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OCC RECEIVED AT
NOV 19 '25 AM 8:49



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 0.727 acres, William Hadley Survey, No. 460

Landowner Name(s): Kanton Labaj

Contact Name for the Petition: Courtney McWhorter

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: November 19, 2025

Received by: Daveita Edwards

(Print name of OCC staff member)

[Signature]

(Signature of staff member)

Page #: _____

**Petition to Disannex an Area from
The City of Austin Municipal Jurisdiction
in Accordance with SB-1844 Texas Legislature 89th Regular Session**

OCC RECEIVED AT
NOV 19 '25 AM 9:50

November 13, 2025

Petitioner: Kanton Labaj

Mailing Address: [REDACTED]

Disannexation Areas Requested: That certain 0.727 acres of land out of the William Hadley Survey, No. 460 in Travis County Texas as conveyed to Kanton Labaj by that certain deed recorded in Document No. 2000005644 of the Real Property Records of Travis County, Texas, said 0.727 acres being described as Tract I and Tract II by metes and bounds in said deed attached hereto as Exhibit "A" and incorporated herein by reference.

Parcel ID No. 149470
Property Geographic No. 0147530614
Property Address: 3101 Fritz Hughes Park Road, Austin, Texas 78732

Contact Person for Petitioner: Courtney McWhorter
Sprouse Shrader Smith PLLC
13215 Bee Cave Parkway, A-230
Austin, Texas 78748
Email: [REDACTED]
Telephone: [REDACTED]

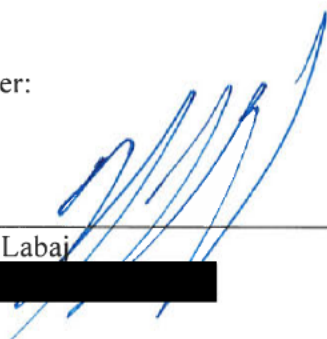
This Petition for disannexation pursuant to Senate Bill 1844 of the 89th Texas Regular Legislative Session amending Section 43.141 (a), (b), (d), and (f) and adding Subsections (g), (h), and (i) of the Local Government Code for the following reasons;

- The City of Austin has failed or refused to provide the services described under Subsection (b) (1), or (3) or to otherwise cause those services to be provided to the area which is located adjacent to a navigable waterway and has not become part of the City of Austin in compliance with Subchapter C of Chapter 43 of the Local Government Code; and
- The City has not connected the majority of the property in the area described above, regardless of whether the area covered by this Petition was annexed by the City, to the City's water and wastewater systems and other areas in the City are connected to the City's water and wastewater systems.

Attached to this Petition for disannexation is a copy of the current Warranty Deed to the Property described as the requested disannexation area in Exhibit A and a Survey of the Property to be disannexed in Exhibit B.

Petitioner respectfully requests that the City of Austin immediately release and disannex the Property from the City's Jurisdiction.

Petitioner:




Kanton Labaj

DOB: [REDACTED]

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 13 day of November 2025, by Kanton Labaj.



Notary Public, State of Texas

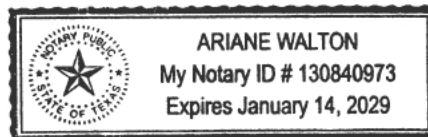


EXHIBIT A
Deed with Legal Description

346F# 120046 INV 1545



TRV 2000005644 6 pgs

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF TRAVIS §

DAVID BUTTROSS, II, an individual residing in Travis County, Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **KANTON LABAJ**, an individual residing in Travis County, Texas ("Grantee"), whose mailing address is 3200 Crosscreek, Austin, Texas 78757, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the "Property"), to-wit:

That certain real property in Travis County, Texas, which is described on
Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and assigns, against every person who may lawfully claiming or to claim the same, or any part thereof by, through or under the said Grantor, but not otherwise, provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the rule exceptions revealed in or by the recorded documents and other matters listed on Exhibit "B" attached hereto and incorporated herein by reference, (b) all standby fees, taxes and assessments by any taxing authority for all subsequent years, (c) all liens securing the payment of the unpaid principal balance owing on an outstanding promissory note dated March 23, 1995 (the "1995 Underlying Note") executed by Robert Hilton payable to the order of Texas Capital Bank, N.A. in the original principal amount **FIVE HUNDRED THOUSAND DOLLARS AND NO/100 (\$500,000.00)**, which said 1995 Underlying Note is more fully described in and secured by that certain deed of trust executed of even date therewith (the "1995 Underlying Deed of Trust") from Robert Hilton to Douglas Cotner, Trustee, recorded in Volume 12406, Page 1320, of the Real Property records of Travis County, Texas, as modified by modification agreement dated January 23, 1996 executed by Robert Hilton and Coastal Banc, recorded in Volume 12660, Page 785, of the Real Property Records of Travis County, Texas and modification agreement dated January 23, 1996, executed by Robert Hilton and Coastal Banc, recorded in Volume 12795, Page 208, of the Real Property Records of Travis County, Texas, and (d) all liens securing the payment of the unpaid balance of that one certain promissory note dated December 27, 1996 (the "1996 Underlying Note") executed by David Buttross, II payable to the order of Robert Hilton in the original principal amount of **FIVE HUNDRED THOUSAND DOLLARS AND NO/100 (\$500,000.00)**, which 1996 Underlying Note is more fully described in that certain Warranty Deed with Vendor's Lien (the "1996 Vendor's Lien") from David Buttross, II to Robert Hilton recorded in Volume 12842, Page 595, of the Real Property Records of Travis County, Texas and in that certain Deed of Trust of even date therewith to Claudia Crocker, Trustee, filed for record in Volume 12842, Page 567, of the Real Property Records of Travis County, Texas (the "1996 Underlying Deed of Trust"). Ad valorem taxes with respect to the Property for the current year have been paid in full and have been prorated as of the date hereof. By acceptance of this deed, Grantee assumes and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property for all subsequent years.

The consideration for this conveyance is as follows: a cash consideration paid to Grantor by Grantee and by that certain promissory note (the "Note") in the original principal sum of Six Hundred Forty-Five Thousand and NO/100 Dollars (\$645,000.00) of even date herewith, executed by Grantee, and payable to the order of Grantor and secured by that certain Deed of Trust of even date herewith (the "Deed of Trust"). The Note wraps and includes the unpaid principal balances of the 1995 Underlying Note and the 1996 Underlying Note.

EXECUTED AND DELIVERED the 12 day of November, 1999

DAVID BUTTROSS, II,
an individual residing in Travis County, Texas

By [Signature]
David Buttross, II

Date 11-12-99

THE STATE OF TEXAS

COUNTY OF TRAVIS

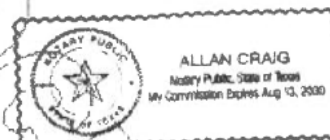
This instrument was acknowledged before me this 12th day of November, 1999, by David Buttross, II, an individual residing in Travis County, Texas.

(SEAL)

[Signature]
Notary Public Signature

AFTER RECORDING, RETURN TO

Gregg C. Krumme
Armbrust Brown & Davis, L.L.P.
100 Congress Avenue, Suite 1350
Austin, Texas 78701



TRACT I

EXHIBIT "A"

0.0620 ACRES OF LAND OUT OF THE WILLIAM HADLEY SURVEY NO. 460 IN TRAVIS COUNTY, TEXAS, SAID 0.0620 ACRES OF LAND ALSO BEING A PORTION OF A 0.55 ACRE TRACT CONVEYED TO ROBERT KENT IN VOLUME 6743, PAGE 193 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the northeast corner of said 0.55 acre tract also being the southeast corner of a 0.6650 acre tract of land called Tract Two in Volume 10505, Page 372 of the Real Property Records, Travis County, Texas, for the most easterly corner of this tract and the POINT OF BEGINNING,

THENCE S. 81 degrees 25 minutes 55 seconds W. through the interior of said 0.55 acre tract of land 256.52 feet to the Northwest corner of said 0.55 acre tract, said point also being the southwest corner of said 0.6650 acre tract, also being on the east high bank of Lake Austin for the westerly corner of this tract,

THENCE with the North line of said 0.55 acre tract and the South line of said 0.6650 acre tract of land, the following two (2) courses:

- 1) N. 79 degrees 49 minutes 40 seconds E., 140.91 feet to an iron pin found,
- 2) S. 31 degrees 23 minutes 10 seconds E., 119.17 feet to the POINT OF BEGINNING and containing 0.0620 acres of land, more or less.

TRACT II:

0.6650 ACRES OF LAND OUT OF THE WILLIAM HADLEY SURVEY NO. 460 IN TRAVIS COUNTY, TEXAS, SAID 0.6650 ACRES OF LAND ALSO BEING CALLED TRACT TWO IN A DEED TO FIRST REPUBLIC BANK, AUSTIN, N.A., AND RECORDED IN VOLUME 10505, PAGE 369 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail found at the Northeast corner of said Tract Two, said point also being on the south line of Fritz Hughes County Park, said point also being on the West line of a 1.84 acre tract conveyed to Jerry W. Mullican and wife, Sharon L. Mullican and recorded in Volume 5959, Page 2184 of the Deed Records of Travis County, Texas, for the Northeast corner of this tract;

THENCE S. 28 degrees 25 minutes 05 seconds W. with the West line of said Mullican Tract and the East line of this tract 136.46 feet to an iron pin found, said point also being the Northeast corner of a 0.55 acre tract conveyed to Robert Kent in Volume 6743, Page 1935 of the Deed Records of Travis County, Texas;

THENCE with the North line of said Kent tract and the South line of this tract, the following two (2) courses:

- 1) N. 81 degrees 23 minutes 10 seconds W., 119.17 feet to an iron pin found,
- 2) S. 79 degrees 49 minutes 40 seconds W., 140.91 feet to an iron pin found, said point being the Northwest corner of said Kent tract, also being on the high bank of Lake Austin for the Southwest corner of this tract,

THENCE N. 03 degrees 31 minutes 00 seconds W., with the high bank of said Lake Austin 100.49 feet to an iron pin set at the Northwest corner of this tract also being the Southwest corner of Fritz Hughes County Park for the Northwest corner of this tract,

THENCE N. 85 degrees 20 minutes 00 seconds E. with the South line of said Fritz Hughes County Park and the North line of this tract 328.52 feet to the POINT OF BEGINNING and containing 0.6650 acres of land, more or less

TRACT III:

3.0414 ACRES OF LAND OUT OF THE WILLIAM HADLEY SURVEY NO. 460 IN TRAVIS COUNTY, TEXAS, SAID 3.0414 ACRES OF LAND ALSO BEING CALLED TRACT ONE IN A DEED TO FIRST REPUBLIC BANK AUSTIN, N.A., AND RECORDED IN VOLUME 10505, PAGE 369, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the Southwest corner of Lot 48 of the Montview Acres, a subdivision recorded in Book 29, Page 15 of the Plat Records of Travis County, Texas, said point also being on the North line of a tract belonging to T. C. Steiner also being the southeast corner of this tract and the POINT OF BEGINNING;

THENCE with a fence line along the North line of said T. C. Steiner tract and the South line of this tract, the following four (4) courses:

- 1) S. 78 degrees 42 minutes 20 seconds W., 57.99 feet to an iron pin found;
- 2) S. 87 degrees 18 minutes 00 seconds W., 183.10 feet to an iron pin found;
- 3) N. 89 degrees 01 minutes 25 seconds W., 101.36 feet to an iron pin found;
- 4) N. 74 degrees 56 minutes 15 seconds W., 74.91 feet to an iron pin found, said point also being the most Easterly corner of a tract conveyed to Jerry W. Mullican and wife, Sharon L. Mullican and recorded in Volume 5959, Page 2184 of the Deed Records of Travis County, Texas;

THENCE N. 52 degrees 33 minutes 00 seconds W. with the Northeast line of said Mullican tract 168.32 feet to an iron pin set, said point also being the most Westerly corner of this tract;

THENCE N. 28 degrees 32 minutes 00 seconds E., 143.39 feet to an iron pin found, said point also being on the South line of Fritz Hughes County Park for the Northwest corner of this tract;

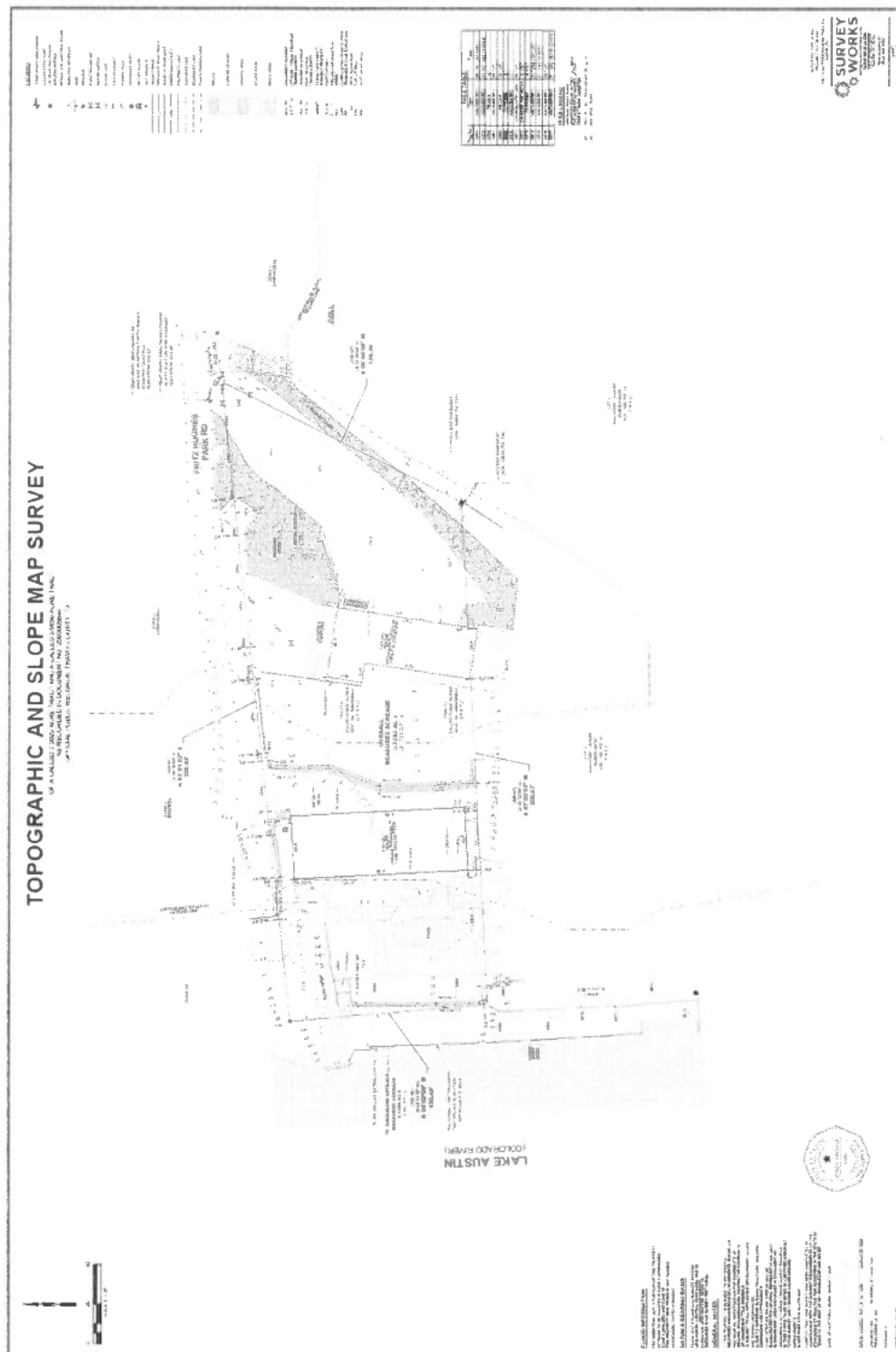
THENCE N. 85 degrees 21 minutes 45 seconds E., with the South line of said Fritz Hughes County Park 415.91 feet to an iron pin found, said point also being the Southeast corner of said Fritz Hughes County Park also being on the West line of a 0.81 acre tract conveyed to Ray Soles et ux in Volume 5151, Page 33 of the Deed Records of Travis County, Texas for the Northeast corner of this tract;

THENCE S. 46 degrees 01 minutes 05 seconds E., with the Southwest line of said Soles tract 160.06 feet to an iron pin found, said point also being the most Southerly corner of 0.81 acre tract also being on the West line of said Lot 48 of Montview Acres,

THENCE S. 18 degrees 27 minutes 45 seconds W. with the West line of said Lot 48 of Montview Acres 161.38 feet to the POINT OF BEGINNING and containing 3.0414 acres of land, more or less.

EXHIBIT B

Property Survey



SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS THAT

DAVID BUTTROSS, II, an individual residing in Travis County, Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable consideration to Grantor in hand paid by **KANTON LABAJ**, an individual residing in Travis County, Texas ("Grantee"), whose mailing address is 3200 Crosscreek, Austin, Texas 78757, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the "Property"), to-wit

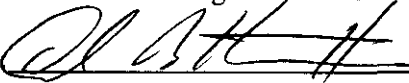
That certain real property in Travis County, Texas, which is described on Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under the said Grantor, but not otherwise, provided, however that this conveyance is made by Grantor and accepted by Grantee subject to (a) all of the title exceptions revealed in or by the recorded documents and other matters listed on Exhibit "B" attached hereto and incorporated herein by reference, (b) all standby fees, taxes and assessments by any taxing authority for all subsequent years, (c) all liens securing the payment of the unpaid principal balance owing on an outstanding promissory note dated March 23, 1995 (the "1995 Underlying Note") executed by Robert Hilton payable to the order of Texas Capital Bank, N A in the original principal amount **FIVE HUNDRED THOUSAND DOLLARS AND NO/100 (\$500,000 00)**, which said 1995 Underlying Note is more fully described in and secured by that certain deed of trust executed of even date therewith (the "1995 Underlying Deed of Trust") from Robert Hilton to Douglas Cotner, Trustee, recorded in Volume 12406, Page 1320, of the Real Property records of Travis County, Texas, as modified by modification agreement dated January 23, 1996, executed by Robert Hilton and Coastal Banc, recorded in Volume 12660, Page 785, of the Real Property Records of Travis County, Texas and modification agreement dated January 23, 1996, executed by Robert Hilton and Coastal Banc, recorded in Volume 12795, Page 208, of the Real Property Records of Travis County, Texas, and (d) all liens securing the payment of the unpaid balance of that one certain promissory note dated December 27, 1996 (the "1996 Underlying Note") executed by David Buttross, II payable to the order of Robert Hilton in the original principal amount of **FIVE HUNDRED THOUSAND DOLLARS AND NO/100 (\$500,000 00)**, which 1996 Underlying Note is more fully described in that certain Warranty Deed with Vendor's Lien (the "1996 Vendor's Lien") from David Buttross, II to Robert Hilton recorded in Volume 12842, Page 595, of the Real Property Records of Travis County, Texas and in that certain Deed of Trust of even date therewith to Claudia Crocker, Trustee, filed for record in Volume 12842, Page 567, of the Real Property Records of Travis County, Texas (the "1996 Underlying Deed of Trust") Ad valorem taxes with respect to the Property for the current year have been paid in full and have been prorated as of the date hereof. By acceptance of this deed, Grantee assumes and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property for all subsequent years

The consideration for this conveyance is as follows a cash consideration paid to Grantor by Grantee and by that certain promissory note (the "Note") in the original principal sum of Six Hundred Forty-Five Thousand and NO/100 Dollars (\$645,000 00) of even date herewith, executed by Grantee, and payable to the order of Grantor and secured by that certain Deed of Trust of even date herewith (the "Deed of Trust") The Note wrap and includes the unpaid principal balances of the 1995 Underlying Note and the 1996 Underlying Note

EXECUTED AND DELIVERED the 12 day of November, 1999

DAVID BUTTROSS, II,
an individual residing in Travis County, Texas

By 
David Buttross, II


Date 11-12-99

THE STATE OF TEXAS

COUNTY OF TRAVIS

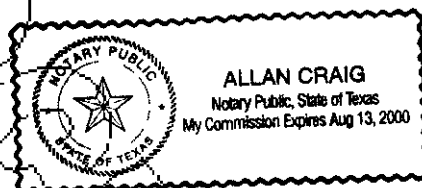
This instrument was acknowledged before me this 12th day of November, 1999, by David Buttross, II, an individual residing in Travis County, Texas.

(SEAL)


Notary Public Signature

AFTER RECORDING, RETURN TO

Gregg C Krumme
Armbrust Brown & Davis, L L P
100 Congress Avenue, Suite 1350
Austin, Texas 78701



0 0620 ACRES OF LAND OUT OF THE WILLIAM HADLEY SURVEY NO 460 IN TRAVIS COUNTY, TEXAS, SAID 0 0620 ACRES OF LAND ALSO BEING A PORTION OF A 0 55 ACRE TRACT CONVEYED TO ROBERT KENT IN VOLUME 6743, PAGE 1935 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron pin found at the northeast corner of said 0.55 acre tract also being the southeast corner of a 0 6650 acre tract of land called Tract Two in Volume 10505, Page 372 of the Real Property Records, Travis County, Texas, for the most easterly corner of this tract and the POINT OF BEGINNING,

THENCE S. 88 degrees 25 minutes 55 seconds W through the interior of said 0 55 acre tract of land 256 52 feet to the Northwest corner of said 0 55 acre tract, said point also being the southwest corner of said 0 6650 acre tract, also being on the east high bank of Lake Austin for the Westerly corner of this tract,

THENCE with the North line of said 0 55 acre tract and the South line of said 0.6650 acre tract of land, the following two (2) courses.

- 1) N. 79 degrees 49 minutes 40 seconds E , 140.81 feet to an iron pin found,
- 2) S. 81 degrees 23 minutes 10 seconds E., 119 17 feet to the POINT OF BEGINNING and containing 0.0620 acres of land, more or less.

TRACT II:

0 6650 ACRES OF LAND OUT OF THE WILLIAM HADLEY SURVEY NO 460 IN TRAVIS COUNTY, TEXAS, SAID 0.6650 ACRES OF LAND ALSO BEING CALLED TRACT TWO IN A DEED TO FIRST REPUBLIC BANK, AUSTIN, N.A., AND RECORDED IN VOLUME 10505, PAGE 369 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a 60D nail found at the Northeast corner of said Tract Two, said point also being on the south line of Fritz Hughes County Park, said point also being on the West line of a 1.84 acre tract conveyed to Jerry W Mullican and wife, Sharon L Mullican and recorded in Volume 5959, Page 2184 of the Deed Records of Travis County, Texas, for the Northeast corner of this tract;

THENCE S. 28 degrees 25 minutes 05 seconds W. with the West line of said Mullican Tract and the East line of this tract 136.46 feet to an iron pin found, said point also being the Northeast corner of a 0 55 acre tract conveyed to Robert Kent in Volume 6743, Page 1935 of the Deed Records of Travis County, Texas;

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THENCE N. 03 degrees 31 minutes 00 seconds W., with the high bank of said Lake Austin 100.49 feet to an iron pin set at the Northwest corner of this tract also being the Southwest corner of Fritz Hughes County Park for the Northwest corner of this tract,

THENCE N. 85 degrees 20 minutes 00 seconds E. with the South line of said Fritz Hughes County Park and the North line of this tract 328 62 feet to the POINT OF BEGINNING and containing 0.6650 acres of land, more or less

TRACT III:

3.0414 ACRES OF LAND OUT OF THE WILLIAM HADLEY SURVEY NO 460 IN TRAVIS COUNTY, TEXAS, SAID 3 0414 ACRES OF LAND ALSO BEING CALLED TRACT ONE IN A DEED TO FIRST REPUBLIC BANK AUSTIN, N A., AND RECORDED IN VOLUME 10505, PAGE 369, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE with a fence line along the North line of said T. C. Steiner tract and the South line of this tract, the following four (4) courses:

- 1) S. 78 degrees 42 minutes 20 seconds W., 57.99 feet to an iron pin found;
- 2) S. 87 degrees 38 minutes 00 seconds W., 183.10 feet to an iron pin found;
- 3) N. 89 degrees 01 minute 35 seconds W., 101.36 feet to an iron pin found;
- 4) N. 74 degrees 56 minutes 15 seconds W., 74.91 feet to an iron pin found, said point also being the most Easterly corner of a tract conveyed to Jerry W. Mullican and wife, Sharon L. Mullican and recorded in Volume 5959, Page 2184 of the Deed Records of Travis County, Texas;

THENCE N. 52 degrees 33 minutes 00 seconds W. with the Northeast line of said Mullican tract 168.32 feet to an iron pin set, said point also being the most Westerly corner of this tract;

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THENCE S. 46 degrees 01 minute 05 seconds E., with the Southwest line of said Boies tract 160.06 feet to an iron pin found, said point also being the most Southerly corner of 0.81 acre tract also being on the West line of said Lot 48 of Montview Acres,

THENCE S. 18 degrees 27 minutes 45 seconds W. with the West line of said Lot 48 of Montview Acres 161.38 feet to the POINT OF BEGINNING and containing 3.0414 acres of land, more or less.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities
 - a. to tidelands, or lands comprising the shores or beds of navigable or perineal rivers and streams, lakes, bays, gulfs or oceans; or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area
2. Electrical and Telephone Line Easement to the City of Austin dated November 9, 1971, executed by Frank D Hager, recorded in Volume 4220, Page 1958, of the Deed Records of Travis County, Texas (Affecting Tract III)
3. Electrical and Telephone Line Easement to the City of Austin, dated July 31, 1978, executed by Frank D Hager, recorded in Volume 6294, Page 2321, of the Deed Records of Travis County, Texas (Affecting Tract III)
4. Ingress and egress easement to Robert Kent, dated November 14, 1988, executed by Steve G Harren and Joe T Harren, recorded in Volume 10844, Page 744, of the Real Property Records of Travis County, Texas (Affecting Tracts I and II)
5. Terms, conditions and stipulations contained in License Agreement dated March 15, 1994, executed by and between Travis County, Texas and SGH Partnership, a Texas general partnership, and recorded in Volume 12158, Page 2974, of the Real Property Records of Travis County, Texas

The same being assigned to Robert Hilton by Assignment of License Agreement, dated March 23, 1995, but effective March 13, 1994, and recorded in Volume 12406, Page 1379, Real Property Records, Travis County, Texas

6. Ingress and egress easement to Jerry W Mulhican and wife, Sharon L Mulhican, dated March 11, 1994, executed by SGH Partnership, a Texas general partnership, recorded in Volume 12164, Page 865 and corrected in Volume 12406, Page 1381, of the Real Property Records of Travis County, Texas (Affecting Tract III)

7. Terms, conditions and stipulations contained in Multi-Service Contract Agreement dated August 10, 1994, executed by and between the City of Austin and Jill Abram, and recorded in Volume 12247, Page 444, of the Real Property Records of Travis County, Texas

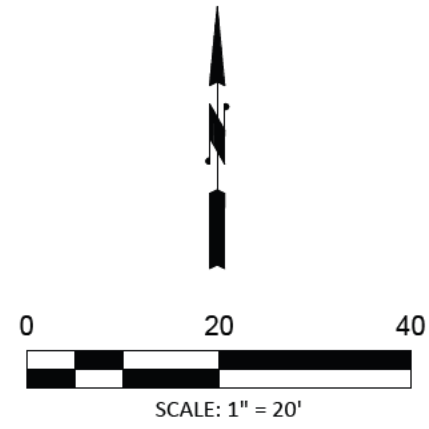
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

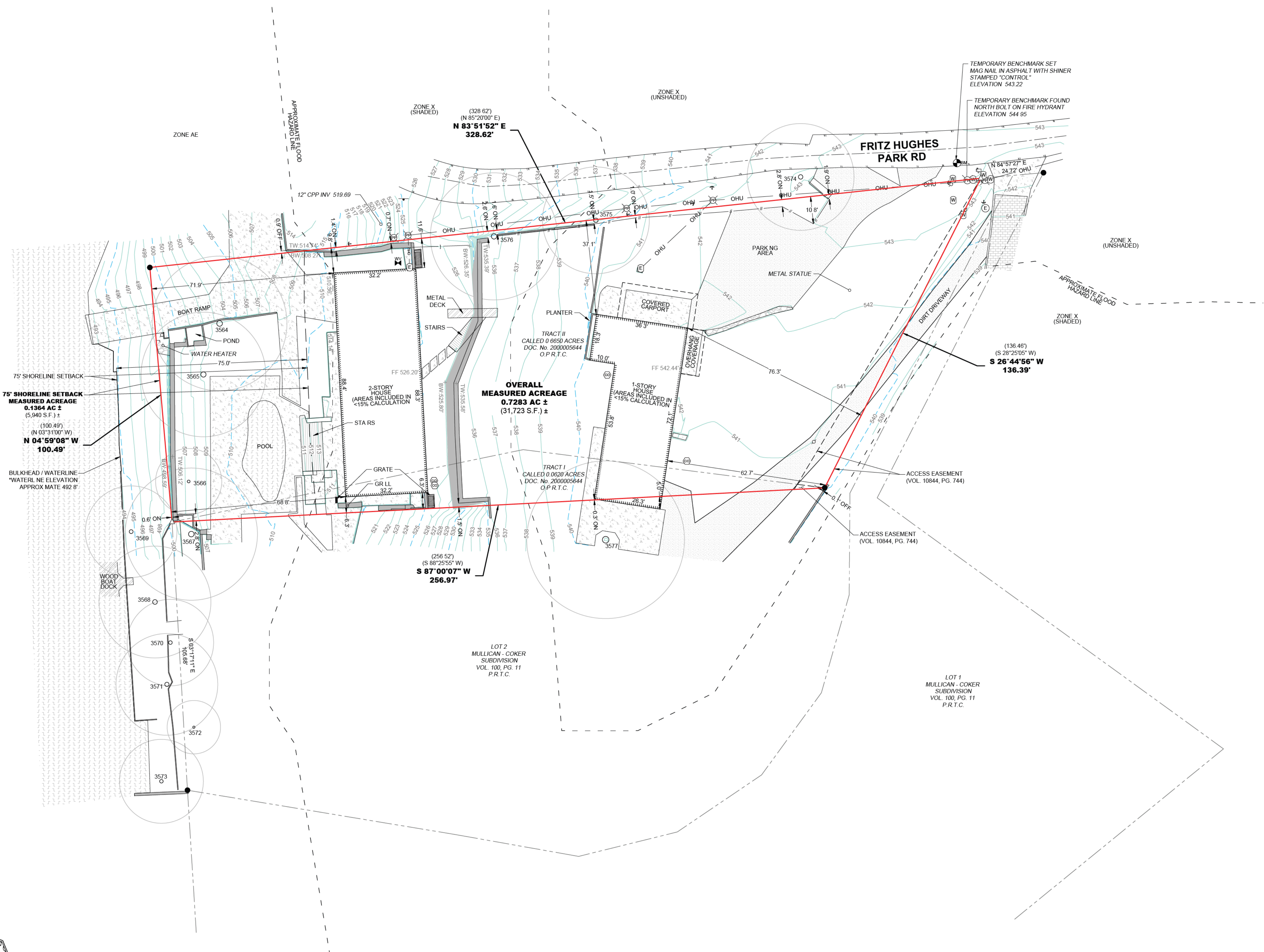
01-13-2000 01 52 PM 2000005644
DAVILAM \$19 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

TOPOGRAPHIC AND SLOPE MAP SURVEY

OF A CALLED 0.0620 ACRE TRACT AND A CALLED 0.6650 ACRE TRACT
AS RECORDED IN DOCUMENT NO. 2000005644
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX



LAKE AUSTIN
(COLORADO RIVER)



LEGEND

- TEMPORARY BENCHMARK
- CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRRIGATION CONTROL VALVE
- ELECTRIC MANHOLE
- SIGN
- MAILBOX
- ELECTRIC METER
- WATER METER
- CLEAN OUT
- FIRE HYDRANT
- POWER POLE
- DRAINAGE INLET
- WATER VALVE
- GUY ANCHOR
- WOOD FENCE
- WROUGHT IRON FENCE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY
- PROPERTY LINE
- ADJOINER LINE
- EASEMENT LINE
- FLOOD HAZARD LINE
- WALLS
- CONCRETE AREA
- GRAVEL AREA
- STONE AREA
- BRICK AREA

DOC. NO. DOCUMENT NUMBER
O.P.R.T.C. OFFICIAL PUBLIC RECORDS
VOL. PG. VOLUME AND PAGE
P.R.T.C. PLAT RECORDS
ON/OFF STRUCTURE ON/OFF
R.O.W. RIGHT OF WAY
INV. RECORD INFORMATION
CPV INVERT
FF CORRUGATED PLASTIC PIPE
+100' FINISHED FLOOR ELEVATION
TW SPOT ELEVATION
BW TOP OF WALL
BW BOTTOM OF WALL

TREE TABLE		
Tag No.	Type	Trunk
3564	HACKBERRY	26 1/2" (M) 18X17
3565	HACKBERRY	24 1/2" (M) 17X15.5
3566	PECAN	13"
3567	HACKBERRY	26" (P)
3568	PECAN	22" (P)
3569	CYPRESS	18"
3570	HACKBERRY	17"
3571	CHINQUAPIN OAK	20" (P)
3572	CHINESE PISTACHE	10 1/2"
3573	CYPRESS	16 1/2"
3574	HACKBERRY	21" (M) 12X11X7
3575	HACKBERRY	21" (M) 15.5X11
3576	HACKBERRY	25" (P)
3577	HACKBERRY	31" (M) 16X15.5X14.5

TREE LEGEND
CRITICAL ROOT ZONE = DIAMETER EQUAL IN FEET TO TWICE THE NUMBER OF INCHES OF THE TREE'S TRUNK DIAMETER
(P) PROTECTED TREE (DIAMETER ≥ 10")
(M) MULTIPLE TRUNK

FLOOD INFORMATION

PER WWW.FEMA.GOV, A PORTION OF THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (UNSHADED), ZONE X (SHADED) AND ZONE AE. THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0220, DATED 01/22/2020.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 83, GEOID 16. DISTANCES IN US SURVEY FEET (GRID).

GENERAL NOTES:

- THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
- ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2000005644 & 201107038, TRAVIS COUNTY RECORDS.
- TREE TYPES TO BE VERIFIED BY CERTIFIED ARBORIST.
- THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- SEE PAGE 2 FOR SLOPE MAP.
- I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF LAST FIELD WORK: MARCH 4, 2025

DEREK KINSAUL, R.P.L.S. NO. 6356 MARCH 26, 2025

DRAWN BY: EO REVIEWED BY: CLM / DJK

REVISION #

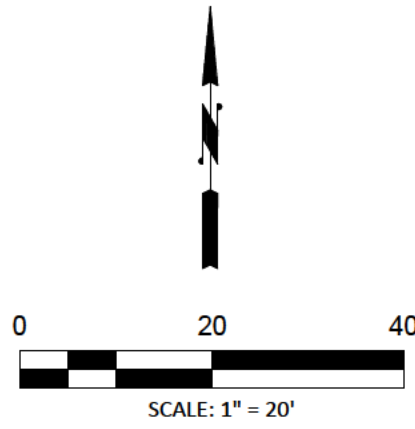
SHEET SIZE - 24"X36"



SURVEYED FOR: LABAJ
PROJECT NO. 25-0031
3101-3103 FRITZ HUGHES PARK RD.,
AUSTIN, TX
SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10184157
(512) 599-8067

TOPOGRAPHIC AND SLOPE MAP SURVEY

OF A CALLED 0.0620 ACRE TRACT AND A CALLED 0.6650 ACRE TRACT
AS RECORDED IN DOCUMENT NO. 2000005644
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX



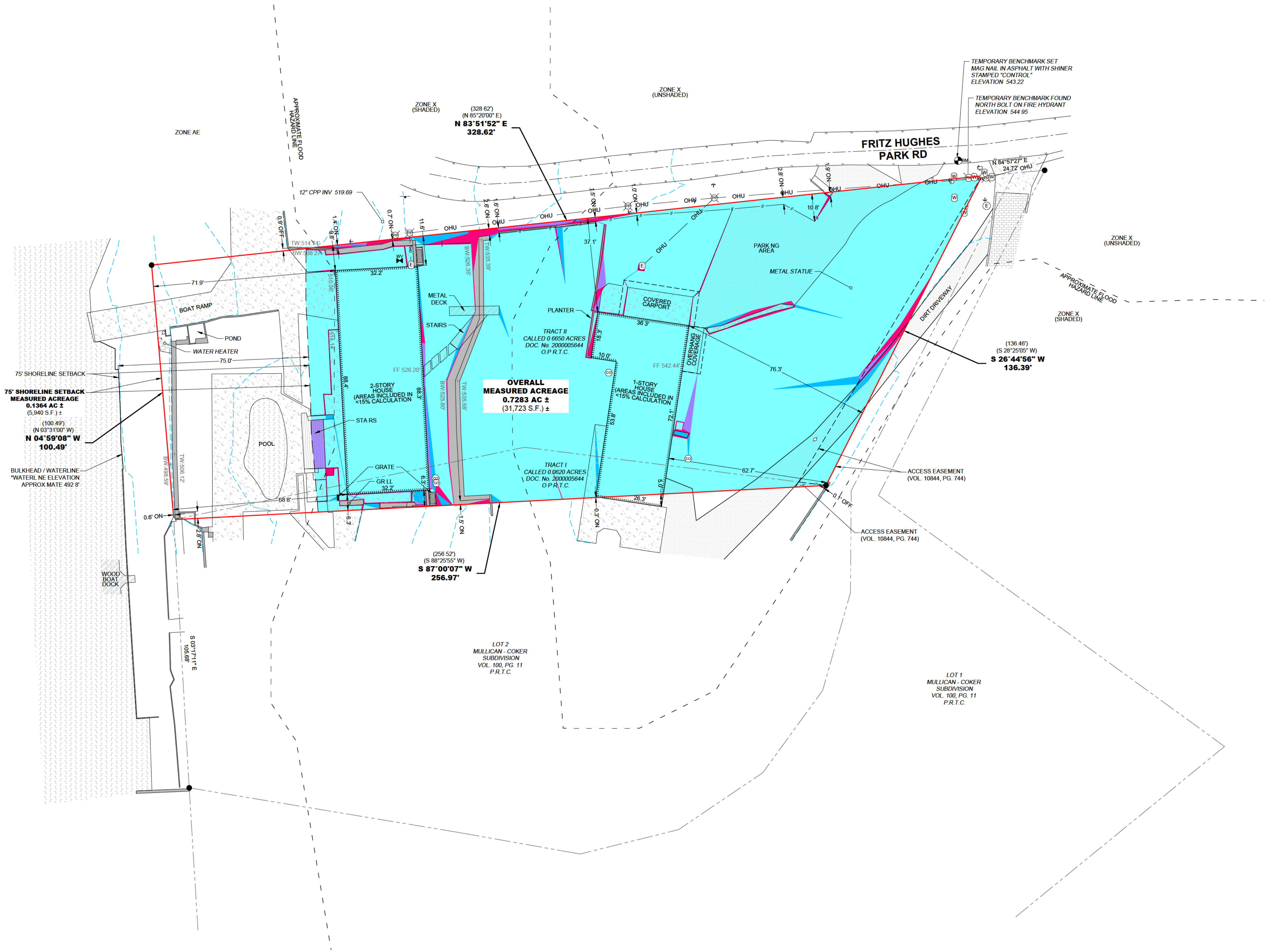
FLOOD INFORMATION

PER WWW.FEMA.GOV, A PORTION OF THIS PROPERTY
APPEARS TO BE LOCATED IN ZONE X (UNSHADED),
ZONE X (SHADED) AND ZONE AE.
THIS PROPERTY WAS FOUND IN MAP NUMBER
484532228, DATED 01/22/2020.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 83, GEOID 16.
DISTANCES IN US SURVEY FEET (GRID).

LAKE AUSTIN
(COLORADO RIVER)



LEGEND

- TEMPORARY BENCHMARK
- CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRRIGATION CONTROL VALVE
- ELECTRIC MANHOLE
- SIGN
- MAILBOX
- ELECTRIC METER
- WATER METER
- CLEAN OUT
- FIRE HYDRANT
- POWER POLE
- DRAINAGE INLET
- WATER VALVE
- GUY ANCHOR
- WOOD FENCE
- WROUGHT IRON FENCE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY
- PROPERTY LINE
- ADJOINER LINE
- EASEMENT LINE
- FLOOD HAZARD LINE
- WALLS
- CONCRETE AREA
- GRAVEL AREA
- STONE AREA
- BRICK AREA
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY TRAVIS COUNTY
- VOL. PG. VOLUME AND PAGE
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- ON/OFF STRUCTURE ON/OFF
- SUBJECT PROPERTY SUBJECT PROPERTY
- R.O.W. RIGHT OF WAY
- INVERT RECORD INFORMATION
- CPP CORRUGATED PLASTIC PIPE
- FF FINISHED FLOOR ELEVATION
- + 100' SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL

LEGEND

- 0% to 15% Slope
- 15% to 25% Slope
- 25% to 35% Slope
- 35% to 100% Slope

Zone #	Zone Name	Hz Area (SF)	% of Total
1	< 15	24,274.9	94.15
2	15 to 25	378.2	1.46
3	25 to 35	302.7	1.17
4	> 35	827.4	3.21
Total		25,783	100.00