

8804 WILLIAMSON ROAD

KYLE, TEXAS | TRAVIS COUNTY | 18.88± ACRES





8804 Williamson Rd. | Kyle, Texas 78640 | Travis County

18.88+/- Acres

\$980,000

Agent

Justin Cop

Property Highlights

- 18.882± acres
- 2,400± SF residence
- 3 bedrooms | 2.5 baths
- Bonus/flex room ideal for office, sitting room, second living area, or other use
- Built in 2000
- Barndominium-style residence
- Expansive open-concept main living area
- Ample kitchen cabinetry
- High ceilings with exposed structural trusses
- Abundant natural light
- Central HVAC
- Aerobic septic system with spray irrigation – 240 GPD design capacity
- Front and rear porches
- Partial wire fencing
- Additional covered tractor/storage area
- 16' x 24' Morgan storage building with electricity
- Double + single carport
- Flag-lot configuration with long private entrance
- Open acreage with scattered mature trees
- Convenient access to SH 130, Hwy 21, US 183 and I-35
- Near Niederwald & Creedmoor
- Accessible to Austin, Buda, Kyle & San Marcos
- No known deed restrictions

Property Taxes:

\$18,207.84

Set on **18.882 acres**, this distinctive Central Texas property offers an exceptional combination of space, privacy, existing improvements, and flexibility in a highly accessible location near Niederwald and Creedmoor. With convenient access to SH 130 and the growing communities of Kyle, Buda, San Marcos, and the greater Austin area, the property provides the freedom of nearly 19 acres while remaining connected to major employment, retail, and transportation corridors.

Built in **2000**, the approximately **2,400 SF residence** offers **3 bedrooms, 2.5 baths, and a versatile bonus/flex room**. At the center of the home is an **expansive open-concept living area with high ceilings and exposed structural trusses**, creating an impressive sense of scale and flexibility. Multiple windows and French doors bring in natural light, while the open configuration provides generous space for living, dining, and gathering. The kitchen offers ample cabinetry, a gas range, and adjoining dining space. The bonus room, connected to the primary bedroom by French doors, provides additional flexibility for a home office, sitting room, second living area, hobby room, or other use.

Beyond the residence, the acreage is what truly sets this property apart. A long private approach creates separation from Williamson Road, opening to a substantial tract with a mix of open land and scattered mature trees. The property includes detached storage, a carport, and an uncovered deck, with ample acreage for animals, recreation, additional improvements, or other future uses.

Whether you picture a private rural retreat, a working agricultural or recreational property, a site tailored for future development, or a strategic land holding, this 18.882-acre tract **in a rapidly growing Central Texas location** presents a distinct opportunity to own expansive acreage while preserving seamless regional connectivity.

8804 Williamson Rd, Kyle, Texas 78640

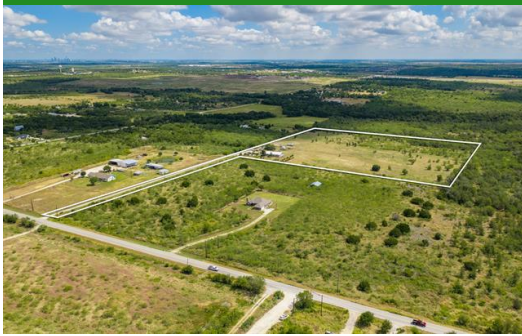
Listing ID: **8492974**

LP: **\$980,000**

Flex Listing: **No**

Recent Change: **08/20/2026 : ->A**

NEW



Address: [8804 Williamson Rd](#)

City: Kyle, Texas 78640

County: Travis

PID: [464473](#)

Subdv: MORA J S

Type: Single Family Resi

Legal: ABS 522 SUR 6 MORA J S ACR 18.8820

Sch Dist: [Del Valle ISD](#)

Mid or JS: [Del Valle](#)

Farm: Gentleman Ranch, Recreational

Beds: Total:3 (Main:3 Other:0)

Yr Blt: 2000/Public Records/Resale

Levels: 1

Lot Sz Dim:

Acres: 18.882

\$/Acre: \$51,901.28 **# Living:** 1

Std Status: **A/FARM**

List Price: \$980,000

MLS Area: SC

Tax Lot: 0

Tax Blk:

House on Prop: Yes

Elem: [Del Valle](#)

High: [Del Valle](#)

Baths: Total: 3 (F:2/H:1)

SqFt: 2,400/Public Records

\$/SqFt: \$408.33

Land SqFt: 822,500

\$/Lnd SF: 1.19

Dining: 1

General Information

Garage: / Carport, Gravel, Open, Oversized

Horses: No/None

Crops: None

Road Surface: Asphalt, Dirt, Gravel

WaterFront: No/None

Restrictions: None

Farm: Gentleman Ranch, Recreational

Endanger Sp:

Access Feat: See Remarks

Surf Water: No **ETJ:** Yes

Leases: None

Property Cond: Resale

Dir Faces: South

Minerals: None

Spl List Cnd: None

Bldr Name:

House Information

Laundry Loc: In Hall, Inside

Appliances: Disposal, Gas Range, Refrigerator

Interior Feat: Ceiling Fan(s), Ceiling(s)-High, Dryer-Electric Hookup, French Doors, No Interior Steps, Open Floorplan, Storage, Study/Home Office, Walk-In Closet(s), Washer Hookup

Flooring: Laminate, Tile, Wood

Roof: Metal

Construction: Siding-Metal

Security Feat: None

Foundation: Slab

Fireplaces: 0

Window Feat: Dual Pane Windows

Exterior Information

Tillable Acres:

Enclosed Acres: 18

View: Panoramic, Pasture, Rural

Exterior Feat: See Remarks, Gutters-Full, Private Entrance

Community Feat: None

Lot Feat: Back Yard, Cleared, Flag Lot, Level, Native Plants, Open Lot, Private, Trees-Sparse

Patio/Prch Feat: Deck, Rear Porch

Other Structure: Shed, Storage, Workshop

Grass Acres:

Ponds:

Cultivated Ac:

Wells:

Fencing: Perimeter

Commrcil: Yes

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell

List Svc: Full Service

Disclosures: Seller Disclosure

Docs Avail: Aerial Photos, Septic Certification, Survey, Topography Map

FEMA Flood: No

Utility Information

Heating: Central, Electric

Cooling: Ceiling Fan(s), Central Air, Electric

Utilities: Electricity Available, Propane, Water Available

Green Energy Efficient: Insulation

Green Sustainability: None

Sewer: Aerobic Septic

Water Src: Public

Gnd Wtr C:

Financial Information

HOA YN: No

Estimated Tax: \$18,208

Tax Exempt: None

Special Assess:

Buyer Incentive: None

Accept Finance: Cash, Conventional

Tax Annl Amt: \$18,208

Tax Assess Val: \$1,042,732

Tax Year: 2026

Tax Rate: 1.7462

Possession: Close Of Escrow, Funding

Showing Information

Occupant Type: Vacant

Showing Reqs: 24 Hour Notice, Appointment Only, Call Listing Agent

Owner Name: SCR HOLDINGS LLC

Showing Instr: Call LA for instructions

Lockbox Loc:

Lockbox Type: None

Contact Name: Justin Cop

Contact Phone: 830-998-2895

Contact Type: Agent

Show Service Ph:

Directions: From I-35, take Exit 223A toward FM 1327. Head east on FM 1327, continue toward Williamson Rd, then follow Williamson Rd to the property.

Remarks

Public Remarks: Set on 18.882 acres, this distinctive Central Texas property offers an exceptional combination of space, privacy, existing improvements, and flexibility in a highly accessible location near Niederwald and Creedmoor. With convenient access to SH 130 and the growing communities of Kyle, Buda, San Marcos, and the greater Austin area, the property provides the freedom of nearly 19 acres while remaining connected to major employment, retail, and transportation corridors. Built in 2000, the approximately 2,400 SF residence offers 3 bedrooms, 2.5 baths, and a versatile bonus/flex room. At the center of the home is an expansive open-concept living area with high ceilings and exposed structural trusses, creating an impressive sense of scale and flexibility. Multiple windows and French doors bring in natural light, while the open configuration provides generous space for living, dining, and gathering. The kitchen offers ample cabinetry, a gas range, and adjoining dining space. The bonus room, connected to the primary bedroom by French doors, provides additional flexibility for a home office, sitting room, second living area, hobby room, or other use. Beyond the residence, the acreage is what truly sets this property apart. A long private approach creates separation from Williamson Road, opening to a substantial tract with a mix of open land and scattered mature trees. The property includes detached storage, a carport, and an uncovered deck, with ample acreage for animals, recreation, additional improvements, or other future uses. Whether you picture a private rural retreat, a working agricultural or recreational property, a site tailored for future development, or a strategic land holding, this 18.882-acre tract in a rapidly growing Central Texas location presents a distinct opportunity to own expansive acreage while preserving seamless regional connectivity.

Agent/Office Information

List Agent: [613372/Justin Cop](#)

LA Phone: (830) 998-2895

LA Fax:

List Office: [700101/Fredericksburg Realty](#)

LO Phone: (830) 997-6531

Seller Contributions YN: No

DR Name: Justin Cop

LO Attribution: (830) 997-6531

LO Fax:

LO Address: 257 W Main Street Fredericksburg, Texas 78624

LA Email: justin@fredericksburgrealty.com

Own Name: SCR HOLDINGS LLC

Occupant: Vacant

List Date: 08/20/2026

CDOM 0 **ADOM:** 0

Exp Date: 02/01/2027

Intrmdry: Yes

OLP: \$980,000

TCD:

List Det URL:

Int List Display: Yes

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, ListHub, Realtor.com

List ID: [8492974](#)

[8804 Williamson Rd Kyle](#)

Prop Type: FARM

List Office: Fredericksburg Realty



Mls Change Type	Eff Dt	Pr History	Chnge Info	When Chgd	DOM
New Active Listings	08/20/26	\$980,000	->ACT	08/20/26 03:49 PM	

List ID: [2390038](#)

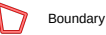
[8804 Williamson Rd Kyle](#)

Prop Type: FARM

List Office: RE/MAX Freedom



Mls Change Type	Eff Dt	Pr History	Chnge Info	When Chgd	DOM
Closed	02/06/25	\$950,000	(\$950,000)	02/06/25 08:39 PM	119
Price Decrease	10/31/24	\$1,199,000	\$1,300,000->\$1,199,000	10/31/24 10:15 AM	21
New Active Listings	10/10/24	\$1,300,000	->ACT	10/10/24 02:08 PM	



Boundary

Dana DeBeauvoir
09-16-1999 11:46 AM 1999106397
AFFIDAVIT TO THE PUBLIC
Dana DeBeauvoir, COUNTY CLERK
TRAVIS COUNTY, TEXAS

The County of Travis

State of Texas

Before me, the undersigned authority, on this day personally appeared LAURA GALAVIZ & ARMIDA GONZALEZ who, after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in TRAVIS County, Texas, and more particularly described as follows:

18.87 acres, out of J.S. MORA LEAGUE, VOL. 12164,
PAGE 1889

The undersigned further states that he/she will, upon any sale or transfer of the above described property, request a transfer of the permit to operate such surface application system to the buyer or transferee. Any buyer or transferee is hereby notified that a maintenance contract with an approved maintenance company will be required for the use of the system.

WITNESS MY/OUR HAND(S) ON THIS 14 DAY OF
September, 1999.

Armida Gonzalez
Home owner

[Signature]
NOTARY

NOTARY REPUBLIC, STATE OF TEXAS

NOTARY'S PRINTED NAME:

MY COMMISSION EXPIRES:



**SEPTIC DESIGN
FOR**

**OWNER / LOCATION: LAURA GALAVIZ & ARMIDA GONZALES
P.O. BOX 1011
SAN MARCOS, TX, 78667-1011**

SITE ADDRESS: 8804 WILLIAMSON RD.

COUNTY: TRAVIS

LAND AREA/ACREAGE: 18.87 ACRES / VOL. 12164 / PAGE 1889

WASTE WATER DESIGN FLOW: This design is for a new 3 bedroom home of (2,400 sq.ft.) utilizing water saving devices. The projected waste water flow will be 240 GPD.

SITE EVALUATION: The owner requested aerobic treatment with spray irrigation. A soil evaluation was conducted. The area of spray irrigation has a slope of less than 5%. The native vegetation consists of various grasses and shrubs. The woody vegetation consists mostly of junipers. Some of which should be thinned to allow even distribution of sprayed effluent. There are no recharge features, located within 150' of proposed system. The water well location is greater than 150' from all treatment areas. There are no water runs in treatment area. There is adequate space for alternative spray areas. The site is not on the Edwards Recharge zone.

TREATMENT DESCRIPTION: The residence will use a 500GPD aerobic treatment system(CAJUN-AIRE) off the TNRCC approved list. The residence shall be connected to a 500 gallon trash tank by 3" or 4" sch 40 pvc pipe. The trash tank shall be connected to the 500GPD aerobic treatment tank with 4" sch 40 or sdr 35 pvc. The effluent will then pass through a stack feed chlorinator that is approved by the manufacturer, to maintain the required chlorine residual from one required inspection to the next (usually a 4 month period) into a 500 gallon pump tank. The effluent after contact with the chlorine is allowed to dissipate in the pump tank. The system is to be on a timer and set to pump at early morning hours (from 1AM to 4AM) or as directed by the owner and or the permitting authority. It is then pumped to 2 sprinkler heads with a radius of 30' and arc of 360 degrees. The system is to be installed as to manufacturer's instructions.

SPECIFICATIONS:

SIZE OF RESIDENCE: 2,400 sq.ft.

NO. BEDROOMS: 3



Vern R. Schrank
7 sep 99

WASTE WATER FLOW: 240 GPD

APPLICATION RATE: 0.064 gal/sq.ft./day

MINIMUM APPLICATION AREA: $= (240\text{gpd}) / (0.064 \text{ gal./sq.ft./day})$
 $= 3,750 \text{ sq.ft.}$

ACTUAL APPLICATION RATE: $= 2(30 \times 30 \times 3.14)$

$= 5,652 \text{ sq.ft.}$

HEAD PRESSURE: SP1 PF = $(60\text{ft}/100\text{ft}) \times .60\text{ft}$

$= .36 \text{ ft}$

FH = $1.2 \times .36 \text{ ft}$

$= .432 \text{ ft}$

TH = EH + PH + FH

$= 5 \text{ ft} + (2.31 \text{ ft} \times 35\text{psi}) + .432 \text{ ft}$

$= 86 \text{ ft}$

SP2 PF = $(120\text{ft}/100\text{ft}) \times .60 \text{ ft}$

$= .72 \text{ ft}$

FH = $1.2 \times .72 \text{ ft}$

$= .864$

TH = EH + PH + FH

$= 5 \text{ ft} + (2.31 \text{ ft} \times 35 \text{ psi}) + .864$

$= 87 \text{ ft}$

TANK VOLUME AND SETTINGS:

INSIDE DIMENSIONS: $3.58' \times 4.75' \times 4.67' = 79.36 \text{ cu.ft.}$

VOLUME: $79.36 \text{ cu.ft.} \times 7.48 \text{ gal./sq.ft.} = 593 \text{ gal.}$

PUMP OFF POSITION: 1.08 feet above tank floor (13")

$1.08 \times 17 \text{ sq. ft.} = 18.36 \text{ cu.ft.}$

$18.36 \text{ cu ft} \times 7.48 \text{ gal/ cu. Ft.} = 137 \text{ gal.}$

PUMP ON POSITION: 2.25 feet (27") above floor

$2.25 - 1.08' = 1.17'$

$1.17' \times 17 \text{ sq./ ft.} = 19.89\text{cu.ft.}$

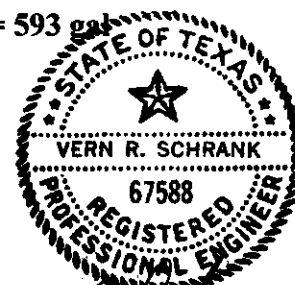
$19.89 \text{ cu.ft.} \times 7.48 \text{ gal/cu.ft.} = 149 \text{ gal. to engage float switch}$

ALARM ON POSITION: 34" = 2.83' above floor, alarm activates

$2.83' \times 17 \text{ sq.ft.} = 48.16 \text{ cu.ft.}$

$48.16 \text{ cu.ft.} \times 7.48 \text{ gal/cu.ft.} = 360 \text{ gal} - 137 - 149 = 74 \text{ gal from pump}$

failure to alarm on



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7 Sep 99

RESERVE CAPACITY: 593 total gal – 360` gal below alarm = 233 gal reserve (1/3 full day + requirement above the alarm)

PUMP REQUIREMENTS: Model # 2NFL51-20E .5 h.p. submersible pump / 20 GPM (normally included with aerobic unit)

SPRINKLER HEADS: NELSON # 6095 or equal with a low angle # 4 nozzle, with max of 35 psi and a rate of 3.4 gpm.

$$\begin{aligned}\text{SPRINKLER FLOW RATE} &= 3.4 \text{ gpm} \times 2 \text{ sprinklers} \\ &= 6.8 \text{ gpm}\end{aligned}$$

DOSING RATE: 149 gal / 6.8gpm = 21.9 min. (NOTE: sprinklers may run longer in response to # of gal needed to pump. Set timer from 1:00 am-4:00 am to allow adequate spray time.)

INSTALLATION OUTLINE: Dig tank hole, place 4" of sand, sandy loam, or pea gravel, free of rock on floor of tank hole and level. Install tank and backfill with same type of material. Place audio and visual alarm in an easily seen area. Place compressor in an accessible area as close as possible to the tank. Install pump and hook to sprinklers. Use 1" sch 40 pvc from pump to sprinklers. Lines should be a minimum of 6" below the surface of the ground. Install a one hundred micron or smaller filter to maintain a clean effluent. Place a hose bib in the line from the pump to sprinklers so that a sample can be taken as needed. A check valve will be placed on the flow line from pump. All wires shall be run in pvc conduit and all electrical wiring shall be connected in a weather proof box, and must conform to local code. A separate 20 amp breaker is required for system. Irrigation lines should be kept 10 feet from all water lines. When a water supply line must be crossed by a spray irrigation line, OSSF installers will locate spray irrigation lines at least 6 inches below the water supply line, utilize 150 psi or greater pressure pipe and center an eighteen foot long pipe on the water line thus making the pipe joints at least nine feet from the water line. If the irrigation line cannot be placed below the water line, the irrigation line must be placed at least six inches above the water line, use 150 psi pipe, center an eighteen foot long or longer, pipe on the water line and the irrigation line.

INSPECTION SCHEDULE: One inspection, after system is operational and before permitting authority is scheduled for inspection.

LANDSCAPING: The site is supporting a good stand of native vegetation consisting of various grasses and shrubs. The site also is supporting various kinds of trees, of which, some will need to be trimmed or removed to facilitate even distribution of sprayed effluent. Areas which are bare or disturbed will need to be seeded with a rye, bermuda, or mixture of these grasses. All surface rock in spray area to be covered with soil or removed (TYPE II, or TYPE III, soil preferred).

MAINTENANCE AGREEMENT: A maintenance agreement between the owner and a TNRCC approved maintenance company is required. The initial agreement is for a two



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year period and must be included in the price of the system. A copy of said agreement must be provided to the permitting authority prior to final permit approval. If a maintenance company discontinues business, the owner has (30) thirty days in which to procure a new agreement with a different company.

AFFIDAVIT: Prior to issuance of a permit, a certified copy, which has been duly recorded at the county clerk's office and filed in reference to the real property deed on which the surface application system is to be installed, must be submitted. The owner and all new owners shall be advised that the property contains a surface irrigation system for waste water disposal. The transfer of an OSSF permit will accompany the transfer of the property on which an OSSF is located. All new owners are required to obtain a maintenance contract with an TNRCC approved maintenance company, and to submit it to the permitting authority.

TESTING / REPORTING: The maintenance company shall inspect and report the results to the permitting authority. All tests must adhere to the testing procedure of the TNRCC as shown in 285.91(4), and as to the permitting authorities guidelines.

OSSF MAINTENANCE and MANAGEMENT PRACTICES:

- (1) An OSSF should not be treated as if it were a normal city sewer system.
- (2) The excessive use of in-sink garbage grinders and grease discarding should be avoided. In-sink garbage grinders can cause a rapid buildup of sludge or scum resulting in a requirement for more frequent cleaning and possible system failure.
- (3) Do not use the toilet to dispose of cleaning tissue, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesired solids load on the treatment system.
- (4) Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause clogging resulting in sewage surfacing or backing up into the house through the plumbing fixtures.
- (5) Since it is not practical for the average homeowner to inspect his tank and determine the need for cleaning, a regular schedule of cleaning the tank at a two to three year interval should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of OSSFs shall engage only persons registered with the TNRCC to transport the septic tank cleanings.
- (6) Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.



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(7) Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the tank's operation.

(8) Soaps, detergents, bleaches, drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However moderation should be exercised in the use of such materials.

(9) It is not advisable to allow water softener back flush to enter into any portion of the OSSF.

(10) The liquid from the OSSF is still heavily laden with bacteria. The surfacing of this liquid constitutes a hazard to the health of those that might come into contact with it.

WATER CONSERVATION PRACTICES:

(1) Showers usually use less water than baths. Install water saving shower head that uses less than two and ½ gallons per minute saves water and energy.

(2) If you take a tub bath, reduce the level of the water in the tub from the level to which you customarily fill it.

(3) Leaky faucets and faulty toilets fill-up mechanisms should be repaired as quickly as possible.

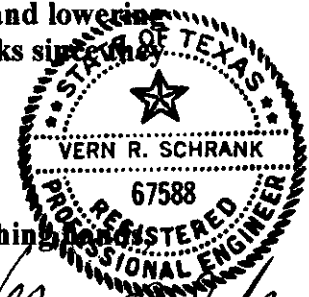
(4) Check toilets for leaks that may not be apparent. Add a few drops of food coloring into the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet filler ball-cock valve needs to be adjusted to prevent water from overflowing the stand pipe or the flapper at the bottom of the toilet tank needs to be replaced.

(5) Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet dam; or filling and capping one quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.

(6) Try to run the dishwasher with a full load, whenever possible.

(7) Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils or for cleaning vegetables.

(8) Use faucet aerators that restrict flow to no more than 2.2 gallons per minute.

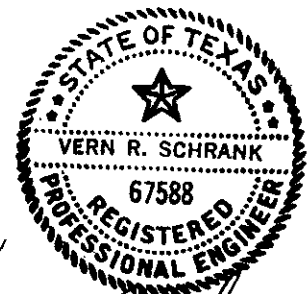


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(9) Keep a container of drinking water in the refrigerator instead of running the faucet until it turns cool.

(10) Insulate hot water pipes to avoid long delays of wasted water while waiting for the heated water.

(11) Ask your federal, state, county, city, or local government about their programs to conserve water and how they can help you save water.



Vern R Schrank
7 Sep 99

823.84'

SEPTIC DESIGN

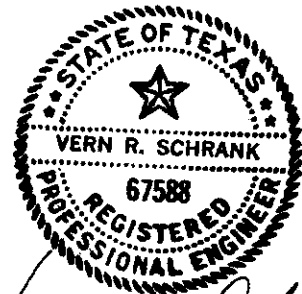
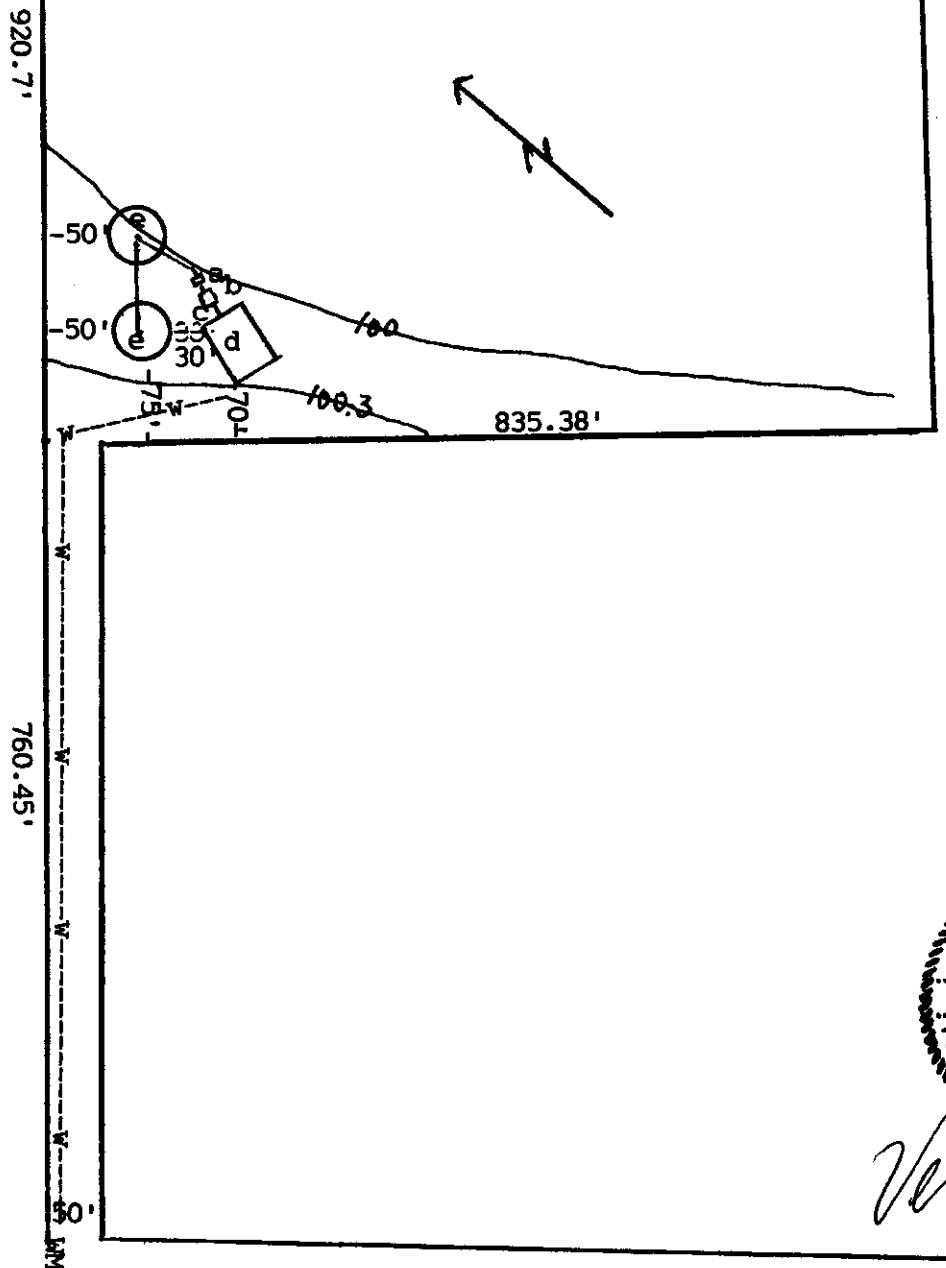
FOR

LAURA GALAVIZ and ARMIDA GONZALEZ

18.87 acres of land, more or less, in the
J.S.MORA LEAGUE in TRAVIS COUNTY TEXAS

SCALE 1" = 180'

- a) 500 gal pump tank
- b) 500 GPD CAJUN AIRE aerobic tank
- c) 2 way clean out
- d) 60 x 40 metal building
- e) 30' radius, 360°, 2,826 s.f. each

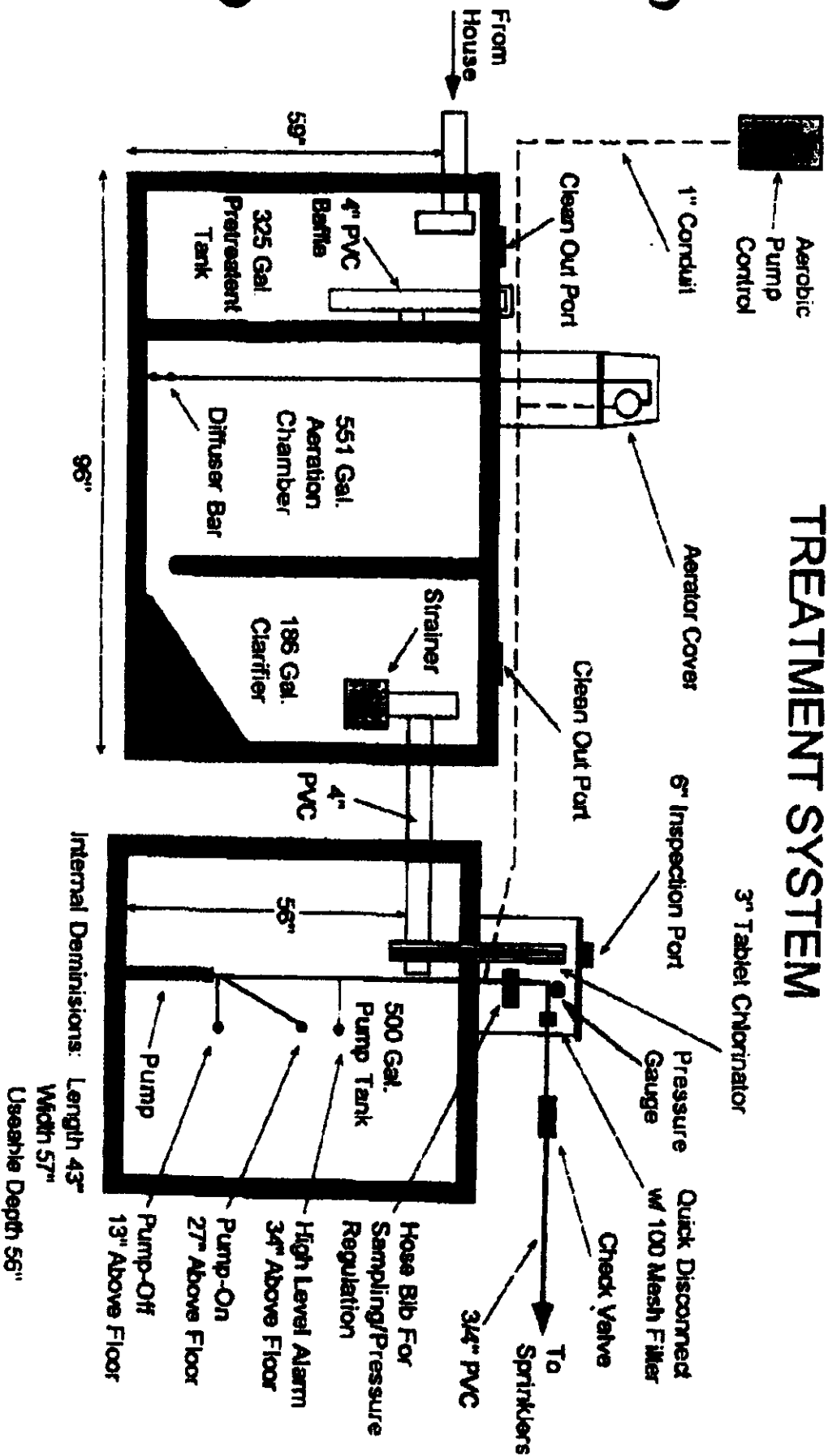


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7 Sep 99

WILLIAMSON RD.

CAJUN-AIRE MODEL 500 AEROBIC WASTEWATER TREATMENT SYSTEM



03/05/99 FRI 10:44 FAX 4093 177

GAICO TRMT SYSTEMS

002

PLANT SPECIFICATIONS

DESIGNATION:	Cajun Aire500		
TREATMENT CAPACITY:	500 Gallons per day		
VOLUMETRIC CAPACITY:		<u>Louisiana Only</u>	<u>United States</u>
	Pretreatment Chamber	315 Gallons (or larger)	325+
	Aeration Chamber	521 Gallons	551
	Clarifier	177 Gallons	186
BOD LOADING:	1 - 1.5 pounds per day		
ELECTRICAL REQUIREMENTS:	115 Volt, 60 Hz, 1 Phase, Grounded receptable		
AIR BLOWER:	Model TA-0030-P	CA0030	
	Rotary Power-CFM-Duty Rating-	JA0030	
	Continuous		
Blower Motor:	Phase: 1, Volts: 115, Cycle: 60Hz, Frame: NEMA 48		
Plant Dimensions:	Outside Width	62 Inches	62
Inches	Outside Length	96 Inches	96
Inches	Outside Height	67 Inches	67
Inches	Air Space	11 Inches	9
Inches	Liquid Level	50 Inches	52
Inches	Outside Wall Thickness	2.5 Inches	2.5
Inches	Inside Wall Thickness	2 Inches	2
PLANT STRUCTURE MATERIAL:	Precast Concrete		
	Mix Proportions G-H #500		
	Cement	470 LBS	
	Sand	1424 LBS	
	Gravel	1850 LBS	
	Water	33 gallons or 275.22 LBS	
MIX CHARACTERISTICS:	Strength	3000 psi	
	Slump	4"	
	Aggregate	1/2" to #4	

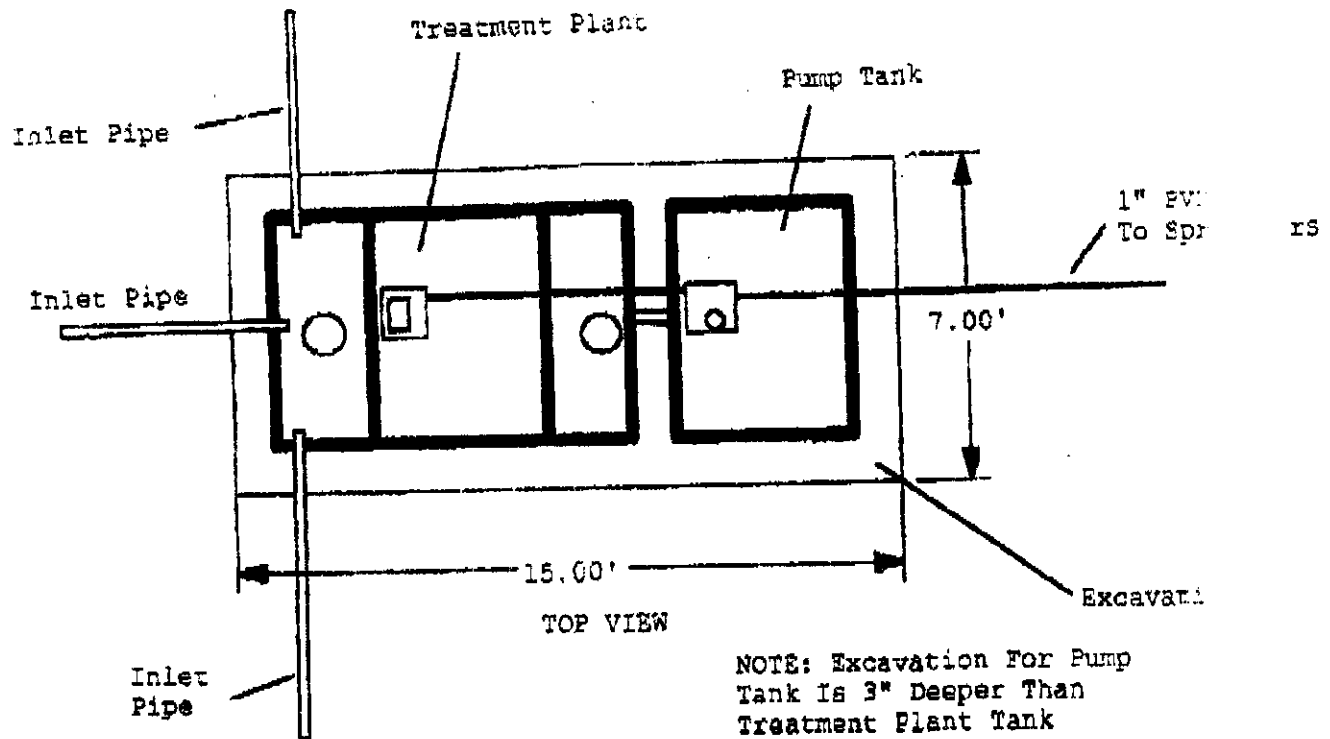
Information supplied on Plant Structure Material by:

Gifford-Hill & Company, Inc.

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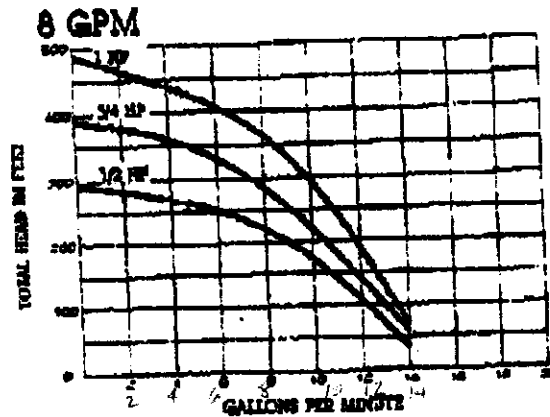
GATCO TRMT SYSTEMS

CajunAire 500

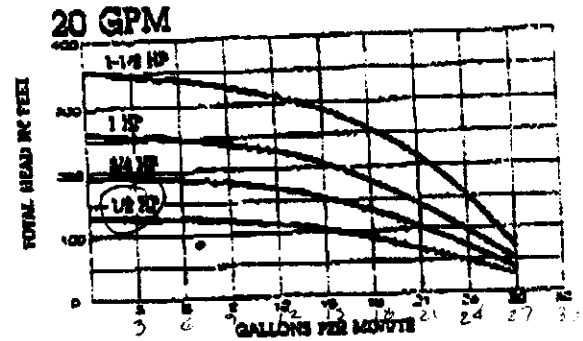


High Head Effluent Pumps

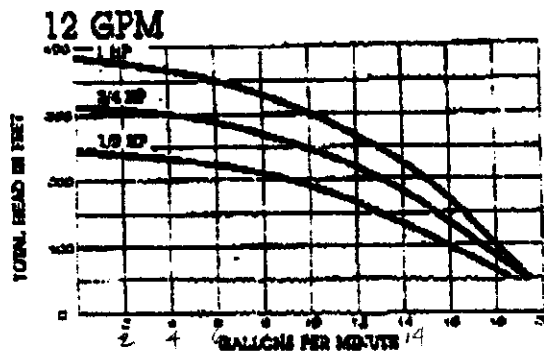
1/2, 3/4, 1 and 1 1/2 HP
8, 12, 20, 25, and 35 GPM
4" Diameter Submersible



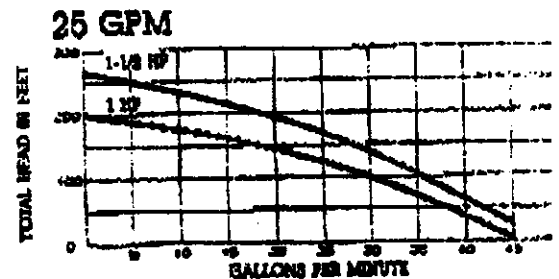
HP	Voltage	Pump Model
1/2	115	2NFL51-8E
3/4	230	2NFL52-8E
1	230	2NFL72-8E
1	230	2NFL102-8E



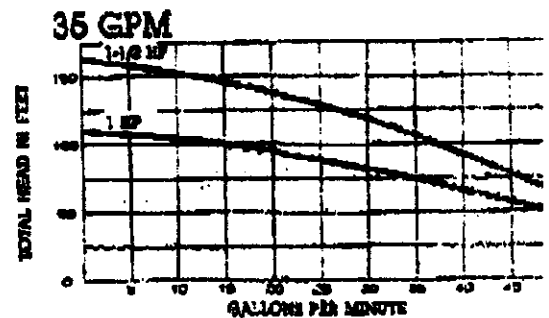
HP	Voltage	Pump Model
1/2	115	2NFL51-20E
3/4	230	2NFL52-20E
1	230	2NFL72-20E
1	230	2NFL102-20E
1 1/2	230	2NFL152-20E



HP	Voltage	Pump Model
1/2	115	2NFL51-12E
3/4	230	2NFL52-12E
1	230	2NFL72-12E
1	230	2NFL102-12E



HP	Voltage	Pump Model
1	230	J10258E
1 1/2	230	J15258E



HP	Voltage	Pump Model
1	230	J10358E
1 1/2	230	J15358E

On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 7-30-99

Site Location: 8804 Williamson Road

County: Travis

Proposed Excavation Depth: 24"

Name of Site Evaluator: Janet Dunkelberg Registration Number: 056763

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Soil boring locations or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon. Identify any restrictive features and indicate depths where features appear.

Soil Boring Number <u>A</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations
0	IV	black silty clay w/ gravel		NONE		slope 3% - 4%
1						
2		black clay				
3	IV			NONE		excavation 5 1/2 ft. deep
4		yellow clay				
5						

Soil Boring Number _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	black silty clay w/ gravel		NONE		slope 3% - 4%
1						
2		black clay w/ gravel				
3	IV			NONE		excavation 5 1/2 ft. deep
4		yellow/tan clay				
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Janet Dunkelberg
Signature of Site Evaluator

7/30/99
Date

Date: July 30, 1999

Site Evaluation Number: _____

Site Evaluator Information:

Name: Janet Dunkelberg, L.S. (S12) Phone: 445-2250 Fax: (512) 912-8628

Company: Necessary, Inc.

Address: 1005 Lund Sh City: Austin State: TX Zip Code: 78704

Applicant and Property Information:

Name: Laura Galaviz & Armida Gonzalez Phone: 396-7166 Fax: _____

Address: P.O. Box 1011 City: San Marcos State: TX Zip Code: 78667

Lot _____ Block _____ Subdivision _____ County Travis Unincorporated Area? (Y) or N

Street/Road Address 8804 Williamson Rd. City Kyle Zip Code 78640

Additional Information _____

Schematic of Lot or Tract

Show:

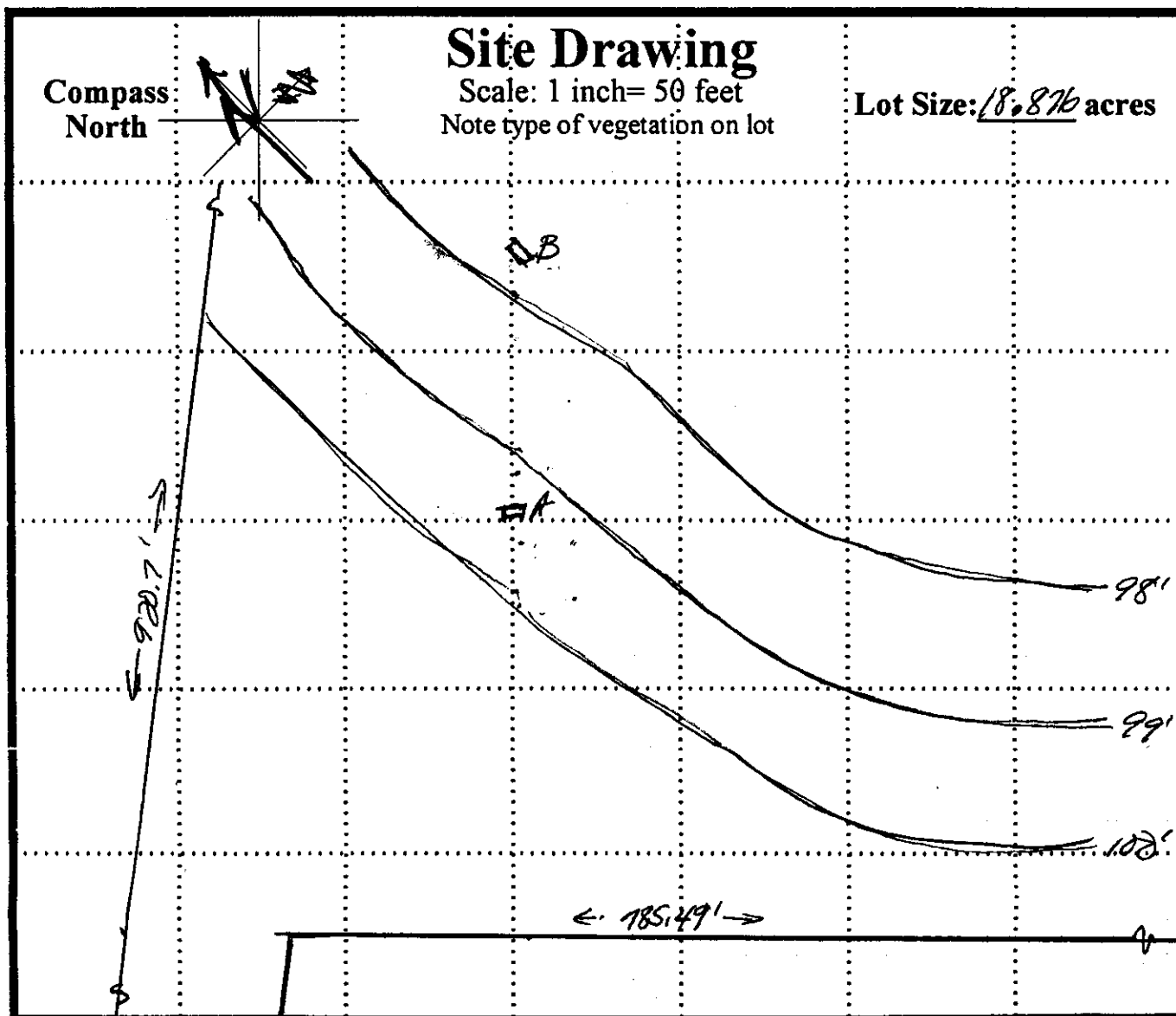
Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Features of Site Area

Presence of 100 year flood zone

Yes _____ No ✓

Presence of adjacent ponds, streams, water impoundments

Yes _____ No ✓

Existing or proposed water well in nearby area

Yes _____ No ✓

Organized sewage service available to lot or tract

Yes _____ No ✓

Signature: Janet Dunkelberg
(Circle one: RS, PE, DR, Installer II)

Site Evaluator License No: 056763



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office Building, 11th Floor
P.O. Box 1748
Austin, Texas 78767
(512) 473-9383
FAX (512) 708-4697

October 20, 1999

Mr. Vern Schrank, P. E.
2712 N. W. 12 th Street
Oklahoma City, Oklahoma 73107

Re: Proposed OSSF for 8804 Williamson Road, Kyle, Texas

Dear Mr. Schrank,

I have received your submitted plans for the referenced facility and note that you are apparently still located out of state. Before I proceed with my technical review of the proposal, I wish to be assured that you are aware of the requirement for the facility designer to inspect the work during construction and to certify that the project was installed in substantial compliance with the approved plans.

If you are aware of this requirement and do intend to visit the site and inspect the work, I would ask that this office be informed of your schedule in time for our Inspector to be at the site at the same time. This will be of benefit to the Installer, as he will have to demonstrate the suitability of the installation only once for each work phase. If you have not been made aware of this requirement and cannot make the necessary site visits, please notify this office and the Owner as soon as possible.

If you have any questions concerning this matter, please call.

Respectfully,

A handwritten signature in cursive script that reads "Robert L. Morriss".

Robert L. Morriss, P. E.
Planning and Engineering

cc. Laura Galaviz and Armida Gonzalez, Owners



8804 WILLIAMSON RD.
P.E. DESIGN SITE REVIEW

10-8-99

★ ADEQUATE AREA FOR PROPOSED SURFACE
IRRIGATION SYSTEM.

★ NO SETBACK PROBLEMS OBSERVED.

Robert Wright, P.E.



Austin Health and Human Services
& Travis County Health Department
Environmental Health Services Division
15 Waller Street Austin, TX 78702
(512) 469-2015

Please do not write in this box

City (4130) County(21)

Receipt No: 952606

Amount Paid \$ 460.00

Date: 9-16-99

1999-09-0394

Application for Private Sewage Facility Construction Permit

Kyle, Texas.

Site Address 8804 Williamson Rd. Zip 78640 Bldg Permit # 99-2768

Legal Description: Lot 1887 Block 1 Subdivision 1887 Sec# 1

OR 1887 acres of the J.S. MORA League Survey # 1887 Tax Parcel # 03-8011-0307-0001

- | | |
|---|--|
| ☐ Standard Construction Permit (\$250)* | ☐ Engineer's Adjustment Fee (\$200) |
| ☒ Engineered Construction Permit (\$450) <u>460</u> | ☐ Engineered Plans Resubmission (\$200) |
| ☐ Percolation Test/Lot Evaluation (\$60) | ☐ Reinspection (\$60) |
| ☐ Renewal of Expired Construction Permit (\$50) | ☐ Tank Replacement (\$75)* |

*☐ Add \$10 State On-Site Wastewater Research Fee

2712. N.W. 12TH ST.
OK CRY, OK 73167

Property Owner Louisa Galaviz + Armida Gonzalez Phone (512) 396-7166

Mailing address P.O. Box 1011, San Marcos Tx. 78667-1011

Builder or Agent _____ Phone _____

Engineer's name VERN R. SEHRANK N.A. Phone NA 405-942-6491 ADD

(Engineer is required for alternative private sewage facilities, commercial private sewage facilities producing more than 500 g.p.d. of wastewater and collective private sewage facilities)

Source of Water ☐ Private Well ☐ Cistern ☐ Lake Water

☒ Public Water Supply _____

(NAME)

Type of Development:

☒ Single Family Residential Living area size: 2400 sq. ft. 3 bedrooms

☐ Non-residential (or multi-family residential)

Type use _____ Size of building _____ sq. ft.

No. of employees _____ Days occupied per week _____ No. of customers _____

Estimated daily water use _____ gpd. Is water used in a manufacturing process? _____

Percolation test: ☐ I request that the Health Department perform the percolation test.

☒ Engineer's percolation test results are attached.

Distance to closest organized sewer line: ☐ Less than 500 feet (actual measurement _____ feet)

☐ Greater than 500 feet

I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT. AUTHORIZATION IS HEREBY GIVEN TO THE HEALTH DEPARTMENT TO ENTER UPON THE ABOVE DESCRIBED PRIVATE PROPERTY FOR THE PURPOSE OF LOT EVALUATIONS AND INSPECTIONS OF PRIVATE SEWAGE FACILITIES.

Armida Gonzalez
Signature of Owner or Leasee

9/16/99
Date

A PLOT PLAN MUST BE SUBMITTED WITH THIS APPLICATION. See attached instructions. You must receive a Permit to Construct from the Health Department before beginning any construction. Call (512) 469-2015 for more information.
(9/94)

9/16/99

**TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT
ON-SITE WASTEWATER PROGRAM**

**ADMINISTRATIVELY COMPLETE REVIEW LIST
FOR PROFESSIONALLY DESIGNED ON-SITE SEWAGE FACILITIES**

Owner's Name Laura Galaviz and Armida Gonzalez
 Engineer or Sanitarian's Name VERN R. SCHRANK # 62588
 Property Address 8804 Williamson Road, Kyle, Texas 78640
 (If the address for a legal lot is not known, please contact 911 Addressing at 480-5467 or 480-5373)

If you are planning on installing a new on-site sewage facility or if you are modifying an existing system on your property, please provide the information listed below. Having a complete package will ensure the review process will run smoothly. We will need this information to consider the application package complete. Please include a copy of this checklist when you submit your application package. Incomplete submissions will be returned. Only administratively complete submissions will be accepted.

☒ New System ☐ Modified System

☐ A complete application for On-Site Sewage Facility Construction Permit and License, signed by the property owner, and the initial application fee.

☒ Proof of property ownership must be submitted with application in the form of a warranty deed or tax record.

☒ A locator map or written directions to the property.

☒ A floor plan of the residence/establishment showing all rooms, including closets, with dimensions of the heated square footage.

☐ A copy of a recorded plat of the property with all associated plat notes if the lot is one acre or less in size. (§285.4; §285.40 (e))

☐ For surface irrigation, drip irrigation, aerobic treatment with disinfection, and evapotranspiration (ET) systems, a copy of the executed "Affidavit to the Public" after it has been filed with the county. (§285.7 (g); §285.33 (a)(2)(B), (b)(3)(C), (c)(5)(B))

☐ If components of a system are on separate lots, a copy of the executed "Affidavit to the Public" after it has been filed with the county.

☐ Two copies of a complete set of plans of the OSSF system, one of which bearing an original seal and signature by a licensed professional engineer or a registered sanitarian. Include the location of all buildings, existing or proposed.

☐ A formal written request for any variances being requested, with a separate justification for each item. (§285.3 (c))

☒ The site evaluation report for the property on the TNRCC form. (§285.30 (a) - (f))

- _____ Clearly indicate setback features and distances on the plans. (§285.91 (10))
- _____ Clearly indicate the location of all water wells within 150' of the disposal area or within 50' of any other system component. (§285.91 (10))
- _____ A statement from the designer that no part of the disposal area is within 10 ft of a potable water line.
- _____ If the regulated floodway or the 100-year floodplain are located within 100 feet of any OSSF system component, clearly show them on the plans. (§285.30 (h))
- _____ A site plan showing the system layout with 2-ft contours for areas extending 25 ft upslope to 75 ft downslope from the disposal area, with 1-ft contours throughout the extent of the disposal area. (§285.30 (g))
- _____ Cross-section diagrams of the treatment unit(s) and all disposal areas.
- _____ Sizing calculations for the treatment unit(s) and all disposal areas.

In addition, please clearly mark at the site the street address in a manner visible from the road, along with the location of the profile holes, tanks, and disposal area corners.

NOTE: This list represents the minimum information necessary to begin the review process. During the review, other information may be required. The plan must clearly indicate that the proposed facility will meet the minimum requirements of the applicable rules, regulations, construction standards, and Department policy.

FOR TRAVIS COUNTY USE ONLY

Date Performed _____

Reviewed by _____ Date _____ Time _____

Reviewed by _____ Date _____ Time _____

GENERAL INFO

ACCOUNT

Property ID: 464473
Geographic ID: 0380110323
Type: R
Zoning: 0
Agent: OCONNOR & ASSOCIATES
Legal Description: ABS 522 SUR 6 MORA J S ACR 18.8820

Property Use:

OWNER

Name: SCR HOLDINGS LLC

Secondary Name:

Mailing Address: 18390 WINGS CORPORATE DR
CHESTERFIELD MO 63005-4023

Owner ID: 2032397
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 8804 WILLIAMSON RD, KYLE TX 78640

Market Area:
Market Area CD: _RGN420
Map ID: 038011

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

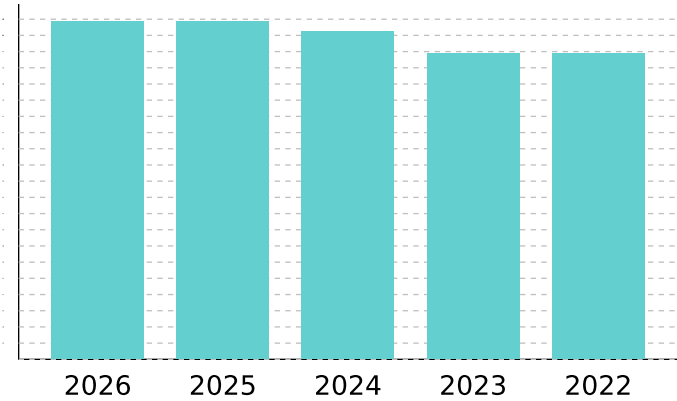
Land Homesite: \$755,280
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$755,280

Improvement Homesite: \$287,452
Improvement Non-Homesite: \$0
Total Improvement: \$287,452

Market: \$1,042,732
Special Use Exclusion (-): \$0
Appraised: \$1,042,732
Value Limitation Adjustment (-): \$0

Net Appraised: \$1,042,732

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$755,280	\$287,452	\$0	\$1,042,732	\$0	\$1,042,732
2025	\$746,410	\$296,322	\$0	\$1,042,732	\$605,428	\$437,304
2024	\$746,410	\$265,513	\$0	\$1,011,923	\$614,374	\$397,549
2023	\$639,086	\$305,446	\$0	\$944,532	\$583,124	\$361,408
2022	\$639,086	\$305,446	\$0	\$944,532	\$615,979	\$328,553

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.375845	\$1,042,732	\$1,042,732
06	DEL VALLE ISD	0.948900	\$1,042,732	\$1,042,732
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,042,732	\$1,042,732
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	\$1,042,732	\$1,042,732
51	TRAVIS CO ESD NO 11	0.100000	\$1,042,732	\$1,042,732
68	AUSTIN COMM COLL DIST	0.103400	\$1,042,732	\$1,042,732
6R	TRAVIS CO ESD NO 15	0.100000	\$1,042,732	\$1,042,732

Total Tax Rate:	1.746168
Estimated Taxes with Current Exemptions:	\$18,207.84
Estimated Taxes Without Exemptions:	\$18,207.84

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:	N/A	Main Area:	2,400
State Code:	E1	Description:	1 FAM DWELLING	Gross Building Area:	6,101.5

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R6		0	2000	2000	2,400
095	HVAC RESIDENTIAL	R6		0	2000	2000	2,400
512	DECK UNCOVERED	R6		0	2000	2000	400
571	STORAGE DET	R6		0	2000	2000	200
051	CARPORT DET 1ST	R6		0	2000	2000	360
571	STORAGE DET	R6		0	2000	2000	160
512	DECK UNCOVERED	R6		0	2000	2000	180
251	BATHROOM	R6		0	2000	2000	1.5

Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Floor Factor: 1ST, Shape Factor: R, Roof Covering: METAL, Grade Factor: A

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	18.8820	822,498	\$0.92	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/6/25	WD	WARRANTY DEED	GALAVIZ LAURA & ARMIDA	SCR HOLDINGS LLC				2025013408
6/30/99	WD	WARRANTY DEED		GALAVIZ LAURA & ARMIDA		00000	00000	1999066821 TR

PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date April 7, 2025. Your local appraisal district may update these records as the tax year progresses.

Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.

Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.

PROPERTY INFORMATION

Property ID	464473		
Tax Year	2026		
Report Date	June 11, 2026		
Property Address	8804 WILLIAMSON RD, KYLE TX 78640	Legal Description	ABS 522 SUR 6 MORA J S ACR 18.8820
Appraisal District	Travis Central Appraisal District P.O. Box 149012 Austin, Texas 78714-9012 (512) 834-9317 www.traviscad.org	Tax Office	CELIA ISRAEL P O BOX 1748 AUSTIN, TX 78767 (512) 854-9473 HTTPS://TAX-OFFICE.
Tax Entities	TRAVIS COUNTY DEL VALLE ISD TRAVIS CENTRAL APP DIST TRAVIS COUNTY HEALTHCARE DISTRICT TRAVIS CO ESD NO 11 AUSTIN COMM COLL DIST TRAVIS CO ESD NO 15		
Property Characteristics	☒ Residential ☐ Commercial ☐ Business Personal Property ☐ Mobile Home ☐ Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	\$1,042,732
2025 Net Appraised Value	\$437,304
2025 Total Tax Bill	\$5,870.49

The property's 2025 tax bill would have been the following without any exemptions:
\$18,207.85

2026 PROPERTY TAX PREVIEW

2026 Market Value	\$1,042,732
2026 Net Appraised Value	\$1,042,732

Your local appraisal district determines a property's market value as of January 1 of each year. In April, the owner will receive a Notice of Appraised Value with market value and exemption information. If you disagree with your property's market value, you can file a protest before May 15 of each year. If you do not receive the Notice of Appraised Value or the values listed above are unavailable, you can find the property's information on the appraisal district's website, usually in mid-April of each

An estimate of this property's 2026 property tax bill will be available in August at **travistaxes.com**. This estimate will be based on the property's market value, exemptions, and tax rates proposed by local taxing entities.

EXEMPTION STATUS

IMPORTANT: If the property is sold to new ownership in 2026, **all exemptions** will be removed as of January 1, 2027.

Removing exemptions from a property will change the net value used to calculate property tax bills. This may result in a new owner facing a higher property tax bill than the previous owner would have received.

New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses. To learn more about homestead exemptions and how to apply, please visit traviscad.org/homesteadexemptions.