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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: Lot 33 Block "A" of Rivercrest Addition, Section Two

Landowner Name(s): Sanger 2012 Family Partnership, L.P.
a Texas limited partnership

Contact Name for the Petition: Terrence L. Irion

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 01/29/2026

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

[Signature]
(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**

January 28, 2026

Petitioner: Sanger 2012 Family Partnership, L.P., a Texas limited partnership

Mailing Address: [REDACTED]

Disannexation Areas Requested: Lot 33, Block "A" of Rivercrest Addition, Section Two, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 22, Page 37, of the Plat Records of Travis County Texas, TOGETHER WITH all land lying between said lot and the waters of Lake Austin, bounded by projected side lot lots of said lot, and being the same property conveyed by Leif Johnson to Armstrong-Johnson, Inc., recorded in Volume 4976, Page 1904, of the Real Property Records of Travis County, Texas as conveyed to Sanger 2012 Family Partnership, L.P. by that certain deed recorded in Document No. 2012217487 of the Real Property Records of Travis County, Texas, in said deed attached hereto as Exhibit "A" and Survey Map attached hereto as Exhibit "B" and incorporated herein by reference.

Parcel ID No. 126880
Property Geographic No. 0131210104
Property Address: 6707 Troll Haven, Austin, Texas 78746

Contact Person for Petitioner: Terrence L. Irion
Sprouse Shrader Smith PLLC
13215 Bee Cave Parkway, A-230
Austin, Texas 78748
[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 if 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.

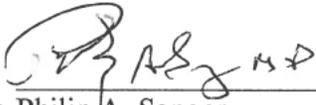
Petitioner respectfully requests that the City of Austin immediately release and disannex the Property from the City's Jurisdiction.

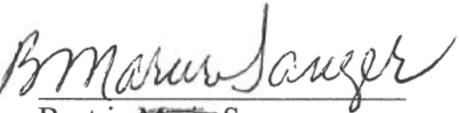
Signature Page to Follow

Petitioner:

Sanger 2012 Family Partnership, L.P.,
a Texas limited partnership

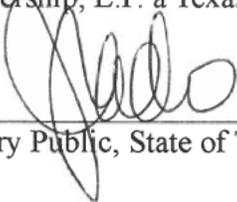
By: Sanger GP LLC,
a Texas limited liability company
Its General Partner

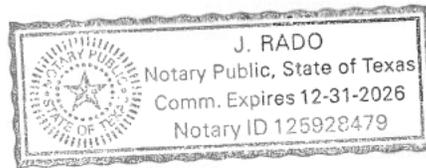
By: 
Name: Philip A. Sanger
Title: Manager
DOB: 

By: 
Name: Beatriz ~~Marie~~ Sanger
Title: Manager
DOB: 

STATE OF TEXAS
COUNTY OF TRAVIS

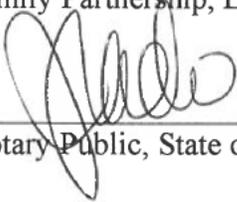
Sworn to and subscribed before me on the 28 day of January 2026, by Philip A. Sanger, Manager of Sanger GP LLC, a Texas limited liability company, the General Partner of Sanger 2012 Family Partnership, L.P. a Texas limited partnership, on behalf of the limited partnership.


Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 28 day of January 2026, by Beatriz Marie Sanger, Manager of Sanger GP LLC, a Texas limited liability company, the General Partner of Sanger 2012 Family Partnership, L.P. a Texas limited partnership, on behalf of the limited partnership.


Notary Public, State of Texas

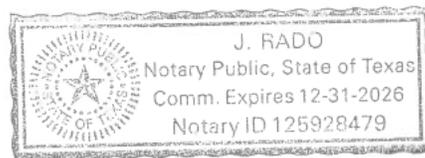


EXHIBIT A
Deed with Legal Description

ELECTRONICALLY RECORDED 2012217487
TRV 7 PGS

WARRANTY DEED
(Contribution To Capital Under IRC §721)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF TRAVIS §

DR. PHILIP SANGER, joined by his wife, **B. MARURI SANGER**, both individuals residing in Travis County, Texas (whether one or more, "*Grantor*"), for the consideration hereinafter stated paid by **SANGER 2012 FAMILY PARTNERSHIP, L.P.**, a Texas limited partnership (whether one or more, "*Grantee*"), in the manner hereinafter stated, subject only to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Travis County, Texas, and being more particularly described on Exhibit "A", attached hereto and incorporated herein for all purposes, including all improvements thereon (collectively, the "*Property*").

This conveyance and the warranties hereunder are made subject and subordinate to all of the restrictions, easements, encumbrances, taxes, taxing authority liens and assessment for the current year and all subsequent years, and all other exceptions of record or apparent on the ground, including, without limitation, the exceptions set out on Exhibit "B", attached hereto and incorporated herein, but only to the extent they affect or relate to the Property and are now valid, and without limitation of the scope of the general warranty herein contained (collectively, the "*Exceptions*").

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 heirs, executors, administrators, personal representatives, successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's heirs, executors, administrators, personal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to conveyance and warranties set out above, and with full substitution and subrogation of Grantee in and to all covenants of warranty by parties other than Grantor heretofore given or made with respect to the rights, titles, and interests herein conveyed or any part thereof.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto as of the effective date of this Deed.

{W0564699.1}

and Grantee hereby expressly assumes liability for the payment of such taxes and assessments for such year. Upon demand by either party, the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for these items for such year are available.

NOTWITHSTANDING ANY PROVISION IN THIS WARRANTY DEED TO THE CONTRARY, HOWEVER, IN THE EVENT OF ANY BREACH OF GRANTOR'S WARRANTY OF TITLE UNDER THIS WARRANTY DEED, GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS THEIR SOLE AND EXCLUSIVE REMEDY, SHALL LOOK SOLELY AND EXCLUSIVELY TO THE PROCEEDS AND PAYMENTS, IF ANY, WHICH GRANTOR IS ENTITLED TO PURSUE AND WHICH ARE ACTUALLY RECOVERED UNDER THE TERMS OF THAT CERTAIN "OWNER'S POLICY OF TITLE INSURANCE, ISSUED TO AND CURRENTLY HELD BY GRANTOR INSURING TITLE TO THE PROPERTY IN GRANTOR'S NAME (THE "RECOVERED TITLE INSURANCE PROCEEDS") FOR THE SATISFACTION OF ALL OBLIGATIONS OF GRANTOR OR GRANTOR'S SUCCESSORS, ASSIGNS OR DISTRIBUTEES, AND EXCEPT FOR RECOVERED TITLE INSURANCE PROCEEDS OBTAINED BY OR THROUGH GRANTOR OR A JUDGMENT WHICH IS LIMITED TO AND PAYABLE SOLELY OUT OF THE RECOVERED TITLE INSURANCE PROCEEDS, NO JUDGMENT FOR ANY SUM OF MONEY OR ANY OTHER RELIEF SHALL EVER BE SOUGHT OR TAKEN BY GRANTEE OR GRANTEE'S SUCCESSORS OR ASSIGNS AGAINST GRANTOR OR GRANTOR'S SUCCESSORS, ASSIGNS OR DISTRIBUTEES, OR AGAINST ANY PROPERTY OF GRANTOR OR GRANTOR'S SUCCESSORS, ASSIGNS OR DISTRIBUTEES IN CONNECTION WITH ANY BREACH OF GRANTOR'S WARRANTY OF TITLE UNDER THIS WARRANTY DEED.

GRANTOR HAS EXECUTED AND DELIVERED THIS WARRANTY DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS WARRANTY DEED AND HAS PURCHASED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS"; AND, EXCEPT FOR THE WARRANTIES OF TITLE HEREIN, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ZONING, TAX CONSEQUENCES, LATENT OR PATENT PHYSICAL OR ENVIRONMENTAL CONDITIONS, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY.

Grantee's address: 1204 Rockcliff Rd
Austin, Texas 78746-1604

EXECUTED as of the 20 day of December, 2012.

GRANTOR:



DR. PHILIP A. SANGER

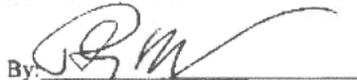


B. MARURI SANGER

GRANTEE:

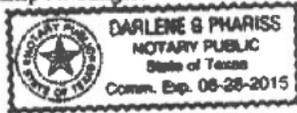
SANGER 2012 FAMILY PARTNERSHIP, L.P.,
a Texas limited partnership

By: SANGER GP, L.L.C.,
a Texas limited liability company,
its General Partner

By: 
Philip A. Sanger, Manager

STATE OF TEXAS
COUNTY OF TRAVIS

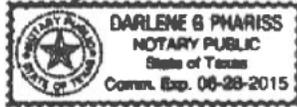
This instrument was acknowledged before me on the 20th day of December, 2012, by Dr.
Philip A. Sanger.

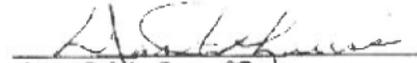



Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20th day of December, 2012, by B.
Maruri Sanger.

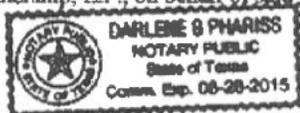


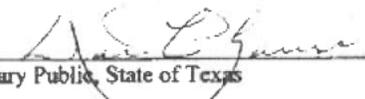

Notary Public, State of Texas

{W0564699.}

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20th day of December, 2012, by Philip A. Sanger, Manager of Sanger GP, L.L.C., as General Partner for Sanger 2012 Family Partnership, L.P., on behalf of said partnership.





Notary Public, State of Texas

After Recording Return To:

Wayne S. Hollingsworth
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744

EXHIBIT "A"

PROPERTY

Lot 33, Block "A" of RIVERCREST ADDITION, SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 22, Page 37, of the Plat Records of Travis County, Texas, TOGETHER WITH all land lying between said lot and the waters of Lake Austin, bounded by projected side lot lots of said lot, and being the same property conveyed by Leif Johnson to Armstrong-Johnson, Inc., recorded in Volume 4976, Page 1904, of the Real Property Records of Travis County, Texas.

EXHIBIT B Property Survey

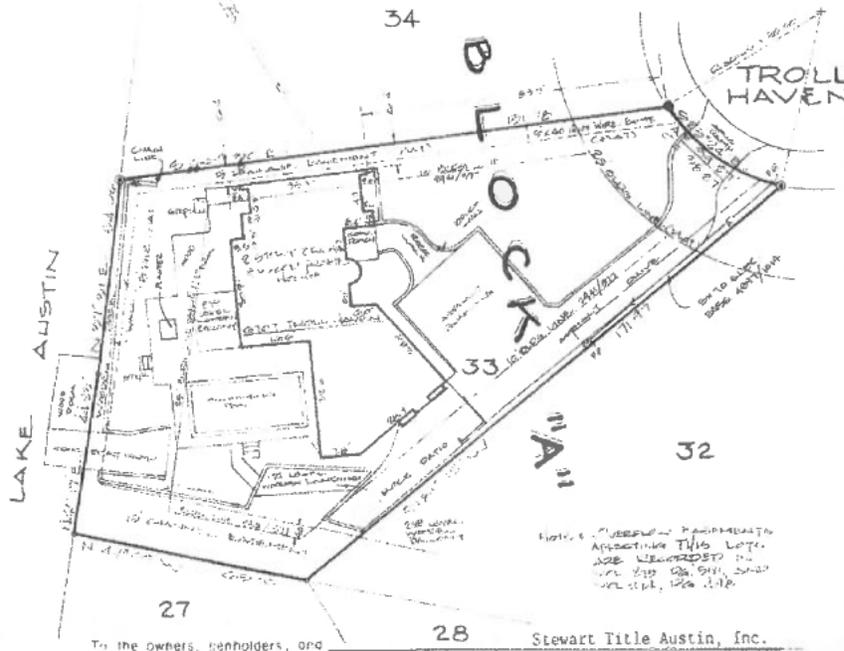
Plot of survey of property located at _____
described as Lot _____ Block _____ of _____
_____ a subdivision recorded in Map or Plat Volume _____
at Page _____ of the _____ County, Texas Plat Records

Ref. Dr. Philip Sanger and Bea Sanger

G.P. 4013041

Notes: IN ALL CONSTRUCTIONS MUST BE SET BACK A MINIMUM OF ONE (1) FOOT FROM ALL SIDES OF LOT. A MINIMUM OF ONE (1) FOOT FROM ALL SIDES OF A HOUSEHOLD OR BUSINESS PROPERTY WITH ANY STRUCTURE OR ENCLOSURE MUST HAVE EXTERIOR COVER WATER DRAINAGE DRAIN 4 FEET FROM SIDE OF LOT.

SCALE: 1" = 30'



To the owners, tenants, and Stewart Title Austin, Inc.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property indicated hereon is W1 in a special flood hazard area as shown on Community Panel Number _____ of the FLOOD INSURANCE RATE MAP prepared for _____

by the Federal Insurance Administration Department, H.U.D.
Effective Date _____



1538 E. Anderson Lane No. 2
Austin, Texas 78753 (512)837-2000



UPDATED: _____, 1993
REVISED: May 13, 1987
DATE OF SURVEY: 5, 1987