ID	11	
111	++ •	
	++	

TIME STAMP HERE





SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: ABS 72 SUR I Brown N ACR 1.020
Landowner Name(s): Luxor Custom Homes
Contact Name for the Petition:
Contact Phone Number:
Contact Email Address:
Date Received: 0tt 2, 2025
Received by: Sephanie Hall (Print name of OCC staff member)
Stephani Harry
(Signature of staff member)

Page #: ____

Sept.24, 2025



The office of County Clerk,,

We petition the city of Austin to disannex our property, 1404 Rockcliff Rd. Austin, TX 78746, which is deeded under our company name Luxor Custom Homes. The legal description is ABS 72 SUR 1 BROWN W ACR 1.0200. I have attached the final stamped survey which includes the metes and bounds as well. We have a septic system and our water is provided by 360 Water Supply Company. Therefore, I believe this property is eligible to be disannexed from the city of Austin under SB 1844.

Attached is a map by TCAD, property highlighted in bold and proof of the taxes imposed by the city. Please let me know if you need any more information.

Sincerely,

Julie Rivers Howard Drenner

foli fiver Housed Dans

Scorge Blair Brenner

George Blair Drenner

Luxor Custom Homes

File ID: 25-2345 Property Summary Report I 2025 Online Services I Travis Central Appraisal District

PID 126438 I 1404 ROCKCLIFF RD

GENERAL INFO

ACCOUNT

Property ID: 126438

Geographic ID: 0131090107

Type:

R

Zoning:

LA

Agent:

NASSOUR PROPERTY TAX

ABS 72 SUR 1 BROWN W ACR 1.0200 Legal Description:

Property Use:

LOCATION

Address: 1404 ROCKCLIFF RD, AUSTIN TX

78746

Market Area:

Market Area CD:

M1000WF

Map ID:

012618

PROTEST

Protest Status: Informal Date:

Formal Date:

OWNER

Name:

LUXOR CUSTOM HOMES INC

100.000000

Secondary Name:

Mailing Address:

Owner ID:

% Ownership:

Exemptions:

VALUES

CURRENT VALUES

Land Homesite: \$2,430,000 Land Non-Homesite: \$0 Special Use Land Market: \$0 Total Land: \$2,430,000

Improvement Homesite: \$3,520,000 Improvement Non-Homesite: \$0 Total Improvement: \$3,520,000

Market: \$5,950,000 Special Use Exclusion (-): \$0

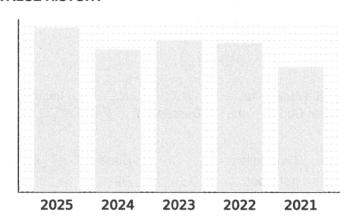
Appraised: \$5,950,000 Value Limitation Adjustment (-): \$0

Net Appraised: \$5,950,000

VALUE HISTORY

Year Land Market Improvement Special Use Exclusion Appraised Value Limitation Adj (-) Net Appraised 2025 \$5,950,000 \$0 \$2,430,000 \$3,520,000 \$0 \$5,950,000 2024 \$0 \$0 \$2,430,000 \$2,739,970 \$5,169,970 \$5,169,970 2023 \$2,430,000 \$3,070,000 \$0 \$5,500,000 \$0 \$5,500,000 2022 \$2,025,000 \$3,375,233 \$0 \$5,400,233 \$0 \$5,400,233 2021 \$2,025,000 \$2,516,128 \$0 \$4,541,128 \$0 \$4,541,128

VALUE HISTORY



TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
Offic	Description	Tax nate	Net Applaised	Taxable Value
02	CITY OF AUSTIN	0.477600	\$5,852,800	\$5,852,800
03	TRAVIS COUNTY	0.344445	\$5,950,000	\$5,950,000
80	EANES ISD	0.885500	\$5,950,000	\$5,950,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$5,950,000	\$5,950,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$5,950,000	\$5,950,000
39	TRAVIS CO ESD NO 9	0.071000	\$2,046,236	\$2,046,236
68	AUSTIN COMM COLL DIST	0.101300	\$5,852,800	\$5,852,800

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #	1:	1 FAM DWELLING	Improvement Value:	N/A	Main Area:	7,410
State Code:	A1	Description: SFR			Gross Building Area:	18,976

Turo	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
Type	Description	Class CD	Exterior wall	Number of Office	Err real built	i cai	SQL
1ST	1st Floor	R2		0	2022	2022	3,720
2ND	2nd Floor	R2		0	2022	2022	3,690
041	GARAGE ATT 1ST F	R2		0	2022	2022	1,260
604	POOL RES CONC	R2		0	2022	2022	1
ATTIC	Attic	R2		0	2022	2022	920
011	PORCH OPEN 1ST F	R2		0	2022	2022	894
012	PORCH OPEN 2ND F	R2		0	2022	2022	990
095	HVAC RESIDENTIAL	R2		0	2022	2022	7,410
447	SPA CONCRETE	R2		0	2022	2022	1
012	PORCH OPEN 2ND F	R2		0	2022	2022	90

Improvement Features

Improvement #2:	1 FAM DWELLING	Improvement Value:	N/A	Main Area:	3,792
State Code: A1	Description: 1 FAM	DWELLING		Gross Building Area:	9,273

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R2		0	2017	2018	2,136
2ND	2nd Floor	R2		0	2017	2018	1,456
3RD	3rd Floor	R2		0	2017	2018	200
410	OUTDOOR KITCHEN	S		1	2017	2018	1
512	DECK UNCOVRED	R2		0	2017	2018	836
095	HVAC RESIDENTIAL	R2		0	2017	2018	3,792
011	PORCH OPEN 1ST F	R2		0	2017	2018	204
012	PORCH OPEN 2ND F	R2		0	2017	2018	196
011	PORCH OPEN 1ST F	R2		0	2017	2018	148
612	TERRACE UNCOVERD	R2		0	2017	2018	304

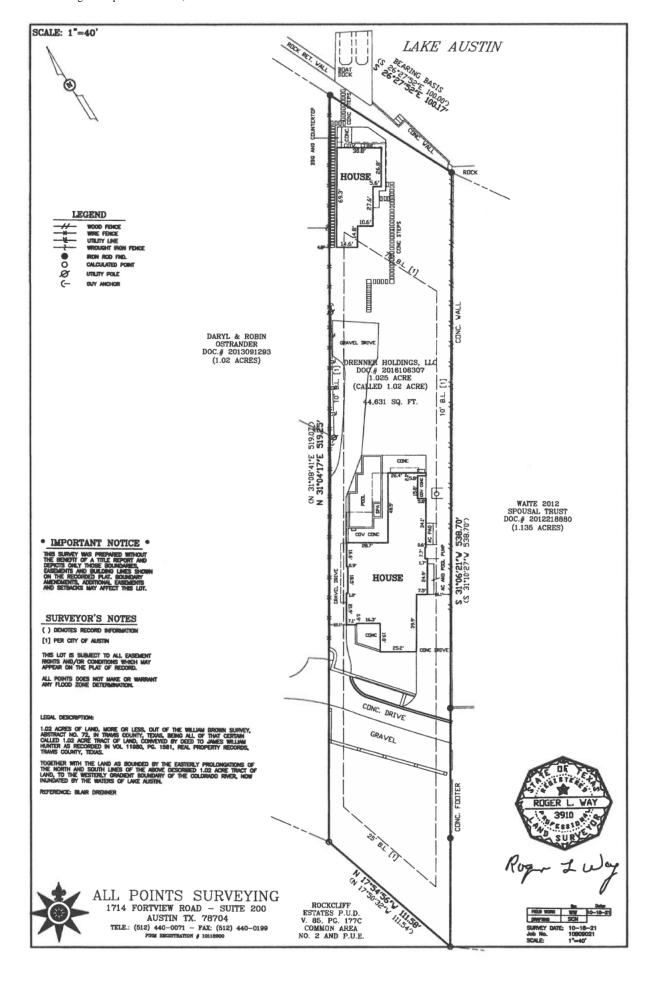
Improvement Features

3RD Floor Factor: 3RD, Shape Factor: U

1ST Foundation: SLAB, Roof Style: GABLE, Floor Factor: 1ST, Shape Factor: L, Roof Covering: METAL 2ND Foundation: SLAB, Roof Style: GABLE, Shape Factor: L, Roof Covering: METAL, Floor Factor: 2ND

Page 2 of 3 Effective Date of Appraisal: January 1 Date Printed: September 24, 2025 Powered By: <True Prodigy>

Land I	Description		Acres	SQF	Т	Cost per SQF	-T	Mark	et Value	Spec	ial Use Value
LAND I	_and		1.0200	44,43	31.2	\$54.6	69		N/A		N/A
DEED H	ISTORY	,									
Deed Date	Туре	Description	Grantor/Selle	r	G	irantee/Buyer	Book	ID	Volume	Page	Instrument
3/27/24	SW	SPECIAL WARRANTY	DRENNER GEORGE BL	AIR &	LUX	OR CUSTOM HOMES INC					2024032796
4/18/22	WD	WARRANTY DEED	DRENNER HOLDINGS L	.LC		ER GEORGE LAIR & JULIE					2022073795
4/30/20	L	LISTING INFORMATIO									
11/13/17	L	LISTING INFORMATIO									
7/1/16	WD	WARRANTY DEED	MUIR JOHN GORDON III		HO	DRENNER LDINGS LLC					2016106307
6/8/15	L	LISTING INFORMATIO									
7/1/11	WD	WARRANTY DEED	HUNTER JAM WILLIAM	MES		MUIR JOHN GORDON III					2011096222 TR
7/16/93	WD	WARRANTY DEED	OXLEY MAR	ΥB	HUN	ITER JAMES WILLIAM			11980	01561	
	MS	MISCELLANE OUS			OX	LEY MARY B			11980	01549	



LUXOR CUSTOM HOMES

MAKE CHECK		SERVICE ADDRI	ESS	ACCOUNT NUMBER			
PAYABLE TO:		1404 ROCKCLIF	FRD				
LOOP 360 WATER SUPPLY 2306 RANCH ROAD 620 N	0557405	FROM	то	BILLING DATE			
AUSTIN TX 78734-	SERVICE PERIOD	07/17/25	08/18/25	08/18/25			
READ DATE(W)	08/11/25			DESCRIPTION	AMOUNT		
METER NUM. PRES. READ PREV. READ TOTAL GALLONS	267.0 257.0 10.0		WATER GALLONS	BALANCE FORWARD PAYMENT 08/11	-283.45		
			30.0 11.0 5.0 2.0	OOD WATER IMPROVEMENT FEE TCEQ	157.19 30.00 0.79		
	03/11/25 02/12/25 01/13/25 12/11/24 11/11/24	2.0 1.0 1.0 5.0 3.0	THIS MONTH	187.98			
	10/11/24 09/11/24 08/12/24		4.0 31.0 3.0	TOTAL NOW DUE	187.98		
		00/12/24	5.0	PENALTY AMOUNT	PAY THIS AMOUNT AFTER		
				9.35	09/10/2025 197.33		

173

LUXOR CUSTOM HOMES

MESSAGES

** This is Not a bill ** Credit Card will be drafted

You can pay your bill online at www.loop360water.com

A 3.5% convenience fee applies to all credit card payments and a \$1 fee applies to all Check/ACH payments.

MAXIMUM TWICE PER WEEK WATERING SCHEDULE:

Even Addresses - Mondays and/or Fridays only Odd Addresses - Tuesdays and/or Saturdays only Wholesale/HOAs/POAs - Tuesdays and/or Fridays only No Watering allowed between 10am and 7pm.

Please refer to the Corporations's website at https://loop360water.com for more information .

For water emergencies or questions regarding your bill, contact 512-402-1990

Account Number

Service Address

AVR, Inc.

IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

LOOP 360 WATER SUPPLY 2306 RANCH ROAD 620 N AUSTIN TX 78734-PHONE NO. (512) 402-1990

187.98	09/10/2025	197.33
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

1404 ROCKCLIFF RD

* CREDIT CARD PMT - DO NOT PAY *
AMOUNT PAID

LUXOR CUSTOM HOMES BLAIR DRENNER



LOOP 360 WATER SUPPLY 2306 RANCH ROAD 620 N AUSTIN TX 78734City of Austin

Council Meeting Backup: November 20, 2025
For more information about this district, including information about the district's board and board meetings, please go to the Comptroller's Special Purpose District Public Information Database at https://spdpid.comptroller.texas.gov.

WATER IS PRECIOUS, USE IT BUT DON'T WASTE IT!



The water meter at your service address is owned by the District and is installed to measure the amount of water you use each month.

Please make any correction of address on the return portion of your bill.

Form 201—General Information (Certificate of Formation – For-Profit Corporation)

The attached form is drafted to meet minimal statutory filing requirements pursuant to the relevant code provisions. This form and the information provided are not substitutes for the advice and services of an attorney and tax specialist.

Commentary

A for-profit corporation is governed by titles 1 and 2 of the Texas Business Organizations Code (BOC). Title 1, chapter 3, subchapter A, of the BOC governs the formation of a for-profit corporation and sets forth the provisions required or permitted to be contained in the certificate of formation.

Taxes: Corporations are subject to a state franchise tax. Contact the Texas Comptroller of Public Accounts, Tax Assistance Section, Austin, Texas, 78774-0100, (512) 463-4600 or (800) 252-1381 for franchise tax information. For information relating to federal employer identification numbers, federal income tax filing requirements, tax publications and forms call (800) 829-3676 or visit the Internal Revenue Service web site at www.irs.gov.

Instructions for Form

- Article 1—Entity Name and Type: Provide a corporate name and organizational designation. Under section 5.053 of the BOC, if the name chosen is the same as, deceptively similar to, or similar to the name of any existing domestic or foreign filing entity, or any name reservation or registration filed with the secretary of state, the document cannot be filed. The administrative rules adopted for determining entity name availability (Texas Administrative Code, title 1, part 4, chapter 79, subchapter C) may be viewed at www.sos.state.tx.us/tac/index.html. If you wish the secretary of state to provide a preliminary determination on name availability, you may call (512) 463-5555, dial 7-1-1 for relay services, or e-mail your name inquiry to corpinfo@sos.state.tx.us. A final determination cannot be made until the document is received and processed by the secretary of state. Do not make financial expenditures or execute documents based on a preliminary clearance. Also note that the preclearance of a name or the issuance of a certificate of formation under a name does not authorize the use of a name in violation of another person's rights to the name.
- Article 2—Registered Agent and Registered Office: The registered agent can be either (option A) a domestic entity or a foreign entity that is registered to do business in Texas or (option B) an individual resident of the state. The corporation cannot act as its own registered agent; do not enter the corporate name as the name of the registered agent.

The registered office address must be located at a street address where service of process may be personally served on the entity's registered agent during normal business hours. Although the registered office is not required to be the entity's principal place of business, the registered office may not be solely a mailbox service or telephone answering service (BOC § 5.201).

• Article 3—Directors: This form is not drafted for use in forming a close corporation or a corporation that is to be managed by a shareholders' agreement. A minimum of one director is required. A director must be a natural person; there are no residency requirements for directors. Set forth the name of the individual in the format specified. Do not use prefixes (e.g., Mr., Mrs., Ms.). Use the suffix box only for titles of lineage (e.g., Jr., Sr., III) and not for other suffixes or titles (e.g., M.D., Ph.D.).

Please note that a document on file with the secretary of state is a public record that is subject to public access and disclosure. When providing address information for directors, use a business or post office box address rather than a residence address if privacy concerns are an issue.

• Article 4—Authorized Shares: Shares represent ownership interest in the corporation. The total number of shares that the corporation will have authority to issue must be provided in article 4. Select and complete option A if the shares are to have a stated par value or select option B if the shares are without a stated par value.

Option A—Par Value: "Par value" means the stated dollar amount assigned to a share. In general terms, it represents the minimum stated amount for which each share shall be issued. For example, if the corporation has authorized a total of 1,000 shares of common stock of \$1 par value and if payment for the share is to be made in cash, the corporation must receive at least \$1 for each share issued. Do not state that the shares have \$0 par value if the shares are to be without a stated par value (i.e., option B).

Option B—No Par Value: Shares that are designated as having no par value may be issued for an amount of consideration determined by the board of directors.

- Article 5—Purpose: This form creates a corporation with the general purpose of conducting any lawful business. This form cannot be used to operate a nonprofit organization, or to engage in a licensed activity when such license cannot be issued to a corporation.
- Supplemental Provisions/Information: Additional space has been provided for additional text to an article within this form or to provide for additional articles to contain optional provisions.

Duration: Pursuant to section 3.003 of the BOC, a Texas for-profit corporation exists perpetually unless provided otherwise in the certificate of formation. If formation of a corporation with a stated period of duration is desired, use the "Supplemental Provisions/Information" section of this form to provide for a limited duration.

- Organizer: Only one organizer is required for the formation of a for-profit corporation. An organizer may be any person having the capacity to contract for the person or for another; that is, a natural person 18 years of age or older, or a corporation or other legal entity. There are no residency requirements for an organizer.
- Effectiveness of Filing: A certificate of formation becomes effective when filed by the secretary of state (option A). However, pursuant to sections 4.052 and 4.053 of the BOC the effectiveness of the instrument may be delayed to a date not more than ninety (90) days from the date the instrument is signed (option B). The effectiveness of the instrument also may be delayed on the occurrence of a future event or fact, other than the passage of time (option C). If option C is selected, you must state the manner in which the event or fact will cause the instrument to take effect and the date of the 90th day after the date the instrument is signed. In order for the certificate to take effect under option C, the entity must, within ninety (90) days of the filing of the certificate, file a statement with the secretary of state regarding the event or fact pursuant to section 4.055 of the BOC.

On the filing of a document with a delayed effective date or condition, the computer records of the secretary of state will be changed to show the filing of the document, the date of the filing, and the future date on which the document will be effective or evidence that the effectiveness was

conditioned on the occurrence of a future event or fact. In addition, at the time of such filing, the status of the entity will be shown as "in existence" on the records of the secretary of state.

- Execution: The organizer must sign the certificate of formation, but it does not need to be notarized. However, before signing, please read the statements on this form carefully. A person commits an offense under section 4.008 of the BOC if the person signs or directs the filing of a filing instrument the person knows is materially false with the intent that the instrument be delivered to the secretary of state for filing. The offense is a Class A misdemeanor unless the person's intent is to harm or defraud another, in which case the offense is a state jail felony.
- Payment and Delivery Instructions: The filing fee for a certificate of formation for a for-profit corporation is \$300. Fees may be paid by personal checks, money orders, LegalEase debit cards, or MasterCard, Visa, and Discover credit cards. Checks or money orders must be payable through a U.S. bank or financial institution and made payable to the secretary of state. Fees paid by credit card are subject to a statutorily authorized convenience fee of 2.7 percent of the total fees.

Submit the completed form in duplicate along with the filing fee. The form may be mailed to P.O. Box 13697, Austin, Texas 78711-3697; faxed to (512) 463-5709; or delivered to the James Earl Rudder Office Building, 1019 Brazos, Austin, Texas 78701. If a document is transmitted by fax, credit card information must accompany the transmission (Form 807). On filing the document, the secretary of state will return the appropriate evidence of filing to the submitter together with a file-stamped copy of the document, if a duplicate copy was provided as instructed.

• FYI: A corporation is required to maintain a registered agent and a registered office address in Texas. If the registered agent or registered office address changes, it is important to file a statement with the secretary of state to effect a change to the certificate of formation. Failure to maintain a registered agent and registered office may result in the involuntary termination of the corporation. In addition, section 21.802 of the BOC provides a penalty for the failure to timely file a statement of change of registered office or registered agent with the secretary of state. To be timely, the filing must be made by the corporation before the 30th day after the change.

Revised 01/06

Form 201 (Revised 1/06)

Return in duplicate to: Secretary of State P.O. Box 13697 Austin, TX 78711-3697 512 463-5555

FAX: 512/463-5709 Filing Fee: \$300



Certificate of Formation For-profit Corporation

This space reserved for office use.

Article 1 - Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is: Luxor Custom Homes, Incorporated

The name must contain the word "corporation," "company," "incorporated," "limited" or an abbreviation of one of these terms.

Article 2 - Registered Agent and Registered Office

(Select and complete either A or B and complete C)

☐ A. The initial registered agent is an organization (cannot be entity named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

George

B

Drenner

First Name

C. The business address of the registered agent and the registered office address is:

Street Address

City

State

Zip Code

Article 3 – Directors

(A minimum of 1 director is required.)

The number of directors constituting the initial board of directors and the names and addresses of the person or persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are as follows:

Director 1					
George	В	Drenner			
First Name	M.I.	Last Name		Suj	ffix
					USA
Street or Mailing Address	City		State	Zip Code	Country

Director 2					
Director 2		T			T
First Name	M.I.	Last Name			Suffix
r vst rame	M.I.	Lusi Name		1	Sujix
					İ
Street or Mailing Address	City		State	Zip Code	Country
Discours 2					
Director 3					<u> </u>
	100				
Et . M	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
First Name	M.I.	Last Name	<u> </u>	T	Suffix
					100
Street or Mailing Address	City		State	Zip Code	Country
	A-42-1- A A-4	1			
(Provide the number	Article 4 – Aut			lo mot colout bath	
(Frovide the number	of shares in the space below, t	nen select option A	or option B, g	o not select both	
The total number of shares the	corporation is authori	zed to issue is:	10000		
The total little of of bilards the	corporation is addition	200 10 15500 15.	10000		
A. The par value of each o	the authorized shares	is: <u>\$0.02</u>			
	man violus				
☐ B. The shares shall have no	•				
If the shares are to be divided into classes (or statement of no par value), and the p					
information on this form.	iororos, minations, and ror	anvo rigino or outil	orass in the sp	ace provided for	supplemental
	Auticle E	Durmaga			
	Article 5	- Purpose			
The second of th		C 41 4			
The purpose for which the co	_				
which a for-profit corporation	may be organized und	er the Texas Bu	isiness Org	ganizations C	ode.
	Supplemental Prov	isions/Inform	ation		
Text Area: [The attached addendum, if a	ny is incorporated herein by r	eference 1			
Text Area. [The attached addendam, it a	my, is incorporated herein by i				

	Organizer		1 2 8 4 1
The name and address of the or George Blair Drenner	rganizer:		
Name			
Street or Mailing Address	City	State	Zip Code
	Effectiveness of Filing (Select e	either A, B, or C.)	
A. ☑ This document becomes B. ☐ This document becomes the date of signing. The delayer C. ☐ This document takes effer passage of time. The 90 th day The following event or fact with the second content takes are passage of time.	effective at a later date, which ed effective date is: ct upon the occurrence of a further the date of signing is:	is not more than nine	er than the
	Execution	5.1810	The Control of the Control

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 12/8/2006

Signature of organizer

Luxor EIN.JPG

Open with Share



File ID: 25-2345