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OCC RECEIVED RT
MAY 18 '25 AM 11:30



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: _____

Landowner Name(s): Mark L. Boyer

Contact Name for the Petition: James Smith

Contact Phone Number: _____

Contact Email Address: _____

Date Received: May 18, 2024

Received by: Davetta Edwards
(Print name of OCC staff member)

Edwards
(Signature of staff member)

4 properties -
12907 River Bend
12909 River Bend
1215 Terjo Lane
1709 Boyd Ln

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MAY 18 '26 PM 12:51



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 12901 River Bend and 12903 River Bend

Landowner Name(s): Mark L. Boyer and
Laureen R. Boyer

Contact Name for the Petition: James Smith

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: May 18, 2026

Received by: Davetta Edwards
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

2 ~~properties~~ addresses, 1 tract

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OCC RECEIVED AT
MAY 18 '26 AM 11:21



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 12410 River Bend and 12421 River Bend

Landowner Name(s): Gary and Amy Randolph

Contact Name for the Petition: James Smith

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 5-18-26

Received by: Davetta Edwards
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

2 properties, 2 tracts

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OCC RECEIVED AT
MAY 18 '23 AM 11:30



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 12405 and 12407 River Bend

Landowner Name(s): CoCo Investments, Ltd.

Contact Name for the Petition: James Smith

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: May 18, 2026

Received by:

Davetta Edwards

(Print name of OCC staff member)

[Signature]

(Signature of staff member)

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OCC RECEIVED AT
MAY 18 '26 AM 11:32



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 12813 and 12815 River Bend

Landowner Name(s): Jack S. Oates

Contact Name for the Petition: James Smith

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: May 18, 2026

Received by: Daratta Edwards
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

2 addresses, 1 tract

CCC RECEIVED AT
MAY 19 '26 AM 11:31

CITY OF AUSTIN

IN THE MATTER OF BOYER, INC. §
 § **OFFICE OF THE CITY CLERK**
 §

**PETITION FOR DISANNEXATION OF BOYER-OATES-
RANDOLPH RIVER BEND AREA**

Mark L. Boyer and Laureen R. Boyer (the "Boyers"), Jack Stevenson Oates ("Oates"), Gary and Amy Randolph (the "Randolphins"), 2017 River Bend, L.P. ("River Bend"), and Coco Investments, Ltd (Coco) file this Petition for Disannexation ("Petition") to the City Clerk of the City of Austin ("City") pursuant to TEX. LOCAL GOV'T CODE Chapter 43, Subchapter G, § 43.141.

The area for disannexation comprises 15.815 acres (the "Boyer-Oates-Randolph River Bend Area" or the "Area") and is shown in Exhibit 1.

The Boyers own as community property one tract within the Area, as shown in Exhibit 1; this tract is 2.838 acres.

Oates owns one tract within the Area, as shown in Exhibit 1; this tract is 1.4253 acres.

River Bend is a Texas limited partnership whose general partner is Boyer Properties LLC. Mark L. Boyer is president of Boyer Properties LLC. River Bend owns four tracts within the Area; the individual tracts are 2.3964 acres, 0.184 acres, 0.490 acres, and 0.923 acres, as shown in Exhibit 1. The four tracts owned by River Bend total 3.9934 acres.

Coco Investments Ltd. Is a Texas limited partnership whose general partner is River Bend Management, Inc. Jack Oates is president of River Bend Management, Inc. Coco owns one tract within the Area, 5.311 acres, as shown on Exhibit 1.

The Randolphs own as community property two tracts within the Area; the individual tracts are 1.9800 acres and 0.2673 acres. The two tracts owned by the Randolphs total 2.2473 acres.

The Boyer-Oates River Bend Area is adjacent to a navigable waterway; the Area does not receive water and wastewater service from the City; and the Area was not annexed by the City between 2017 and 2019.

In support of the Petition, the Boyers, Oates, the Randolphs, Coco and River Bend submit this information.

- The owners of the property within the Boyer-Oates -Randolph River Bend Area are the Boyers, Oates, the Randolphs, River Bend, and Coco. Contact information for the Boyers, the Oates, Coco, and River Bend is to the undersigned counsel of record: James E. Smith, Texas Bar No. 18617800, Crain, Caton & James, P.C., 1401 McKinney, Suite 1700, Houston, Texas 77010, [REDACTED]
[REDACTED]
- The addresses of the properties within the Area are
 - The Boyer community property tract, 12901 River Bend and 12903 River Bend, Austin, Texas 78732
 - The Oates tract, 12813 and 12815 River Bend, Austin, Texas 78732
 - The Randolphs community property tracts, 12421 and 12410 River Bend, Austin, Texas 78732
 - The River Bend tracts, 1215 Terjo Lane, 1709 Boyd Ln, 12909 River Bend, and 12907 River Bend, Austin, Texas 78732
 - The Coco tract, 12405 and 12407 River Bend, Austin, Texas 78732

Attached with this Petition are executed consents of the owners. Each consent includes the property address, property description, a print from the Travis Central Appraisal Interactive Map showing the tract and ownership, name of the owner(s), address of the owner if different from the property address, and an affirmation that the property has no water or sewer service from the City of Austin.

All requirements for disannexation under TEX. LOCAL GOV'T CODE § 43.141 are met. The Area is adjacent to Lake Austin. The City has never provided water and wastewater services to the Area. The Boyers, the Oates, the Randolphs, River Bend and Coco, the sole owners within the Area, unanimously request disannexation through this Petition. TEX. LOCAL GOV'T CODE § 43.141(h)(i) is not applicable; the Property has never been in the City's extraterritorial jurisdiction and has never been designated as an industrial district under TEX. LOCAL GOV'T CODE § 42.044.)

The Boyers, Oates, the Randolphs, River Bend, and Coco request the City Clerk to notify it if any information is missing or incorrect. If all required information is included and is correct, the Boyers, the Oates, River Bend, and Coco request the City Clerk to request the City Council to adopt an ordinance amending the City's boundary limits by disannexing all properties withing the Area.

Respectfully submitted,

CRAIN, CATON & JAMES

By: /s/ James E. Smith

James E. Smith
State Bar No. 18617800
Five Houston Center, 17th Floor
1401 McKinney Street
Houston, Texas 77010-4035



J. Marcus Hill
State Bar No. 09638150
Hill & Hill PC
1770 St. James, Suite 440
Houston, Texas 77056



*Attorneys for Petitioners,
Mark Boyer, Laureen Boyer, Jack Oates, Andrea
Oates, 2017 River Bend, and Coco Investments*

Page 10 of 23

**LANDOWNERS' CONSENT TO DISANNEXATION OF BOYER-OATES-RANDOLPH
RIVER BEND AREA**

Property Address: 12909 River Bend, Austin, Texas 78732

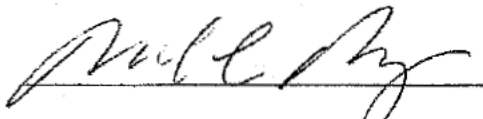
Property Description: See Exhibit A, the tract shown as "2017 RIVER BEND, L.P. TRACT 2
(0.49 ACRES) DOC. NO. 2107178201 O.P.R.T.C.T.

Property Owner: 2017 River Bend, LP

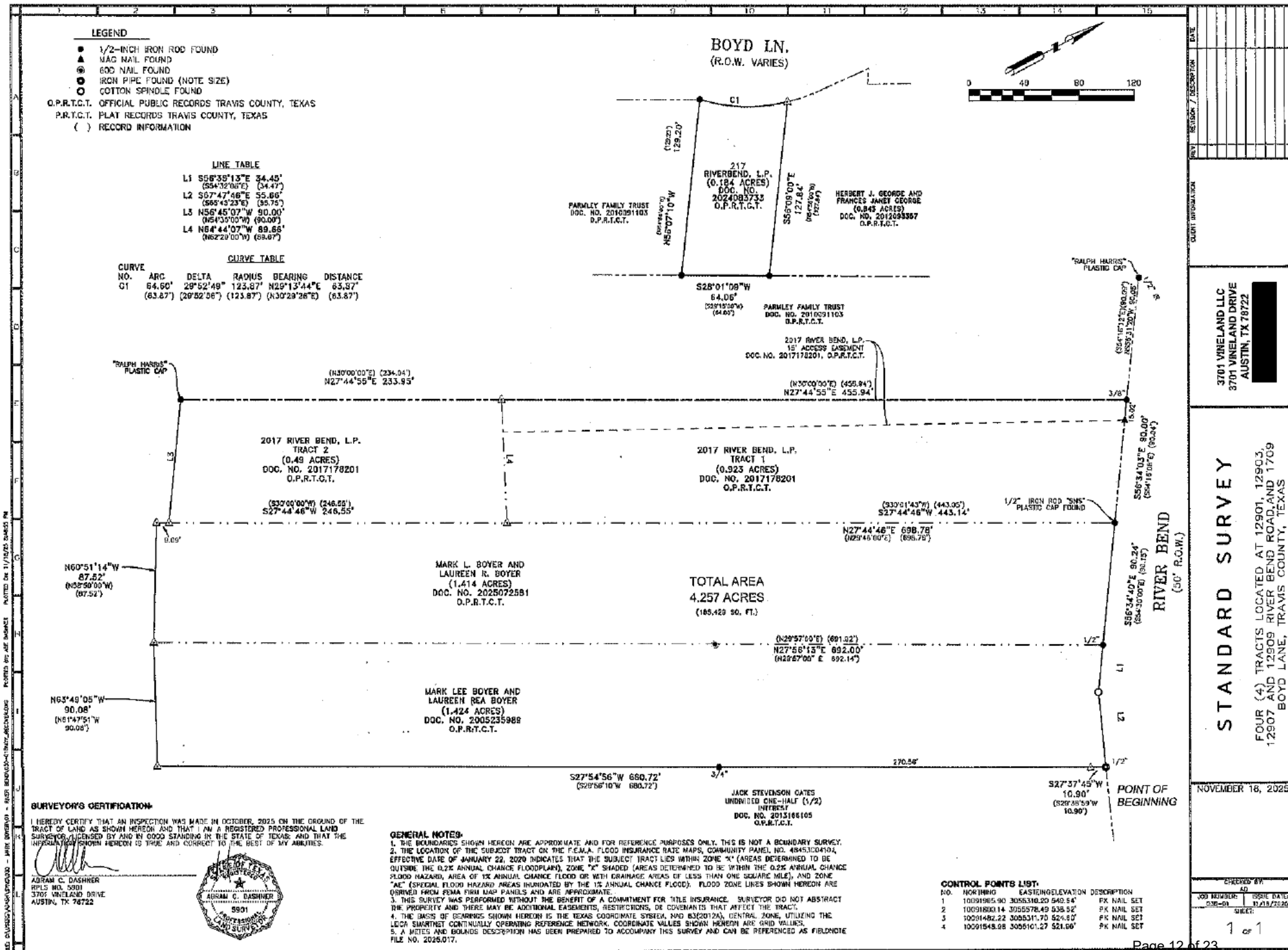
Mailing Address (if different):

AFFIRMATION

I affirm that the information included with this Consent is true and correct to the best of my knowledge; the City of Austin has never provided water service or sewer service to this property.



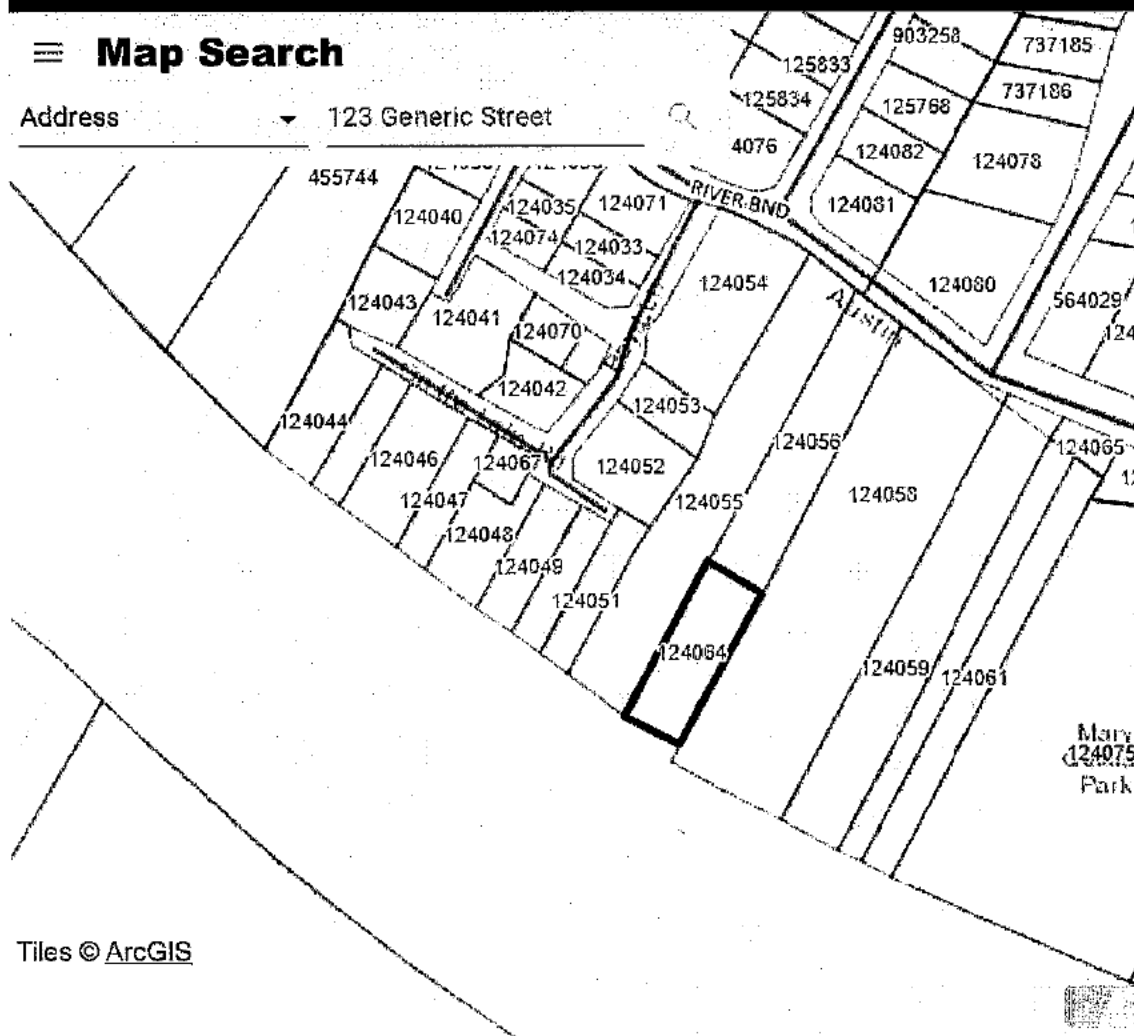
Mark L. Boyer, Date 4-26-26
President of Boyer Properties LLC, General Partner of 2107 River Bend LP





Map Search

Address ▼ 123 Generic Street



Tiles © [ArcGIS](#)

Prop ID	Geo ID
124064	0127580135

Situs Address

12909 RIVER BND, TX 78732

Legal Description

ABS 450 SUR 50 JACKSON J ACR 490

Taxing Units

02,03,0A,2J,52,68,69

Market Area	Legal Acreage
-------------	---------------

U5000WF	0.4900
---------	--------

Abstract/Subdv Code

A45 Block

OWNER INFORMATION

Owner Name & Mailing Address

2017 RIVER BEND LP (1716710)

IMPROVEMENT AND LAND INFORMATION

**LANDOWNERS' CONSENT TO DISANNEXATION OF BOYER-OATES-RANDOLPH
RIVER BEND AREA**

Property Address: 12901 River Bend and 12903 River Bend, Austin, Texas 78732

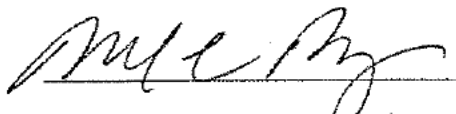
Property Description: See Exhibit A, the tracts shown as "Mark L. Boyer and Laureen R. Boyer (1.414 acres) Doc. No. 2025072581 O.P.R.T.C.T." and "Mark Lee Boyer and Laureen Rea Boyer (1.424 acres) Doc. No. 2005235989 O.P.R.T.C.T."

Property Owner(s): Mark and Laureen Boyer

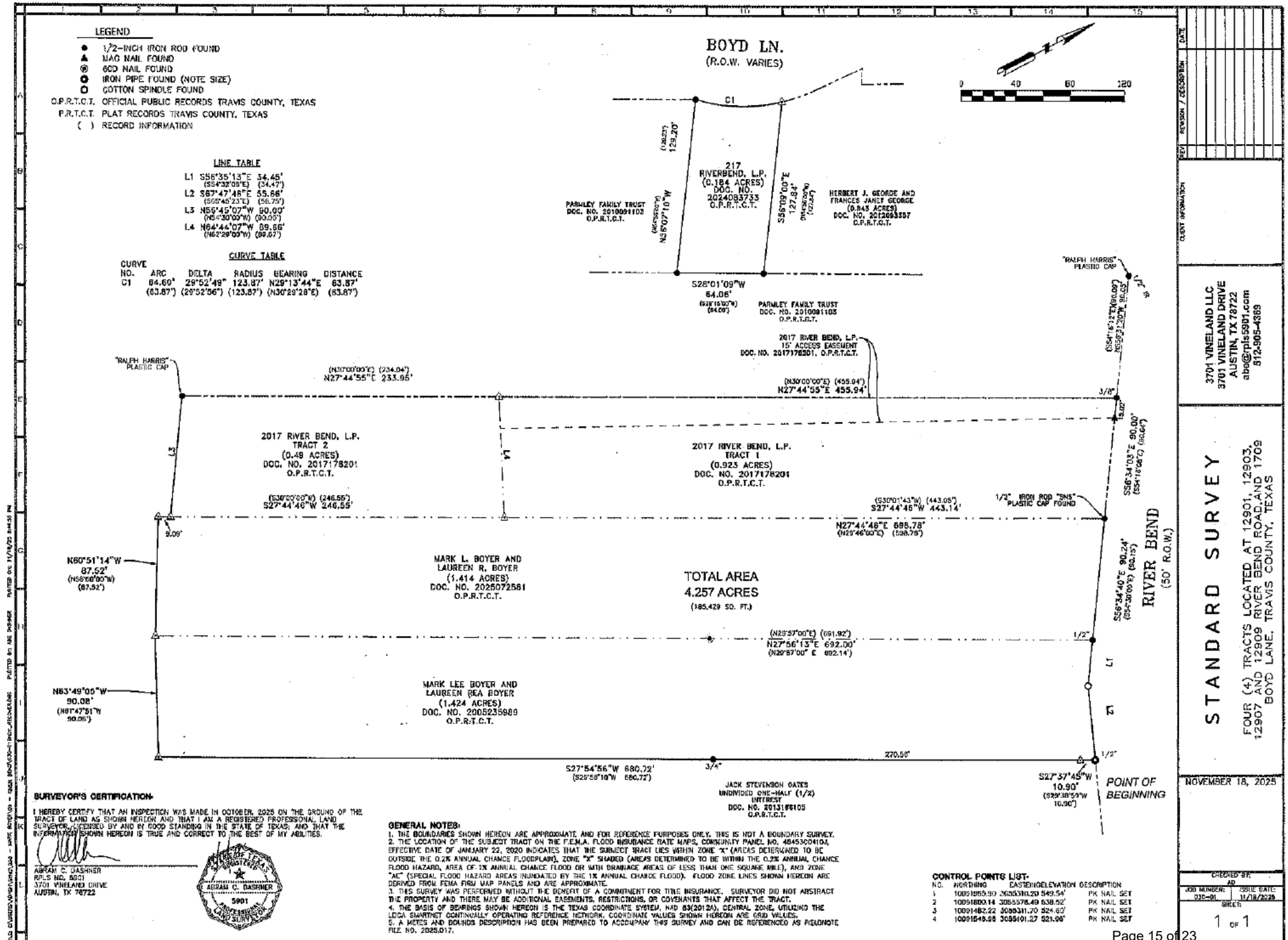
Mailing Address (if different):

AFFIRMATION

We affirm that the information included with this Consent is true and correct to the best of our knowledge; the City of Austin has never provided water service or sewer service to this property.


Mark L. Boyer, Date 4-26-26

 04-26-26
Laureen R. Boyer, Date



4/21/26, 2:15 PM

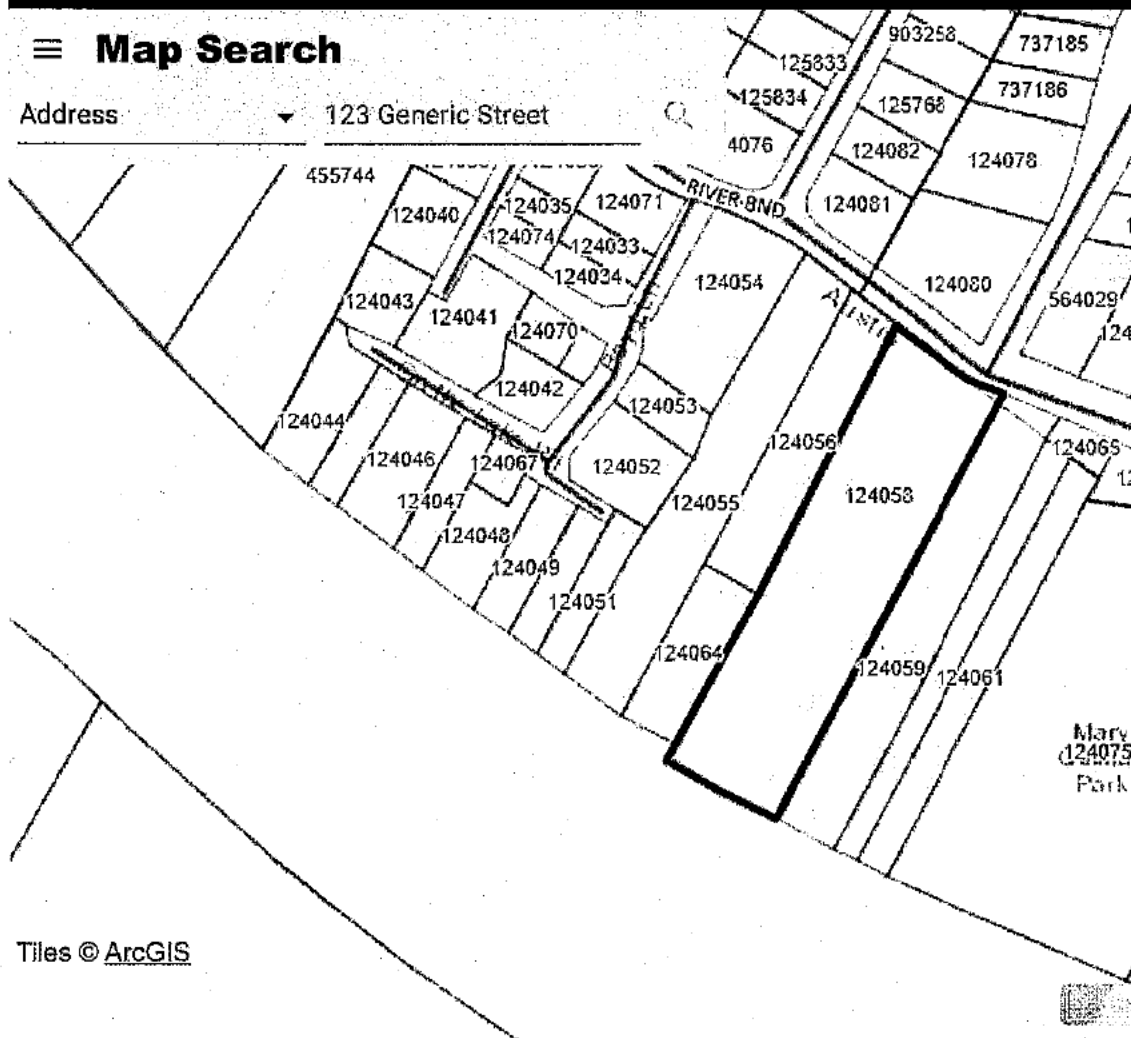
Travis Central Appraisal District Map Search



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

Map Search

Address



Tiles © ArcGIS

PROPERTY INFORMATION

Prop ID Geo ID

Situs Address

Legal Description

Taxing Units

Market Area Legal Acreage

Abstract/Subdv Code Block

OWNER INFORMATION

Owner Name & Mailing Address

IMPROVEMENT AND LAND INFORMATION

**LANDOWNERS' CONSENT TO DISANNEXATION OF BOYER-OATES-RANDOLPH
RIVER BEND AREA**

Property Address: 12813 and 12815 River Bend, Austin, Texas 78732

Property Description: See Exhibit A, the tract shown as "1.4253 ACRES 62,086 SQ. FT.
(CALLED 1.4 ACRES) (DOC. NO. 2013166105) (DESCRIBED IN VOL 2605, PG 429)"

Property Owner(s): Jack S. Oates

Mailing Address: 12815 River Bend, Austin, Texas 78732

AFFIRMATION

I affirm that the information included with this Consent is true and correct to the best of my
knowledge; the City of Austin has never provided water service or sewer service to this property.

Jack S. Oates 5-14-26

Jack S. Oates, Date



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

Map Search

Address

123 Generic Street

Tiles © ArcGIS

PROPERTY INFORMATION

Prop ID

Geo ID

124059

0127580130

Situs Address

12815 RIVER BND, TX 78732

Legal Description

ABS 450 SUR 50 JACKSON J ACR 1.400

Taxing Units

02,03,0A,2J,52,68,69

Market Area

Legal Acreage

U5000WF

1.4000

Abstract/Subdv Code

Block

A45

Block

OWNER INFORMATION

Owner Name & Mailing Address

OATES JACK STEVENSON (1582175)

12815 RIVER BND

AUSTIN TX 78732-6048

IMPROVEMENT AND LAND INFORMATION

**LANDOWNERS' CONSENT TO DISANNEXATION OF BOYER-OATES-RANDOLPH
RIVER BEND AREA**

Property Address: 12405 AND 12407 River Bend, Austin, Texas 78732

Property Description: 5.31 ACRES TRACT OF LAND OUT OF THE WILLIAM BRADFORD
SUR. NO. 48, TRAVIS COUNTY AS DEEDED TO COCO INVESTMENTS, LTD. AND
RECORDED IN WARRANTY DEED VOL. 12594, PG. 1680 R.P.R.T.C. Tx

Property Owner: Coco Investments, Ltd.

Mailing Address (if different): 12815 River Bend, Austin, Texas 78732

AFFIRMATION

I affirm that the information included with this Consent is true and correct to the best of my
knowledge; the City of Austin has never provided water service or sewer service to this property.

 5-14-26

Jack S. Oates, President of River Bend Management, Inc., general partner of Coco Investments,
Ltd.



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

Map Search

Address

123 Generic Street

124023

124011

124025

124024

950812

1000028

1000027

1000026

950811

922571

123222

521636

521637

123993

123992

123991

123990

123989

123988

123987

123986

521635

124023

124011

124025

124024

950812

1000028

1000027

1000026

950811

922571

123222

521636

521637

123993

123992

123991

123990

123989

123988

123987

123986

521635

PROPERTY INFORMATION

Prop ID

521637

Geo ID

0127550126

Situs Address

12405 RIVER BND, TX 78732

Legal Description

ABS 91 SUR 48 BRADFORD WM ACR 5.310

Taxing Units

02,03,0A,2J,52,68,69

Market Area

5.3100

Abstract/Subdv Code

A0091

Legal Acreage

Block

OWNER INFORMATION

Owner Name & Mailing Address

OATES JOHN & RUBY S (1831050)

IMPROVEMENT AND LAND INFORMATION

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3994

**LANDOWNERS' CONSENT TO DISANNEXATION OF BOYER-OATES-RANDOLPH
RIVER BEND AREA**

Property Address: 12421 River Bend, Austin, Texas 78732

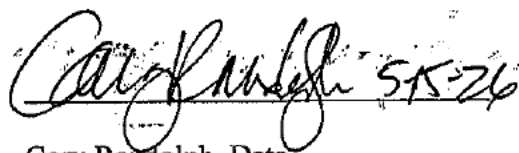
Property Description: A 1.980 TRACT OF LAND OUT OF THE WILLIAM BRADFORD SURVEY NO. 48 IN TRAVIS COUNTY TEXAS, SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED TO FREDDA J. TOOLE IN DEED OF GIFT RECORDED IN VOLUME 12339 PAGE 1078, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

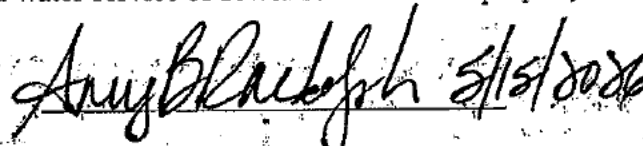
Property Owner(s): Gary and Amy Randolph

Mailing Address (if different): [REDACTED]

AFFIRMATION

We affirm that the information included with this Consent is true and correct to the best of our knowledge; the City of Austin has never provided water service or sewer service to this property.


Gary Randolph, Date 5/15/2026


Amy Randolph, Date 5/15/2026



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

Map Search

Address: 123-Generic Street

RIVER BND

124132 123995 124000 123996 123998 123999 123977 123978 123979 123980 123981 123982 123983 123984 123994 123993 123992 123991 123990 123989 123988 123987 123986 521635 521636 5216

Tiles © ArcGIS

PROPERTY INFORMATION

Prop ID: **123999** Geo ID: 0127550122

Situs Address: **12421 RIVER BND, TX 78732**

Legal Description: **ABS 91 SUR 48 BRADFORD WM ACR 1.980**

Taxing Units: **02,03,0A,2J,52,68,69**

Market Area	Legal Acreage
U5000WF	1.9800

Abstract/Subdv Code	Block
A0091	

OWNER INFORMATION

Owner Name & Mailing Address: **RANDOLPH GARY & AMY (1379655)**

[Redacted Address]

IMPROVEMENT AND LAND INFORMATION