RESOLUTION NO. 102126-04

THE RESOLUTION OF THE BOARD OF TRUSTEES OF THE LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT AUTHORIZING THE EXECUTION AND SUBMITTAL OF A PETITION FOR RELEASE OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN (HUDSON BEND MIDDLE SCHOOL)

WHEREAS, the Board of Trustees ("Board") of the Lake Travis Independent School District ("District") is the governing body of the District, a political subdivision of the State of Texas, and under Section 11.151(b) of the Texas Education Code, the trustees of an independent school district have the exclusive power and duty to govern and oversee the management of the District's public schools, and Section 11.151(c) provides that all rights and titles to the District's real property are vested in the Board; and

WHEREAS, the District owns approximately 30.539 acres of land in Travis County, Texas, on which Hudson Bend Middle School is located, as more particularly described in Exhibit A (the "Property"), and the Property is located outside the corporate limits of the City of Austin ("City") and wholly within the City's extraterritorial jurisdiction ("ETJ"); and

WHEREAS, the City's regulations applicable to development in its ETJ, including limitations on impervious cover, restrict the District's ability to improve, expand, and maintain the Hudson Bend Middle School campus to meet the needs of the District's students; and

WHEREAS, Subchapter D, Chapter 42 of the Texas Local Government Code, added by Senate Bill 2038, 88th Legislature, Regular Session (2023), effective September 1, 2023, establishes a procedure by which an area may be released from a municipality's ETJ by petition of the owner or owners of the area; and

WHEREAS, Section 42.102(b) of the Texas Local Government Code provides that the owner or owners of the majority in value of an area consisting of one or more parcels of land in a municipality's ETJ may file a petition with the municipality for the area to be released from the ETJ; and

WHEREAS, the District is the sole owner of the Property and therefore constitutes the owner of the majority in value of the area described in Exhibit A, as indicated by the tax rolls of the Travis Central Appraisal District; and

WHEREAS, Section 42.104 of the Texas Local Government Code requires that a petition for release be signed by a majority in value of the holders of title of land in the area described by the petition, that each signature be in writing, that the signature requirement be satisfied not later than the 180th day after the date the first signature is obtained, and that the petition include a map of the land to be released and describe the boundaries of that land by metes and bounds or by lot and block number if there is a recorded map or plat; and

WHEREAS, Section 42.105 of the Texas Local Government Code provides that a petition shall be verified by the municipal secretary or other person responsible for verifying signatures, that a municipality shall immediately release the area from its ETJ upon receipt of a petition satisfying Section 42.104, and that if the municipality fails to take action to release the area by the later of the

45th day after the date it receives the petition or the next meeting of its governing body occurring after the 30th day after the date it receives the petition, the area is released by operation of law; and

WHEREAS, upon release of the Property from the City's ETJ, Travis County will be the political subdivision authorized to regulate development on the Property, and the Property will be released from any and all jurisdictional regulatory authority of the City; and

WHEREAS, the Board finds that seeking release of the Property from the City's ETJ is in the best interest of the District, its students, and the taxpayers of the District, and is necessary and appropriate to the efficient management and use of District property for public school purposes; and

WHEREAS, the Administration recommends that the Board authorize the execution and submittal of the Request and Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Austin, such petition being in substantially the form attached hereto as Exhibit B (the "Petition"), in accordance with Subchapter D, Chapter 42 of the Texas Local Government Code, and that the Superintendent of Schools ("Superintendent") be authorized to execute the Petition on behalf of the District.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF TRUSTEES OF THE LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT:

1. All of the above paragraphs are incorporated into and made a part of this resolution;
2. The Board finds that the Property is located wholly within the ETJ of the City of Austin, that the District is the owner of the majority in value of the area described in Exhibit A, and that the District is authorized to file a petition for release of the Property from the City's ETJ under Section 42.102(b) of the Texas Local Government Code;
3. The Board hereby approves the Petition in substantially the form attached hereto as Exhibit B and incorporated herein by reference, together with such changes, additions, and supporting documentation as may be required by the City or recommended by legal counsel that are not inconsistent with the purposes of this resolution;
4. The Superintendent is hereby authorized and directed to execute the Petition in writing on behalf of the District as the owner of the Property, to acknowledge the Petition before a notary public, and to submit the Petition to the City Clerk of the City of Austin, together with the map of the Property, the metes and bounds description of the Property, evidence of the District's ownership of the Property, and a certified copy of this resolution, which shall serve as evidence of the Superintendent's authority to act on behalf of the District;
5. The Superintendent is hereby authorized to take all additional actions on behalf of the District as in his/her judgment may be necessary or advisable to effectuate the release of the Property from the City's ETJ, including without limitation responding to requests for supplemental information, filing any documents or instruments, seeking confirmation of the release in the City's records and maps, and consulting with legal counsel regarding the remedies available to the District if the Petition is denied or is not timely acted upon; and
6. The Superintendent or the Superintendent's designee shall report to the Board the results of the Petition, including the date of any release of the Property from the City's ETJ.

PASSED AND APPROVED BY A MAJORITY OF THE BOARD OF TRUSTEES ON THIS 21st DAY OF OCTOBER 2026.

APPROVED:

Lauren White
President, Board of Trustees

ATTEST:

Jonathan Bove
Secretary, Board of Trustees

EXHIBIT A

TO RESOLUTION NO. 102126-04

Metes and Bounds Description of the Property

A DESCRIPTION OF 30.539 ACRES (APPROXIMATELY 1,330,272 SQ. FT.) IN THE LEONARD T. ECK SURVEY NO. 162, ABSTRACT NO. 2433 AND THE TYLER TAP R. R. CO. SURVEY NO. 163, ABSTRACT NO. 2181, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 19.70 ACRE TRACT OF LAND AS CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13235, PAGE 1578, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF THAT CALLED 8.80 ACRE TRACT OF LAND AS CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13218, PAGE 1617, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF THAT CALLED 43,711 SQUARE FOOT TRACT OF LAND BEING A PORTION OF GENERAL WILLIAMSON DRIVE AS VACATED BY ORDER OF ABANDONMENT RECORDED IN DOCUMENT NO. 2005164314, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND THE REMAINDER OF LOTS 92 THROUGH 99, CARDINAL HILLS ESTATES - UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 54, PAGE 8, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF LOTS 193 AND 194, CARDINAL HILLS ESTATES - UNIT 15, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 52, PAGE 13, PLAT RECORDS, TRAVIS COUNTY, TEXAS, as more particularly described by metes and bounds in the field notes prepared by Early Land Surveying, LLC, attached as Exhibit A to the Petition and incorporated herein by reference for all purposes.

EXHIBIT B

TO RESOLUTION NO. 102126-04

Request and Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Austin

REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN (30.539 ACRES)

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF AUSTIN, TEXAS:

The undersigned ("*Petitioner*"), acting pursuant to the provisions Sections 42.101-105 of the Texas Local Government Code, respectfully petitions the City of Austin (the "*City*") to release the land described by metes and bounds on **Exhibit A** (the "*Land*"), from the extraterritorial jurisdiction ("*ETJ*") of the City. In support of this petition, Petitioner would show the following:

I.

Petitioner is the owner of all of the Land, comprised of 30.539 acres currently situated within the extraterritorial boundaries of the City in Travis County, Texas, and is fully described by metes and bounds on **Exhibits A**, attached hereto and incorporated herein by reference. Petitioner certifies, to its actual knowledge, that the description of the Land attached as **Exhibits A** is true and correct. A map of the Land to be released is attached hereto as **Exhibit B**.

II.

Pursuant to Section 42.102(b) of the Texas Local Government Code, Petitioner certifies that it is the owner of one hundred percent (100%) in value of the holders of title of the Land pursuant to the tax rolls of the Travis County Appraisal District as evidenced by **Exhibit C** and are, therefore, authorized to file this Petition.

III.

To the extent required by applicable law, this Petition has satisfied the signature requirements described in Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277 of the Texas Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The individual who executed this Petition on behalf of the Petitioner is fully authorized to sign this Petition as evidenced by **Exhibit D**. The signature is hereby sufficient to effectuate the immediate release of the Land from the City's ETJ. If the City fails to take action to release the Land by the later of the 45th day after the date the City receives this Petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this Petition, the Land is released by operation of law.

V.

Petitioner prays that (i) this Petition be verified by the City Secretary or other person at the City responsible for verifying signatures, (ii) the Petitioner be notified of the results, and (iii) this Petition be granted, immediately releasing the Land from the City's ETJ.

Executed to be effective as of the 21 day of October, 2026.

* * *

SIGNATURE PAGE TO

REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN (30.539 ACRES)

PETITIONER:

Lake Travis Independent School District,
A Texas public independent school district and political subdivision of the State of Texas

By: _____

Name: Curtis Null, Ed.D.

Title: Superintendent of Schools

Date: 10/21/2026

DOB or VRN of Signer: 11/13/1974

Residence Address of Signer:
2402 Sunset Vista Circle
Spicewood, TX 78669

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 21 day of October, 2026 by Curtis Null, Ed.D., Superintendent of the Lake Travis Independent School District, on behalf of the trustees and their successors in office of said school district and in the capacity herein stated.

SUZANNE CATHERINE KELBAUGH
Notary Public, State of Texas
Notary ID# 131604931
My Commission Expires
JUNE 14,2030

(SEAL)

_____
Notary Public, State of Texas

Exhibit A

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709
512-202-8631
earlysurveying.com
TBPELS Firm No. 10194487

30.539 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.539 ACRES (APPROXIMATELY 1,330,272 SQ. FT.) IN THE LEONARD T. ECK SURVEY NO. 162, ABSTRACT NO. 2433 AND THE TYLER TAP R. R. CO. SURVEY NO. 163, ABSTRACT NO. 2181, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 19.70 ACRE TRACT OF LAND AS CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13235, PAGE 1578, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF THAT CALLED 8.80 ACRE TRACT OF LAND AS CONVEYED TO LAKE TRAVIS INDEPENDENT SCHOOL DISTRICT IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13218, PAGE 1617, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF THAT CALLED 43,711 SQUARE FOOT TRACT OF LAND BEING A PORTION OF GENERAL WILLIAMSON DRIVE AS VACATED BY ORDER OF ABANDONMENT RECORDED IN DOCUMENT NO. 2005164314, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND THE REMAINDER OF LOTS 92 THROUGH 99, CARDINAL HILLS ESTATES - UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 54, PAGE 8, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND ALL OF LOTS 193 AND 194, CARDINAL HILLS ESTATES - UNIT 15, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 52, PAGE 13, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.539 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the southeast right-of-way line of R.M. 620 (right-of-way width varies), being the northernmost corner of the said 8.80 acre tract, being also the westernmost corner of the said 19.70 acre tract;

THENCE with the southeast right-of-way line of R.M. 620 and the northwest line of the said 19.70 acre tract, with a curve to the left, having a radius of 3894.72 feet, a delta angle of 07°10'43", an arc length of 487.97 feet, and a chord which bears North 47°12'37" East, a distance of 487.65 feet to a 1/2" rebar with "Early Boundary" cap set at the intersection of the southeast right-of-way line of R.M. 620 and the southwest right-of-way line of General Williamson Drive (right-of-way width varies) as shown on said Cardinal Hills Estates - Unit 16, and as described in Document No. 2004016715 of the Official Public Records of Travis County, Texas, being the northernmost corner of the said 19.70 acre tract;

Exhibit A

THENCE South 47°30'08" East, with the southwest right-of-way line of General Williamson Drive and the northeast line of the said 19.70 acre tract, a distance of 501.84 feet to a 1/2" rebar with "Early Boundary" cap set for a corner of the said 19.70 acre tract, being the northernmost corner of the said 43,711 square foot tract, from which a 1/2" rebar found, bears North 42°33'02" East, a distance of 60.00 feet;

THENCE with the southwest right-of-way line of General Williamson Drive and the northeast line of the said 43,711 square foot tract, with a curve to the left, having a radius of 3286.00 feet, a delta angle of 02°07'32", an arc length of 121.91 feet, and a chord which bears South 46°58'44" East, a distance of 121.90 feet to a 1/2" rebar with "Early Boundary" cap set for a corner of the said 43,711 square foot tract, being in the west line of said Lot 93;

THENCE with the southwest right-of-way line of General Williamson Drive as described in Document No. 2004016715 and crossing said Lots 93-99, the following courses and distances:

1. With a curve to the left, having a radius of 3286.00 feet, a delta angle of 02°37'26", an arc length of 150.48 feet, and a chord which bears South 49°21'13" East, a distance of 150.47 feet to a mag nail with "Early Boundary" washer set;

2. South 54°10'00" East, a distance of 253.63 feet to a 1/2" rebar with "Early Boundary" cap set;

3. With a curve to the left, having a radius of 1000.00 feet, a delta angle of 05°16'38", an arc length of 92.10 feet, and a chord which bears South 55°06'36" East, a distance of 92.07 feet to a 1/2" rebar with "Early Boundary" cap set in the south line of said Lot 99, being a corner of the said 43,711 square foot tract;

THENCE with the southwest right-of-way line of General Williamson Drive and the northeast line of the said 43,711 square foot tract, the following courses and distances:

1. With a curve to the left, having a radius of 1000.00 feet, a delta angle of 04°11'52", an arc length of 73.27 feet, and a chord which bears South 59°50'50" East, a distance of 73.25 feet to a 1/2" rebar with "Early Boundary" cap set;

2. With a curve to the right, having a radius of 1000.00 feet, a delta angle of 05°23'57", an arc length of 94.23 feet, and a chord which bears South 60°38'11" East, a distance of 94.20 feet to a 1/2" rebar with "Early Boundary" cap set for the easternmost corner of the said 43,711 square foot tract, being a corner of the said 19.70 acre tract;

THENCE South 54°20'46" East, with the southwest right-of-way line of General Williamson Drive and the northeast line of the said 19.70 acre tract, a distance of 59.48 feet to a 1/2" rebar found at the intersection of the southwest right-of-way line of

General Williamson Drive and the northwest right-of-way line of Lawrence Drive (60' right-of-way width) as shown on said Cardinal Hills Estates - Unit 15;

THENCE with the northwest right-of-way line of Lawrence Drive, the southeast line of the said 19.70 acre tract, and the southeast line of the said 8.80 acre tract, same being the southeast line of said Lot 193, the following courses and distances:

1. With a curve to the right, having a radius of 22.81 feet, a delta angle of 82°00'07", an arc length of 32.65 feet, and a chord which bears South 13°14'23" East, a distance of 29.93 feet to a 1/2" rebar with "Early Boundary" cap set;

2. South 28°04'57" West, a distance of 403.37 feet to a 1/2" rebar found;

3. With a curve to the right, having a radius of 376.24 feet, a delta angle of 14°01'59", an arc length of 92.15 feet, and a chord which bears South 35°04'19" West, a distance of 91.92 feet to a 1/2" rebar found;

4. South 42°05'19" West, a distance of 2.92 feet to a 1/2" rebar found;

5. With a curve to the left, having a radius of 436.22 feet, a delta angle of 14°02'02", an arc length of 106.85 feet, and a chord which bears South 35°04'21" West, a distance of 106.58 feet to a 1/2" rebar with "Early Boundary" cap set;

6. South 27°58'43" West, a distance of 44.53 feet to a 1/2" rebar with "Early Boundary" cap set;

7. With a curve to the left, having a radius of 717.98 feet, a delta angle of 08°19'01", an arc length of 104.22 feet, and a chord which bears South 23°57'13" West, a distance of 104.13 feet to a 1/2" rebar found;

8. South 19°46'13" West, a distance of 97.53 feet to a 1/2" rebar found;

9. With a curve to the right, having a radius of 198.13 feet, a delta angle of 13°11'20", an arc length of 45.61 feet, and a chord which bears South 26°12'47" West, a distance of 45.51 feet to a 1/2" rebar found;

10. With a curve to the left, having a radius of 529.26 feet, a delta angle of 05°43'46", an arc length of 52.92 feet, and a chord which bears South 30°08'22" West, a distance of 52.90 feet to a 1/2" rebar found;

11. South 27°14'42" West, a distance of 84.98 feet to a 1/2" rebar found at the intersection of the northwest right-of-way line of Lawrence Drive and the northeast right-of-way line of Lariat Trail (60' right-of-way width) as shown on said Cardinal Hills Estates - Unit 15;

Exhibit A

THENCE with the northeast right-of-way line of Lariat Trail and the southwest line of the said 8.80 acre tract, same being the southwest line of said Lots 193-194, the following courses and distances:

1. With a curve to the right, having a radius of 20.00 feet, a delta angle of 89°41'52", an arc length of 31.31 feet, and a chord which bears South 72°13'49" West, a distance of 28.21 feet to a 1/2" rebar found;

2. With a curve to the right, having a radius of 565.41 feet, a delta angle of 25°07'47", an arc length of 247.99 feet, and a chord which bears North 49°59'18" West, a distance of 246.00 feet to a 1/2" rebar with "Early Boundary" cap set for the westernmost corner of said Lot 193, being the southernmost corner of said Lot 194, from which a 1/2" rebar found in the southwest right-of-way line of Lariat Trail, bears South 52°19'16" West, a distance of 60.00 feet;

3. North 37°40'44" West, a distance of 197.56 feet to a 1/2" rebar found for the westernmost corner of said Lot 194;

4. North 37°40'44" West, a distance of 1263.03 feet to a 1/2" rebar with "Early Boundary" cap set at the intersection of the northeast right-of-way line of Lariat Trail and the southeast right-of-way line of R.M. 620, being the westernmost corner of the said 8.80 acre tract;

THENCE with the southeast right-of-way line of R.M. 620 and the northwest line of the said 8.80 acre tract, with a curve to the left, having a radius of 3894.72 feet, a delta angle of 03°23'21", an arc length of 230.38 feet, and a chord which bears North 52°29'50" East, a distance of 230.35 feet to the **POINT OF BEGINNING**, containing 30.539 acres of land, more or less.

The field work was completed on February 5, 2026.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1020-005-BASE

2/7/2026

Joe Ben Early, Jr. Date
Registered Professional Land Surveyor,
State of Texas No. 6016

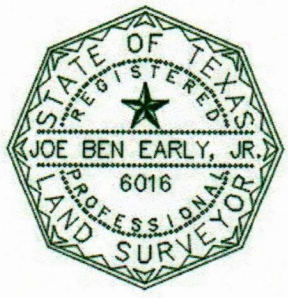
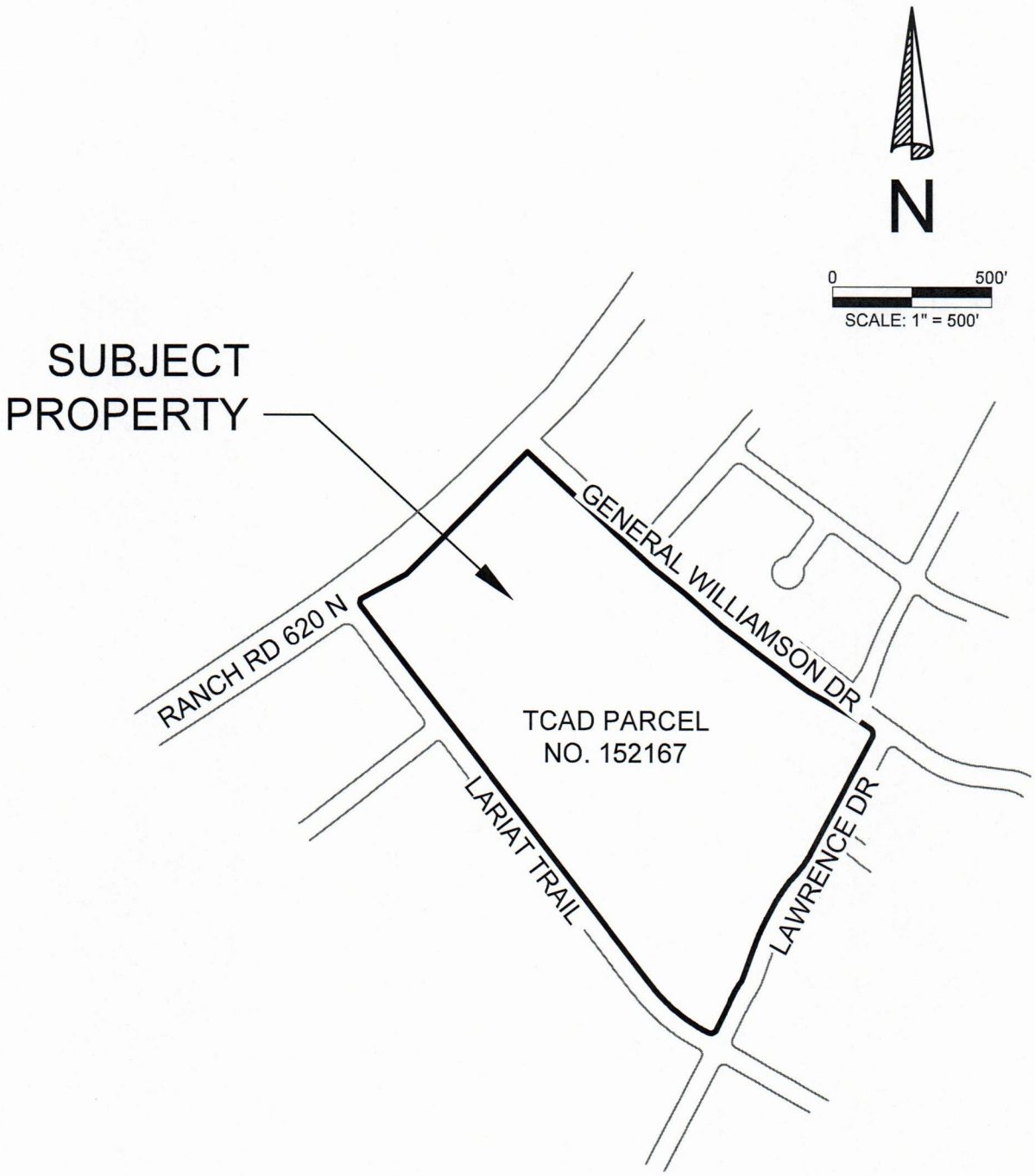


Exhibit B



TCAD PARCEL #152167

LOCATION MAP

MALONE★WHEELER
SINCE INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601
Firm Registration No. F-786

F:\LTISD OVERALL\PROJECTS\HUDSON BEND MIDDLE SCHOOL\PROJECTS\25-028-AUS COURTYARD\DRAWINGS\EXHIBITS\PROJECT LOCATION MAP.DWG, 6/18/2026, CRYSTAL MARTIN

Exhibit C

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER

LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS
BRUCE ELFANT
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

CERTIFICATE SHOWING PROPERTIES WITHIN JURISDICTION

I, Trisha Dangerfield-Bell, the undersigned, hereby certify that I examined the tax rolls of the Travis Central Appraisal District (TCAD) and find that the following list of properties: (1) lie within Travis County; and (2) lie within the metes and bounds description of the attached Exhibit A, the Lake Travis Independent School District:

TCAD PID #	OWNER	LEGAL DESCRIPTION
152167	LAKE TRAVIS INDEPENDENT SCHOOL	ABS 2181 SUR 163 TYLER TAP R R CO ABS 2433 SUR 162 ECK L T ACR 26.391 & .8246AC OF LTS 93-99 CARDINAL HILLS ESTATES UNIT 15 PLUS 1.0035 ACR OF VAC ST TOTAL ACR 30.3280

WITNESS MY SIGNATURE the 18TH day of June 2026.

Travis Central Appraisal District

Trisha Dangerfield-Bell
Records Manager

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 18th day of June 2026 by Trisha Dangerfield-Bell.

Name: Kim Sanchez,
Notary Public

KIM SANCHEZ
My Notary ID # 2150291
Expires December 2, 2029

EXHIBIT D
SIGNATURE AUTHORITY