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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: Lot 2 Block A Mullican-Coker Subdivision

Landowner Name(s): Kanton Labaj

Contact Name for the Petition: Courtney McWhorter

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/12/2026

Received by: Bethany Smith
(Print name of OCC staff member)

Bethany Smith
(Signature of staff member)

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

February 3, 2026

Petitioner: Kanton Labaj

Mailing Address: [REDACTED]

Disannexation Areas Requested: Lot 2, Block A, Mullican-Coker Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 100, Page 11, Plat Records of Travis County, Texas, as described in Exhibit "A" attached hereto and incorporated herein by reference.

Parcel ID No. 149473
Property Geographic No. 0147530618
Property Address: 3103 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 78738
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 Plat Map 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.

Signature Page to Follow

Petitioner:



Kanton Labaj

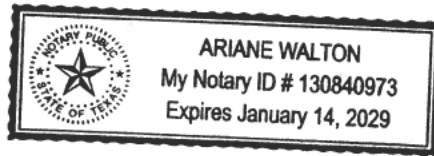
DOB: 

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 3 day of February, 2026, by Kanton Labaj.



Notary Public, State of Texas



To the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein, ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk of the County in which said Property is located; and any title or rights asserted by anyone (including, but not limited to, persons, corporations, governments or other entities) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors and assigns, as applicable.

DATED the 22ND day of JULY, 2011.

MCABEN DEVELOPMENT, INC., A TEXAS CORPORATION

By
Name
Title

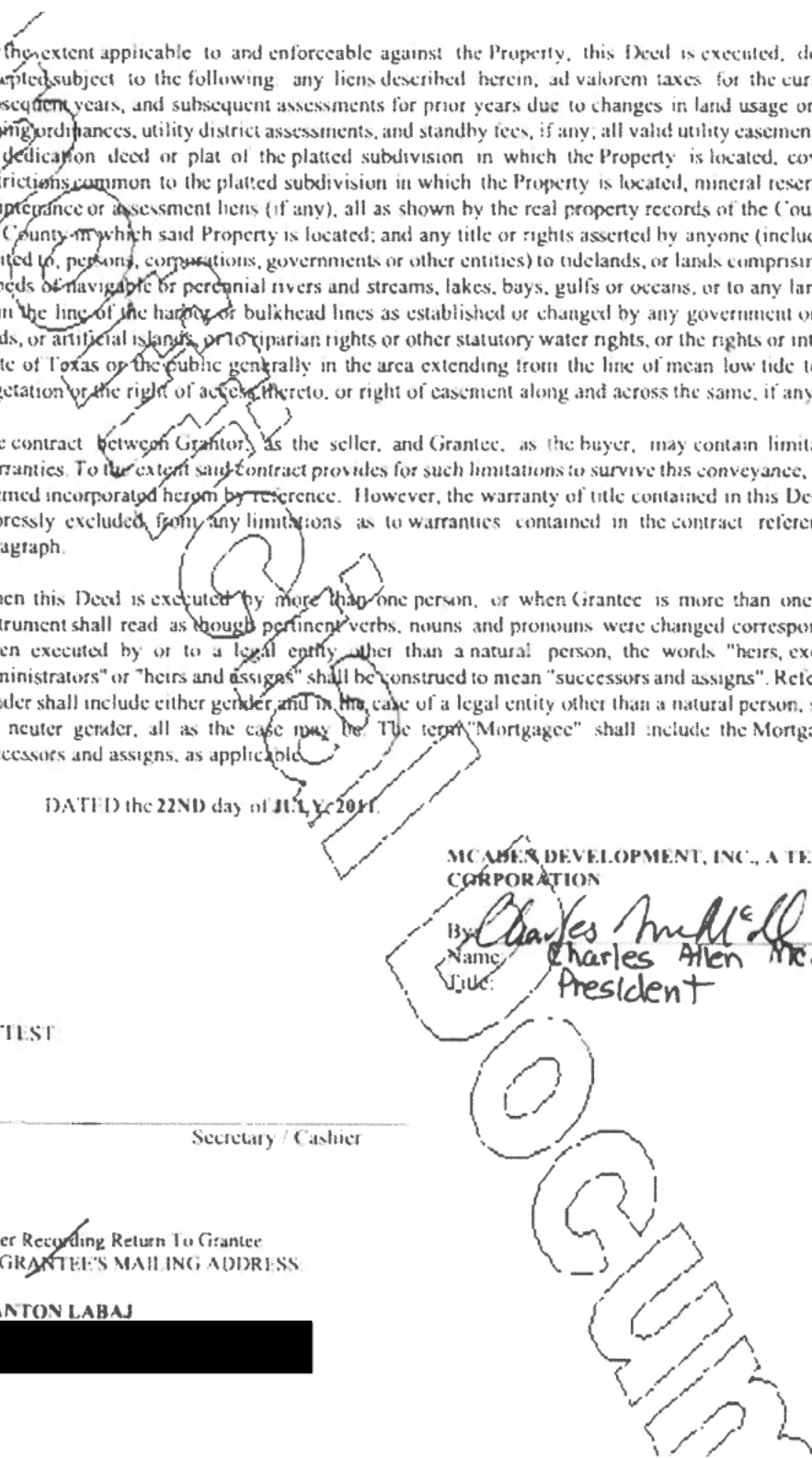
Charles Allen McAdon, III
Charles Allen McAdon, III
President

ATTEST

Secretary / Cashier

After Recording Return To Grantee
AT GRANTEE'S MAILING ADDRESS

KANTON LABAJ
[REDACTED]



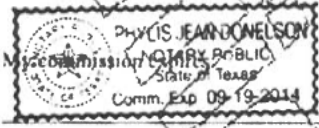
ACKNOWLEDGMENT

The State of TEXAS §

County of TRAVIS §

This instrument was acknowledged before me on the 22nd day of July, 2011, by
a Charles Allen McAden, III, President of McAden Developments, Inc.
Texas corporation, on behalf of said corporation.

Phyllis Jean Nelson
Notary Public



Notary's Name (printed)

UNOFFICIAL
CITY OF AUSTIN
COUNCIL MEETING
BACKUP
DOCUMENT

EXHIBIT "A"

Tract 1: Lot 2, Block "A", MULLICAN-COKER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 11 of the Plat Records of Travis County, Texas.

TRACT 2: Easement Estate for access appurtenant to Lot 2, over and across a portion of the William Hailey Survey No. 460 in Travis County, Texas, as created by and further described in Easement Conveyance recorded in Volume 10844, Page 744 of the Real Property Records of Travis County, Texas.

TRACT 3: Easement Estate for access, a common driveway and utilities, appurtenant to Lot 2, over and across a 700 square foot tract out of Lot 1 Block "A", MULLICAN-COKER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page(s) 11-12 of the Plat Records of Travis County, Texas, as created by and further described in Grant of Easement and Joint Access Agreement recorded in Volume 12919, Page 739 of the Real Property Records of Travis County, Texas.

TRACT 4: License for access through Fritz Hughes Park, appurtenant to Lot 2, as created by and further described in License Agreement recorded in Volume 12727, Page 363 of the Real Property Records of Travis County, Texas.

TRACT 5: License for access through Fritz Hughes Park, appurtenant to Lot 2, as created by and further described in License Agreement recorded in Volume 12716, Page 373 of the Real Property Records of Travis County, Texas. Interest in said License Agreement assigned to Scott Mullican in Volume 12728, Page 937 of the Real Property Records, and partially assigned to Larry W. Coker in Volume 12919, Page 748 of the Real Property Records, both of Travis County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

JUL 25 2011 03:21 PM

HAYWOODK: \$28.00

Dana DeBeauvoir, County Clerk
Travis County, TEXAS

201107038

EXHIBIT B Plat Map

