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DCC RECEIVED AT
SEP 30 '25 AM 10:09

SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 0.35 Acres John Jackson Survey No. 50

Landowner Name(s): David Gottfried

Contact Name for the Petition: Terrence Irion

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: Sept 30, 2025

Received by: Stephanie Hall
(Print name of OCC staff member)

Stephanie Hall
(Signature of staff member)

Page #: _____

2025 RECEIVED AT
SEP 23 25 AM 10:09

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

September 22, 2025

Petitioner: David M. Gottfried

Mailing Address: 12919 On the Lake Road, Austin, Travis County, Texas 78732

Disannexation Areas Requested: That certain 0.314 acre of land out of the John Jackson Survey, abstract number 450 in Travis County Texas, being a portion of Lots 12A, 13A and 14A Lakeland Park Waterfront, an unrecorded subdivision in Travis County, Texas and being all that certain (0.35 acre) tract of land as conveyed to David M. Gottfried by deed recorded in Volume 12483 Page 1037 Real Property Records of Travis County, Texas and more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference.

Parcel ID No. 124049
Property Geographic No. 0127580119
Property Address: 12919 On the Lake Road, Austin, Texas 78732

Contact Person for Petitioner: Terrence L. Irion
Sprouse Shrader Smith PLLC



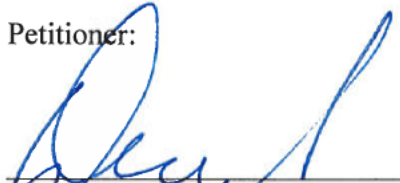
This Petition for disannexation pursuant to Senate Bill 1844 of the 89th Texas Regular Legislative Session amending Section 43.141 (a), (b), (d), and (f) and adding Subsections (g), (h), and (i) of the Local Government Code for the following reasons;

- 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 with metes and bounds legal description of the Property described as the requested disannexation area in Exhibit A and 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.

Petitioner:



David M. Gottfried
DOB: 1/25/1964

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 22 day of September 2025, by David M. Gottfried.



Notary Public, State of Texas

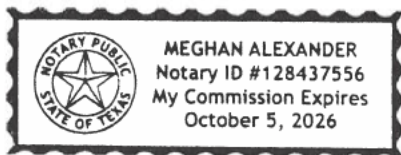


EXHIBIT A

04

98841WTC

01-2758-0119-0000

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 12, 1995

FILM CODE

00005310460

Grantor: LYNNE RONDEN

Grantor's Mailing Address:

Grantee: DAVID M. GOTTFRIED, a single man

Grantee's Mailing Address: 12919 On The Lake
Austin, TX 78732

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of One Hundred Forty Four Thousand Eight Hundred Fifty and no/100 DOLLARS (\$144,850.00) executed by Grantee payable to the order of PARTNERS MORTGAGE SERVICES, LTD. The note is secured by a vendor's lien retained in favor of PARTNERS MORTGAGE SERVICES, LTD. in this deed and by a deed of trust of even date from Grantee to Mike Wucste, Trustee.

Property (including any improvements):

A parcel of land out of the John Jackson Survey No. 50, Travis County, Texas, being Lots 12a through 14a inclusive, in an unrecorded subdivision known as Lakeland Park Waterfront, more particularly described by metes and bounds on Exhibit "A" which is attached to this instrument and made a part of it by reference for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to all ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the above described property and all matters described in the instrument(s) recorded in the following Volumes and Pages and/or Clerk's File Numbers of the Real Property Records of Travis County, Texas, including without limitation and all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations described therein:

Book 7, Page 119 and Volume 814, Page 563.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

PARTNERS MORTGAGE SERVICES, LTD., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of PARTNERS MORTGAGE SERVICES, LTD. and are transferred to that party.

Current ad valorem taxes have been prorated and Grantee assumes payment of same.

When the context requires, singular nouns and pronouns include the plural.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

Revised 10-85

Page 1 of 2

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(547)

EXHIBIT A

Lynne Ronden
LYNNE RONDEN

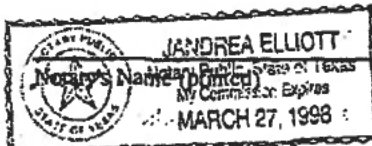
THE STATE OF TEXAS
COUNTY OF Travis

(Acknowledgment)

This instrument was acknowledged before me on the 14th day of July, 1995,

by LYNNE RONDEN :

Andrea Elliott
Notary Public, State of Texas



Notary's commission expires

THE STATE OF TEXAS
COUNTY OF _____

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of July, 1995,

by _____

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS
COUNTY OF _____

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of July, 1995,

by _____

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS
COUNTY OF _____

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of July, 1995,

by _____

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

AFTER RECORDING RETURN TO:

DAVID M. GOTTFRIED
12919 On The Lake
Austin TX 78732

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12483 1038

7301 20451

EXHIBIT A
METES AND BOUNDS DESCRIPTION

BEING 0.35 ACRES OF LAND OUT OF THE JOHN JACKSON SURVEY NO. 50. IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO LONNIE RONDEN IN VOLUME 3872, PAGE 15 OF THE TRAVIS COUNTY DEED RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" rebar found at the southwest corner of that certain 0.11 acre tract of land conveyed to J. Grobbs and J. Dumais in Volume 11768, Page 1916 of the Travis County Real Property Records;

THENCE with the west line of said Grobbs and Dumais tract of land, N 32° 18' 00" E (bearing basis for this survey) 78.29 feet to a 1/2" iron pipe found at the northwest corner of said Grobbs and Dumais tract of land;

THENCE S 56° 21' 15" E 59.93 feet;

THENCE S 32° 15' 00" W 20.08 feet;

THENCE S 55° 20' 39" E 16.58 feet;

THENCE S 55° 20' 39" E 14.05 to a 1/2" rebar set in the southerly r.o.w. line of On The Lake Road, at the northwest corner of said Ronden tract of land, being also the northeast corner of that certain 0.31 acre tract of land conveyed to Lakeland Park Property Owners Association, Inc., for the northwest corner and PLACE OF BEGINNING hereof;

THENCE with the southerly r.o.w. line of On The Lake Road, being also the northerly line of said Ronden tract of land, S 55° 20' 39" E 60.27 feet to a 1/2" rebar set at the northeast corner of said Ronden tract of land, being also the northwest corner of that certain 0.23 acre tract of land conveyed to Ellen O. Moore in Volume 5861, Page 967 of the Travis County Deed Records, for the northeast corner hereof, from which point a 1/2" rebar found at the northeast corner of that certain 0.23 acre tract of land conveyed to W. M. Parnley in Volume 9051, Page 951 bears S 55° 20' 39" E 99.37 feet;

THENCE with the east line of said Ronden tract of land, being also the westerly line of said Moore tract of land, S 28° 15' 00" W 205.35 feet to a 1/2" rebar set at the southeast corner of said Ronden tract of land, for the southeast corner hereof;

THENCE N 54° 43' 00" W 74.82 feet to a 1/2" rebar set at the southwest corner of said Ronden tract of land, being also in the easterly line of said Lakeland Park Property Owners Association, Inc. tract of land for the southwest corner hereof;

THENCE with the westerly line of said Ronden tract of land, being also the easterly line of said Lakeland Park Property Owners Association, Inc. tract of land, N 32° 18' 00" E 203.42 feet to the PLACE OF BEGINNING and containing 0.35 acres of land, more or less.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

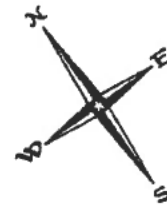
12483 1039

EXHIBIT B

SCALE 1" = 30'

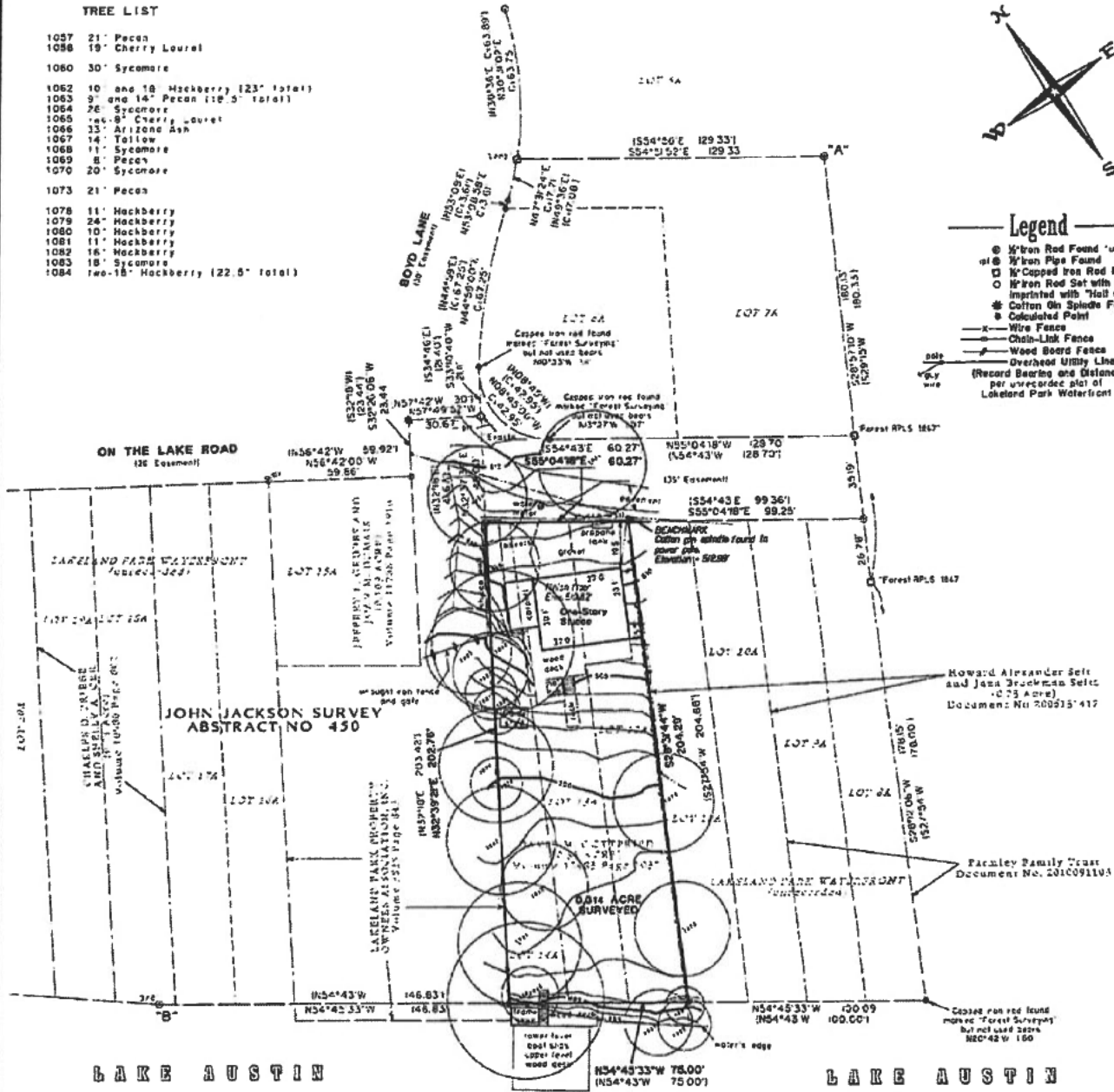
TREE LIST

1057	21'	Pecan
1058	19'	Cherry Laurel
1060	30'	Sycamore
1062	10' and 18'	Hackberry (23' total)
1063	9' and 14'	Pecan (23.5' total)
1064	26'	Sycamore
1065	14'-8"	Cherry Laurel
1066	33'	Arizona Ash
1067	14'	Yellow
1068	11'	Sycamore
1069	8'	Pecan
1070	20'	Sycamore
1073	21'	Pecan
1076	11'	Hackberry
1079	24'	Hackberry
1080	10'	Hackberry
1081	11'	Hackberry
1082	16'	Hackberry
1083	18'	Sycamore
1084	two-18'	Hackberry (22.5' total)



Legend

- Iron Rod Found 'unless noted
- Iron Pipe Found
- Capped Iron Rod Found 'noted
- Iron Rod Set with plastic cap imprinted with 'Holt Carson, Inc.'
- Cotton Gin Spindle Found
- Calculated Point
- Wire Fence
- Chain-Link Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance) per unrecorded plat of Lakeland Park Waterfront



NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this tract may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
3. Tree 'crowns' shown hereon are drawn as a function of one inch of trunk diameter equals one foot of 'crown' radius.
4. Orientation for this survey is based upon a calculated bearing of 87°29'W between points A and B as labeled hereon.

TOPOGRAPHIC SURVEY MAP OF:

0.314 ACRE OF LAND OUT OF THE JOHN JACKSON SURVEY, ABSTRACT NO. 450 IN TRAVIS COUNTY, TEXAS, BEING LOTS 12A, 13A AND 14A, LAKELAND PARK WATERFRONT, AN UNRECORDED SUBDIVISION IN TRAVIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN (0.35 ACRE) TRACT OF LAND AS CONVEYED TO DAVID M. GOTTFRIED BY DEED RECORDED IN VOLUME 12483 PAGE 1037 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 12919 ON THE LAKE ROAD.

PREPARED: August 27th, 2024

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Farview Road Austin, Texas 78704
(512) 442-0980
Firm Registration Number 10080700

