

13800 LONE RIDER TRAIL, AUSTIN 78738

PROPERTY DETAILS AND CONSERVATION EASEMENT OVERVIEW

Summary

This brief provides a formal overview of the supplied information concerning 13800 Lone Rider Trail and its conservation easement as of September 2026. It summarizes the property's characteristics, building parameters, impervious-cover limits, development possibilities, infrastructure provisions, use and access restrictions, tax valuation, and privacy protections.

Property Overview

1. **Total property size.** The property consists of 18.67 acres (813,265 sq. ft.).
2. **Subdivision restriction.** The 18.67 acres are not to be subdivided.

Conservation Easement and Building Envelope

1. **Building envelope.** The conservation easement grants a building envelope of approximately 1.2 acres (52,272 sq. ft.) SEE ATTACHED. The envelope includes the current house, which is 3,983 sq. ft. of interior space.

Impervious Cover and Development Capacity

The principal area, impervious-cover, and development figures are summarized below.

Measure	Figure	Detail
Total property size	18.67 acres	813,265 sq. ft.
Building envelope	Approx.1.2 acres	52,272 sq. ft.
Current house interior space	3,983 sq. ft. [per CAD]	Interior space
Impervious-cover limit	4.0% of total property	0.7468 acres / 32,531 sq. ft.
Existing impervious cover	2.16% of total property	17,550 sq. ft.
Additional new building area	14,981 sq. ft.	32,531 - 17,550
If the barn is demolished	17,881 sq. ft.	14,981 + 2,900
Standard pool	Approx.1,232 sq ft	Development possibility
Standard tennis court	Approx.7,200 sq. ft.	Development possibility
Potential new house	Approx.9,000 sq. ft.	Interior space
Existing house impervious footprint	5,000 sq. ft.	Separately stated from interior space

1. **Impervious-cover limit.** Total impervious cover is limited to 4% of the total property, or 0.7468 acres (32,531 sq. ft.).
 2. **Existing impervious cover.** The existing impervious cover associated with the driveway, house, kennel, and barn constitutes 0.403 acres (17,550 sq. ft.).
 3. **Additional building capacity approximation.** This leaves room for $(32,531 - 17,550) = 14,981$ additional square feet of new building. If the 2,900-square-foot barn is demolished, this figure increases to $(14,981 + 2,900) = 17,881$ square feet.
 4. **Development possibilities.** A standard pool might require 1,232 square feet, and a standard tennis court requires approximately 7,200 square feet.
 5. **Potential new house.** A new house could easily have 9,000 square feet of interior space. The existing house has a separately stated 5,000 sq. ft. impervious footprint.
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Infrastructure and Utilities

1. **Septic field.** The septic field currently lies within the building envelope, and the conservation easement allows for the relocation of the septic field outside the building envelope.
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Use and Access Restrictions

1. **Livestock.** No horses or other livestock are permitted; chickens are permitted.
 2. **Roads.** No new paved roads are permitted.
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Tax Valuation and Privacy Benefits

1. **Wildlife property tax valuation.** The property currently has a wildlife property tax valuation (exemption), which saves approximately \$25,000 annually.
 2. **Privacy.** The property, including the house, currently enjoys remarkable privacy, and the conservation easement is designed to protect that privacy.
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Important Notes

Contact Carolyn Vogel, Listing Agent @ 512.633.4995 and cvogel@moreland.com

Verification. All figures and descriptions in this brief are based on the supplied property information and should be independently verified.