

ID #: _____

TIME STAMP HERE



OCC RECEIVED AT
OCT 2 '25 AM 10:26

SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: ABS 72 SUR 1 Brown N AC 1.0200

Landowner Name(s): Luxor Custom Homes

Contact Name for the Petition: Julie Drenner

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: Oct 2, 2025

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

Stephanie Hall
(Signature of staff member)

Page #: _____

Sept.24, 2025

CCC RECEIVED AT
OCT 2 '25 AM 10:26

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



George Blair Drenner

Luxor Custom Homes

GENERAL INFO

ACCOUNT

Property ID: 126438
Geographic ID: 0131090107
Type: R
Zoning: LA
Agent: NASSOUR PROPERTY TAX
Legal Description: ABS 72 SUR 1 BROWN W ACR 1.0200

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

Secondary Name:

Mailing Address:

Owner ID:

% Ownership: 100.000000

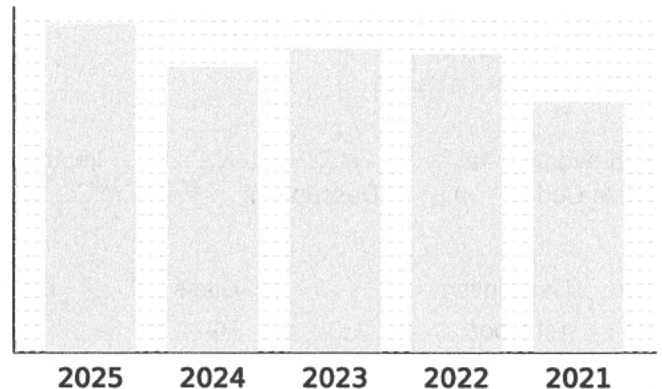
Exemptions:

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



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$2,430,000	\$3,520,000	\$0	\$5,950,000	\$0	\$5,950,000
2024	\$2,430,000	\$2,739,970	\$0	\$5,169,970	\$0	\$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

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	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
08	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

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
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

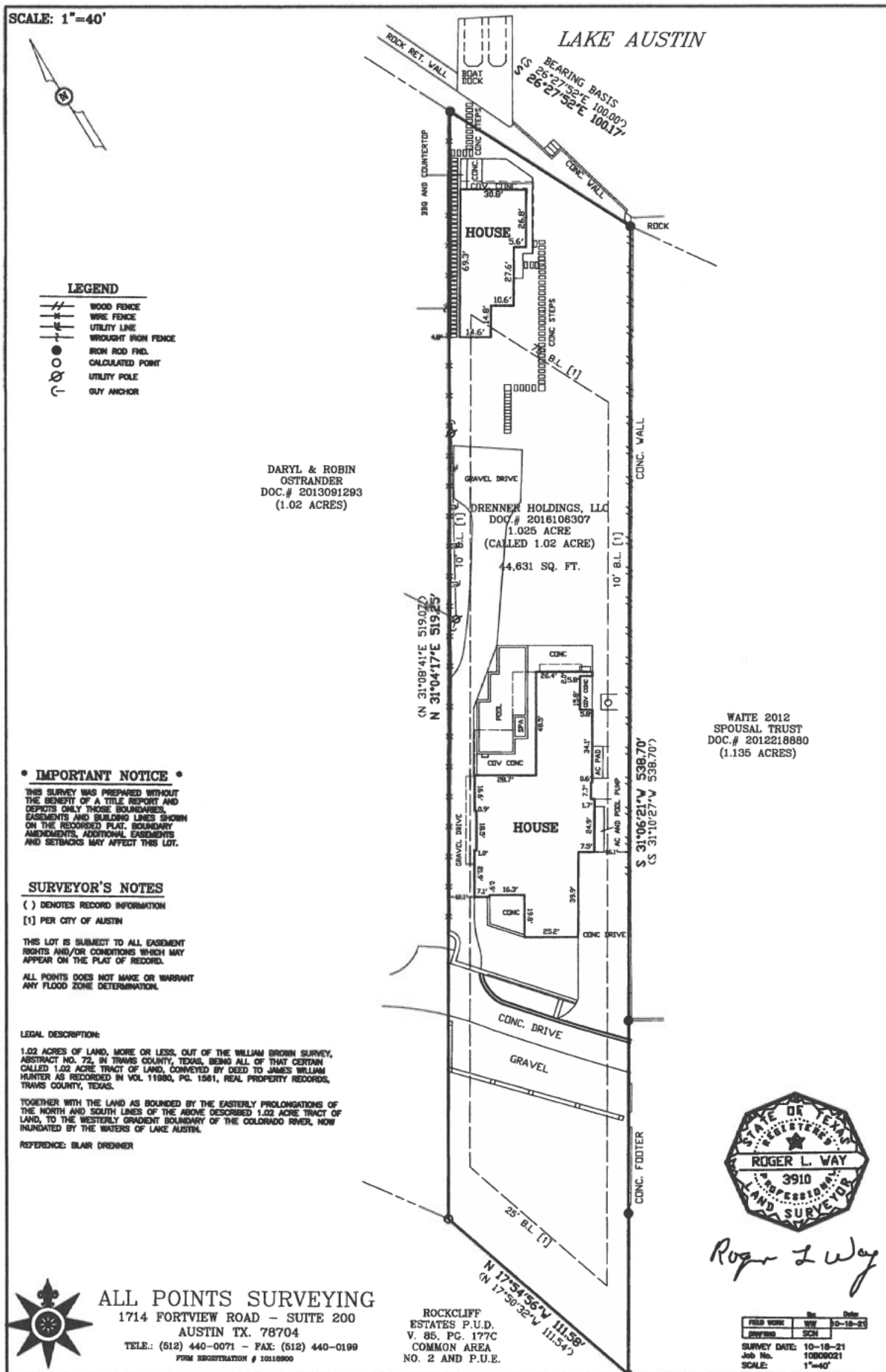
1ST Foundation: SLAB, Roof Style: GABLE, Floor Factor: 1ST, Shape Factor: L, Roof Covering: METAL

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

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	1.0200	44,431.2	\$54.69	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/27/24	SW	SPECIAL WARRANTY	DRENNER GEORGE BLAIR &	LUXOR CUSTOM HOMES INC				2024032796
4/18/22	WD	WARRANTY DEED	DRENNER HOLDINGS LLC	DRENNER GEORGE BLAIR & JULIE				2022073795
4/30/20	L	LISTING INFORMATIO						
11/13/17	L	LISTING INFORMATIO						
7/1/16	WD	WARRANTY DEED	MUIR JOHN GORDON III	DRENNER HOLDINGS LLC				2016106307
6/8/15	L	LISTING INFORMATIO						
7/1/11	WD	WARRANTY DEED	HUNTER JAMES WILLIAM	MUIR JOHN GORDON III				2011096222 TR
7/16/93	WD	WARRANTY DEED	OXLEY MARY B	HUNTER JAMES WILLIAM		11980	01561	
	MS	MISCELLANEOUS		OXLEY MARY B		11980	01549	



LUXOR CUSTOM HOMES

MAKE CHECK PAYABLE TO: LOOP 360 WATER SUPPLY 2306 RANCH ROAD 620 N AUSTIN TX 78734-	SERVICE ADDRESS		ACCOUNT NUMBER
	1404 ROCKCLIFF RD		
	SERVICE PERIOD	FROM TO	BILLING DATE
		07/17/25 08/18/25	08/18/25
READ DATE(W) METER NUM. PRES. READ PREV. READ TOTAL GALLONS	08/11/25 [REDACTED] 267.0 257.0 10.0	WATER GALLONS 07/10/25 30.0 06/11/25 11.0 05/12/25 5.0 04/10/25 2.0 03/11/25 2.0 02/12/25 1.0 01/13/25 1.0 12/11/24 5.0 11/11/24 3.0 10/11/24 4.0 09/11/24 31.0 08/12/24 3.0	DESCRIPTION AMOUNT BALANCE FORWARD 283.45 PAYMENT 08/11 -283.45 OOD WATER 157.19 IMPROVEMENT FEE 30.00 TCEQ 0.79 THIS MONTH 187.98 TOTAL NOW DUE 187.98 PENALTY AMOUNT 9.35 PAY THIS AMOUNT AFTER 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
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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

Account Number [REDACTED]
Service Address 1404 ROCKCLIFF RD

*** CREDIT CARD PMT - DO NOT PAY ***

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

AMOUNT PAID

LUXOR CUSTOM HOMES
BLAIR DRENNER
[REDACTED]



LOOP 360 WATER SUPPLY
2306 RANCH ROAD 620 N
AUSTIN TX 78734-

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



This space reserved for office use.

**Certificate of Formation
For-profit Corporation**

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

M.I.

Last Name

Suffix

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

[Redacted]

[Redacted]

[Redacted]

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

B

Drenner

First Name

M.I.

Last Name

Suffix

[Redacted]

[Redacted]

[Redacted]

[Redacted]

USA

Street or Mailing Address

City

State

Zip Code

Country

Director 2				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Country</i>

Director 3				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Country</i>

Article 4 – Authorized Shares

(Provide the number of shares in the space below, then select option A or option B, do not select both.)

The total number of shares the corporation is authorized to issue is: 10000

☒ A. The par value of each of the authorized shares is: \$0.02
OR

☐ B. The shares shall have no par value.

If the shares are to be divided into classes, you must set forth the designation of each class, the number of shares of each class, the par value (or statement of no par value), and the preferences, limitations, and relative rights of each class in the space provided for supplemental information on this form.

Article 5 – Purpose

The purpose for which the corporation is formed is for the transaction of any and all lawful business for which a for-profit corporation may be organized under the Texas Business Organizations Code.

Supplemental Provisions/Information

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

--

Organizer

The name and address of the organizer:

George Blair Drenner

Name

[REDACTED]

[REDACTED]

[REDACTED]

Street or Mailing Address

City

State

Zip Code

Effectiveness of Filing (Select either A, B, or C.)

A. ☒ This document becomes effective when the document is filed by the secretary of state.

B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____

C. ☐ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

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

10/2/25, 9:29 AM

Luxor EIN.JPG

Open with

Share

Internal Revenue Service The Digital Daily
DEPARTMENT OF THE TREASURY

Home | Form 990 | EIN Help | User's Manual

Federal Tax ID / EIN

This is your provisional Employer Identification Number.
[REDACTED]

Today's Date is: December 08, 2006 GMT

You will receive a confirmation letter in U.S. mail within fifteen days.
The letter will also contain useful tax information for your business or organization.

If you have input any of the information on your application in error, please wait seven days and contact the EIN Toll Free line at 1-800-829-4833 Monday - Friday, 7:30am - 5:30pm. If you do not want to call, please make corrections on the letter you receive confirming your EIN and return it to the IRS.

If you are going to complete other on-line applications that require your Employer Identification Number(EIN) you can copy it by performing the following steps:

- 1) Use your mouse to highlight your EIN (nine number on top of page) by moving your pointer on top of the number.
- 2) Press the Ctrl key at the same time pressing the C key.

Once you copy your EIN you can paste it in the appropriate place by pressing the Ctrl key at the same time pressing the V key.

You may click on the buttons below for different print options or to fill out another Form 990.

