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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: Lot 3 Manana West

Landowner Name(s): Bradley T Weimert

Contact Name for the Petition: Julie Drenner

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 01/23/2026

Received by: Bethany Smith
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

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Jan. 20, 2026

[REDACTED]

The office of County Clerk,,

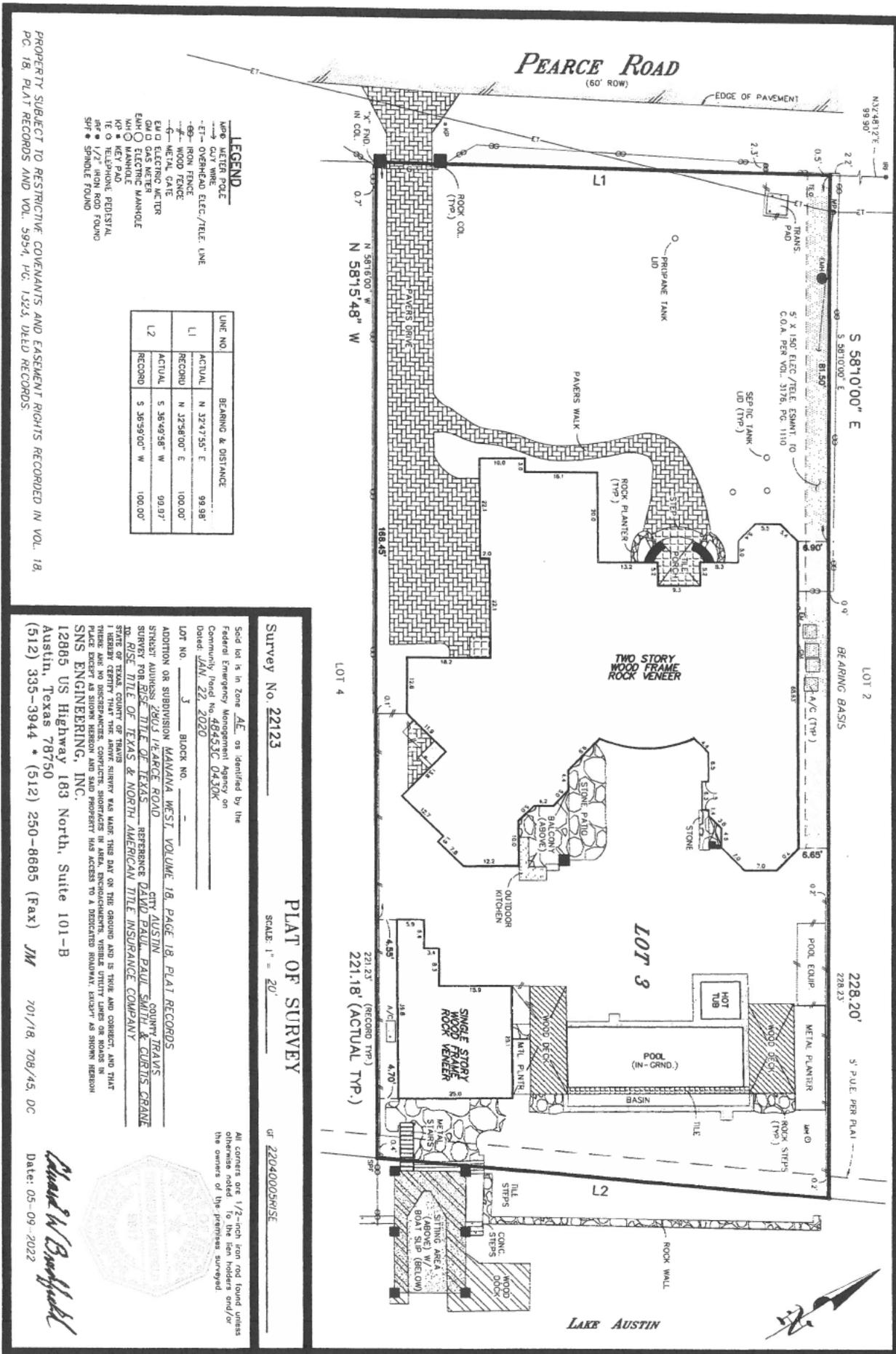
I petition the city of Austin to disannex the property located at 2803 PEARCE RD AUSTIN TX 78730, which is deeded under BRADLEY T WEIMERT. The legal description is LOT 3 MANANA WEST. I have a septic system and our water is provided by a private well.

Attached is a map by TCAD (property highlighted in bold), proof of the taxes imposed by the city, and final stamped survey which includes the metes and bounds. This property is eligible to be disannexed from the city of Austin under SB 1844. Please let me know if you need any more information.

Sincerely,



Bradley T Weimert



- LEGEND**
- MWP METER POLE
 - GUY WIRE
 - E- OVERHEAD ELEC./TELE. LINE
 - R- IRON FENCE
 - W- WOOD FENCE
 - G- METAL GATE
 - GROUND ELECTRIC
 - EUMH ELECTRIC MANHOLE
 - W/O MANHOLE
 - KEY PAD
 - TELEPHONE PEDISTAL
 - 1/2\"/>

| LINE NO. | BEARING & DISTANCE |
|----------|-----------------------|
| L1 | ACTUAL N 32°47'55\"/> |

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 18, PLAT RECORDS AND VOL. 5954, P.C. 1323, DEED RECORDS.

PLAT OF SURVEY
SCALE 1" = 20'

Survey No. 22123
Said lot is in Zone AE, as identified by the Federal Emergency Management Agency on Community Flood No. 48453C 0430K Dated JAN. 22, 2020

LOT NO. 3 BLOCK NO. 1

ADDITION OR SUBDIVISION MANANA WEST VOLUME 18, PAGE 18, PLAT RECORDS
SURVEY ADDRESS 2901 PEARCE ROAD CITY AUSTIN COUNTY TRAVIS
SURVEY FOR RISE TITLE OF TEXAS REFERENCE DAVID PAUL, PAUL SMITH & CURTIS CRANE TO RISE TITLE OF TEXAS & NORTH AMERICAN TITLE INSURANCE COMPANY
STATE OF TEXAS COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUNDS AND IS TRUE AND CORRECT, AND THAT I PLACE RECORD AS SHOWN HEREBY AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, LIGHT AS SHOWN HEREBY
SNS ENGINEERING, INC. 183 North, Suite 101-B
12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) JM 701/18, 708/15, DC
Date: 05-09-2022

Edward W. Boyd
Date: 05-09-2022

All corners are 1/2-inch iron rod found unless otherwise noted to the iron rod and/or the owner of the premises surveyed.

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2025 NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement. Do Not Pay From This Notice

File ID: 26-1284

TRAVIS CENTRAL APPRAISAL DISTRICT
850 E ANDERSON LANE
P.O. Box 149012
Austin, Texas 78714-9012
 Phone: (512) 834-9138
 Date of Notice: April 11, 2025

Property ID: 125289
Ownership %: 100.00
Ref ID2: [REDACTED]
Legal: LOT 3 MANANA WEST
Legal Acres: 0.5165
Situs: 2803 PEARCE RD AUSTIN 78730
Owner ID: [REDACTED]

#BWNNRFT
 #187000019512971252899#

SMITH PAUL
 [REDACTED]

E-File PIN: xxxxxxxxxx
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below.

| | |
|---------------------|--|
| Market Value | Net Appraised Value (Includes Value Limitation, if Applicable) |
| 3,885,617 | 2,746,748 |

| Taxing Unit | 2024 Exemption | 2024 Exemption Amount | 2025 Exemption | 2025 Exemption Amount | Exemption Amount Change | 2024 Taxable | 2025 Taxable | Freeze Year and Ceiling |
|-----------------------------------|----------------|-----------------------|----------------|-----------------------|-------------------------|--------------|--------------|-------------------------|
| AUSTIN COMM COLL DIST | HS | 24,970 | HS | 27,467 | 2,497 | 2,472,074 | 2,719,281 | |
| AUSTIN ISD | HS | 100,000 | HS | 100,000 | 0 | 2,397,044 | 2,646,748 | |
| CITY OF AUSTIN | HS | 499,409 | HS | 549,350 | 49,941 | 1,997,635 | 2,197,398 | |
| TRAVIS COUNTY | HS | 499,409 | HS | 549,350 | 49,941 | 1,997,635 | 2,197,398 | |
| TRAVIS COUNTY HEALTHCARE DISTRICT | HS | 499,409 | HS | 549,350 | 49,941 | 1,997,635 | 2,197,398 | |

If you are claiming an over 65 or disabled person exemption on your school district taxes, the taxes on your property cannot increase during the time you own and live in that home. Your school district taxes will not go above your tax ceiling unless you improve the home (other than normal repairs and maintenance). If you improve your property (by adding rooms or buildings) or are transferring a freeze percentage from another property, your ceiling amount may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Notice of Protest and (2) Taxpayer Assistance Pamphlet.

A Breakdown of Your Property's Values

| Appraisal Information | Last Year's - 2024 | Proposed - 2025 |
|--|--------------------|-----------------|
| Market Value of Building & Other Structures | 1,019,094 | 1,422,36 |
| Market Value of Non Ag/Timber Land | 1,477,950 | 2,463,25 |
| Market Value of Ag/Timber Land | 0 | |
| Market Value of Personal Property/Minerals | 0 | |
| Total Market Value | 2,497,044 | 3,885,61 |
| Productivity Value of Ag/Timber Land | 0 | |
| Appraised Value | 2,497,044 | 3,885,61 |
| Homestead Value Limitation | 0 | 1,138,86 |
| Circuit Breaker Value Limitation | 0 | |
| Net Appraised Value (Possible Homestead or Circuit Breaker Limitations)* | 2,497,044 | 2,746,74 |
| Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65) | HS | H: |

**The Net Appraised Value of properties with a homestead exemption is limited to the lower of last year's net appraised value plus 10% or the current market value. (Texas Property Tax Code, Section 23.23). The Net Appraised Value of real properties without a homestead exemption and whose value is less than \$5 million is limited to the lower of last year's net appraised value plus 20% or the current market value. (Texas Property Tax Code, Section 23.231)*

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homeste for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Budgets and tax rates are set by the governing body of each taxing unit. Taxpayers have a voice in the decisions that affect those rates. In early August, taxing units take the first step toward adopting a tax rate by calculating No New Revenue and Voter Approval tax rates. If a taxing unit increases their budget, they will need to increase your property taxes and adopt a tax rate higher than the No New Revenue rate. Visit TravisTaxes.com in early August to review how these proposals will impact your property tax bill and learn about opportunities to voice your opinion on these decisions.

The difference between the 2020 appraised value and the 2025 appraised value is 52%. This percentage information is required by Tax Code Section 25.19(b-1).