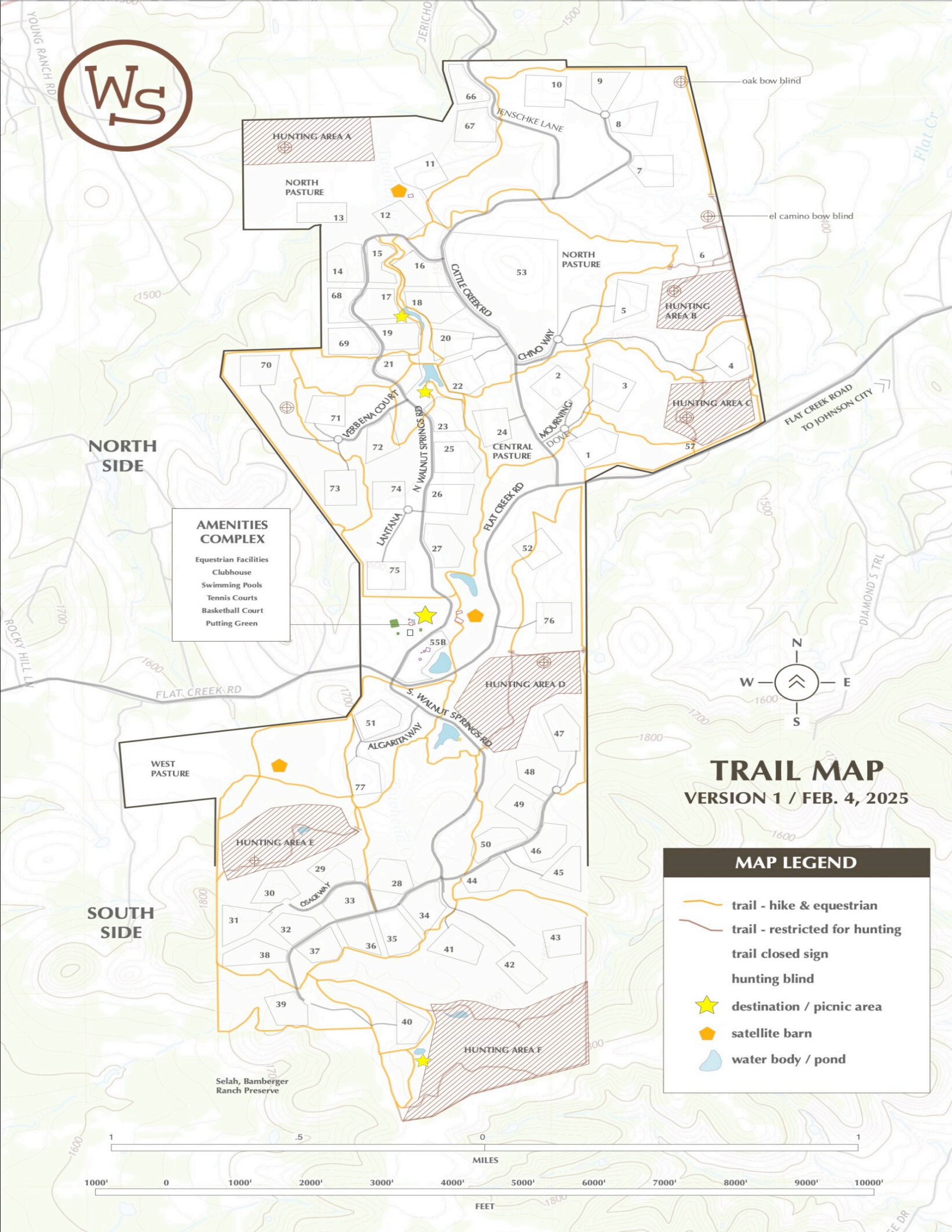
**Spring-fed Pool**



**MAP LEGEND**

- trail - hike & equestrian
- water, body / pond
- private property
- amenity





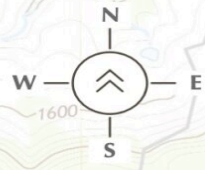
**NORTH SIDE**

**SOUTH SIDE**

**AMENITIES COMPLEX**

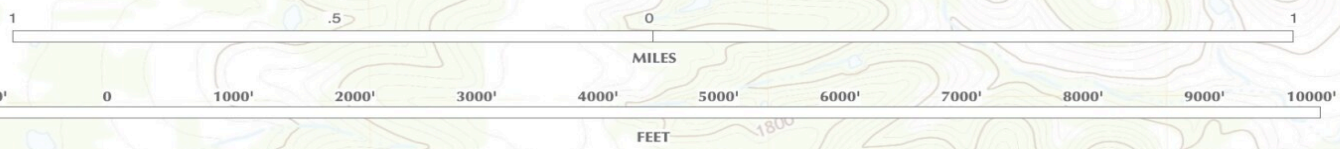
- Equestrian Facilities
- Clubhouse
- Swimming Pools
- Tennis Courts
- Basketball Court
- Putting Green

**TRAIL MAP**  
VERSION 1 / FEB. 4, 2025



**MAP LEGEND**

- trail - hike & equestrian
- trail - restricted for hunting
- trail closed sign
- hunting blind
- destination / picnic area
- satellite barn
- water body / pond



## STATE OF TEXAS WELL REPORT for Tracking #26522

Owner:	Walnut Springs Limited Partnership	Owner Well #:	1
Address:	P.O. Box 133 Johnson City, TX 78636	Grid #:	57-53-1
Well Location:	4952 Flat Creek Rd. - Walnut Springs Subdivision Johnson City, TX 78636	Latitude:	30° 14' 25" N
		Longitude:	098° 28' 46" W
Well County:	Blanco	Elevation:	No Data

Type of Work: <b>New Well</b>	Proposed Use: <b>Domestic</b>
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Drilling Start Date: **10/7/2003**      Drilling End Date: **10/7/2003**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	<b>9.75</b>	<b>0</b>	<b>280</b>
	<b>6.75</b>	<b>280</b>	<b>303</b>
	<b>6</b>	<b>303</b>	<b>324</b>

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	<b>50</b>	<b>280</b>	<b>Gravel</b>	<b>4 - pea</b>

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	<b>0</b>	<b>50</b>	<b>4 cement</b>

Seal Method: **gravity cemented**

Distance to Property Line (ft.): **100**

Sealed By: **Driller**

Distance to Septic Field or other concentrated contamination (ft.): **n/a**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **estimated**

Surface Completion: **Surface Sleeve Installed**

Water Level: **188 ft. below land surface on 2003-10-07**      Measurement Method: **Unknown**

Packers: **none**

Type of Pump: **No Data**

Well Tests: **Jetted**                      **Yield: 100+ GPM**

Water Quality:

Strata Depth (ft.)	Water Type
217, 229, 287, 292, 319	600 TDS, 34 grains

Chemical Analysis Made: **Yes**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **L & L Drilling Co.**

**Drawer 217  
Hye, TX 78635**

Driller Name: **Gregory A. Smith**

License Number: **1595**

Apprentice Name: **Lynette Smith**

Apprentice Number: **WWDAPP00001  
264**

Comments:

**TWDB assigned SWN 5753111  
DBC 3/2/09**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

From (ft)	To (ft)	Description
0	0.5	brown topsoil
0.5	17	yellow & white limestone & caliche
17	68	gray shale & clay
68	111	gray limestone with white streaks and gray clay layers
111	137	gray clay & shale
137	229	gray limestone with clay layers
229	235	brown sand
235	248	white, yellow & brown limestone
248	262	white limestone & red clay
262	297	brown & gray limestone
297	324	gray & white limestone with brown streaks
217	221	water 2 gpm
229	238	water 20 gpm
287	289	water 100+ gpm

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
6	new	plastic solid	+2 101 .280
6	new	plastic slotted	101 121 .280
6	new	plastic solid	121 241 .280
6	new	plastic slotted	241 281 .280

292 293 water 10 gpm
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319 320 water 10 gpm
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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
(512) 334-5540**

# Blanco CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	19618	<b>Geographic ID:</b> 68508
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	W SUNSET DR 102 OSAGE WAY, TX 78636	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	THE PRESERVE AT WALNUT SPRINGS , LOT 68 , ACRES 5.08	
<b>Abstract/Subdivision:</b>	WS	
<b>Neighborhood:</b>		
<b>Owner</b>		
<b>Owner ID:</b>	132568	
<b>Name:</b>	STEWART COURTNEY & BRANNDON	
<b>Agent:</b>		
<b>Mailing Address:</b>	2522 WATKINS WAY AUSTIN, TX 78746	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$79,200 (+)
<b>Agricultural Market Valuation:</b>	\$314,160 (+)
<b>Market Value:</b>	\$393,360 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$313,630 (-)

<b>HS Cap Loss:</b> ?	\$0 (-)
<b>Circuit Breaker:</b> ?	\$0 (-)
<b>Appraised Value:</b> ?	\$79,730
<b>Ag Use Value:</b>	\$530

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Please search "Last Name First Name" no comma or "Last Name Only"**

## Property Taxing Jurisdiction

**Owner:** STEWART COURTNEY & BRANNDON **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.375232	\$393,360	\$79,730	\$299.17	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$393,360	\$79,730	\$12.90	
NJC	ESD #1	0.100000	\$393,360	\$79,730	\$79.73	
SJC	JOHNSON CITY ISD	0.860800	\$393,360	\$79,730	\$686.32	

**Total Tax Rate:** 1.352208

**Estimated Taxes With Exemptions:** \$1,078.12

**Estimated Taxes Without Exemptions:** \$5,319.04