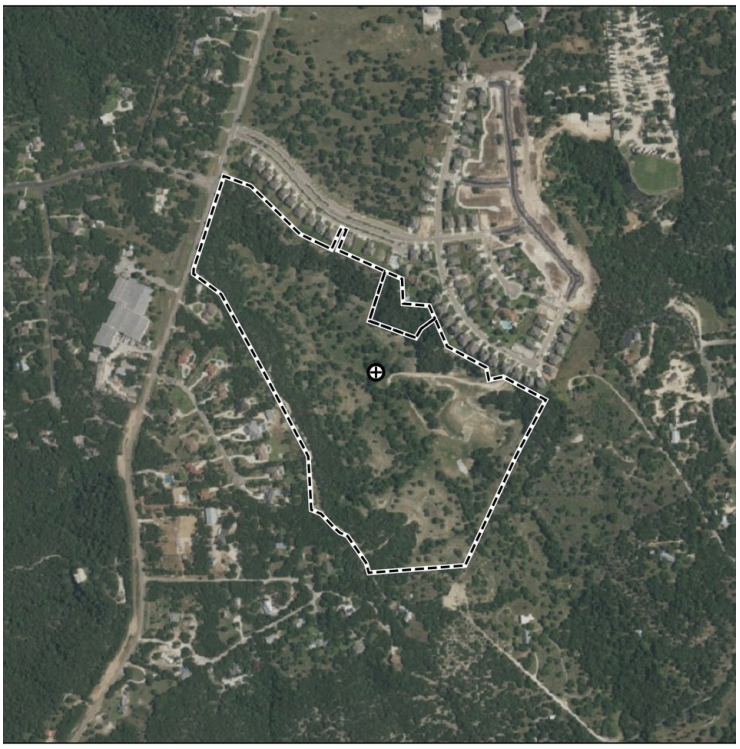
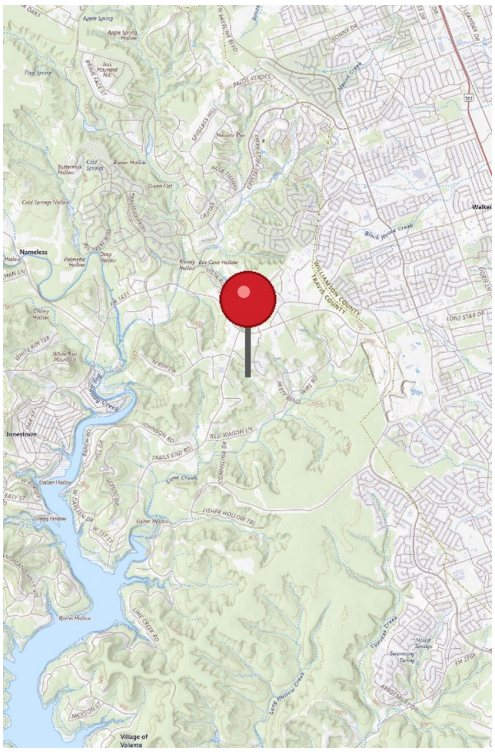
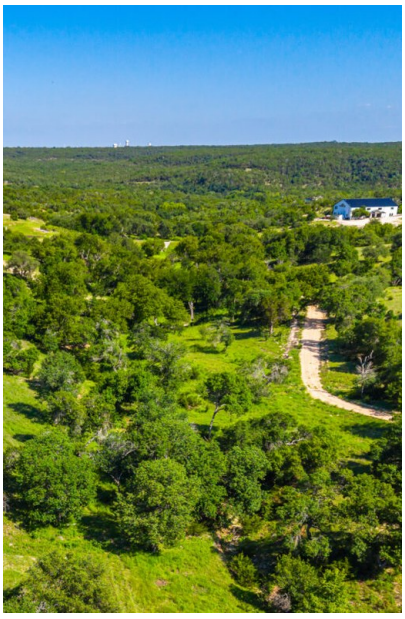
12601 Trails End Rd, Cedar Park, TX 78641

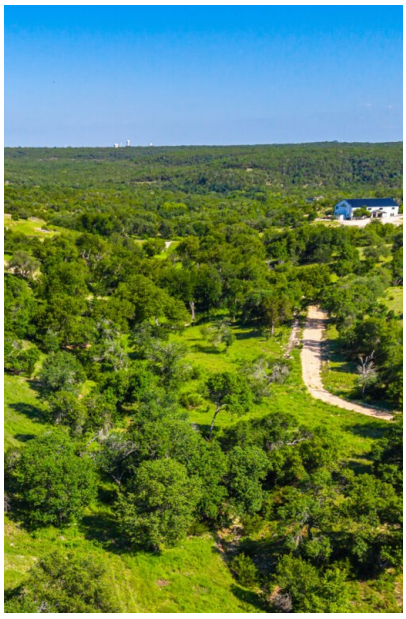
Travis County, TX · 30.50481, -97.88364 · Prepared November 05, 2026











Main image: aerial of the property (USGS National Map orthoimagery, public domain). Dashed line: parcel boundary, approximate. Other photos credited in section 11.

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At a glance

Owner of record	Owner name withheld in this public example
Parcel ID	0192470485 (prop. 857200,857204)
Size	62.7 acres (assessor record)
Zoning	Unincorporated Travis County, outside city limits: no zoning applies (Texas counties do not zone). ETJ status could not be checked (see section 10)
Main soils on parcel	Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes (90%); Eckrant and Speck soils, 0 to 2 percent slopes (10%)
FEMA flood zone	Zone X
Elevation / fall	893–1057 ft, falls to E
Hardiness zone · rain	9a · ~31.8 in/yr
Wildfire hazard (USFS)	Low

1 About the place: Cedar Park, Texas

The closest named community, Nameless (~2.9 mi), has no sourced encyclopedia detail, so this section profiles Cedar Park, the postal town.

Distance from center	~3.2 mi; the property lies west of it
Population	77,595 (2020 census, per Wikipedia)
Elevation	934 ft at the center (USGS 3DEP)
Sources	Grokipedia · Wikipedia (CC BY-SA 4.0)
Census ACS profile (Cedar Park city)	Median age 37.5, household income $123,972, home value $474,800 (ACS 2019–2023 5-year)

Cedar Park is a city in Williamson County, Texas. Its population was 77,595, at the 2020 census. The property is about 3.2 miles west of its center, which sits near 934 ft. (Summary by Thrive from the linked Wikipedia article and USGS elevation data.)

History

Tonkawa, Lipan Apache and Comanche peoples lived here before settlers arrived. In the mid-1800s the spot was called Running Brushy, after a spring. George and Harriet Cluck, Chisholm Trail cattle drivers, bought the spring land in 1873. The Austin and Northwestern Railroad arrived in 1882, and the town took the name Cedar Park in 1887.

People

The 2020 census counted 77,595 residents. Wikipedia says the town changed little until the 1950s and 1960s, when Austin's growth spilled over.

Towns & Services

Most of the city is served by Leander ISD (Cedar Park and Vista Ridge high schools), with parts in Round Rock ISD. Austin Community College's Cypress Creek campus is here. The city lies mostly in Williamson County, with a small part in Travis County.

Getting Around

U.S. Route 183 runs north–south through the city, with the 183A Toll Road bypass (opened 2007). RM-1431/Whitestone Boulevard and Cypress Creek/Brushy Creek Road are the main east–west routes.

Place summaries are written by Thrive in its own words from the linked encyclopedia pages (accessed November 05, 2026). Figures from different sources and years can disagree; we show both where they do. Not verified locally.

2 Property & parcel

FLOOD	WILDFIRE	SLOPE	SOIL INFILTRATION
Zone X	Low	24.1% avg	Group D

low concern · check · significant · not available — quick screening flags from public data, explained in the sections below.

Owner of record	Owner name withheld in this public example
Mailing address	Withheld in this public example
Situs address	12701 TRAILS END CV, Cedar Park, TX 78641
Legal description	ABS 2215 SUR 179 G C & S F R R CO & ABS 613 SUR 679 VAR SURVEYS POWER C ACR 60.793 (1-D-1) (account #857200; others on the CAD record)
Legal / GIS acres, total	62.7 / 60.871
CAD accounts	#857200: 60.79 ac, $1,894,691 #857204: 1.91 ac, $33,773
Land value (CAD ag productivity under 1-D-1), total	$53,420
Improvement value, total	$700,283
Market value, total	$1,928,464
Listing ask	$4,950,000 (Republic Ranches listing)
Tax year / source	2026 · TRAVIS APPRAISAL DISTRICT

Listing address: 12601 Trails End Rd, Cedar Park, TX 78641 · County situs: 12701 TRAILS END CV, Cedar Park, TX 78641
Source: TxGIO StratMap Land Parcels (from TRAVIS APPRAISAL DISTRICT), 2 adjacent CAD tracts under the customer's map pin (same owner).
Appraisal records are for tax purposes; boundaries are approximate and values are not an appraisal. Assessed (taxable) value, year built and land-use code are not in the statewide parcel file; the county appraisal district's own record lists them.

Value notes

The listing's 61 acres match the CAD accounts in this report (62.70 ac). Values above are summed across the 2 CAD accounts listed. Appraisal district values (especially ag / 1-d-1 open-space values) are tax values, not market prices, so a gap between them and the asking price is normal and not a negotiating signal.

Tax record hints. CAD legal description notes open-space / 1-d-1 agricultural appraisal. Ag productivity values are tax values, not sale prices; a change of use can trigger rollback taxes. Improvements on roll: $700,283.

3 Location context

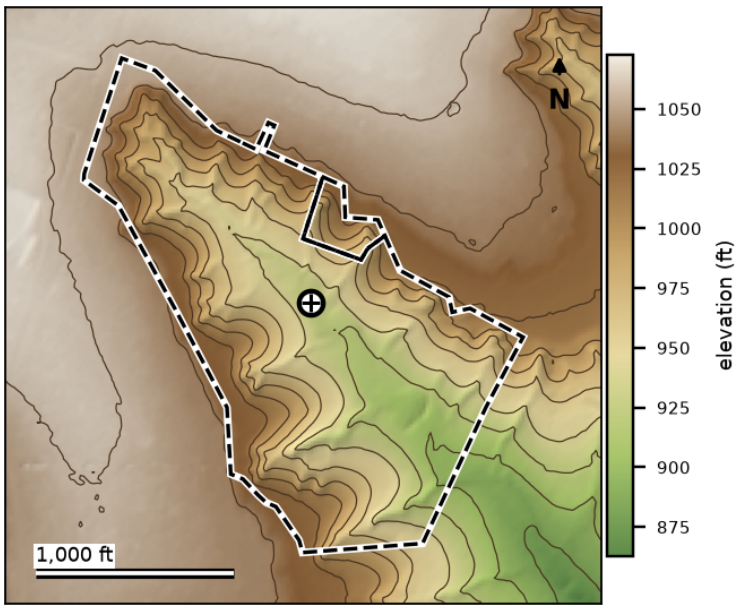
County / state	Travis County, TX
Watershed (HUC-12)	Hurst Creek-Lake Travis (120902050206)
Coordinates	30.504806, -97.883640; parcel centroid (address matched to the county parcel record)
Road frontage (approx.)	~677 ft on Trails End Rd; ~101 ft on N Rim Dr. Measured from the parcel outline along Census road centerlines; a survey gives exact frontage.
Highway access	Nearest US/state highway: N Bell Blvd ~3.4 mi; nearest interstate or freeway-class road: State Hwy 183A ~4.2 mi (straight-line, Census TIGER roads).
Traffic count (TxDOT)	No TxDOT count station within 0.6 mi (typical for local roads).
EPA cleanup / hazardous-waste sites within 1 mile	None listed in EPA's Superfund, brownfield or hazardous-waste programs. State leaking-tank lists are not checked; a Phase I environmental review is standard for commercial purchases.



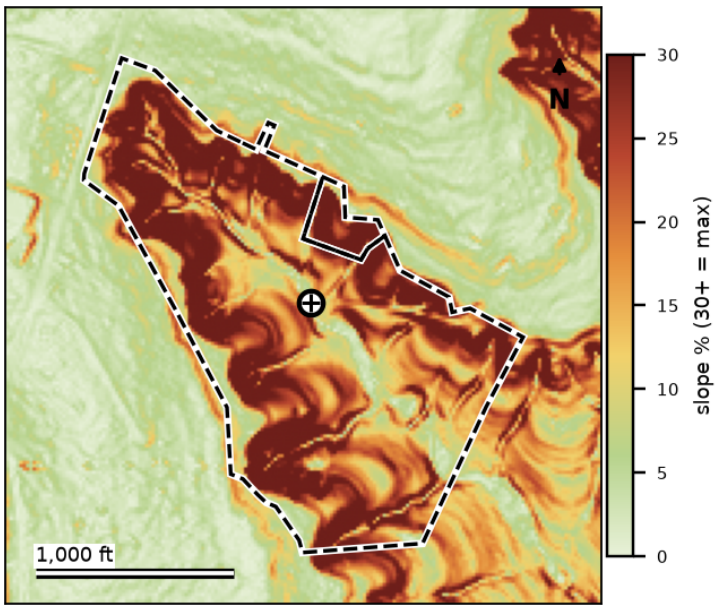
Aerial: USGS National Map orthoimagery (public domain). Dashed line: parcel boundary from TxGIO StratMap Land Parcels (from TRAVIS APPRAISAL DISTRICT) (approximate, not a survey). Circle: report point (parcel centroid).

4 Terrain

The ground inside the parcel boundary sits at about 893–1057 ft (164 ft of relief) and is steep (average 24.1%, steepest cell 84%). Locally the land falls toward the E. Across the ~0.6 mi map the terrain spans 863–1073 ft. Slopes need erosion control and careful access design.



Elevation (green is low, brown is high) with hillshade and 20 ft contours (USGS 3DEP).

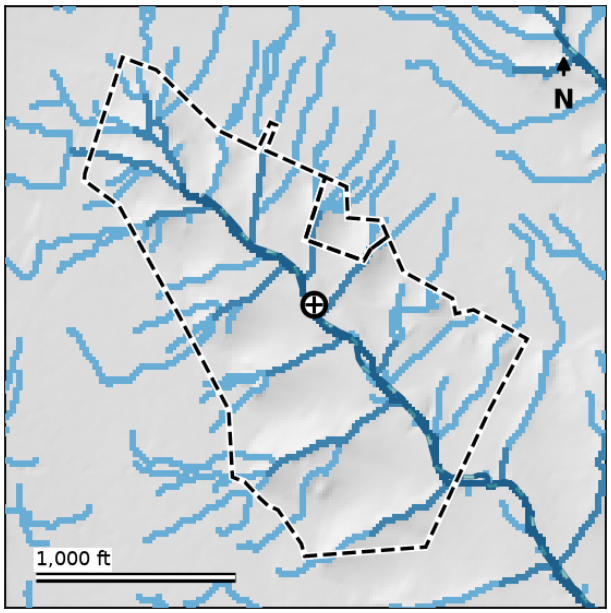


Slope from USGS 3DEP: green = gentle, yellow/orange = moderate, red = 20–30%+.

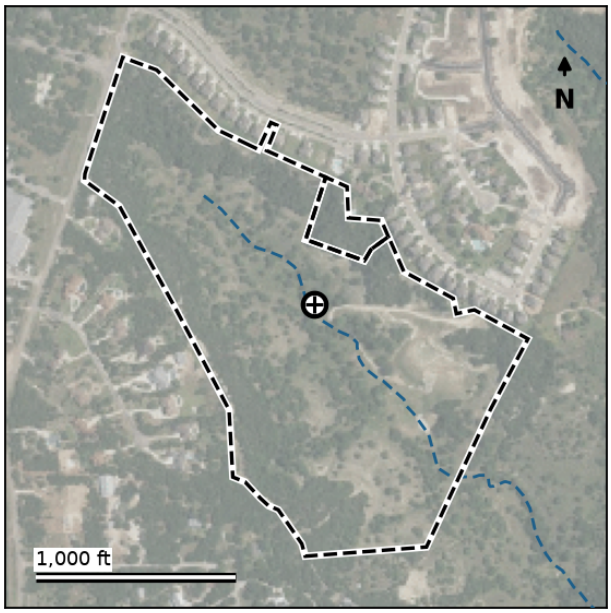
Source: USGS 3DEP elevation (ImageServer, best available resolution resampled to ~17 ft cells). Contours and slope computed by Thrive from that grid; small features (curbs, ditches) may not show.

5 Water & drainage

Modelled surface drainage (solid lines) shows where rain collects as it runs downhill. The largest flow path within ~30 ft of the report point drains about 35.7 ha (88.2 acres) of upslope land. USGS maps 29 stream/drainage line segments in the map area, none named. Mapped wetlands within 1,640 ft: Riverine. NWI wetlands cover 1.5% of the parcel (Riverine). The site drains to the Hurst Creek-Lake Travis watershed.



Drainage: light/medium/dark blue lines = flow paths draining ≥0.25 / ≥2 / ≥10 ha (D8 model on pit-filled 3DEP). Dashed = mapped streams (USGS NHD (large scale)). Teal fill = USFWS NWI wetlands.



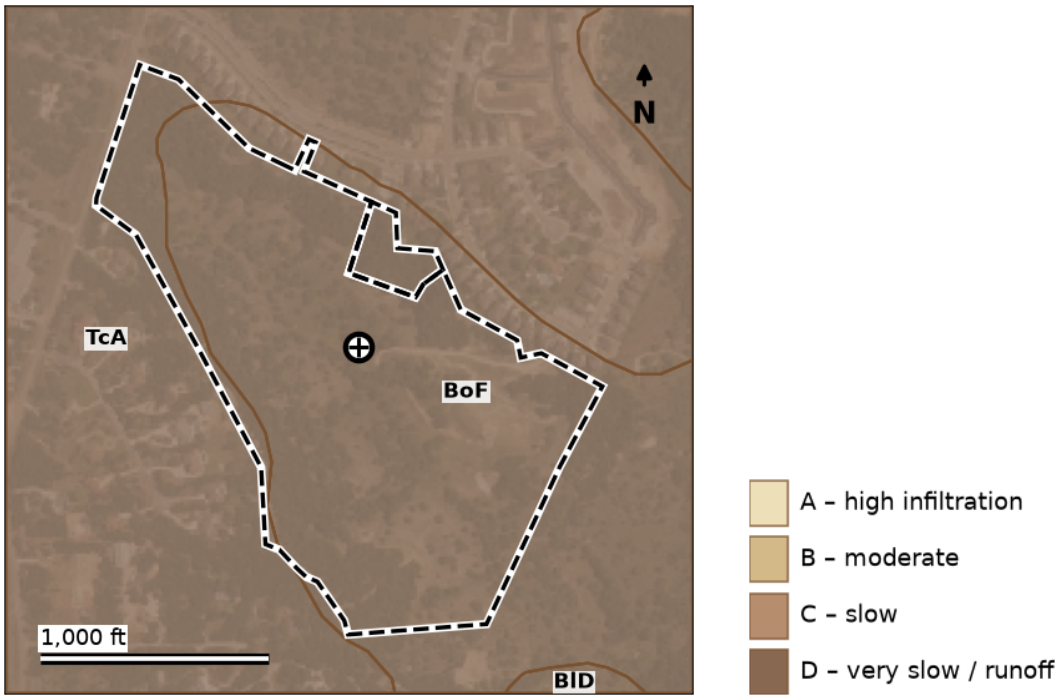
FEMA NFHL: dark blue = Special Flood Hazard Area (1%-annual-chance); light blue = 0.2% zone; unshaded = Zone X/minimal or unmapped. Dashed = mapped streams.

At the address point: FEMA zone X (area of minimal flood hazard). Outside the 1%-annual-chance floodplain; lenders usually do not require flood insurance. FEMA flood map (FIRM) panel 48453C0095J, effective January 22, 2020. Confirm the official zone at the FEMA Flood Map Service Center. Share of the parcel inside FEMA's 1%-annual-chance floodplain (SFHA): 0.0%. Zones mapped in the surrounding area: A, AE, X. Order an official FIRMette (msc.fema.gov) before design or purchase.

Sources: USGS 3DEP; USGS National Hydrography Dataset; USFWS National Wetlands Inventory; USGS Watershed Boundary Dataset; FEMA National Flood Hazard Layer.

6 Soils

The main soil on the parcel is Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes, covering about 90% of it: well drained, hydrologic group D (slow infiltration, more runoff; swales, mulch and contour beds pay off), land capability class 7 non-irrigated.

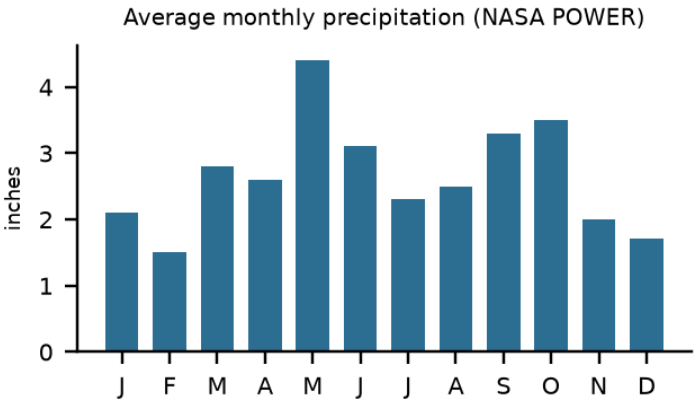


Map: USDA SSURGO map units colored by hydrologic soil group (how fast water soaks in) over aerial; labels are map-unit symbols. Source: USDA NRCS Soil Data Access (SSURGO), mapped at ~1:24,000; inclusions of other soils are common. A soil or percolation test is needed for septic or building design. Every map unit in the table below is well drained.

Sym	Map unit	Map	Parcel	Group	Class
BoF	Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes	44%	90%	D	7
TcA	Eckrant and Speck soils, 0 to 2 percent slopes	55%	10%	D	7

7 Climate & growing

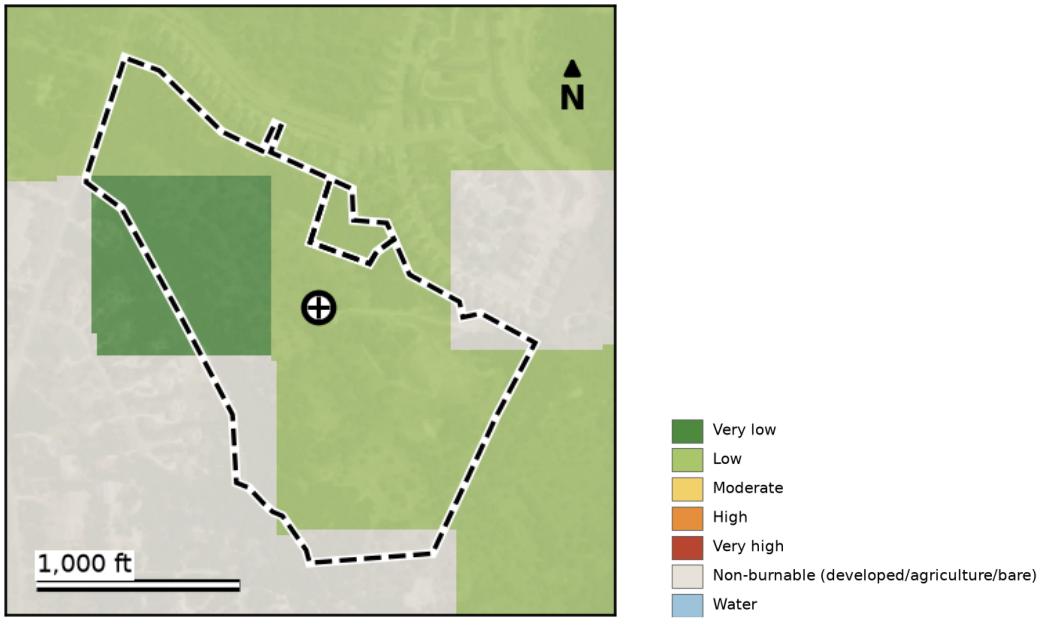
Average annual temperature about 67.6 F and roughly 31.8 in of precipitation a year. USDA hardiness zone 9a (average coldest winter night 20 to 25 F). Record-period extremes in the NASA POWER grid: 111.6 F in July and 17.4 F in January.



Sources: NASA POWER long-term climatology (satellite/model, ~31 mi grid); USDA Plant Hardiness Zone Map by ZIP (via phzmapi.org).

8 Wildfire

USFS Wildfire Hazard Potential class at this point: Low (class 2 on a 1–5 scale; 6 = non-burnable, 7 = water).



Source: USDA Forest Service, Wildfire Hazard Potential (classified, 2023 edition data as served), via geoplatform.gov ImageServer.

9 Current land use detected

What the land appears to be used for today, from independent public signals. Each finding lists its evidence and our confidence; a missing signal means the source had nothing or could not be reached, not that the use is absent.
No specific current use was detected from the signals below.

Signals checked

USDA Cropland Data Layer (satellite crop map, ~100 ft)	2024, inside the parcel: Shrubland ~25.8 ac (43%); Evergreen forest ~24.2 ac (40%); Grassland/pasture ~3.1 ac (5%); Developed/open space ~2.4 ac (4%); Deciduous forest ~2.4 ac (4%); Developed/low intensity ~1.8 ac (3%); Barren ~0.4 ac (1%). No grapes classified — small or young vineyards are often mapped as grass/pasture at this resolution.
Mapped features at the address point	None mapped
TTB federal winery permits (address match)	No wine producer/blender permit at this address — TTB Wine Producer & Blender permit list (FOIA, published Apr 2025)
County tax record hints	Shown with the values in section 2.

Sources: USDA NASS CropScape CDL; OpenStreetMap contributors (ODbL) via Overpass API; county assessor record; U.S. Alcohol and Tobacco Tax and Trade Bureau (TTB) FOIA permit list.

10 Zoning, utilities & restrictions

What rules and services apply to the land, from public map services. Each line says where it came from; anything we could not check is marked as such.

Zoning	Unincorporated Travis County, outside city limits: no zoning applies (Texas counties do not zone). ETJ status could not be checked (see City ETJ below)
City limits (TxGIO StratMap)	Outside all city limits
City ETJ	Not available: no ETJ map service is known for Travis County, and Texas has no statewide ETJ map. The county or nearest city planning office can confirm
Water provider (PUC Texas CCN)	No certificated provider mapped here (usually a private well)
Sewer provider (PUC Texas CCN)	No certificated provider mapped here (usually a private well or septic system)
Electric provider (PUC Texas)	Pedernales Electric Cooperative, Inc. (co-op) service area (unofficial PUC map)
Internet (FCC Broadband Map)	Not included automatically: the FCC National Broadband Map has no open lookup service. Check providers and speeds at broadbandmap.fcc.gov
Easements & deed restrictions	Not in public GIS data; a title company or the county clerk's records show them

Local contacts

Planning & development	Travis County TNR — Development Services (Permitting Center)
Septic permits	Travis County TNR — on-site sewage facility (OSSF) permits
Appraisal district	Travis Central Appraisal District (TCAD)
Groundwater districts	Southwestern Travis County Groundwater Conservation District; Barton Springs/Edwards Aquifer Conservation District — Confirm which district covers the parcel (or none).
Electric	Pedernales Electric Cooperative, Inc. (PUC service area)

11 Sources & references

Every source used in this report, listed once, with a link. All were consulted on November 05, 2026. Cover photos other than the aerial and map are listing photos from Republic Ranches, cropped.

Property, location & imagery

Water and sewer service areas: Public Utility Commission of Texas, CCN maps. texas.gov
Electric service areas: Public Utility Commission of Texas (unofficial service-area maps). texas.gov
City limits: Texas Geographic Information Office, StratMap city boundaries. texas.gov
Local contacts: Travis County TNR — Development Services (Permitting Center). traviscountytx.gov
Travis County TNR — Development Services (Permitting Center) (planning excerpt). traviscountytx.gov
Septic permitting: Travis County TNR — on-site sewage facility (OSSF) permits. traviscountytx.gov
Appraisal district: Travis Central Appraisal District (TCAD). traviscad.org
Groundwater district: Southwestern Travis County Groundwater Conservation District. swtcgcd.com
Groundwater district: Barton Springs/Edwards Aquifer Conservation District. bseacd.org
TWDB groundwater conservation district map. texas.gov
FEMA Flood Map Service Center. fema.gov
Parcel boundary and record: TxGIO StratMap Land Parcels (from TRAVIS APPRAISAL DISTRICT). texas.gov
Road frontage and highway distance: U.S. Census Bureau road maps (TIGER). census.gov
Traffic counts: Texas Department of Transportation yearly averages. txdot.gov
Nearby regulated sites: U.S. Environmental Protection Agency facility registry. epa.gov
Aerial photos and cover map: U.S. Geological Survey, The National Map (public domain). usgs.gov

Land, water, climate & land-use data

Elevation and slope: U.S. Geological Survey 3D Elevation Program. usgs.gov
Streams: U.S. Geological Survey National Hydrography Dataset (detailed version). usgs.gov
Watershed: U.S. Geological Survey Watershed Boundary Dataset (12-digit watersheds). usgs.gov
Wetlands: U.S. Fish and Wildlife Service National Wetlands Inventory. fws.gov
Flood zones: Federal Emergency Management Agency (FEMA) flood maps. fema.gov
Soils: U.S. Department of Agriculture soil survey (SSURGO). usda.gov
Rainfall, temperature and frost: NASA POWER long-term climate averages. nasa.gov
Hardiness zone: USDA Plant Hardiness Zone Map, by ZIP code via phzmapi.org. usda.gov
Wildfire: U.S. Forest Service Wildfire Hazard Potential map. firelab.org
Crops and land cover: USDA Cropland Data Layer (CropScape). gmu.edu
OpenStreetMap contributors (Open Database License): mapped land use and businesses. openstreetmap.org
Wineries and breweries: U.S. Alcohol and Tobacco Tax and Trade Bureau permit lists. ttb.gov

Photos & place profile

Place profile: Grokipedia article “Cedar Park, Texas”. grokipedia.com
Place profile: Wikipedia article “Cedar Park, Texas”, CC BY-SA 4.0. wikipedia.org
Cover photo (area): “Aerial of ranch and improvements”, Listing photo · Republic Ranches. republicranches.com
Cover photo (nearest town): “Barndominium on the property”, Listing photo · Republic Ranches. republicranches.com
Cover photo (rural land): “Aerial of ranch and improvements”, Listing photo · Republic Ranches. republicranches.com