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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 1.396 ACR William Brown Survey No 2

David Thomas  
Survey No 1

Landowner Name(s): Dr. Philip Sanger  
Beatriz Sanger

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 89<sup>th</sup> Regular Session**

January 28, 2026

**Petitioners:** Dr. Philip Sanger and Beatriz Sanger

**Mailing Address:** 1204 Rockcliff Road, Austin, Texas 78746

**Disannexation Areas Requested:** Being all that certain 1.396 acre tract of land, more or less, out of the William Brown Survey No. 2, and the David Thomas Survey No. 1, Travis County Texas as conveyed to Philip Sanger and Beatriz Sanger by that certain deed recorded in Document No. 2004058328 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-1" and Exhibit "B-2" and incorporated herein by reference.

**Parcel ID No.** 474437  
**Property Geographic No.** 0129090142  
**Property Address:** 1204 Rockcliff Road, Austin, Texas 78746

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



This Petition for disannexation pursuant to Senate Bill 1844 of the 89<sup>th</sup> 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.

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

*Signature Page to Follow*

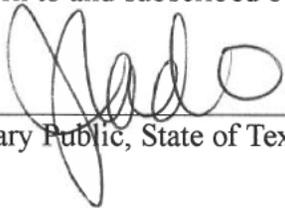
Petitioners:

  
\_\_\_\_\_  
Dr. Philip Sanger  
DOB: 

  
\_\_\_\_\_  
Beatriz Sanger  
DOB: 

STATE OF TEXAS  
COUNTY OF TRAVIS

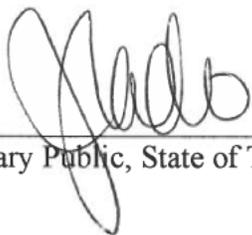
Sworn to and subscribed before me on the 28<sup>th</sup> day of January 2026, by Dr. Philip Sanger.

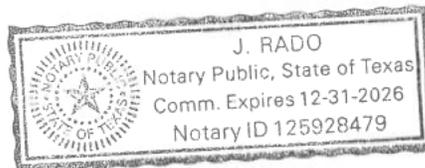
  
\_\_\_\_\_  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 28<sup>th</sup> day of January 2026, by Beatriz Sanger.

  
\_\_\_\_\_  
Notary Public, State of Texas



### EXHIBIT A Deed with Legal Description

11-QF# 030326 MM  
RETURN TO: HERITAGE TITLE  
901 MOPAC BLDG. V, STE.100  
AUSTIN, TEXAS 78748



LD  
4 PGS

2004058328

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

#### SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Wells Fargo Bank, N.A., formerly known as Founders Trust Company, Independent Executor of the Estate of Henry Renfert, Jr., Deceased ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by Philip Sanger and Beatriz Sanger ("Grantees"), individuals resident in Travis County, Texas, whose mailing address is set forth below, the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the execution and delivery by Grantees of their one certain promissory note (the "Note") in the original principal sum of \$627,265.00 dated of even date herewith, payable to the order of Bank One, N.A. (the "Lender"), and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and attorneys' fees, the payment of which Note is secured by a vendor's lien herein retained and is additionally secured by a deed of trust (the "Deed of Trust") dated of even date herewith to Douglas J. Kroiss, Trustee, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto the Grantees the following described real property situated in Travis County, Texas, together with all rights and appurtenances thereto (hereinafter referred to as the "Property"):

TRACT ONE: Being all that certain 1.396 acre tract of land, more or less, out of the William Brown Survey No. 2, and the David Thomas Survey No. 1, Travis County, Texas, the same being more particularly described by metes and bounds shown on Exhibit A attached hereto and incorporated herein by reference; and

TRACT TWO: Non-exclusive Easement Estate for access created in that certain Deed dated September 27, 1956, from the Estate of Margaret Mitchell Foster to William A. Swearingen recorded in Volume 1745, Page 235 of the Deed Records of Travis County, Texas; being over and across that certain 25 foot wide roadway described therein as "First Easement;"

subject, however, to the lien for current taxes which are not yet due and payable, which current taxes are hereby assumed by Grantees; and subject to any and all easements, restrictions, covenants and conditions of record or visible or apparent on the Property which affect the Property or the use thereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, their heirs, personal representatives, successors and assigns, as appropriate; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, unto the Grantees, their heirs, personal representatives, successors and assigns, as appropriate, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

But it is expressly agreed that the vendor's lien, as well as the superior title in and to the above-described premises, is retained against the above-described premises until the Note and all

A

31P

### EXHIBIT A Deed with Legal Description

11-01# 030326 MM  
RETURN TO: HERITAGE TITLE  
901 MOPAC BLDG. V, STE.100  
AUSTIN, TEXAS 78748



WD  
4 PGS

2004050328

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A

#### SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL PERSONS BY THESE PRESENTS THAT:

31P

Wells Fargo Bank, N.A., formerly known as Founders Trust Company, independent Executor of the Estate of Henry Renfort, Jr., Deceased ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by Philip Sanger and Beatriz Sanger ("Grantees"), individuals resident in Travis County, Texas, whose mailing address is set forth below, the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the execution and delivery by Grantees of their one certain promissory note (the "Note") in the original principal sum of \$627,265.00 dated of even date herewith, payable to the order of Bank One, N.A. (the "Lender"), and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and attorneys' fees, the payment of which Note is secured by a vendor's lien herein retained and is additionally secured by a deed of trust (the "Deed of Trust") dated of even date herewith to Douglas J. Kroiss, Trustee, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto the Grantees the following described real property situated in Travis County, Texas, together with all rights and appurtenances thereto (hereinafter referred to as the "Property"):

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TRACT TWO: Non-exclusive Easement Estate for access created in that certain Deed dated September 27, 1956, from the Estate of Margaret Mitchell Foster to William A. Swearingen recorded in Volume 1745, Page 235 of the Deed Records of Travis County, Texas; being over and across that certain 25 foot wide roadway described therein as "First Easement;"

subject, however, to the lien for current taxes which are not yet due and payable, which current taxes are hereby assumed by Grantees; and subject to any and all easements, restrictions, covenants and conditions of record or visible or apparent on the Property which affect the Property or the use thereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, their heirs, personal representatives, successors and assigns, as appropriate; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, unto the Grantees, their heirs, personal representatives, successors and assigns, as appropriate, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

But it is expressly agreed that the vendor's lien, as well as the superior title in and to the above-described premises, is retained against the above-described premises until the Note and all

interest thereon have been fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to the Lender without recourse on Grantor. Such vendor's lien herein retained and assigned shall be released automatically when the Deed of Trust is released.

It is expressly agreed that the Grantor makes no warranty, either express or implied, as to the physical condition of the Property herein conveyed, as more specifically set forth in that certain One to Four Family Residential Contract entered into by and between Grantor and Grantees. The Property is conveyed in "AS IS" condition after inspection of the Property by Grantees. This provision is part of the consideration for the execution of this Special Warranty Deed by Grantor herein and such Special Warranty Deed would not be executed but for this provision. The recordation of this instrument by the Grantees, or anyone acting in their behalf, conclusively evidences the acceptance of this conveyance subject to the provisions of this paragraph.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor this 26th day of March, 2004

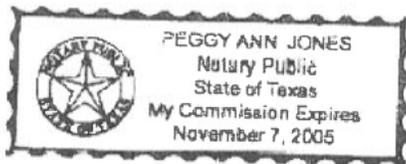
Wells Fargo Bank, N.A., formerly known as Founders Trust Company, Independent Executor of the Estate of Henry Renfert Jr., Deceased

By: David Hill  
Name: DAVID HILL  
Title: VICE PRESIDENT

Grantees' Mailing Address:  
6707 Troil Haven  
Austin, Texas 78746

THE STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on the 26 day of MARCH, 2004, by DAVID HILL, VICE PRESIDENT of Wells Fargo Bank, N.A., formerly known as Founders Trust Company, Independent Executor of the Estate of Henry Renfert, Jr., Deceased, on behalf of said bank and in the capacity therein stated.



Peggy Ann Jones  
Notary Public in and for  
the State of Texas

FIELD NOTES

Being 1.396 acres out of the William Brown Survey No. 2 and the David Thomas Survey No. 1, Travis County, Texas, comprised of 6 tracts described as follows: Tract 1: being all of that certain tract of land out of said William Brown Survey No. 2 described in a deed to Henry Renfert, Jr., recorded in Volume 1799, Page 319, Deed Records, Travis County, Texas, save and except that portion described in a deed to John Lloyd Development Company recorded in Volume 8832, Page 122, Deed Records of said county. Tract 2: being all of that certain tract of land called 0.10 acre out of said David Thomas Survey No. 1 in a deed to Henry Renfert, Jr., recorded in Volume 1889, Page 88, Deed Records of said county. Tract 3: being all of that certain tract of land out of said William Brown Survey No. 2, described in a deed to Henry Renfert, Jr., recorded in Volume 2245, Page 67, Deed Records of said county. Tract 4: being all of that certain tract of land called 0.10 acre out of said William Brown Survey No. 2, in a deed to Henry Renfert, Jr., recorded in Volume 2361, Page 218, Deed Records of said county. Tract 5: being all of that certain tract of land called 0.14 acre out of said William Brown Survey No. 2, in a deed to Henry Renfert, Jr., recorded in Volume 2577, Page 413, Deed Records of said county, save and except that portion described in a deed to John Lloyd Development Company recorded in Volume 8832, Page 122, Deed Records of said county. Tract 6: being all of that certain tract of land called 0.45 acre out of said William Brown Survey No. 2, described as "Tract No. Three (3)" in a deed to Henry Renfert, Jr., recorded in Volume 2577, Page 413, Deed Records of said county, save and except that portion described in a deed to F. L. McNamara and wife, Ruth M. McNamara, recorded in Volume 2778, Page 186, Deed Records of said county. The perimeter of said 1.396 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron pin found in said William Brown Survey, in the east line of a 25' wide private roadway easement recorded as "Easement No. 1" in Volume 1745, Page 235, Deed Records, Travis County, Texas, locally known as Rockcliff Road, at the most northerly corner of Lot 5, Lakeplace Subdivision, a subdivision of record in Volume 86, Page 59A, Plat Records, Travis County, Texas, for the most westerly corner of this tract, from said point, a 1/2" iron pin found at the most westerly corner of said Lot 5 bears, S 28° 54' 42" W, 104.67'.

**THENCE**, with the east line of said roadway easement and the west line of this tract, the following five (5) courses:

1. N 28° 54' 42" E, said course being the bearing base for this survey, 64.47', to a 1/2" iron pin set to replace a 60d nail found, for an angle point;
2. N 82° 50' 00" E, 20.48', to a 1/2" iron pin set for an angle point;
3. N 02° 00' 00" E, 40.28', to a 1/2" iron pin set for an angle point;
4. S 39° 36' 00" W, 13.78', to a 1/2" iron pin set for an angle point;
5. N 04° 13' 00" W, 46.11', to a 1/2" iron pin found at the most southerly corner of Lot 1, Rockcliff Subdivision, a subdivision of record in Volume 100, Page 288, Plat Records, Travis County, Texas, for the northwest corner of this tract, from said point, monuments found in the southwest line of said Lot 1 bear, N 04° 13' 00" W, 39.00', to an angle point; N 25° 02' 00" W, 62.68', to a 3/8" iron pin found at an angle point, from said iron pin, N 39° 15' 17" W, 206.82', to an "x" found on a concrete retaining wall at an angle point in the southwest line of said Lot 1.

**THENCE**, with the southeast line of said Lot 1 and the northwest line of this tract, N 39° 36' 00" E, passing at 161.71', a 60d nail set in a concrete wall for witness, in all, 178.03', to an inundated point for the most northerly corner of this tract.

**THENCE**, with the east line of this tract, the following two (2) courses:

1. S 26° 50' 00" E, 236.80', to an inundated angle point;
2. S 13° 47' 15" E, passing from said William Brown Survey into said David Thomas Survey, 59.40', to a pk nail found at the most northerly corner of a tract described in a deed to W. N. Stassen, et ux, recorded in Volume 11493, Page 734, Real Property Records, Travis County, Texas, for the most easterly corner of this tract, from said point, monuments found in the east line of said Stassen tract bear, S 04° 01' 50" E, 66.48', to an angle point; S 17° 15' 15" E, 66.48', to a 1/2" iron pin found, from said found iron pin, S 23° 52' 43" E, 214.17', to a 1/2" iron pin found at the most easterly corner of said Stassen tract.

**THENCE**, with the northwest line of said Stassen tract and the southeast line of this tract, S 49° 00' 50" W, 93.36', to a 1/2" iron pin found on or near the approximate survey line separating said David Thomas Survey from said William Brown Survey, at the most northerly corner of Lot 113, Lake Shore Addition, a subdivision of record in Volume 3, Page 30, Plat Records, Travis County, Texas, for an angle point, from said point, a 5/8" iron pin found at the most easterly corner of said Lot 113 bears, S 32° 26' 19" E, 283.10'.

THENCE, with said approximate survey line, the northwest line of said Lot 113 and the southeast line of this tract,  $S 33^{\circ}11'08'' W, 121.06'$ , to a  $3/8''$  iron pin found at the most easterly corner of said Lot 5, for the most southerly corner of this tract.

THENCE, reentering said William Brown Survey, with the northeast line of said Lot 5 and the southwest line of this tract, the following two (2) courses:

1.  $N 33^{\circ}47'22'' W, 138.58'$ , to a pk nail found for an angle point;
2.  $N 52^{\circ}31'06'' W, 80.56'$ , to the PLACE OF BEGINNING and containing 1.196 acres of land more or less.

Prepared from a survey made on the ground May 7, 2003, by:  
Arpentours Professional Surveying  
8906 Wall Street, Suite 302  
Austin, Texas 78754  
(512) 832-1232  
© 2003 All rights reserved



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Mar 30 03:47 PM

2004056328

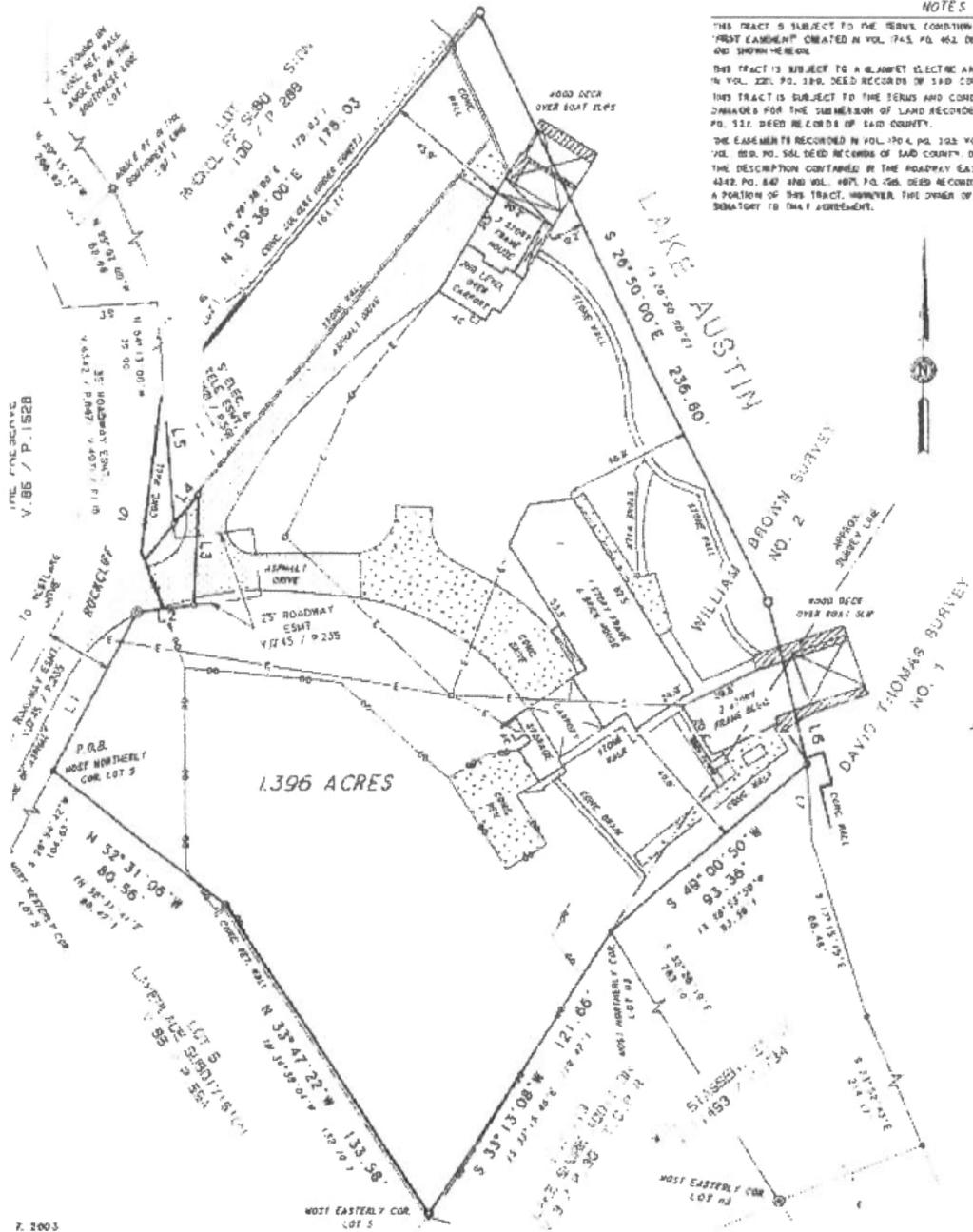
FERGUSONL \$20.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

### EXHIBIT B-1 Property Survey



**NOTES**

THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF THE "FIRST EASEMENT" CREATED IN VOL. 174.5, PG. 462, DEED RECORDS OF SAID COUNTY.

THIS TRACT IS SUBJECT TO A BLANKET EASEMENT IN VOL. 221, PG. 380, DEED RECORDS OF SAID COUNTY.

THIS TRACT IS SUBJECT TO THE TERMS AND CONDITIONS AND COVENANTS OF THE SUBDIVISION OF LAND RECORDED IN VOL. 517, DEED RECORDS OF SAID COUNTY.

THE EASEMENT RECORDED IN VOL. 170.4, PG. 323, VOL. 188, PG. 561, DEED RECORDS OF SAID COUNTY, IN THE DESCRIPTION CONTAINED IN THE ROADWAY E.A.1 4342, PG. 841 AND VOL. 487, PG. 106, DEED RECORDS A PORTION OF THIS TRACT, HOWEVER, THE OWNER OF SAID TRACT IS NOT A PARTY TO THIS AGREEMENT.

7, 2003  
 SURVEY TO THE ESTATE OF HENRY ROBERT, JR., THE OWNER OF THIS TRACT

WHEREAS, HEREBY STATES THAT THIS PLAN REPRESENTS A SURVEY MADE ON BEHALF OF THE PROPERTY LEGALLY DESCRIBED HEREIN; THAT THERE ARE NO KNOWN SIGNIFICANT DISCREPANCIES, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON; AND THAT PROPERTY HAS ACCESS TO A PUBLIC DEDICATED HIGHWAY; A PORTION OF SAID PROPERTY IS A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE CALIFORNIA ENVIRONMENTAL MANAGEMENT AGENCY FLOOD INSURANCE RATE NO. 484530200E DATED JUNE 05, 1993, VALID ONLY FOR ALL BLUE INK PRINT WITH RED INK SIGNATURE AND SEAL.



## EXHIBIT B-2 Property Survey

