



11417 WALTON PASS ROAD PRELIMINARY CIVIL ENGINEERING REPORT

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

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Property Information

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11417 WALTON HILL PASS RD, TX 78615-5004

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

-
- *Book a complimentary 30-minute consultation:*
-

www.austincivil.com/solutions

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

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: 271841 & 271854 Total Area: 102 acres	Outside	Pflugerville ETJ	Outside
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.

Reserve your complimentary 30-minute consultation now
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

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: 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

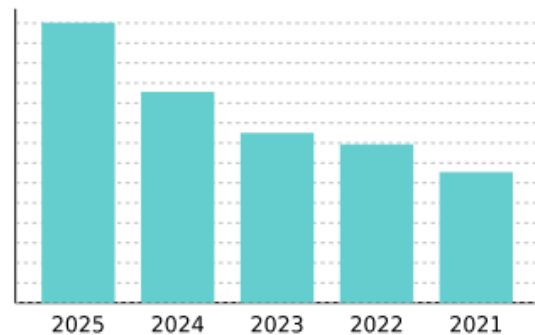
CURRENT VALUES

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 UNCOVERED	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

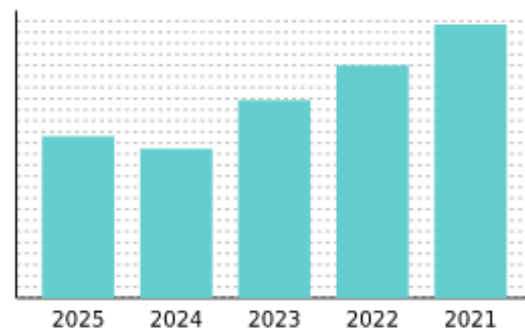
CURRENT VALUES

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	12.6810	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

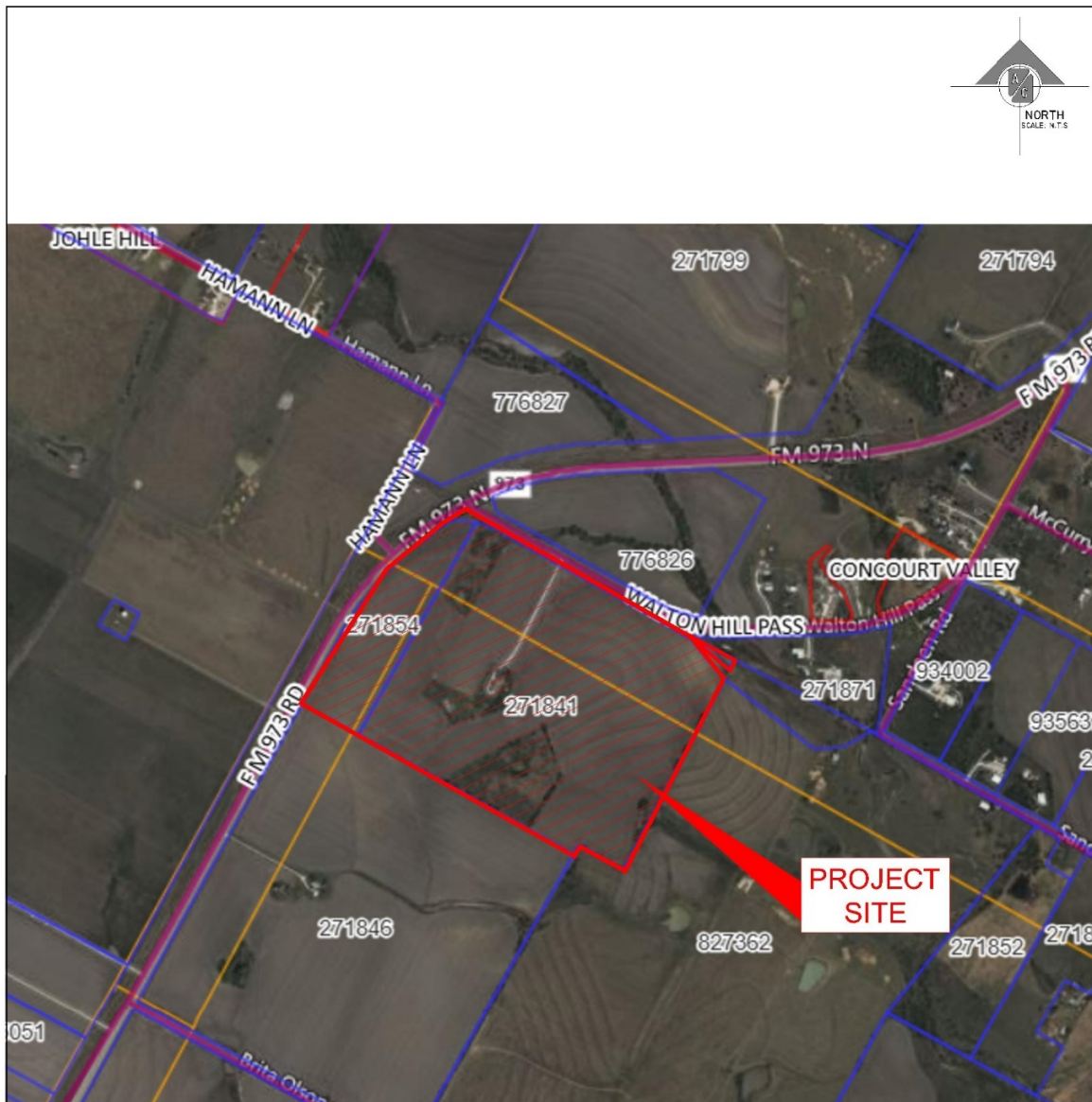

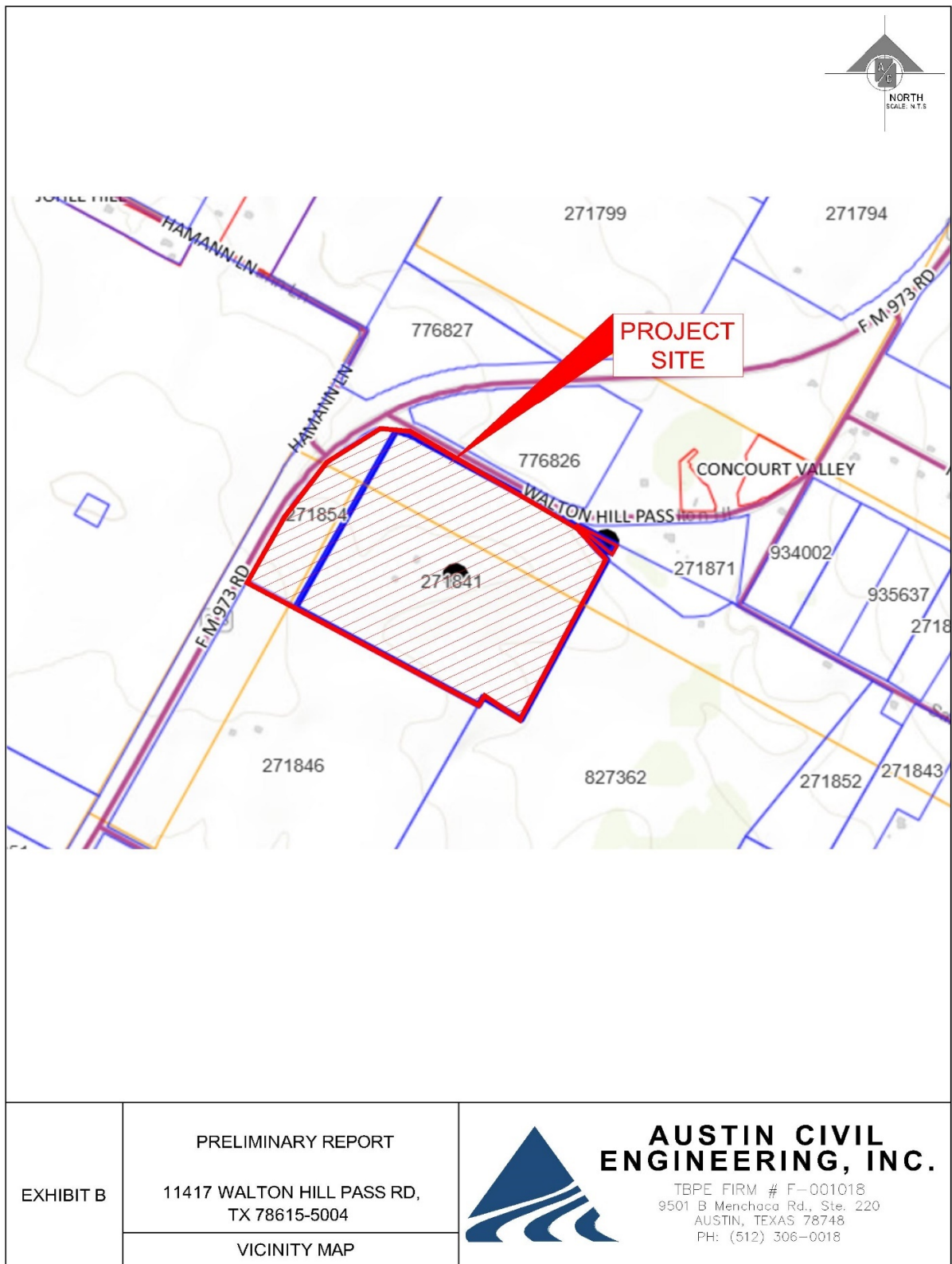
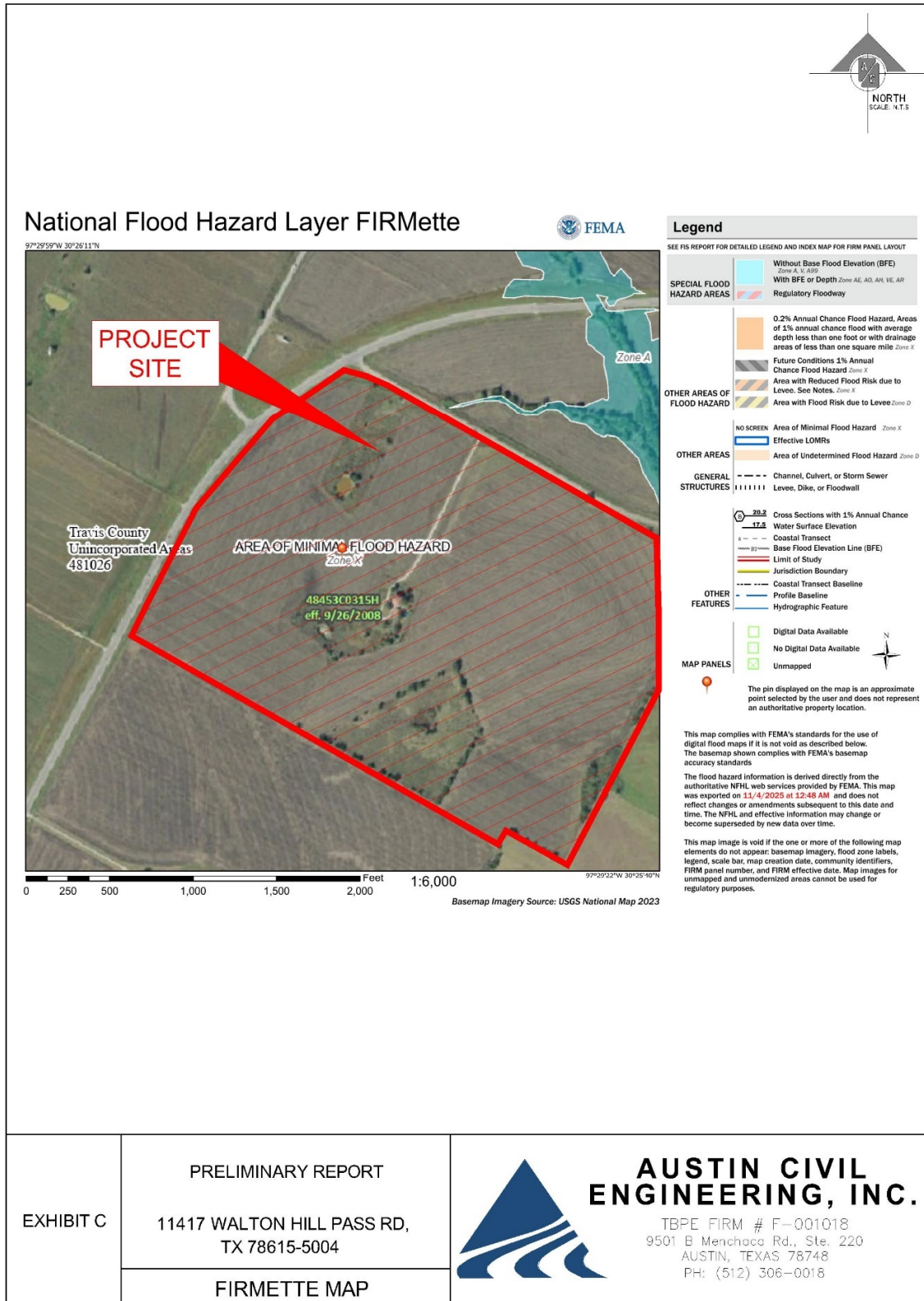


EXHIBIT A	<p>PRELIMINARY REPORT</p> <p>11417 WALTON HILL PASS RD, TX 78615-5004</p>	 <p>AUSTIN CIVIL ENGINEERING, INC.</p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	AERIAL MAP	





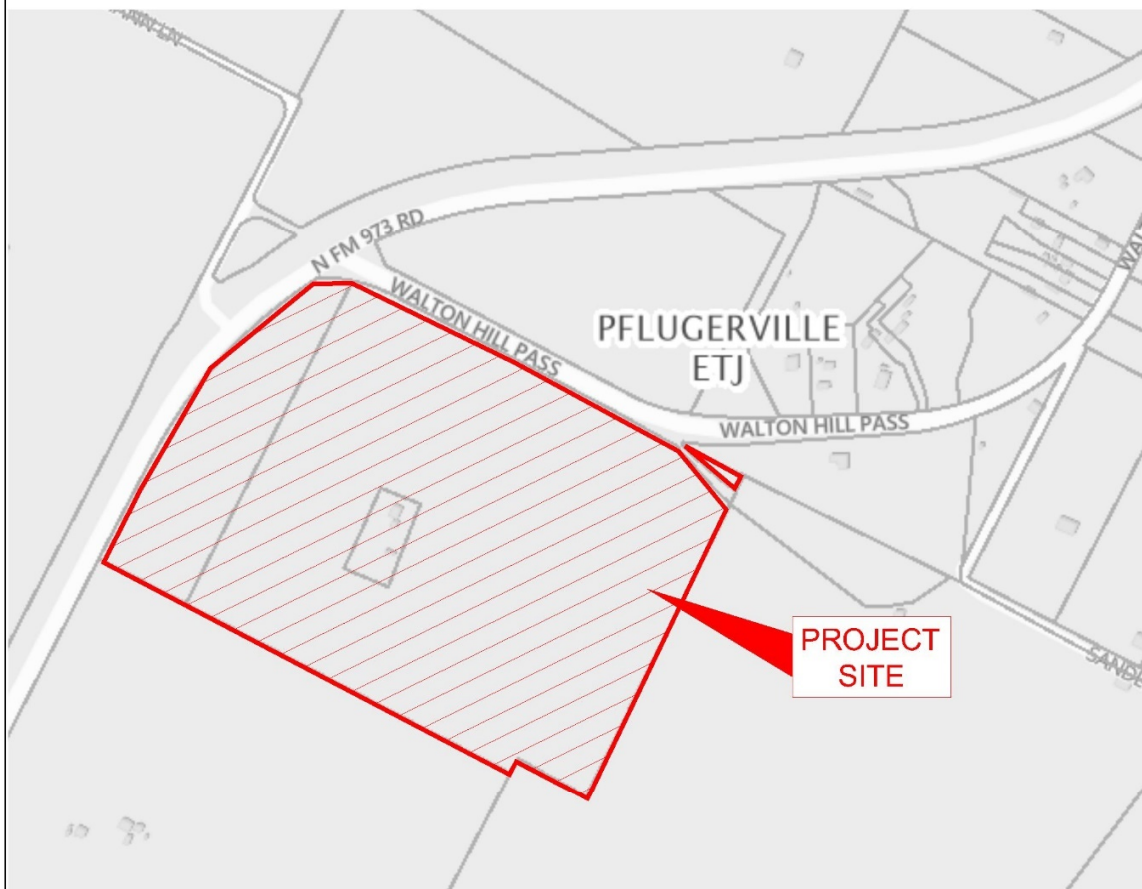
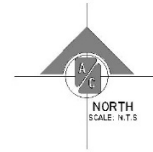



EXHIBIT D	<p>PRELIMINARY REPORT</p> <p>11417 WALTON HILL PASS RD, TX 78615-5004</p>	 <p>AUSTIN CIVIL ENGINEERING, INC.</p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	JURISDICTION	

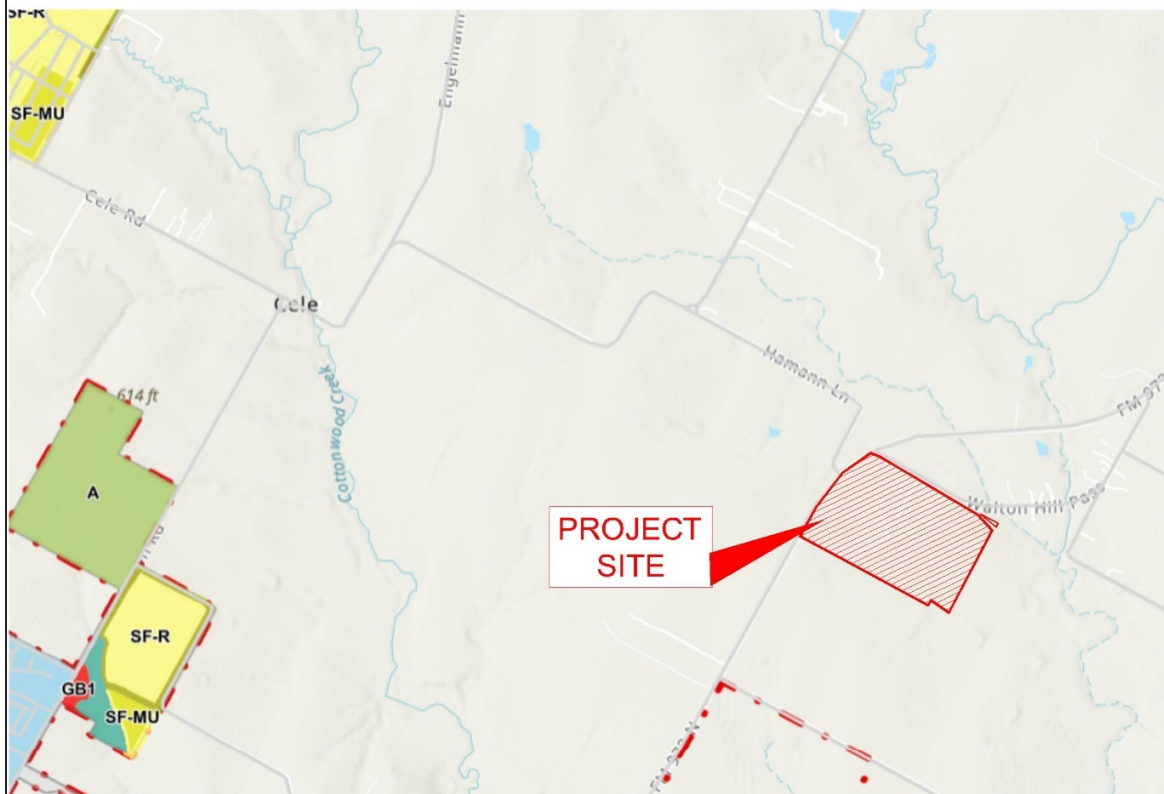
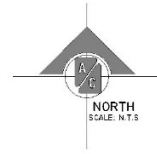



EXHIBIT E	PRELIMINARY REPORT 11417 WALTON HILL PASS RD, TX 78615-5004	 <p>AUSTIN CIVIL ENGINEERING, INC. TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	ZONING MAP	

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.

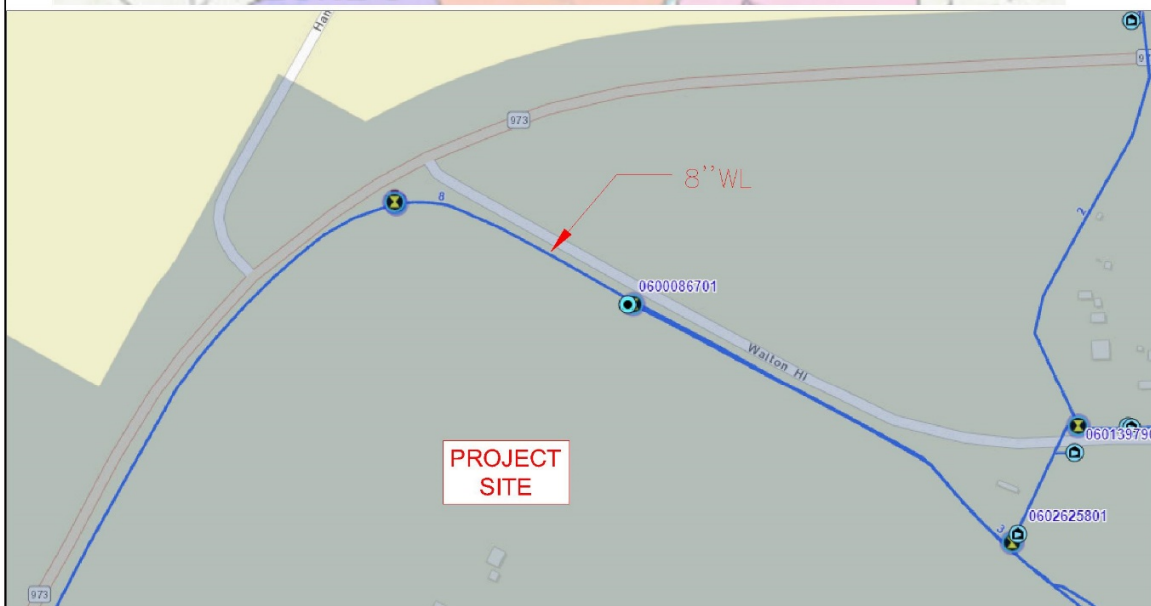
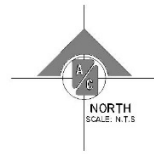



EXHIBIT F	<p>PRELIMINARY REPORT</p> <p>11417 WALTON HILL PASS RD, TX 78615-5004</p>	 <p>AUSTIN CIVIL ENGINEERING, INC.</p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	WATER MAP	