

Travis County Emergency  
Service District 4



14312 Hunters Bend Dr.  
Austin, Texas 78723  
Office (512) 836-7566  
[www.esd4.org](http://www.esd4.org)

December 17, 2025

## **IMPORTANT MESSAGE TO OUR NEIGHBORS ALONG THE LAKE**

Dear Property Owner:

If you have received this letter, it is because your property has been identified as being located within both the City of Austin and Travis County Emergency Services District No. 4. For your convenience, we have attached a map of the District, with the District boundaries highlighted in gold.

As you will see on the map, properties along Lake Austin may lie entirely within the City of Austin, entirely within the District, or—most commonly—within both jurisdictions. In many cases, the official Austin city limits run directly through the middle of a property, with the 504.9-foot elevation contour serving as the legal boundary line.

Since the District contracts with the City of Austin to provide fire protection, rescue services and first responder emergency medical services, and the Austin Fire Department operates our Station 47 which we own on City Park Road, many residents are confused as to who provides their property these services. Property located in City of Austin Full Purpose Jurisdiction receives these services from the City of Austin through the same firefighters that reside at our ESD 4 Station. Property which is in the City of Austin Limited Purpose Jurisdiction receive these services from Travis County ESD 4 through our contract with the Austin Fire Department. Some properties are outside Austin city limits (full or limited) and are located in Travis County ESD 4's boundaries, and those properties too receive services from our District through our contract with the Austin Fire Department. Properties that are neither in the City of Austin nor in Travis County ESD 4 (or any other ESD) do not receive any fire, rescue or first responder emergency medical services.

### ***Important Information Regarding Dis-Annexation and Emergency Services***

As part of our due-diligence obligations and public safety mission, we want to ensure that all affected property owners clearly understand the implications of any potential dis-annexation from the City of Austin.

If you dis-annex your property from the City without establishing appropriate arrangements emergency services such as **fire protection, rescue services, or first responder emergency medical services** will not be provided by the City of Austin or Travis County.

The District is not taking a position for or against any potential dis-annexation from the City. Our intent is solely to ensure that property owners understand that dis-annexation **does not** automatically make your property part of Emergency Service District 4.

### ***Legal Limitations on District Services***

The Texas Constitution prohibits the District from expending taxpayer funds outside its established boundaries. Under Article III, Section 52, and other applicable constitutional and statutory provisions, the District cannot legally provide fire protection, rescue services, or first responder emergency medical services to property located outside the District.

Therefore, any portion of your property that becomes dis-annexed from the City and is not included within the District's boundaries cannot be served by the District.

### ***Consequences for Insurance and Property Value***

As demonstrated in prior dis-annexations—such as the dis-annexation of the Lost Creek subdivision—properties removed from the City must be included in an Emergency Services District to retain essential emergency services.

Failure to secure fire-protection coverage can have serious consequences:

- Insurance carriers typically require confirmation that a recognized fire protection provider serves the property.
- Without such coverage, insurance premiums may increase sharply, coverage may be reduced, or insurers may decline to underwrite the property.
- The absence of guaranteed emergency services will almost certainly pose significant challenges during any future sale of the property.

### ***The Good News:***

- 1) The route to being included in the District is relatively simple and is well-known: you and your neighbors must petition the District for annexation of your properties.

The statutory procedures are outlined in Texas Health & Safety Code § 775.051 (Subchapter D Expansion of District Territory), which is available at:

<https://statutes.capitol.texas.gov/Docs/HS/htm/HS.775.htm>.

- 2) You will be getting a great deal for your fire protection. State law caps the ad valorem tax an ESD can assess to your property at \$0.10 per \$100 – less than a tenth of the City’s tax rate. Furthermore, your Travis County ESD 4 Commissioners, through fiscally responsible budgeting, have reduced this rate even further to below \$ 0.03 per \$100 of valuation, while providing the same level of services as the City of Austin through our contract with Austin Fire Department. You will find greater detail in our Truth-n-Taxation page of our web site. [www.esd4.org](http://www.esd4.org)

***Public Meeting for Affected Property Owners***

The District will hold an informational meeting for all affected property owners to explain these issues, answer questions, and discuss your options.

**Date&Time:** Tuesday evening, January 13<sup>th</sup>, at 6:30 pm

**Location:** Fire Station 47, at 4200 City Park Road.

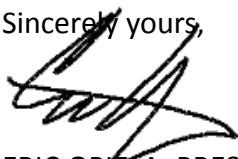
You are strongly encouraged to attend so you can make informed decisions regarding the continued protection of your property.

***Contact Information***

If you have any questions, please feel free to contact our District Administrator, Chief David Bailey at [dbailey@esd4.org](mailto:dbailey@esd4.org).

On behalf of the District, thank you for your attention to this important matter. We look forward to assisting you in understanding your options and ensuring the continued safety of your property.

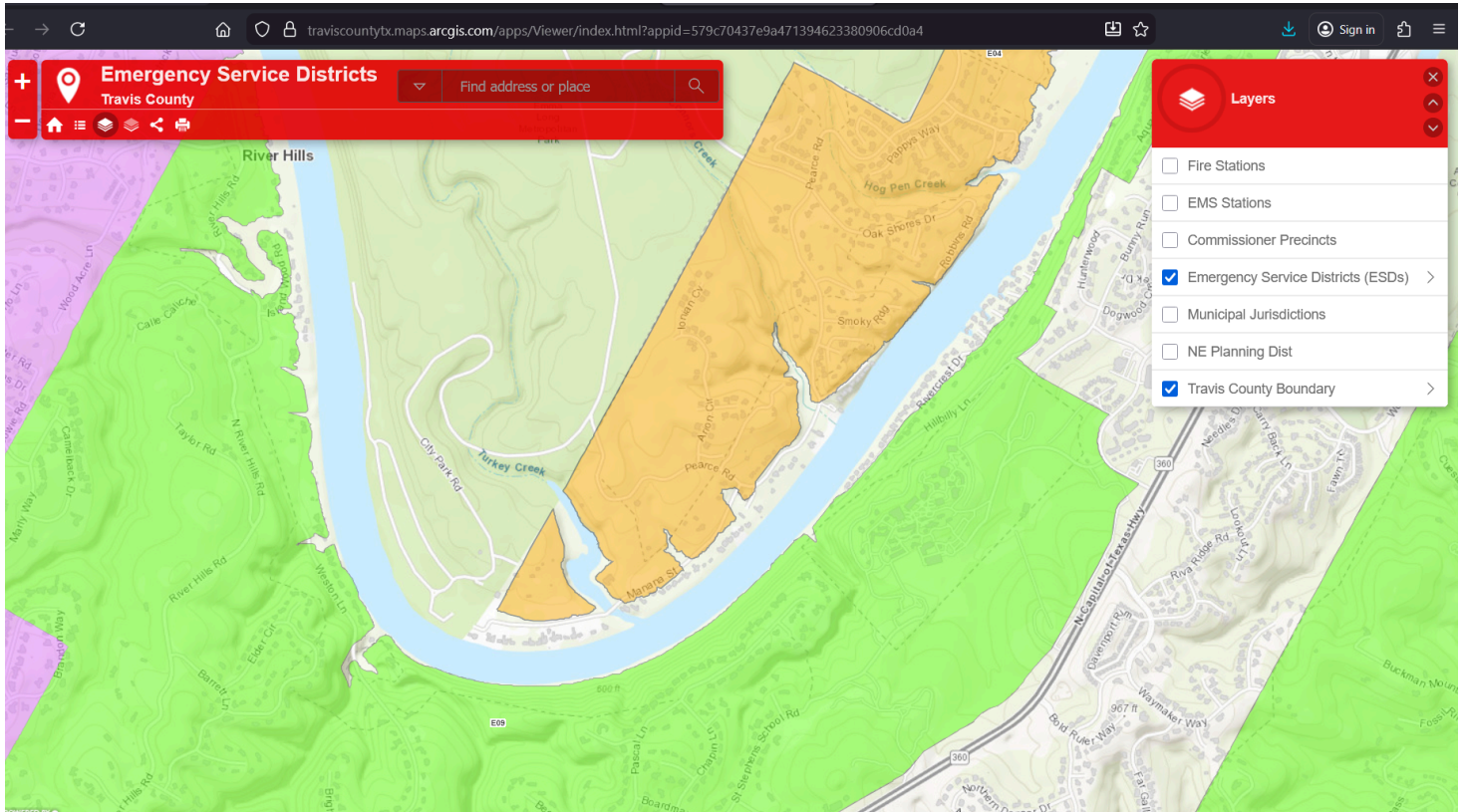
Sincerely yours,



ERIC OPIELA, PRESIDENT, BOARD OF FIRE COMMISSIONERS

TRAVIS COUNTY EMERGENCY SERVICE DISTRICT 4

An interactive map can be found on our website at <https://www.esd4.org>.



HEALTH AND SAFETY CODE

TITLE 9. SAFETY

SUBTITLE B. EMERGENCIES

CHAPTER 775. EMERGENCY SERVICES DISTRICTS

SUBCHAPTER D. CHANGE IN BOUNDARIES OR DISSOLUTION OF DISTRICT

Sec. 775.051. EXPANSION OF DISTRICT TERRITORY.

(a) Qualified voters who own taxable real property in a defined territory that is not included in a district may file a petition with the secretary of the board requesting the inclusion of the territory in the district. The petition must be signed by at least 50 qualified voters who own taxable real property in the territory or a majority of those voters, whichever is less.

(b) The board by order shall set a time and place to hold a hearing on the petition to include the territory in the district. The hearing may be held not earlier than the 31st day after the date on which the board issues the order.

(c) The secretary of the board shall give notice of the hearing. The notice must contain the time and place for the hearing and a description of the territory proposed to be annexed into the district.

(d) The secretary shall:

(1) post copies of the notice in three public places in the district and one public place in the territory proposed to be annexed into the district for at least 15 days before the date of the hearing; and

(2) not later than the 16th day before the date on which the hearing will be held, publish the notice once in a newspaper of general circulation in the county.

(e) If after the hearing the board finds that annexation of the territory into the district would be feasible and would benefit the district, the board may approve the annexation by a resolution entered in its minutes. The board is not required to include all of the territory described in the petition if the board finds that a change is necessary or desirable.

(f) Annexation of territory is final when approved by a majority of the voters at an election held in the district and by a majority of the voters at a separate election held in the territory to be annexed. If the district has outstanding debts or taxes, the voters in the election to approve the annexation must also determine if the annexed territory will assume its proportion of the debts or taxes if added to the district.

(g) The election ballots shall be printed to provide for voting for or against the following, as applicable:

(1) "Adding (description of territory to be added) to the \_\_\_\_\_ Emergency Services District."

(2) "(Description of territory to be added) assuming its proportionate share of the outstanding debts and taxes of the \_\_\_\_\_ Emergency Services District, if it is added to the district."

(h) The election notice, the manner and time of giving the notice, and the manner of holding the election are governed by the other provisions of this chapter relating to those matters to the extent that those provisions can be made applicable.

Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989.