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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 6704 Pixie Cove

Landowner Name(s): Pixie Cove Lake Trust

Contact Name for the Petition: Stephen Elwell

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 01/15/2026

Received by: Davetta Edwards

(Print name of OCC staff member)

D Edwards

(Signature of staff member)

January 13, 2026

Erika Brady (via hand delivery)
City of Austin, City Clerk
Austin City Hall
P.O. Box 1088
Austin, TX 78767

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JAN 15 '26 PM 3:23

Re: Petition to Disannex an Area from the City of Ausitn Municipal Jurisdiction

Dear Ms. Brady:

This Petition for disannexation is made by the Petitioner identified below, for the Disannexation Area identified below, pursuant to Senate Bill 1844 of the 89th Texas Regular Legislative Session amending Section 43.141 of the Texas Local Government Code (“Section 43.141”).

Petitioner: Pixie Cove Lake Trust

Mailing Address: 6704 Pixie Cove, Austin, TX 78746

Disannexation Area Requested: Being all of that certain tract or parcel of land containing 0.240 acres, more or less, being a portion of Lots 58 and 59, Block A, RIVERCREST ADDITION, SECTION 2, a subdivision in Travis County, Texas, according to the map of plat thereof, recorded in Volume 22, Page(s) 37 of the Plat Records of Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit A attached hereto and made a part hereof.

Parcel ID No.: 126839
Property Geographic No.: 0131190105
Property Address: 6704 Pixie Cove, Austin, Texas 78746

Contact Person for Petitioner: Stephen Elwell
Gjerset & Lorenz, LLP



Petitioner meets the requirements of Section 43.141(a)(3) because the Disannexation Area is located adjacent to a navigable waterway and did not become part of the City of Austin in

compliance with and under Section C of Chapter 43 of the Texas Local Government Code, and because:

The City of Austin has failed or refused to provide the services described under Subsection (b)(3) or to otherwise cause those services to be provided to the majority of the property in the Disannexation Area.

The City of Austin has not connected the majority of the property in the Disannexation Area to the City's water and wastewater systems, and other areas of the City are connected to the City's water and wastewater systems.

The notice, publication, and affidavit requirements of Section 43.141(f) of the Texas Local Government Code do not apply to this Petition, because the Disannexation Area was not annexed under Chapter 43 of the Texas Local Government Code.

This Petition complies with Section 43.141(h) of the Texas Local Government Code because the Petitioner does not request annexation of any portion of their property comprising the bed of a navigable waterway.

This Petition complies with Section 43.141(h) of the Texas Local Government Code because the Disannexation Area was not previously designated as an industrial district under Section 42,044 of the Texas Local Government Code.

Attached to this Petition is a copy of the current metes and bounds description of the Disannexation Area at Exhibit A and survey of the Disannexation Area at Exhibit B.

[Remainder of Page Intentionally Left Blank]

This Petition respectfully requests that the City of Austin immediately release and disannex the Property from the City's jurisdiction.

Petitioner: Pixie Cove Lake Trust



By: Stephen Elwell

Its: Beneficiary and Settlor



Meghan Elwell

Its: Beneficiary and Settlor

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 14th day of January 2026, by Stephen Elwell and Meghan Elwell.

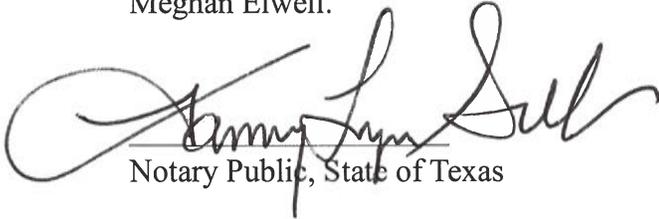
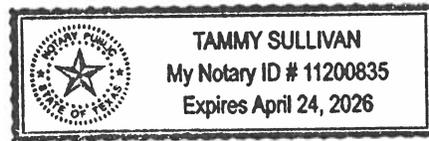

Notary Public, State of Texas

EXHIBIT "A"
FIELD NOTES FOR
0.240 ACRES OF LAND

FIELD NOTES FOR 0.240 ACRES OF LAND, MORE OR LESS, BEING DESCRIBED AS BEING A PORTION OF LOTS 58 AND 59, BLOCK A OF " RIVERCREST ADDITION, SECTION 2 ", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN PLAT BOOK 22 AT PAGE 37 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.240 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

BEGINNING at an iron pin, found, being the most Southerly Southeast corner of Lot 58, Block A and the most Northerly Northeast corner of Lot 57, Block A, said lots being out of "Rivercrest Addition, Section 2", a subdivision in the Travis County, Texas, of record in Plat Book 22 at Page 37 of the Plat Records of Travis County, Texas, also being located on the West side of the curving R.O.W. line of Pixie Cove and being the Southeast corner of Subject Tract;

THENCE N 64-14-00 W leaving the curving R.O.W. line of Pixie Cove and traveling along the common line between the aforementioned Lot 58, Block A and Lot 57, Block A, for a distance of 112.71 feet, to an iron pin, found, being the Southwest corner of the aforementioned Lot 58, Block A, also being the Northwest corner of the aforementioned Lot 57, Block A and being the Southwest corner of Subject Tract;

THENCE along the rear lot lines of the aforementioned Lot 58, Block A, for the following two (2) courses and distances :

1. N 40-29-08 E for a distance of 19.96 feet, to an iron pin, set;
2. N 54-18-08 E for a distance of 79.93 feet, to an iron pin, found, being the Northwest corner of Subject Tract;

THENCE S 58-00-39 E leaving the rear lot line of the aforementioned Lot 58, Block A, and passing into and through the aforementioned Lot 58, Block A and then passing into Lot 59, Block A, of the aforementioned subdivision, "Rivercrest Addition, Section 2", being a traveled distance of 128.35 feet, to a pipe, found, being the Southeast corner of Subject Tract;

THENCE for the following three (3) courses and distances :

1. S 12-56-21 W still traveling inside the aforementioned Lot 59, Block A, for a distance of 29.64 feet, to an iron pin, set, being located on the South side of the aforementioned Lot 59, Block A, also being located on the curving R.O.W. line of Pixie Cove;
2. along the South side of the aforementioned Lot 59, Block A, also being along the curving R.O.W. line of Pixie Cove, being a curve to the left, with a radius of 50.00 feet, whose chord bears N 69-58-26 W for a distance of 39.47 feet, to an iron pin, found, being the most Easterly corner of the aforementioned Lot 58, Block A, also being the Southwest corner of the aforementioned Lot 59, Block A;
3. along a East side of the aforementioned Lot 58, Block A, also being along the curving R.O.W. line of Pixie Cove, being a curve to the left, with a radius of 50.00 feet, whose chord bears S 56-31-19 W for a distance of 49.77 feet, to the PLACE OF BEGINNING, containing 0.240 acres of land, more or less.

I, LEO GORDON STEARNS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY A SURVEY ON THE GROUND AND ARE TRUE AND CORRECT. GIVEN UNDER MY HAND AND SEAL, THIS THE 26TH DAY OF SEPTEMBER, 2000.


LEO GORDON STEARNS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4649
STEARNS AND ASSOCIATES, INC.
11303 TEDFORD STREET / AUSTIN, TEXAS / 78753
PHONE NUMBER : (512) 836-0533
FILE : D://CCOGO/00/SEP/PIXIE.CCC
JOB NUMBER : 17802



EXHIBIT "B"

APPROVED
By mark.gonzales at 11:34 am, Aug 01, 2025

