

TIME STAMP HERE

OCC RECEIVED AT  
JAN 29 '26 AM 8:36



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: ~~lot~~ 4 properties; see below

Landowner Name(s): Stephen Yacktman  
Ellyn Yacktman

Contact Name for the Petition: Courtney McWhorter

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)

- Lot I Manana West Section 2
- Lot I Bokros Buffer Subdivision
- Lot I Yacktman Subdivision a Resubdivision of Lot 5, Block A  
Fleecie P Purnell Estate Subdivision
- Lot II Yacktman Subdivision A Resubdivision of Lot 5, Block A  
Fleecie P Purnell Estate Subdivision

COO RECEIVED BY  
JAN 29 '25 AM 8:37

**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 9, 2026

**Petitioner:** Stephen Yacktman and Ellyn Yacktman

**Mailing Address:** [REDACTED]

**Disannexation Areas Requested:** Lot 1, MANANA WEST SECTION 2, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Volume 75, Page 151, of the Plat Records of Travis County, Texas, attached hereto as Exhibit B-1, as conveyed to Stephen Yacktman and Ellyn Yacktman in Document No. 2012217610 of the Real Property Records of Travis County, Texas, attached hereto as Exhibit A-1 and incorporated herein by reference.

Lot 1, BOKROS BUFFER SUBDIVISION, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Volume 86, Page 107A and 107B, of the Plat Records of Travis County, Texas, attached hereto as Exhibit B-2, as conveyed to Stephen Yacktman and Ellyn Yacktman in Document No. 2012217610 of the Real Property Records of Travis County, Texas, attached hereto as Exhibit A-1 and incorporated herein by reference.

Lot 1, YACKTMAN SUBDIVISION A RESUBDIVISION OF LOT 5, BLOCK A FLEECIE P PURNELL ESTATE SUBDIVISION, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document No. 200600914 of the Official Records of Travis County, Texas, attached hereto as Exhibit B-3, as conveyed to Stephen Yacktman and Ellyn Yacktman in Document No. 2003225869 of the Real Property Records of Travis County, Texas, attached hereto as Exhibit A-2 and incorporated herein by reference.

Lot 11, YACKTMAN SUBDIVISION A RESUBDIVISION OF LOT 5, BLOCK A FLEECIE P PURNELL ESTATE SUBDIVISION, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document No. 200600914 of the Official Records of Travis County, Texas, , attached hereto as Exhibit B-3, as conveyed to Stephen Yacktman and Ellyn Yacktman in Document No. 2003225869 of the Real Property Records of Travis County, Texas, attached hereto as Exhibit A-2 and incorporated herein by reference.

<b>Parcel ID No.</b>	123660; 994382; 994383; 728877
<b>Property Geographic No.</b>	0127230202; 0127230207; 0127250234; 0127250230
<b>Property Address:</b>	2106 Manana Street, Austin, Texas 78730; 2100 Manana Street, Austin, Texas 78730; 2000 Manana Street, Austin, Texas 78730; 1928 Manana Street, Austin, Texas 78730

**Contact Person for Petitioner:** Courtney McWhorter  
Sprouse Shrader Smith PLLC

[REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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 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 Deeds 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 that portion of the Property located within the City's jurisdiction.

*Signature Page to Follow*



### EXHIBIT A-1 Deed with Legal Description

ELECTRONICALLY RECORDED                      2012217610  
TRV                      5                      PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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. (Rev. 5/07)

#### WARRANTY DEED

0366-#1214020-5W

Date: December 20, 2012

Grantor: JACK C. BOKROS and ROBERTA J. BOKROS, as Co-Trustees of the BOKROS 2005 Trust

Grantee: STEPHEN and ELLYN YACKTMAN

Grantee's Mailing Address: [REDACTED]

Consideration: Good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Tract 1: Lots 1, 2, 3, 4, 5 and 6, MANANA WEST SECTION 2, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 75, Page 151, of the Plat Records of Travis County, Texas.

Tract 2: Lot 1, BOKROS BUFFER SUBDIVISION, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Pages 107A-107B, of the Plat Records of Travis County, Texas.

TOGETHER WITH: (i) all and singular the buildings, structures, improvements, situated on, in or under the Tracts and the rights, easements and appurtenances pertaining thereto, (ii) all fixtures, permanently installed and built in items, equipment, appliances, heating and air conditioning units, pool equipment, irrigation equipment and all other property attached to or remaining in or on the Tracts and all interest of Grantor in all waterlines, valves, pumps and other equipment located outside the boundary of the Tracts but providing water service to any of the Tracts; (iii) all right, title and interest of Grantor in and to any and all roads, easements, alleys, streets, and rights-of-way bounding the Tracts (collectively, the "Right

of Way"), together with all rights of ingress and egress unto the Tracts, (iv) strips or gores, if any, between the Tracts and abutting properties not owned by Grantor ("**Strips or Gores**"), (said Tracts, rights, titles, interests, benefits, privileges, easements, appurtenances and improvements described in subsections (i) - (iv) above being hereinafter collectively referred to as the "**Property**").

**Reservations from and Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to the following to the extent such are still of force and effect:

**With respect to Tract 1:** the restrictive covenants and other provisions of record in Volume 5691, Page 618 and Volume 6021, Page 15 and Volume 6027, Page 1776 and Volume 6029, Page 572, all being of the Deed Records of Travis County, Texas ("**DRTCT**"), and in Volume 12403, Page 180 of the Real Property Records of Travis County, Texas ("**RPRTCT**") and in notes set out in Volume 75, Page 151, of the Plat Records of Travis County, Texas ("**Plat 1**"); a 7.5 foot drainage easement across the rear of all lots as shown on Plat 1; building setback lines as shown and/or described on Plat 1; 5 foot water and powerline easement along the front property line of all lots as described in the restrictions recorded in Volume 6029, Page 572, DRTCT; an electric lines and systems easement granted to the City of Austin as described in Volume 7255, Page 45, DRTCT (Tract 1, Lot 3 only); and a 65 foot drainage easement reserved along the southwest portion of Lot 1, as shown on Plat 1; all charges, liens, assessments, including the lien to secure payment of the annual assessments, special assessments for capital improvement, and boat slip assessments, in favor of Riverside Home Owners Association, as set out in that certain Declaration of Covenants, Conditions and Restrictions in Volume 6027, Page 1776, DRTCT as amended in Volume 12403, Page 180, RPRTCT;

**With respect to Tract 2:** the restrictive covenants of record in Volume 9592, Page 150 and Volume 9646, Page 321, both being of the RPRTCT and in notes set out in Volume 86, Page 107A-107B, of the Plat Records of Travis County, Texas ("**Plat 2**"); building setback lines as shown and/or described on Plat 2; a 10 foot public utility easement reserved along the southwest property line as shown on Plat 2; a drainage easement of variable width across Tract 2 as shown on Plat 2; location of the

504.9 foot and the 505.5 foot contour lines as shown and/or described on Plat 2; electric/telephone easement granted to the City of Austin recorded in Volume 2179, Page 409 and in Volume 2375, Page 227, both being of the DRTCT, and in Volume 8050, Page 213, RPRTCT;

**With respect to both Tracts:** terms of a release dated October 19, 1893 of record in Volume 120, Page 407 and Volume 120, Page 456, both being of the DRTCT; and (a) taxes and assessments for 2013 and subsequent years, and (b) subsequent taxes and assessments for prior years resulting from the conveyance evidenced by this Deed or change in use of the Property on or after the Date of this Deed, the payment of which Grantee assumes.

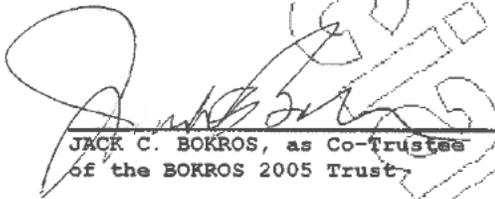
Grantor, for the consideration, and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, representatives, successors and assigns forever.

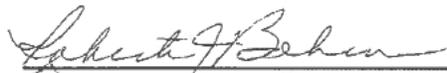
Except as to the Reservations from and Exceptions to Conveyance and Warranty and other matters made or referenced herein, Grantor binds Grantor and Grantor's heirs, executors, administrators, representatives, successors and assigns to warrant and forever defend all and singular the Property (specifically excluding, however, the Right of Way and Strips or Gores which are hereby conveyed without warranty) to Grantee and Grantee's heirs, executors, administrators, representatives, successors and assigns against every party whomsoever lawfully claiming or to claim the same or any part thereof.

As a material part of the consideration of the transaction and conveyance evidenced by this Deed, Grantor, by execution and delivery of this Deed, and Grantee, by acceptance and recording of this Deed, agree that, (a) to the maximum extent not prohibited by applicable law, Grantee is taking the Property **"AS IS, WHERE IS and WITH ALL FAULTS"** with any and all latent and patent defects and that there is no warranty by Grantor that the Property is fit for a particular purpose, (b) Grantee acknowledges that Grantee is not relying upon any representation, statement, or other assertion, or non-assertion with respect to the Property condition (other than the representations by Grantor in the earnest money contract between Grantor and Grantee with respect to this transaction, which representations are recited below), but is relying solely on Grantee's examination of the Property, including

inspection of the Property by any third parties retained or consulted by Grantee, (c) to the maximum extent not prohibited by applicable law, Grantee takes the Property under the express understanding that there are no express or implied warranties (except the warranty of title specified in this Deed) and (d) that the provisions of this paragraph will survive closing of the transaction and conveyance evidenced by this Deed.

Grantor represents that, as of the date of this Deed, (a) there are no tenants or other parties with rights to possession of the Property, (b) Grantor has no actual knowledge that the Property violates any code, ordinance, statute or property owners restriction, and (c) Grantor holds fee simple title to the Property.

  
JACK C. BOKROS, as Co-Trustee  
of the BOKROS 2005 Trust

  
ROBERTA J. BOKROS, as Co-Trustee  
of the BOKROS 2005 Trust

Unrecorded Document

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2012 by JACK C. BOKROS, as Co-Trustee of the BOKROS 2005 Trust.

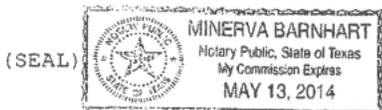


Minerva Barnhart  
Notary Public, State of Texas

Printed/Stamped Name of Notary  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2012 by ROBERTA BOKROS, as Co-Trustee of the BOKROS 2005 Trust.



Minerva Barnhart  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
STEPHEN YACKTMAN



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

December 26 2012 02:28 PM

FEE: \$ 32.00 2012217610

### EXHIBIT A-2 Warranty Deed Description

01/03070391/002/0.F



STNT/03700958/108/ES

#### WARRANTY DEED

Date: September 3, 2003

Grantor: Martin Shore

*J*

Grantor's Mailing Address: c/o Shore to Shore Properties

Grantee: Stephen Yacktmann and Ellyn Yacktmann

Grantee's Mailing Address:

Consideration: TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Property (including any Improvements):  
Lot 5, Block "A", of FLEECIE P. PURNELL ESTATE SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat, of record in Document Number 199900127, of the Official Public Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

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 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 conveyance and warranty.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

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

*[Signature]*  
MARTIN SHORE

STATE OF California  
COUNTY OF Marin

*30 September*

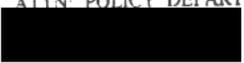
This instrument was acknowledged before me on the *30* day of *September*, 2003 by Martin Shore.

*[Signature]*  
NOTARY PUBLIC, STATE OF California

AFTER RECORDING, RETURN TO:  
Mr. and Mrs. Stephen Yacktmann  
c/o Shore to Shore Properties



RETURN TO:  
CASH / STAJ  
STEWART TITLE AUSTIN, INC  
ATTN: POLICY DEPARTMENT



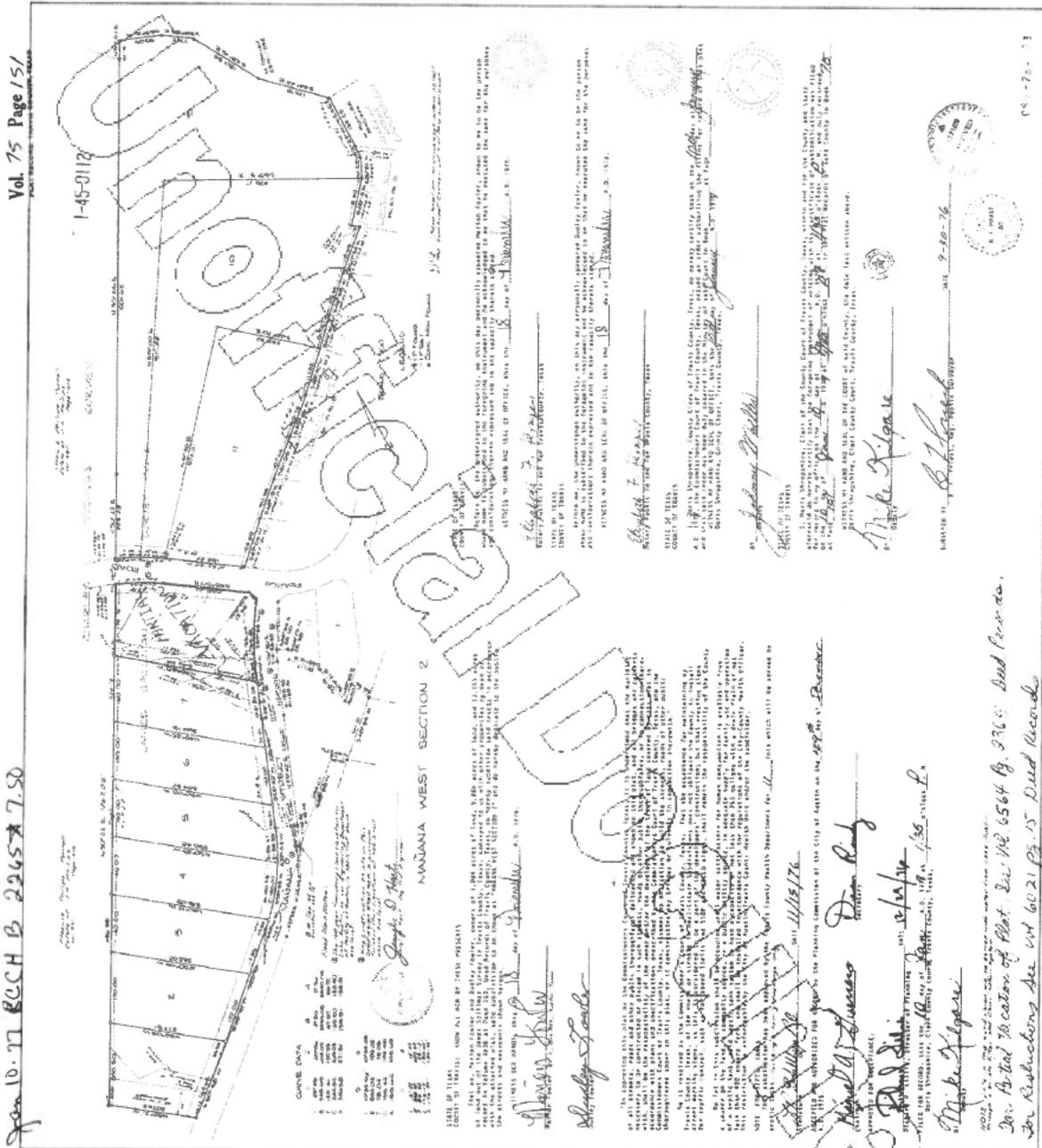
TRAVIS

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS



09-23-2003 11:53 AM 2003225869  
FERGUSONL \$11.00  
DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY, TEXAS

### EXHIBIT B-1 Property Survey



Vol. 75 Page 151  
1-45-0112

10.17 BUCH B 2265 7.50

Vol. 75 Page 151  
PLAT RECORD, TRAVIS COUNTY, TEXAS

the 24 8524 pg 1223 Plat Records  
the 24 8524 pg 1776 Plat Records  
the 24 8524 pg 19 Plat Records

For Restrictions See Vol 6021 Pg 15 Plat Records  
For Amended Restrictions See Vol 6029 Pg 572 Plat Records

# EXHIBIT B-2 Property Survey

Case 9512/10

## BOKROS BUFFER SUBDIVISION

APR 1984 4/84

- 1. THE BOKROS BUFFER SUBDIVISION IS A SUBDIVISION OF LAND IN THE CITY OF AUSTIN, TEXAS, AS SHOWN ON THE ATTACHED MAP.
- 2. ALL RIGHTS, CLAIMS AND INTERESTS IN THE LANDS SHOWN ON THE ATTACHED MAP ARE HEREBY RELEASED TO THE CITY OF AUSTIN, TEXAS, BY THE APPLICANT.
- 3. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR OTHER INTERESTS.
- 4. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY RESTRICTIONS, COVENANTS OR OTHER INTERESTS.
- 5. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 6. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.

APR 1984 4/84

- 7. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 8. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 9. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 10. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 11. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 12. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.

*Robert P. National*



APR 1984 4/84

THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.

APR 1984 4/84

- 13. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 14. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 15. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.
- 16. THE APPLICANT WARRANTS THAT THE LANDS SHOWN ON THE ATTACHED MAP ARE NOT SUBJECT TO ANY OTHER INTERESTS.

*Robert P. National*

1/15/86

Vol. 85  
Page 207A  
68 5013

C85-85-222



**EXHIBIT B-3  
Property Survey**



PLATS 200600194  
3 PGS

PLAT DOCUMENT # \_\_\_\_\_

# PLAT

**PLAT RECORDS INDEX SHEET:**

**SUBDIVISION NAME:** YACKTMAN SUBDIVISION A  
RESUBDIVISION OF LOT 5, BLOCK A FLEECIE P PURNELL ESTATE  
SUBDIVISION

**OWNERS NAME:** STEPHEN YACKTMAN AND ELLYN YACKTMAN

**RESUBDIVISION?** YES  NO

**ADDITIONAL RESTRICTIONS / COMMENTS:**

2006113895

**RETURN:**

CALL WHEN READY  
COA/CESAR  
(512)974-3404

**PLAT FILE STAMP**

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2006 Jun 19 10:00 AM 200600194

FERGUSONLL \$92.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Unofficial Document





