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MAR 30 '26 AM 8:37

SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 1604 Bruton Spring Road

Landowner Name(s): Kelly Runkle and
Todd Runkle

Contact Name for the Petition: Terrence Irion

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 3/30/2026

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

[Signature]
(Signature of staff member)

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MAR 30 '25 4:18:37

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

March 23, 2026

Petitioner: Kelly Runkle and Todd Runkle

Mailing Address: [REDACTED]

Disannexation Areas Requested: The North 300 feet of the West 85 feet of Tract no. 7, and the North 300 feet of the East ½ of Tract No. 8, in the Bruton Springs Subdivision, Travis County Texas as conveyed to Kelly Runkle and Todd Runkle by that certain deed recorded in Document No. 2025140926 of the Real Property Records of Travis County, Texas, said deed attached hereto as Exhibit “A” and incorporated herein by reference.

Parcel ID No. 129534
Property Geographic No. 0133380125
Property Address: 1604 Bruton Springs Road, Austin, Texas 78733

Contact Person for Petitioner: Terrence Irion
Sprouse Shrader Smith PLLC
13215 Bee Cave Parkway, A-230
Austin, Texas 78738
Email: [REDACTED]
Telephone: [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;

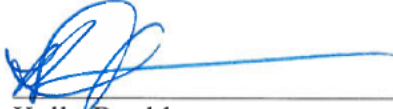
- The City of Austin has failed or refused to provide the services described under Subsection (b) (1), or (3) or to otherwise cause those services to be provided to the area which is located adjacent to a navigable waterway and has not become part of the City of Austin in compliance with Subchapter C 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 and other areas in the City are connected to the City’s water and wastewater systems.

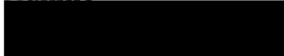
Attached to this Petition for disannexation is a copy of the current Warranty Deed to the

Property described as the requested disannexation area in Exhibit A and a Survey of the Property to be disannexed in Exhibit B.

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

Petitioner:



Kelly Runkle
DOB: 

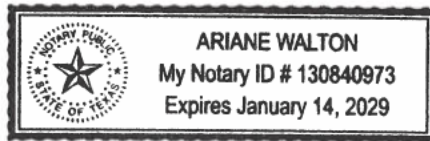
Todd Runkle
DOB: 

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 10th day of March 2026, by Kelly Runkle.



Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the ____ day of March 2026, by Todd Runkle.

Notary Public, State of Texas

Property described as the requested disannexation area in Exhibit A and a Survey of the Property to be disannexed in Exhibit B.

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

Petitioner:

Kelly Runkle

DOB: [REDACTED]



Todd Runkle

DOB: [REDACTED]

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 23rd day of March 2026, by Kelly Runkle.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to and subscribed before me on the 23rd day of March 2026, by Todd Runkle.



Notary Public, State of Texas



EXHIBIT A
Deed with Legal Description

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 17, 2025 11:18 AM Fee: \$33.00

2025140926

Electronically Recorded

GENERAL WARRANTY DEED
with Vendor's Lien

9-First American Title CF# 2958674

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.

STATE OF TEXAS

COUNTY OF TRAVIS

DATE: December 16, 2025

GRANTOR: Jacqueline Ewald Crowther, David C. Crowther, And Mary M. Clakley, as Trustees of The Jacqueline Ewald Crowther Trust dated June 27, 2022

GRANTEE: Kelly Runkle and spouse, Todd Runkle

GRANTEE'S ADDRESS: 1604 Bruton Springs Rd
Austin, Texas 78733

LENDER: Broadway National Bank, a national banking association

LENDER'S ADDRESS: 1177 NE Loop 410, San Antonio, TX 78209

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

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REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
(THE "PROPERTY" HEREIN):

Tract 1: The North 300 feet of the West 85 feet of Tract No.7, and the North 300 feet of the East 1/2 of Tract No. 8, in the BRUTON SPRINGS SUBDIVISION, Travis County, Texas, according to map or plat thereof recorded in Volume 2, Page 238, of the Map and/or Plat Records of Travis County, Texas. (Fee Simple as to Tract 1)

Tract 2: Private Road Easement and Maintenance Agreement recorded in Volume 12525, Page 1901, re-recorded in Volume 13006, Page 1025, and being corrected in County Clerk's File No. 2012155463, Official Public Records, Travis County, Texas. (Easement Estate as to Tract 2)

RESERVATIONS FROM CONVEYANCE & WARRANTY:

None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:

Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

VENDOR'S LIEN:

It is expressly agreed that a VENDOR'S LIEN, as well as the superior title in and to the Property, is retained against the Property, premises, and improvements until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

ASSIGNMENT OF VENDOR'S LIEN (3RD-PARTY LENDER FINANCING):

Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a note (the "Note") of even date herewith that is in the principal amount of \$2,866,500.00 in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby TRANSFERRED and ASSIGNED to Lender.

DEED OF TRUST:

In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to D'Layne Rhynsburger, Trustee, for the benefit of Lender.

AD VALOREM TAXES:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise 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, successors, and assigns 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 Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

Jacqueline E Crowther

Jacqueline Ewald Crowther, Trustee of The Jacqueline Ewald Crowther Trust dated June 27, 2022

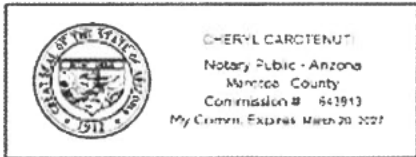
NOTARY ACKNOWLEDGMENT

STATE OF Arizona

COUNTY OF Marcopa

§
§
§

This instrument was acknowledged before me on December 16, 2025, by Jacqueline Ewald Crowther, as Trustee of The Jacqueline Ewald Crowther Trust dated June 27, 2022.



Cheryl Carotenuti
Notary Public in and for the State of Arizona
Cheryl Carotenuti

Notarized remotely online using communication technology via Proof.

