



PRESERVE AT WALNUT SPRINGS, LOT 68

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

\$525,000

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: \$7300 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: \$525,000 (8 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 2

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:** Yes
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

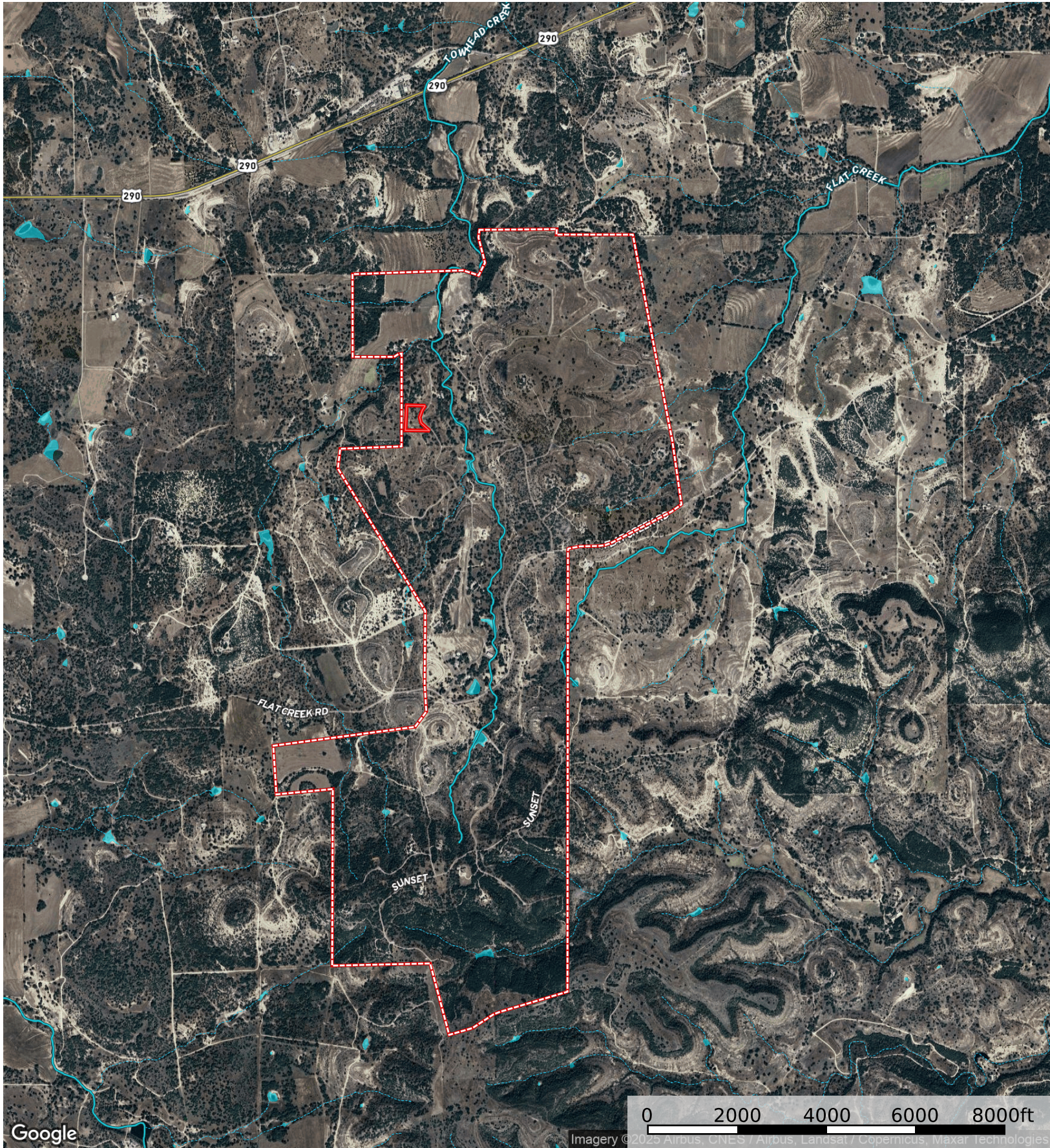
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

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

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



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



Google

Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Boundary

Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

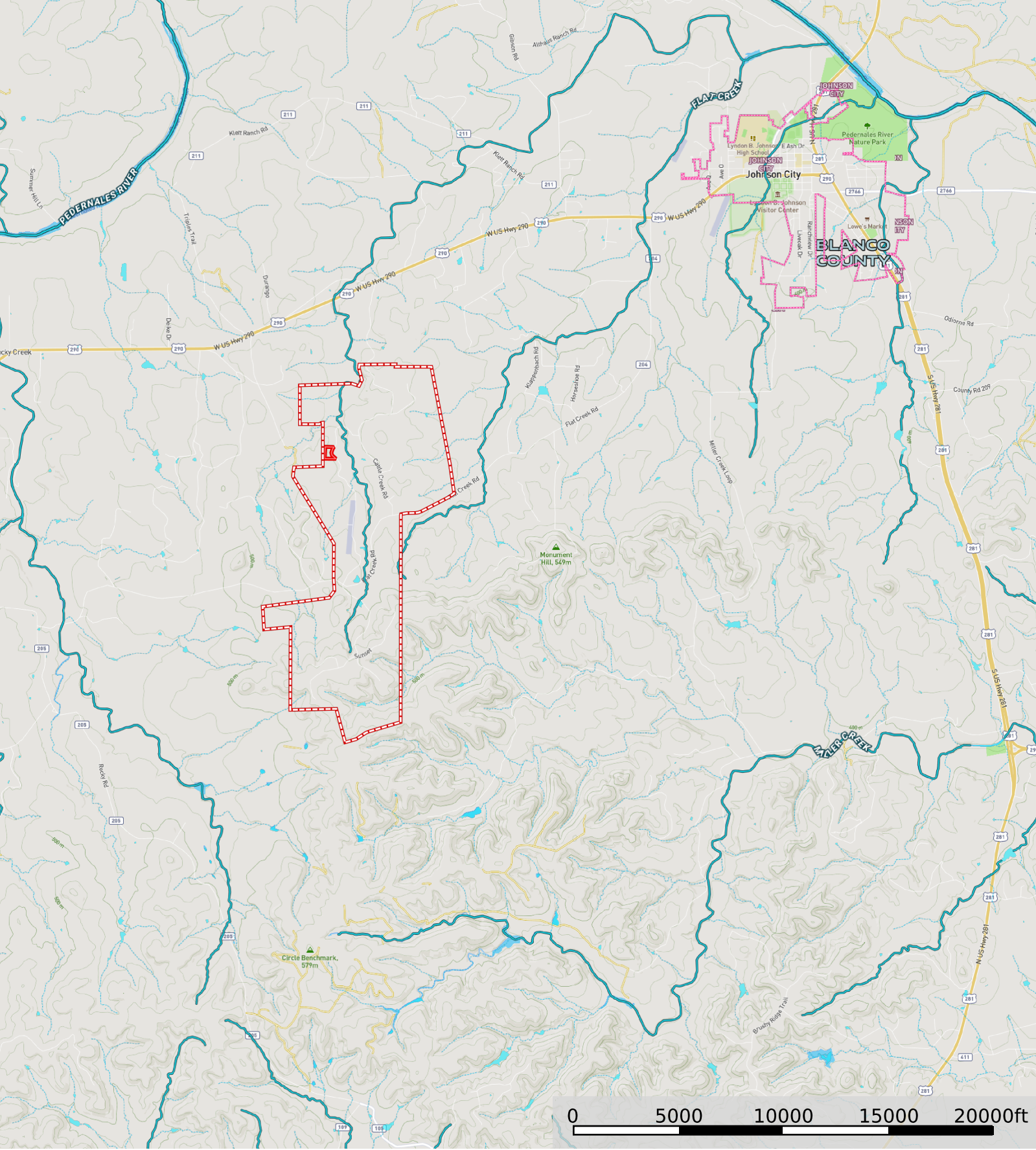
Unmapped/ Not Included

Stream, Intermittent

River/Creek

Water Body

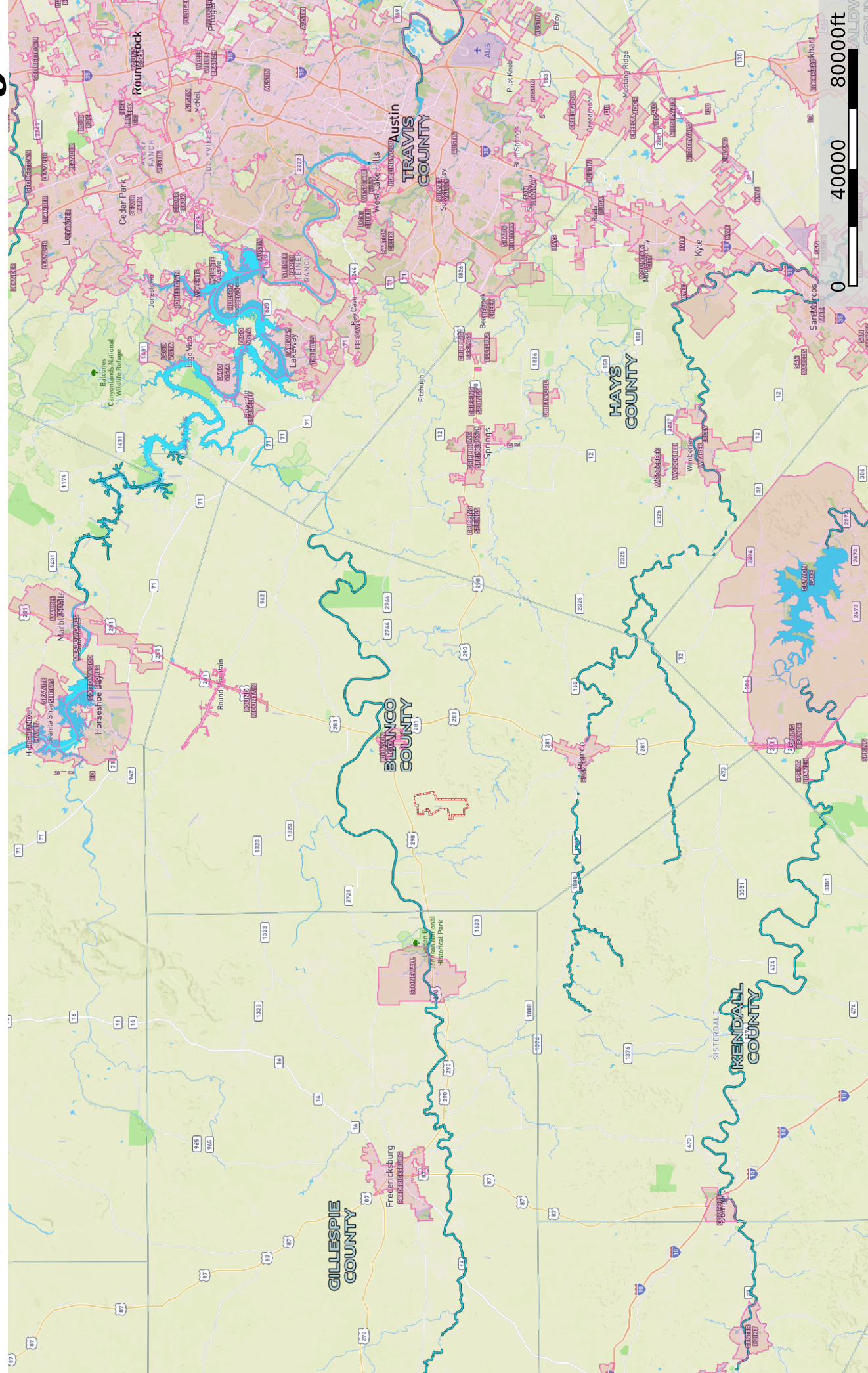
Lot 68, Preserve at Walnut Springs
 Blanco County, Texas, 5.08 AC +/-





Lot 68, Preserve at Walnut Springs

Blanco County, Texas, 5.08 AC +/-



LAY OF THE LAND

TO JOHNSON CITY
FLAT CREEK ROAD

SHARED OPEN SPACE

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

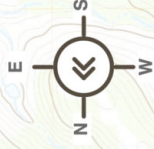


EQUESTRIAN CENTER

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



SELAH, BAMBERGER RANCH PRESERVE



AMENITIES COMPLEX

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

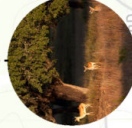


Spring-fed Pool



WILDLIFE MANAGEMENT

- whitetail deer hunting blinds
- seasonal hunting opportunities



WATER IMPROVEMENTS

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



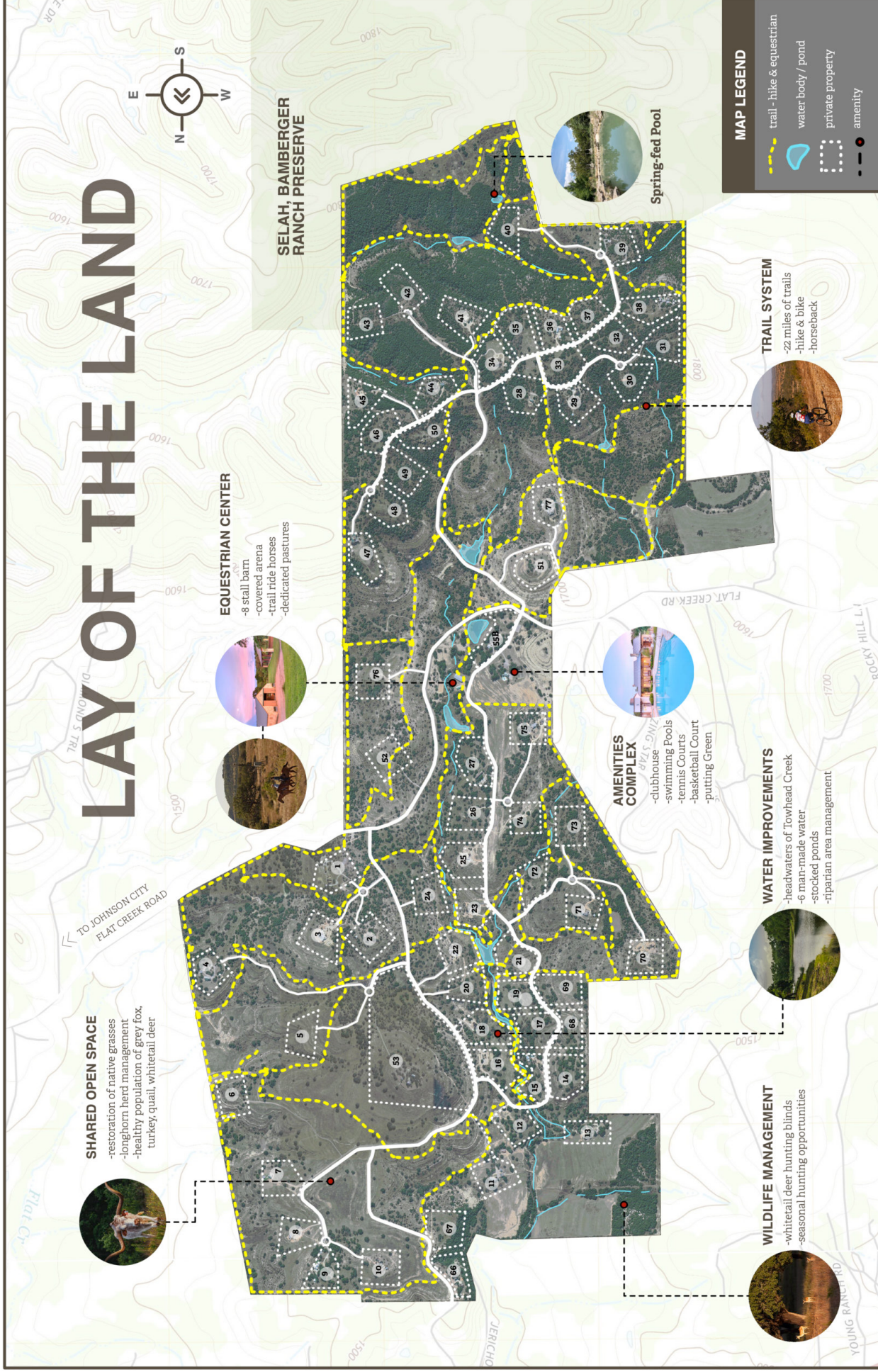
TRAIL SYSTEM

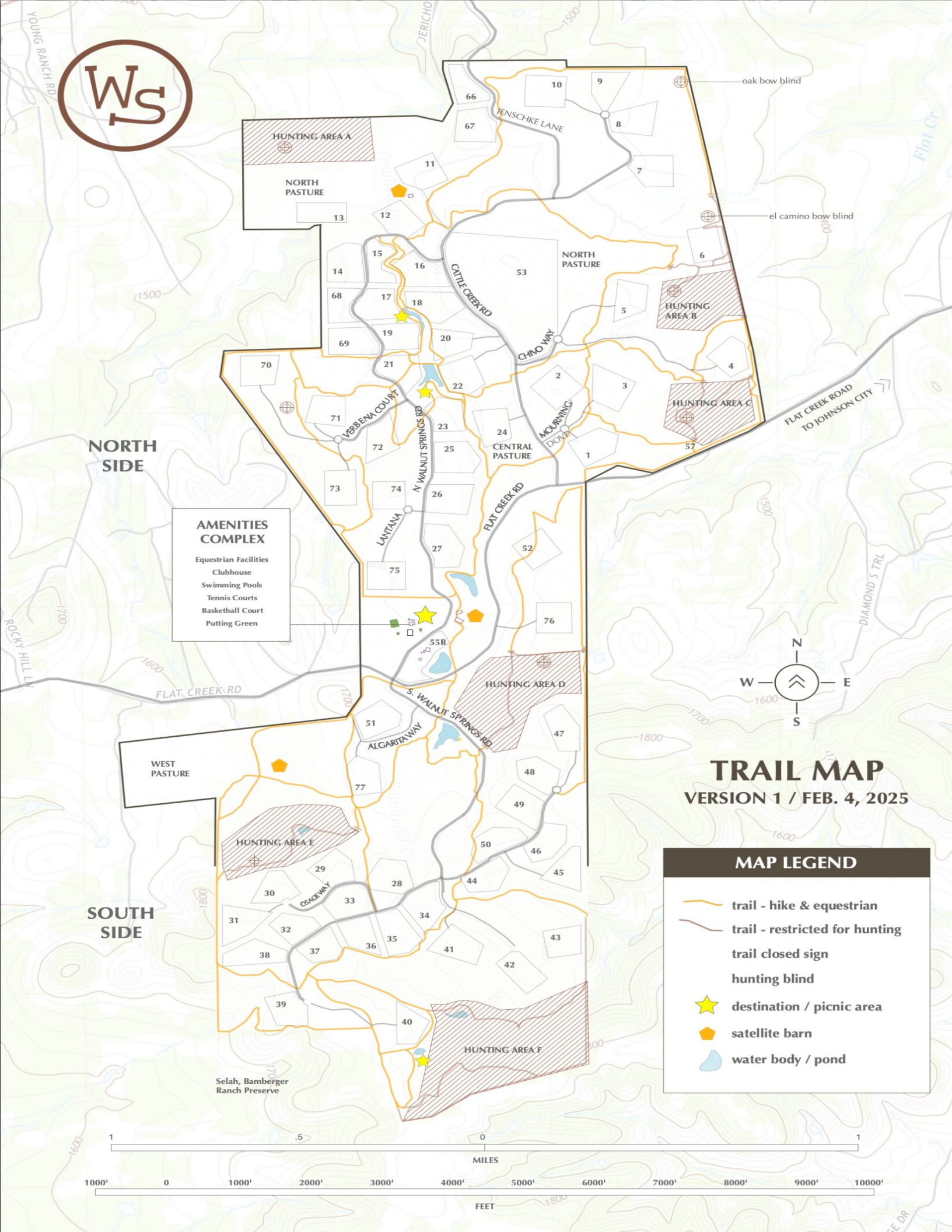
- 22 miles of trails
- hike & bike
- horseback



MAP LEGEND

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





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:	New Well	Proposed Use:	Domestic

Drilling Start Date: **10/7/2003** Drilling End Date: **10/7/2003**

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

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

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

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

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
319 320 water 10 gpm

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

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

Property Values

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

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