



# 11417 WALTON PASS ROAD PRELIMINARY CIVIL ENGINEERING REPORT

*Prepared by*  
Austin Civil Engineering  
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**11417 WALTON HILL PASS RD, TX 78615-5004**

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512.350.7289



## **Property Information**

Scope	Page 3
Summary Comments	Page 4
Exhibit A - Aerial Image	Page 5
Exhibit B - Vicinity Map	Page 6
Exhibit C - Firmette – FEMA	Page 7
Exhibit D – Jurisdiction	Page 8
Exhibit E – Zoning Map	Page 9

## **Water/Wastewater Service**

Summary Comments	Page 10
Exhibit F – Water Map	Page 11



**11417 WALTON HILL PASS RD, TX 78615-5004**

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## 1.0 SCOPE

The information provided herein is intended for **Preliminary Use Only**. For definitive information, Austin Civil Engineering can perform a more in-depth feasibility study.

For in-depth answers to these and other questions, please

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- *Book a complimentary 30-minute consultation:*

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- *Hire Austin Civil Engineering for more in-depth research*

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## 2.0 PROPERTY INFORMATION

### 2.1 Summary Comments: Usable Land

#### Land Area

##### 11417 WALTON HILL PASS RD:

Land Area (Acres)	Flood Zone	City limits	Zoning
Property ID: <b>271841</b> & <b>271854</b>	Outside	Pflugerville ETJ	Outside
<b>Total Area: 102 acres</b>			
Exhibit A& B	Exhibit C	Exhibit D	Exhibit E

- Will require platting development.

#### This is what requires deeper research:

- Further details concerning impervious cover limitations can be furnished within the scope of an in-depth feasibility study.
- The property is located outside the zoning boundaries of the city of Pflugerville. Permits for new developments may be required from Travis County. Further information can be provided through an in-depth feasibility study.

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[www.austincivil.com/solutions](http://www.austincivil.com/solutions)



## PID 271841 | 11417 WALTON HILL PASS

Property Summary Report | 2025  
Online Services | Travis Central Appraisal District

### GENERAL INFO

#### ACCOUNT

Property ID: 271841  
Geographic ID: 0267800303  
Type: R  
Zoning:  
Agent:  
Legal Description: ABS 745 SUR 41 SHARP T ACR 2.00

#### OWNER

Name: OLLE THOMAS H  
Secondary Name:  
Mailing Address: 10900 COCA COLA RANCH RD  
JACKSBORO TX 76458-3055  
Owner ID: 244702  
% Ownership: 100.000000  
Exemptions:

#### LOCATION

Address: 11417 WALTON HILL PASS RD, TX  
78615-5004  
Market Area:  
Market Area CD: \_RGN317  
Map ID: 026780

### PROTEST

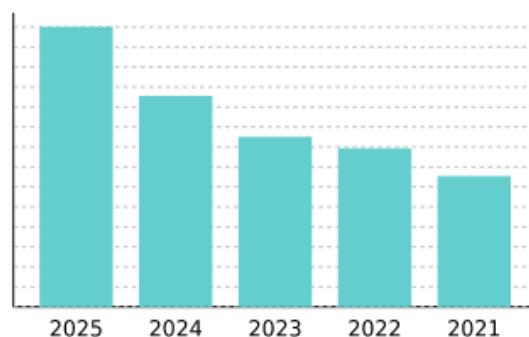
Protest Status:  
Informal Date:  
Formal Date:

### VALUES

#### CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$70,502
Special Use Land Market:	\$0
Total Land:	\$70,502
Improvement Homesite:	\$279,802
Improvement Non-Homesite:	\$0
Total Improvement:	\$279,802
Market:	\$350,304
Special Use Exclusion (-):	\$0
Appraised:	\$350,304
Value Limitation Adjustment (-):	\$44,107
Net Appraised:	\$306,197

#### VALUE HISTORY



#### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$70,502	\$279,802	\$0	\$350,304	\$44,107	\$306,197
2024	\$70,502	\$193,702	\$0	\$264,204	\$9,040	\$255,164
2023	\$33,516	\$179,121	\$0	\$212,637	\$0	\$212,637
2022	\$31,507	\$166,641	\$0	\$198,148	\$0	\$198,148
2021	\$18,956	\$144,703	\$0	\$163,659	\$0	\$163,659



## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.375845	\$306,197	\$306,197
0A	TRAVIS CENTRAL APP DIST	0.000000	\$306,197	\$306,197
19	PFLUGERVILLE ISD	1.106900	\$306,197	\$306,197
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	\$306,197	\$306,197
9B	TRAVIS CO ESD NO 2	0.092765	\$306,197	\$306,197

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **\$279,802** Main Area: **1,555**  
State Code: **E1** Description: **1 FAM DWELLING** Gross Building Area: **6,360.5**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R6		0	1910	1910	1,555
581	STORAGE ATT	R6		0	1910	1910	540
512	DECK UNCOVRED	R6		0	1910	1910	748
011	PORCH OPEN 1ST F	R6		0	1910	1910	238
302	BARN FV	F-V		1	1910	1910	1
095	HVAC RESIDENTIAL	R6		0	1910	1910	1,555
051	CARPORT DET 1ST	R6		0	1910	1910	242
251	BATHROOM	R6		0	1910	1910	1.5
SO	Sketch Only	R6		0	1910	1910	1,480

### Improvement Features

1ST Floor Factor: 1ST, Foundation: OTHER, Roof Covering: COMPOSITION SHINGLE, Roof Style: HIP, Shape Factor: U, Grade Factor: A

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.0000	87,120	\$0.81	\$70,502	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/12/01	WD	WARRANTY DEED		OLLE THOMAS H		00000	00000	2001214920 TR



## PID 271854 | SANDEEN RD

Property Summary Report | 2025  
Online Services | Travis Central Appraisal District

### GENERAL INFO

#### ACCOUNT

Property ID: 271854  
Geographic ID: 0267800314  
Type: R  
Zoning:  
Agent:  
Legal Description: ABS 37 SUR 74 ALLEN B ACR 12.681  
(1-D-1)  
Property Use:

OWNER  
Name: OLLE THOMAS H  
Secondary Name:  
Mailing Address: 10900 COCA COLA RANCH RD  
JACKSBORO TX 76458-3055  
Owner ID: 244702  
% Ownership: 100.000000  
Exemptions:

#### LOCATION

Address: SANDEEN RD, TX 78653

Market Area:

Market Area CD: RGN317

Map ID: 026780

#### PROTEST

Protest Status:

Informal Date:

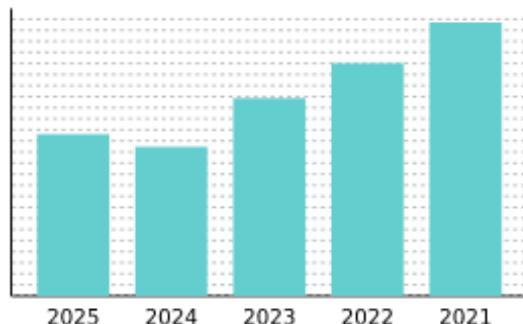
Formal Date:

### VALUES

#### CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$0
Special Use Land Market:	\$447,019
Total Land:	\$447,019
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$447,019
Special Use Exclusion (-):	\$445,560
Appraised:	\$1,459
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,459

#### VALUE HISTORY



#### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$447,019	\$0	\$445,560	\$1,459	\$0	\$1,459
2024	\$447,019	\$0	\$445,674	\$1,345	\$0	\$1,345
2023	\$212,506	\$0	\$210,719	\$1,787	\$0	\$1,787
2022	\$199,768	\$0	\$197,668	\$2,100	\$0	\$2,100
2021	\$120,188	\$0	\$117,716	\$2,472	\$0	\$2,472



## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.375845	\$1,459	\$1,459
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,459	\$1,459
19	PFLUGERVILLE ISD	1.106900	\$1,459	\$1,459
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	\$1,459	\$1,459
9B	TRAVIS CO ESD NO 2	0.092765	\$1,459	\$1,459

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
DLCP	Dry Cropland	12.6610	552,384.3	\$0.81	\$447,019	\$1,459

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/12/01	WD	WARRANTY DEED		OLLE THOMAS H		00000	00000	2001214920 TR

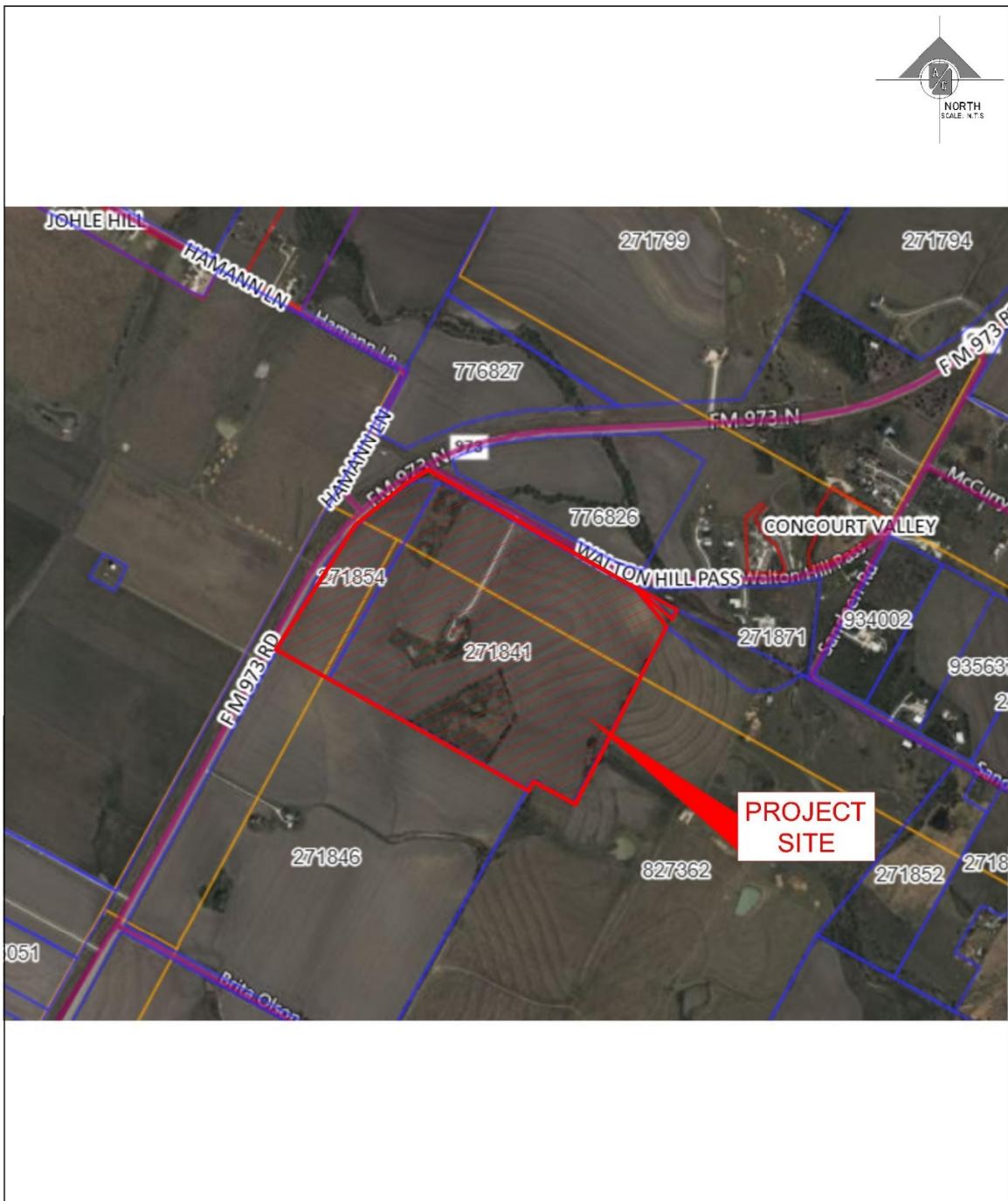
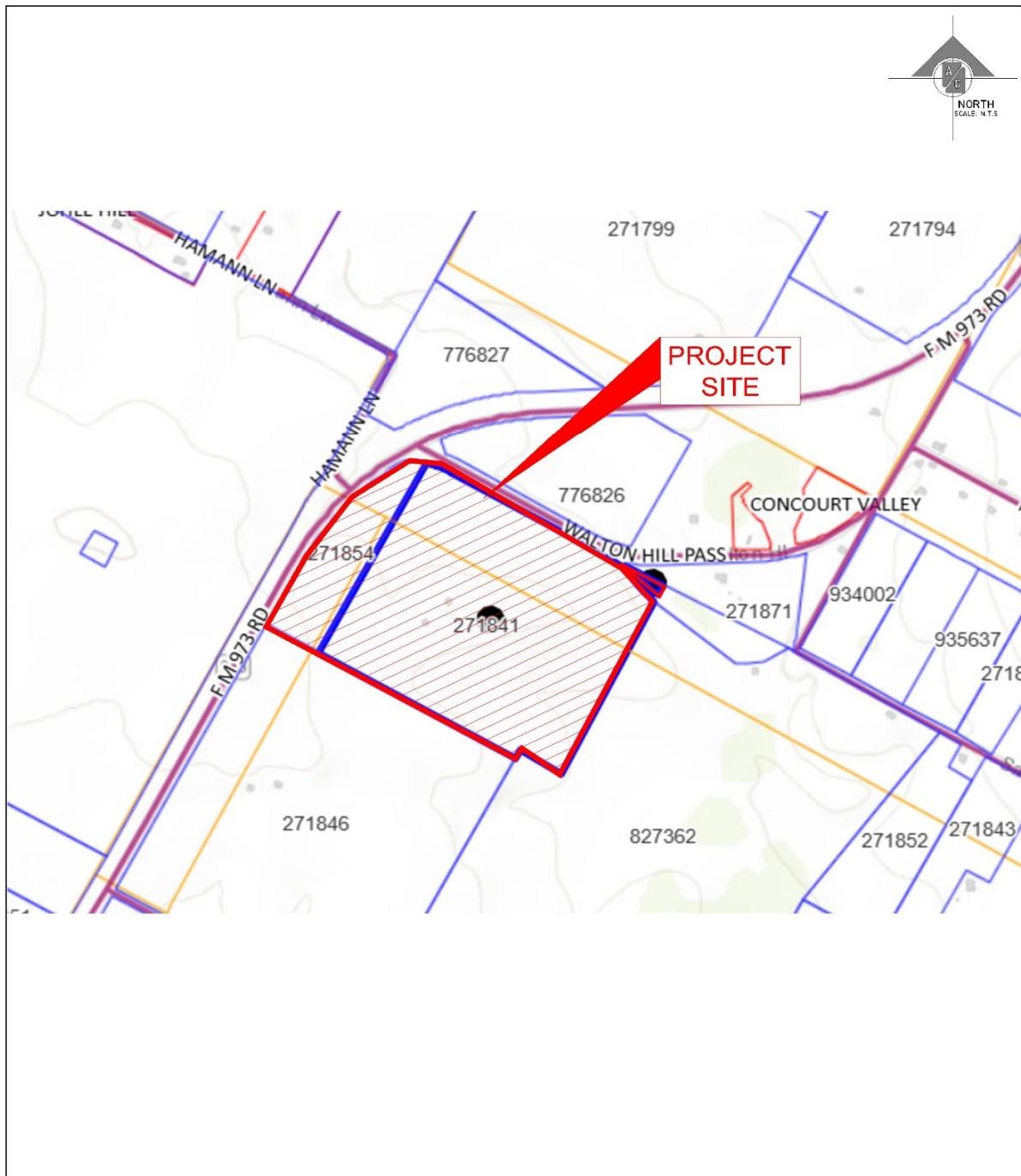
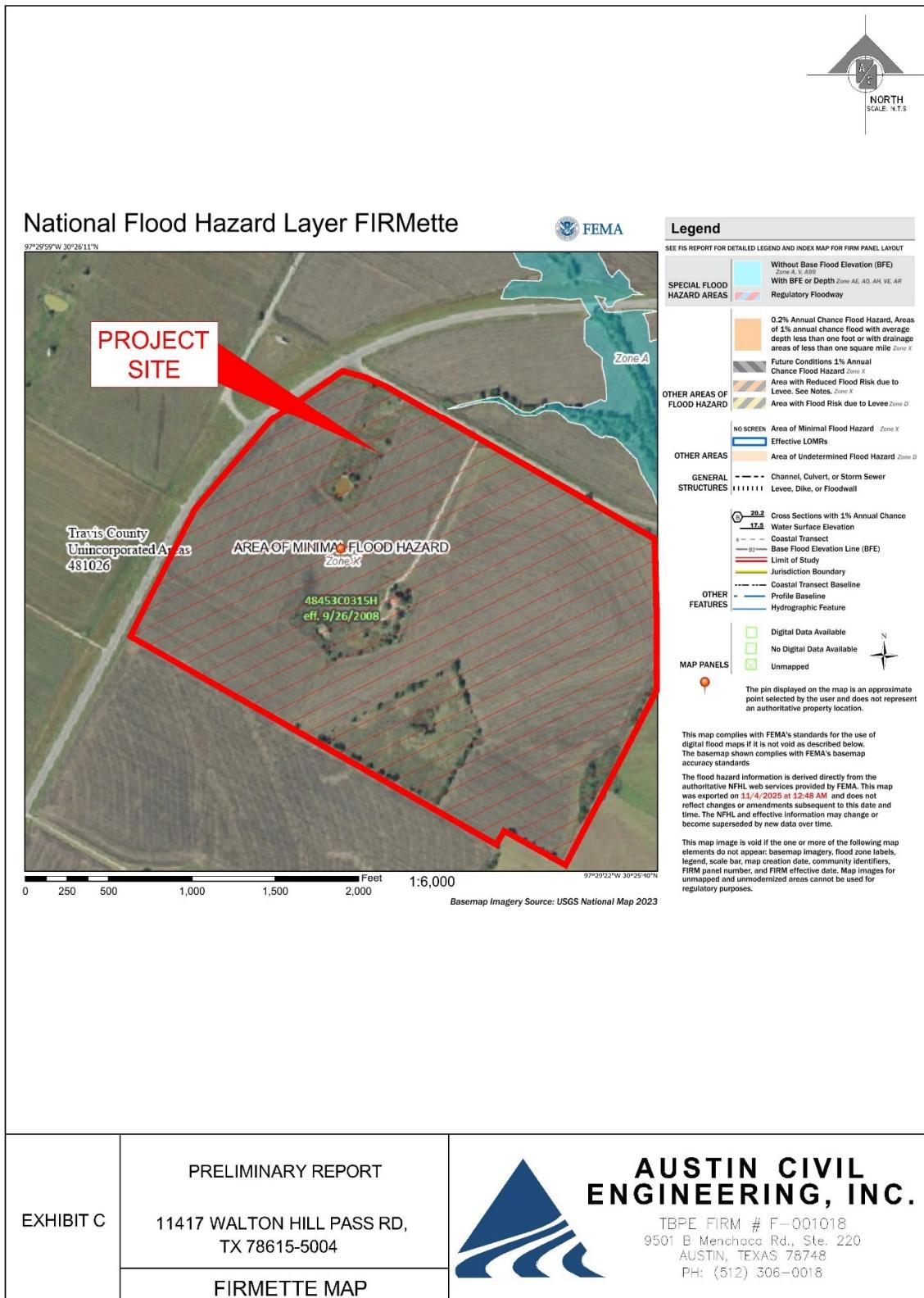


EXHIBIT A	PRELIMINARY REPORT 11417 WALTON HILL PASS RD, TX 78615-5004	 <b>AUSTIN CIVIL ENGINEERING, INC.</b> TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018
	AERIAL MAP	



<b>EXHIBIT B</b>	<b>PRELIMINARY REPORT</b> <b>11417 WALTON HILL PASS RD,</b> <b>TX 78615-5004</b> <b>VICINITY MAP</b>	 <b>AUSTIN CIVIL ENGINEERING, INC.</b> TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018
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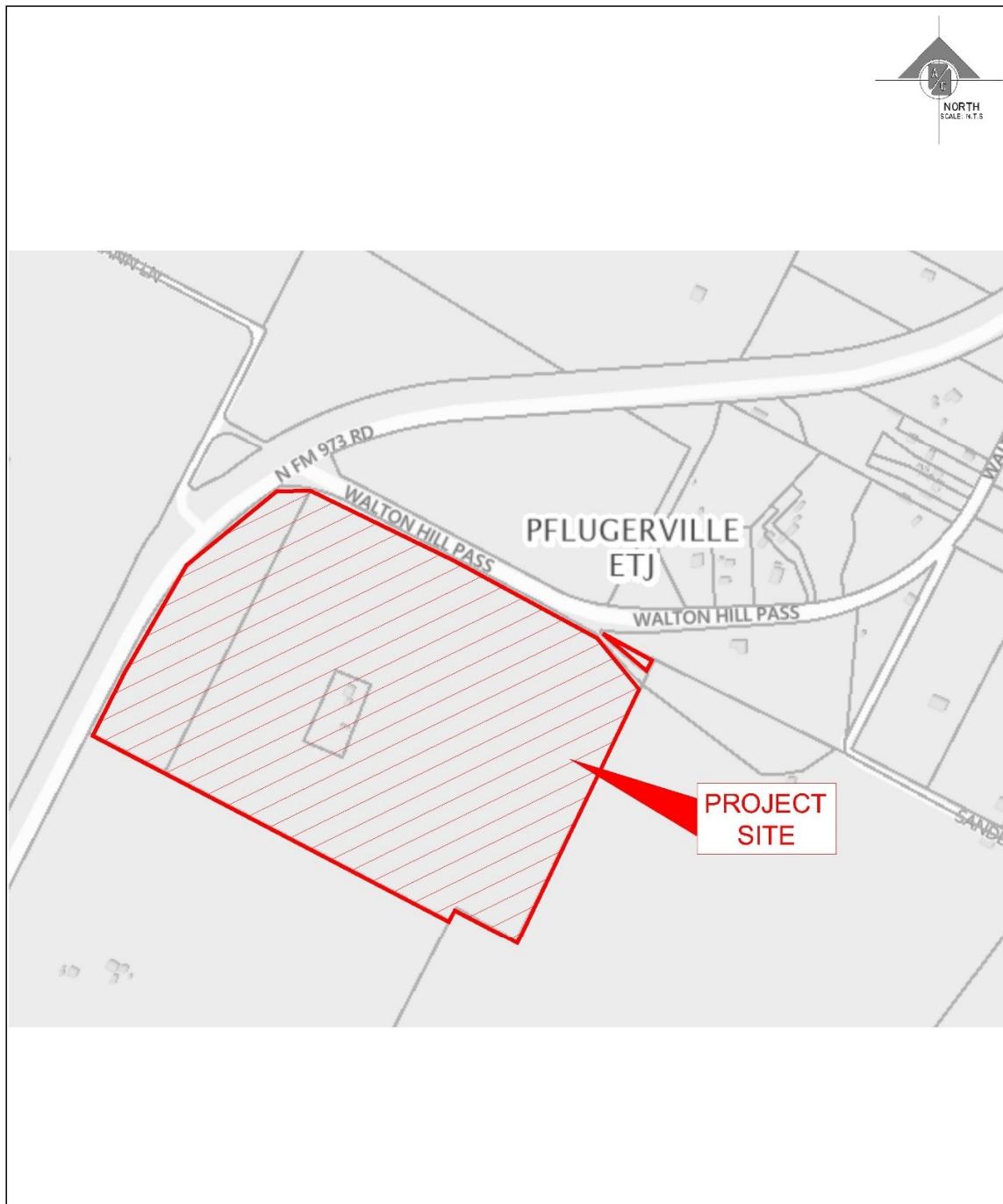


EXHIBIT D	PRELIMINARY REPORT 11417 WALTON HILL PASS RD, TX 78615-5004	The logo for Austin Civil Engineering, featuring a stylized blue triangle with three wavy lines inside, followed by the company name in a bold, sans-serif font.
	JURISDICTION	

TBPE FIRM # F-001018  
9501 B Menchaca Rd., Ste. 220  
AUSTIN, TEXAS 78748  
PH: (512) 306-0018

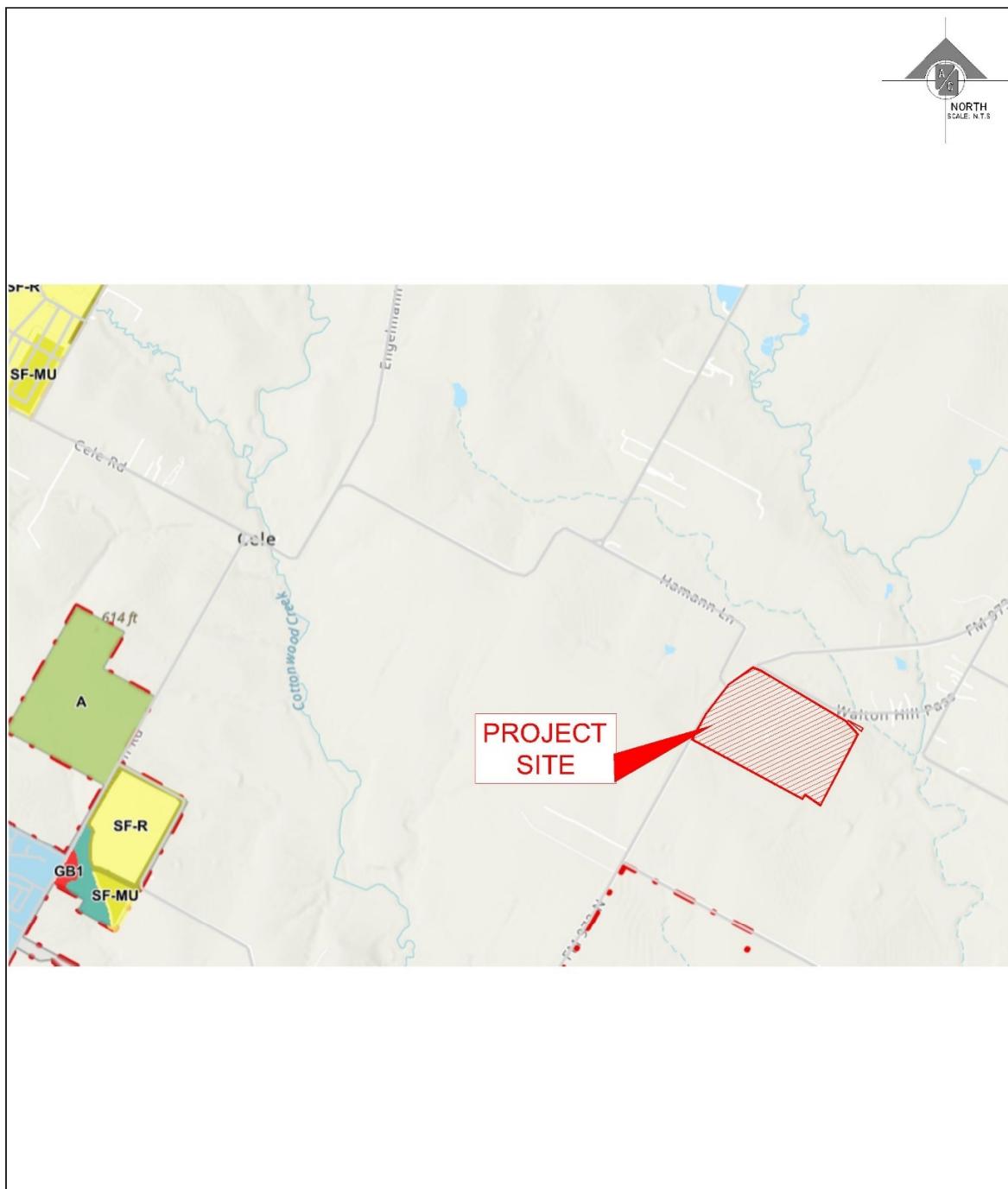


EXHIBIT E	PRELIMINARY REPORT  11417 WALTON HILL PASS RD, TX 78615-5004	 <p><b>AUSTIN CIVIL ENGINEERING, INC.</b></p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	ZONING MAP	



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### 3.0 WATER/WASTEWATER SERVICE/ELECTRICITY

#### **3.1 Summary Comments: Utilities**

##### **Water**

Provider: AQUA WSC.

Available service: The property has an existing meter and access to the 8-inch Aqua WSC line along the main road – (Exhibit F).

##### **Wastewater**

No wastewater line appears to be shown in the area. Wastewater service may have to be provided by OSSF.

##### **Electricity**

Provider: Oncor.

Available service: An electrical line crosses FM 973 and services the parcel.

##### **This is what requires deeper research:**

- Obtaining additional information on existing services and permits for OSSF.

**Reserve your complimentary 30-minute consultation now**  
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