

**ORDINANCE NO. 040930-92**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTH SIDE OF DAVIS LANE BETWEEN BRODIE LANE AND WESTGATE BOULEVARD FROM DEVELOPMENT RESERVE (DR) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACT TWO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-03-0157, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to community commercial-conditional overlay (GR-CO) combining district.

An 8.040 acre tract of land, more or less, out of the Theodore Bissell League Survey No. 18, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From development reserve (DR) district and rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

An 81.499 acre tract of land, more or less, out of the Theodore Bissell League Survey No. 18, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as the south side of Davis Lane between Brodie Lane and Westgate Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of Tract One:

Service station	Automotive sales
Automotive rentals	Automotive repair services
Automotive washing (of any type)	Off-site accessory parking
Pawn shop services	Guidance services

2. Drive-in services use is a prohibited use of a restaurant use on Tract One.
3. The maximum number of residential dwelling units on Tract Two is 350 units.
4. A 50-foot building setback shall be established and maintained along the south property line of Tract Two.

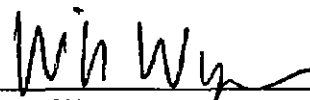
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 11, 2004.

**PASSED AND APPROVED**

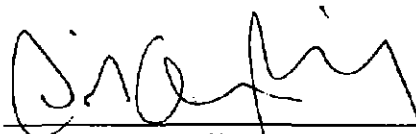
September 30, 2004

§  
§  
§



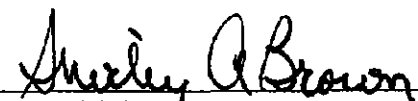
Will Wynn  
Mayor

APPROVED:



David Allan Smith  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk



*Land Surveyors, Inc.*

*8000 Anderson Square Road  
Suite 110*

*Austin, Texas 78757*

*Office: 512.374.9722*

*Fax: 512.459.4752*

**EXHIBIT A**

**METES AND BOUNDS DESCRIPTION**

BEING 8.040 ACRES, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING 2.851 ACRES OUT OF A REMAINDER OF A 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEED OF RECORD IN VOLUME 5080, PAGE 750, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING 5.189 ACRES OUT OF A REMAINDER OF A 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOLUME 4975, PAGE 1342, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rebar found for a point of intersection in the east right-of-way line of Brodie Lane (R.O.W. Varies) 50 feet right of and at right angles to Engineer's Centerline Station 53+80.53, in the west line of said remainder of a 135.00 acre tract of land, from which a 1/2" iron rebar found for a point of intersection in the west right-of-way line of Brodie Lane, 50 feet left of and at right angles to Engineer's Centerline Station 53+80.53, bears North 62°34'10" West a distance of 100.17 feet;

THENCE North 28°22'52" East (record - North 28°22'52" East), with the east right-of-way line of Brodie Lane and the west line of the remainder of a 135.00 acre tract, a distance of 487.73 feet (record - 490.24 feet) to a calculated point in a 30" mesquite tree for the northwest corner of the remainder of a 135.00 acre tract, in the south right-of-way line of Davis Lane (R.O.W. Varies), from which a 1/2" iron rebar found in the east right-of-way line of Brodie Lane for the southwest corner of Lot 1, Brodie Bunch No. 1, a subdivision of record in Volume 8, Page 173B of the Plat Records of Travis County, Texas bears North 28°22'52" East a distance of 98.00 feet;

THENCE South 62°29'23" East (record - South 60°00'00" East), with the south right-of-way line of Davis Lane and the north line of the remainder of a 135.00 acre tract, a distance of 440.05 feet to a calculated point, from which a 1/2" iron pipe found for the northeast corner of the remainder of a 135.00 acre tract and the northwest corner of a 4.08 acre tract of land conveyed to Lydia Wegner Harris by deed of record in Volume 5080, Page 747 of the Deed Records of Travis County, Texas bears South 62°29'23" East a distance of 256.42 feet;

THENCE South 28°22'52" West, crossing through the remainder of a 135.00 acre tract, along a line parallel with and 440.00' east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 491.32 feet to a calculated point;

C14-03-0157  
Tract 1  
Page 1 of 4  
GR-CO zoning

THENCE South  $27^{\circ}34'26''$  West, continuing through the remainder of a 135.00 acre tract and into the remainder of a 46.30 acre tract along a line parallel with and 440.00' east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 304.90 feet to a calculated point

THENCE North  $62^{\circ}25'34''$  West, continuing through the remainder of a 46.30 acre tract a distance of 440.00 feet to a calculated point in the west line of the remainder of a 46.30 acre tract, being the east right-of-way line of Brodie Lane;

THENCE North  $27^{\circ}34'26''$  East (record - North  $27^{\circ}34'26''$  East) along the west line of the remainder of a 46.30 acre tract and the east right-of-way line of Brodie Lane a distance of 308.00 feet to the POINT OF BEGINNING.

This parcel contains 8.040 acres of land, more or less, out of the Theodore Bissell League, Survey No. 18, Abstract No. 3 in Travis County, Texas.

Description prepared from an on-the-ground survey made during July 2002.

Bearing Basis: East right-of-way line of Brodie Lane (R.O.W. varies) per deed of record in Volume 10635, Page 881 of the Real Property Records of Travis County, Texas, and per Travis County construction plans, CIP No. 3001, certified on September 30, 1987.

Ronnie Wallace      8 July 2004  
Ronnie Wallace      Date  
Registered Professional Land Surveyor  
State of Texas No. 5222



Job Number:

Attachments: Survey Drawing:\PROJECTS\HARRIS RANCH\DWG\8 AC. GR CO..DWG  
Fieldnote File: BASELINE\PROJECTS\HARRIS\F\_NOTES\8 AC. GR CO. FN



NORTH

LOT 1  
BRODIE BUNCH NO. 1  
VOL. 8, PG. 173B  
P.R.T.C.T.

LOT 2  
BRODIE BUNCH NO.  
VOL. 8, PG. 173B  
P.R.T.C.T.

GRAPHIC SCALE

100 50 0 100  
IN FEET

SEE SHEET 4 FOR LEGEND

R.O.W. LINE

DAVIS LANE (R.O.W. VARIES)

R.O.W. LINE

(S 60°00'00" E)  
S62°29'23"E 440.05'

S62°29'23"E  
(S 60°00'00" E)  
256.42'

4.054 ACRES

(4.08 ACRES)

LYDIA WEGNER HARRIS  
VOL. 5080, PG. 747  
D.R.T.C.T.

8.040 ACRES

8.631 ACRES

REMAINDER OF  
135.00 ACRES  
WOODSON W. HARRIS  
VOL. 4975, PG. 1342  
D.R.T.C.T.

INTERSECTION  
STA: 54+72.04

POINT OF  
BEGINNING

POINT OF INTERSECTION  
STA: 53+80.53, 50' RT.

N62°34'10"W

100.17'

5/8"

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

S28°22'52"W

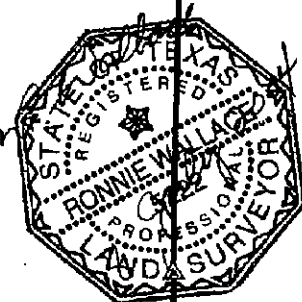
491.32'

304.90'  
S27°34'26"W

44.692 ACRES

REMAINDER OF  
46.30 ACRES

JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750



SKETCH TO ACCOMPANY FIELD NOTES OF 8.040 ACRES OUT OF THE THEODORE BISSSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS; BEING 2.851 ACRES OUT OF A REMAINDER OF A 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING 5.189 ACRES OUT OF A REMAINDER OF A 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8000 ANDERSON SQUARE ROAD, SUITE 110

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.459.4752

ron-baseline@austin.tx.us

File: Projects\Harris Ranch\DWG\8 Ac. GR-CO.dwg

Job No.

Snapshot

Scale (Hor.):

1"=100'

Scale (Vert.):

Date: 07/05/04

Checked By: JSL

Drawn By: RLW

SHEET

03 of 04

POINT OF  
INTERSECTION  
STA: 53+80.53,  
50' LT.

POINT OF  
BEGINNING

POINT OF INTERSECTION  
STA: 53+80.53, 50' RT.

N62°34'10"W  
100.17'

5/8"

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

44.692 ACRES

REMAINDER OF  
46.30 ACRES

JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

PHILLIPS GAS PIPELINE  
10" NATURAL GAS LIQUID PIPELINE  
(EASEMENT WIDTH UNDEFINED)  
REPUTED ABANDONED PHILLIPS PIPELINE  
15' SOUTH OF OPERATING PIPELINE

APPROXIMATE CENTERLINE  
OF PIPELINE  
(PER PIPELINE MARKERS)

R.O.W. LINE

BRODIE LANE (R.O.W. VARIES)

[N 27°34'26" E] 308.00'

304.90'  
S27°34'26"W

N62°25'34"W 440.00'

44.692 ACRES

REMAINDER OF  
46.30 ACRES

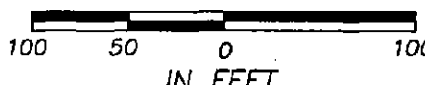
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

APPROXIMATE CENTERLINE  
OF PIPELINE  
(PER PIPELINE MARKERS)

PROPOSED SOUTH LINE OF  
EASEMENT

RANCHO GAS PIPELINE  
24" CRUDE OIL PIPELINE  
(EASEMENT WIDTH UNDEFINED)

GRAPHIC SCALE

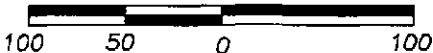


IN FEET

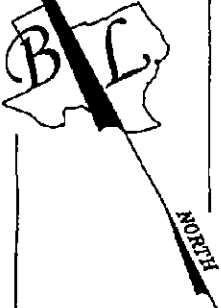
LEGEND

- ⊙ 1/2" IRON PIPE FOUND)
- 1/2" IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- [ ] ADJOINER RECORD INFORMATION
- (D.R.T.C.T.) DEED RECORDS OF TRAVIS COUNTY, TEXAS
- (R.P.R.T.C.T.) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- (O.P.R.T.C.T.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- (P.R.T.C.T.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS

GRAPHIC SCALE



IN FEET



Theodore Bissell League  
Survey Number 18  
Abstract Number 3

SKETCH TO ACCOMPANY FIELD NOTES OF 8.040 ACRES OUT OF  
THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO.  
3 IN TRAVIS COUNTY, TEXAS; BEING 2.851 ACRES OUT OF A  
REMAINDER OF A 46.30 ACRE TRACT OF LAND CONVEYED TO  
JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT  
HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 OF THE  
DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING 5.189  
ACRES OUT OF A REMAINDER OF A 135.00 ACRE TRACT OF  
LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD  
IN VOL. 4975, PG. 1342 OF THE DEED RECORDS OF TRAVIS  
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ron-baseline@austin.tx.com

File: Projects\Harris Ranch\Draw\8 Ac. GR-CO.dwg	Snapshot:
Job No.	Scale (Hor.): 1"=100'
Date: 07/09/04	Checked By: JSL
Drawn By: R&W	

SHEET  
04 of 04



*Land Surveyors, Inc.*

*8000 Anderson Square Road  
Suite 110*

*Austin, Texas 78757*

*Office: 512.374.9722*

*Fax: 512.459.4752*

## EXHIBIT B

### METES AND BOUNDS DESCRIPTION

BEING 81.499 ACRES, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOLUME 5080, PAGE 747, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING 3.443 ACRES OUT OF THE REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOLUME 4975, PAGE 1342, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEED OF RECORD IN VOLUME 5135, PAGE 306, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING 33.120 ACRES OUT OF THE REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEED OF RECORD IN VOLUME 5080, PAGE 750, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING 30.095 ACRES OUT OF THE REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOLUME 4365, PAGE 348, AND VOLUME 4365, PAGE 352, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8" iron rebar found for a point of intersection in the east right-of-way line of Brodie Lane (R.O.W. Varies) 50 feet right of and at right angles to Engineer's Centerline Station 53+80.53, in the west line of said remainder of a 135.00 acre tract of land, from which a 1/2" iron rebar found for a point of intersection in the west right-of-way line of Brodie Lane, 50 feet left of and at right angles to Engineer's Centerline Station 53+80.53, bears North 62°34'10" West a distance of 100.17 feet;

THENCE South 27°34'26" West (record - South 27°34'26" West), with the west line of the remainder of said 135.00 acre tract and the east right-of-way line of Brodie Lane, passing at a distance of 25.96 feet a calculated point for the southwest corner of the remainder of a 135.00 acre tract, same being the northwest corner of the remainder of a 46.30 acre tract, and continuing with the west line of the remainder of a 46.30 acre tract and the east right-of-way line of Brodie Lane for a total distance of 308.00 feet to a calculated point for the POINT OF BEGINNING.

THENCE South 62°25'34" East, crossing through the remainder of a 46.30 acre tract a distance of 440.00 feet to a calculated point;

C14-03-0157  
SF-6-CO zoning  
Page 1 of 14  
Tract 2

THENCE North 27°34'26" East, continuing through the remainder of a 46.30 acre tract and crossing into the remainder of a 135.00 acre tract along a line parallel with and 440.00 feet east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 304.90 feet to a calculated point;

THENCE North 28°22'52" East, crossing through the remainder of a 135.00 acre tract along a line parallel with and 440.00 feet east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 491.32 feet to a calculated point in the north line of the remainder of a 135.00 acre tract, same being the south right-of-way line of Davis Lane (R.O.W. varies), from which a calculated point in a 30" mesquite tree for the northwest corner of the remainder of a 135.00 acre tract, in the south right-of-way line of Davis Lane bears North 62°29'23" West a distance of 440.05 feet;

THENCE South 62°29'23" East (record- South 60°00'00" East), along the north line of the remainder of a 135.00 acre tract and the south right-of-way line of Davis Lane a distance of 256.42 feet to a 1/2" iron pipe found for the northeast corner of the remainder of a 135.00 acre tract, same being the northwest corner of said 4.08 acre tract;

THENCE South 62°26'45" East (record - South 60°00'00" East), with the south right-of-way line of Davis Lane and the north line of the 4.08 acre tract, passing at a distance of 436.74 feet a 1/2" iron rebar found for the northeast corner of the 4.08 acre tract and the northwest corner of said 10.70 acre tract and continuing for a total distance of 496.74 feet to a 1/2" iron rebar found with plastic cap which reads "Baseline Inc.";

THENCE, with the south right-of-way line of Davis Lane and the north line of the 10.70 acre tract, the following two (2) courses:

1. South 60°07'05" East (record - South 58°26'00" East) a distance of 407.81 feet to a 1/2" iron rebar found with plastic cap which reads "Baseline Inc.";
2. South 62°15'55" East a distance of 410.00 feet (record - South 59°39'00" East a distance of 410.00 feet) to a 1/2" iron pipe found for the northeast corner of the 10.70 acre tract and the northwest corner of said remainder of a 67.60 acre tract;

THENCE continue South 62°15'55" East (record - South 59°39'00" East), with the north line of the portion of a remainder of a 67.60 acre tract and the south right-of-way line of Davis Lane, a distance of 1090.01 feet to a 1/2" iron rebar found for a point of curvature, and being the northeast corner of the portion of a remainder of a 67.60 acre tract and the northwest corner of a 3.047 acre tract of land conveyed to the Austin Independent School District by deed of record in Document No. 1999052826 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rebar found for the northeast corner of said 3.047 acre tract in the south right-of-way line of Davis Lane, bears South 62°12'31" East a distance of 129.98 feet (record - South 59°39'00" East a distance of 130.01 feet);

THENCE, along the east line of the portion of a remainder of a 67.60 acre tract and the west line of the 3.047 acre tract, the following seven (7) courses:

1. Along a curve to the right having a radius of 20.00 feet (record - 20.00'), a delta angle of 90°31'18" (record - 90°51'28"), a length of 31.60 feet (record - 31.72 feet), and a chord which bears South 16°45'30" East a distance of 28.41 feet (record -



South 14°13'16" East a distance of 28.50 feet) to a 1/2" iron rebar found for a point of tangency;

2. South 28°38'05" West a distance of 129.09 feet (record - South 31°12'28" West a distance of 129.04 feet) to a 1/2" iron rebar found for a point of curvature;
3. Along a curve to the right having a radius of 955.00 feet (record – 955.00 feet), a delta angle of 14°35'30" (record - 14°35'23"), a length of 243.21 feet (record - 243.18 feet), and a chord which bears South 35°54'03" West a distance of 242.55 feet (record - South 38°30'10" West a distance of 242.52 feet) to a 1/2" iron rebar found for a point of tangency;
4. South 43°13'22" West a distance of 166.73 feet (record - South 45°47'51" West a distance of 166.80 feet) to a 1/2" iron rebar found for a point of curvature;
5. Along a curve to the left having a radius of 1045.00 feet (record – 1045.00 feet), a delta angle of 21°51'25" (record - 21°51'20"), a length of 398.64 feet (record - 398.62 feet), and a chord which bears South 32°16'38" West a distance of 396.23 feet (record - South 34°52'11" West a distance of 396.20 feet) to a 1/2" iron rebar found for a point of tangency;
6. South 21°23'01" West a distance of 299.88 feet (record - South 23°56'31" West a distance of 299.86 feet) to a 1/2" iron rebar found for a point of curvature;
7. Along a curve to the right having a radius of 1355.00 feet (record – 1355.00 feet), a delta angle of 00°38'11", a length of 15.05 feet and a chord which bears South 21°38'50" West a distance of 15.05 feet to a calculated point, from which a 1/2" rebar found for a point of tangency in the east line of the remainder of a 67.60 acre tract and the west line of the 3.047 acre tract bears along a curve to the right, having a radius of 1355.00 feet (record – 1355.00 feet), a delta angle of 05°13'01", a length of 123.38 feet and a chord which bears South 24°34'27" West a distance of 123.33 feet;

THENCE North 62°47'55" West, crossing through the remainder of a 67.60 acre tract, along a line 200.00 feet north of (as measured perpendicularly) the south line of the remainder of a 67.60 acre tract a distance of 1025.85 feet to a calculated point in the approximate west line of the remainder of a 67.60 acre tract and the east line of the 46.30 acre tract;

THENCE crossing through the remainder of a 46.30 acre tract, along the following three (3) courses that are 200.00 feet north of (as measured perpendicularly) the south line of the remainder of a 46.30 acre tract;

1. North 62°41'13" West a distance of 379.11 feet to a calculated point;
2. North 62°40'29" West a distance of 766.46 feet to a calculated point;
3. North 62°18'54" West a distance of 874.93 feet to a calculated point in the west line of the remainder of a 46.30 acre tract, same being the east right-of-way line of Brodie Lane, from which a 1/2" iron rebar found with plastic cap which reads "Baseline Inc.", for the southwest corner of the remainder of a 46.30 acre tract, in

the east right-of-way line of Brodie Lane bears South 27°34'26" West (record - South 27°34'26" West) a distance of 200.00 feet;

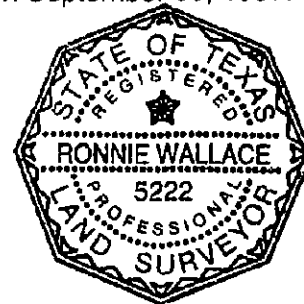
THENCE North 27°34'26" East (record - North 27°34'26" East), with the west line of the remainder of a 46.30 acre tract and the east right-of-way line of Brodie Lane, a distance of 491.96 feet to the POINT OF BEGINNING.

This parcel contains 81.499 acres of land, more or less, out of the Theodore Bissell League, Survey No. 18, Abstract No. 3 in Travis County, Texas.

Description prepared from an on-the-ground survey made during July 2002.

Bearing Basis: East right-of-way line of Brodie Lane (R.O.W. varies) per deed of record in Volume 10635, Page 881 of the Real Property Records of Travis County, Texas, and per Travis County construction plans, CIP No. 3001, certified on September 30, 1987.

Ron L. Wallace      8 July 2004  
Ronnie Wallace      Date  
Registered Professional Land Surveyor  
State of Texas No. 5222



Attachments: Survey Drawing \PROJECTS\HARRIS\DWG\81.5 AC. SF6-CO.DWG  
Fieldnote File: \PROJECTS\HARRIS\F\_NOTES\81.5 AC. S6-CO.DOC

LOT 3  
DEERFIELD AT BRODIE  
SECTION III  
P.R.T.C.T.

INTERSECTION  
STA: 58+93.29



LOT 1  
DEERFIELD AT BRODIE  
SECTION II  
P.R.T.C.T.

GRAPHIC SCALE

100 50 0 100  
IN FEET

DEER LANE  
(R.O.W. VARIES)

POINT OF INTERSECTION  
STA: 53+80.53, 50' LT.

SOUTH CANE PATCH LTD.  
196.27 ACRES  
DOC. NO. 2000028175  
O.P.R.T.C.T.

R.O.W. LINE

BEARING BASIS

[S 27°34'26" W]  
S 27°34'26" W 308.00'

0.212 ACRES  
DEDICATED FOR R.O.W.  
BRODIE BUNCH NO. 1  
VOL. 8, PG. 173B  
P.R.T.C.T.

R.O.W. LINE

R.O.W. LINE

DAVIS LANE (R.O.W. VARIES)  
N62°29'23"W 440.05'

(N 60°00'00" W)

- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- [ ] ADJOINER RECORD INFORMATION

D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS  
R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

CURVE TABLE

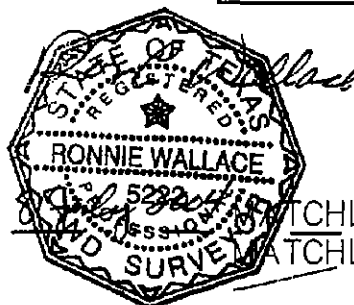
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.60'	90°31'18"	S16°45'30"E	28.41'
(C1)	20.00'	31.72'	90°51'28"	S14°13'16"E	28.50'
C2	955.00'	243.21'	14°35'30"	S35°54'03"W	242.55'
(C2)	955.00'	243.18'	14°35'23"	S38°30'10"W	242.52'
C3	1045.00'	398.64'	21°51'25"	S32°16'38"W	396.23'
(C3)	1045.00'	398.62'	21°51'20"	S34°52'11"W	396.20'
C4	1355.00'	15.05'	0°38'11"	S21°38'50"W	15.05'
(1355.00')					
C5	1355.00'	123.38'	5°13'01"	S24°34'27"W	123.33'
(1355.00')					

POINT OF  
COMMENCING

POINT OF INTERSECTION  
STA: 53+80.53, 50' RT.

REMAINDER OF  
135.00 ACRES  
WOODSON W. HARRIS  
VOL. 4975, PG. 1342  
D.R.T.C.T.

PHILLIPS GAS PIPELINE  
10" NATURAL GAS LIQUID PIPELINE  
(EASEMENT WIDTH UNDEFINED)  
REPUTED ABANDONED PHILLIPS PIPELINE  
15' SOUTH OF OPERATING PIPELINE



N28°22'52"E

491.32'

MATCHLINE SHEET 5  
MATCHLINE SHEET 6

N27°34'26"E

304.90'

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE HISSSEL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 9 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 308; BEING 38.120 ACRES OUT OF A REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.095 ACRES OUT OF A REMAINDER OF A CALLED 87.80 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4385, PG. 348 AND VOL. 4385, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8000 ANDERSON SQUARE ROAD, SUITE 110

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.459.4752

ron-baseline@austin.rr.com

File: Projects\Harris Ranch\DWG\81.499 Ac. SF6-CO.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 07/07/04

Checked By: JSL

Drawn By: RLW

SHEET

05 OF 14

R.O.W. LINE

(S 60°00'00" E)  
S62°26'45"E 496.74'  
436.74'S62°29'23"E 256.42'  
(S 60°00'00" E)REMAINDER OF  
135.00 ACRES  
WOODSON W. HARRIS  
VOL. 4975, PG. 1342  
D.R.T.C.T.(4.08 ACRES)  
LYDIA WEGNER HARRIS  
VOL. 5080, PG. 747  
D.R.T.C.T.

81.499 ACRES

GRAPHIC SCALE



IN FEET

(10.70 ACRES)  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5135, PG. 306  
D.R.T.C.T.(46.30 ACRES)  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.MATCHLINE SHEET 6  
MATCHLINE SHEET 13

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 306; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 48.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.085 ACRES OUT OF A REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4385, PG. 348 AND VOL. 4385, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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File: Projects\Harris Ranch\Drawg\81.499 Ac. SP5-CC.dwg

Job No.

Snapshot:

Scale (Hor.):

1"=100'

Scale (Vert.):

Date: 07/07/04

Checked By: JSL

Drawn By: RLW

SHEET

06 OF 14

C.T.

LOT 1  
MARY OAKS  
SUBDIVISION  
P.R.T.C.T.

RIO  
CAMIL  
0.8  
VOL. 128  
R.P.R.

RIO  
CAMIL  
0.5  
VOL. 128  
R.P.R.

CAMERON

13

R.O.W./LINE

30' R.O.W. DEDICATED

DAVIS LANE (F

S60°07'05"E 407.81'  
(S 58°26'00" E)

S62°15'55"E 410.00'  
(S 59°39'00" E 410.00')

81.499 ACRES



NORTH

GRAPHIC SCALE

100 50 0 100  
IN FEET

(10.70 ACRES)

JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5135, PG. 306  
D.R.T.C.T.

APPROXIMATE CENTERLINE OF PIPELINE (PER PIPELINE MARKERS)

APPROXIMATE CENTERLINE OF PIPELINE (PER PIPELINE MARKERS)

MATCHLINE SHEET 7  
MATCHLINE SHEET 8

REMAINDER OF  
46.30 ACRES

JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

MATCHLINE SHEET 7  
MATCHLINE SHEET 12

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE HISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5060, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 306; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.095 ACRES OUT OF A REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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AUSTIN, TEXAS 78757

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ron-baseline@austin,tx.com

File: Projects\Harris Ranch\Draw\81.499 Ac. SF6-CO.dwg

Job No.

Snapshot:

Scale (Hor.):

1"=100'

Scale (Vert.):

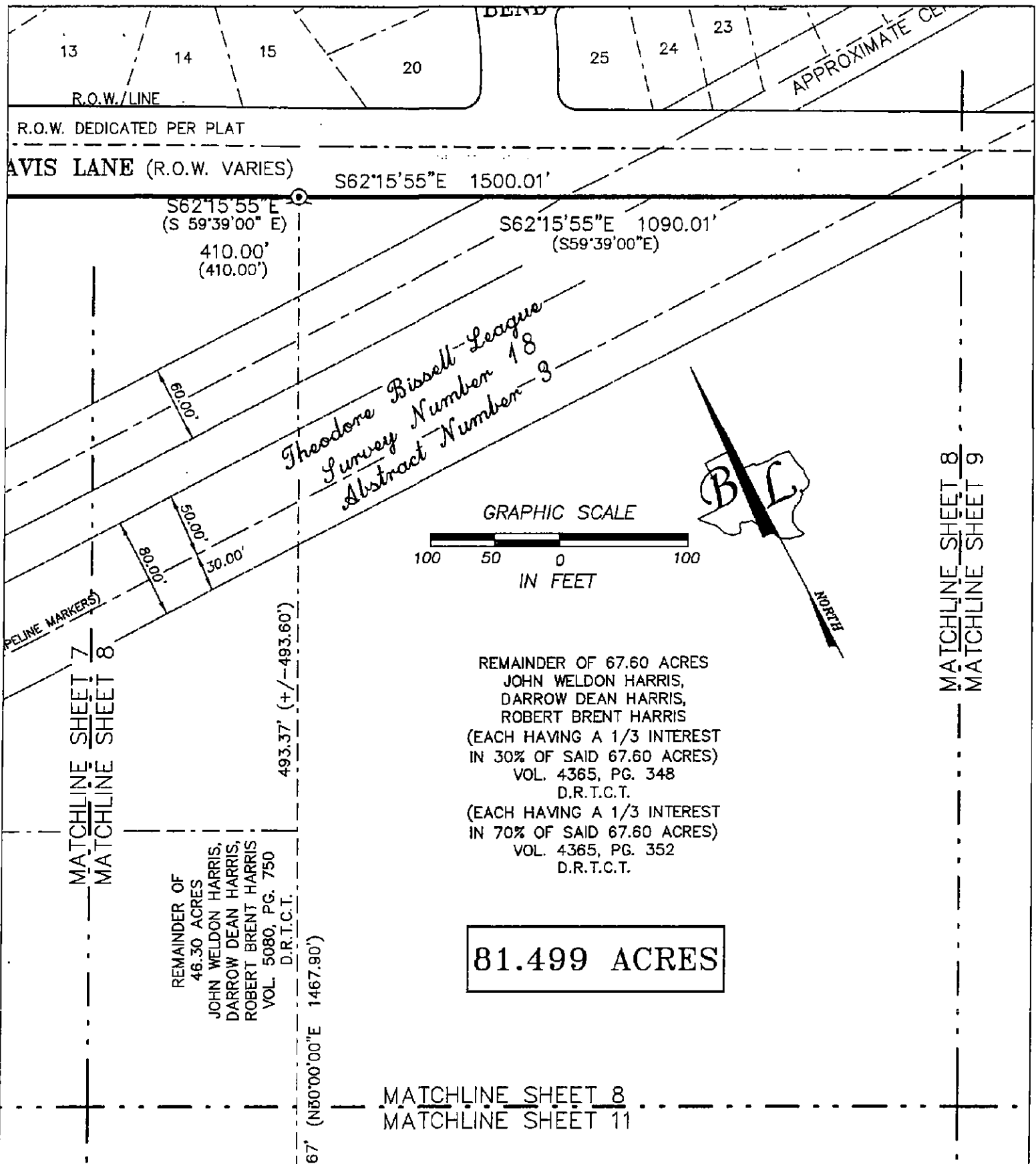
Date: 07/07/04

Checked By: JSI

Drawn By: RLW

SHEET

07 OF 14



SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4875, PG. 1842; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 308; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 48.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.095 ACRES OUT OF A REMAINDER OF A CALLED 87.80 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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rcn-baseline@austin.tx.com

File: Projects\Harris Ranch\Draw\81.499 Ac. SF6-CO.dwg

Job No.

Snapshot:

Scale (Hor.):

1"=100'

Scale (Vert.):

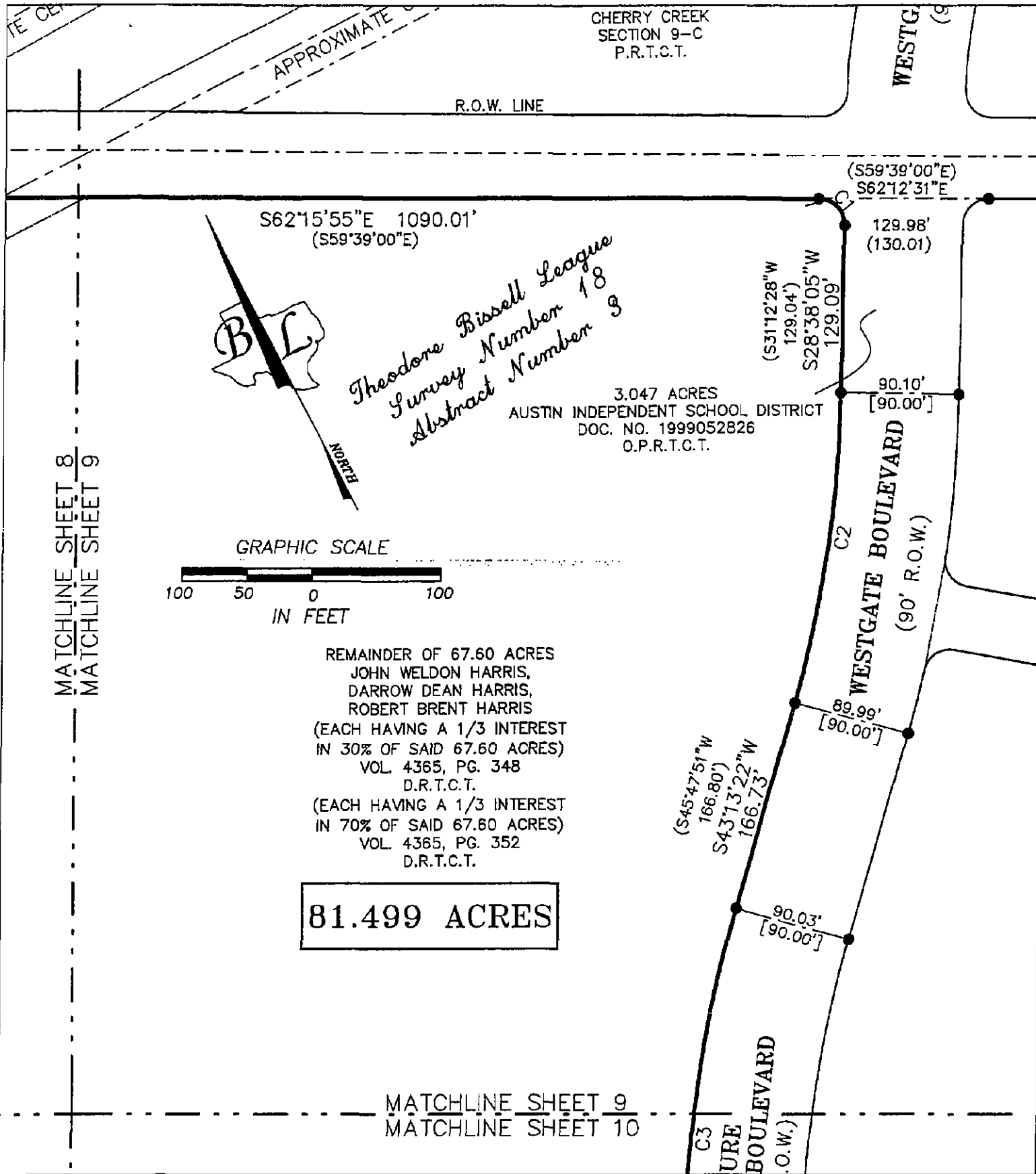
Date: 07/07/04

Checked By: JS

Drawn By: RLW

SHEET

08 OF 14



SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4976, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 306; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.095 ACRES OUT OF A REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352: ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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AUSTIN, TEXAS 76757

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ron-baseline@austin.tx.us

File: Projects\Harris Ranch\Draw\81.499 Ac. S56-CC.dwg

Job No.

Snapshot:

Scale (Hor.):

1"=100'

Scale (Vert.):

Date: 07/07/04

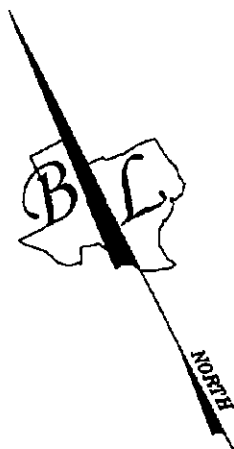
Checked By: JSL

Drawn By: RLW

SHEET

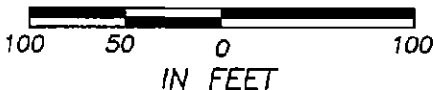
09 OF 14

MATCHLINE SHEET 9  
MATCHLINE SHEET 10



REMAINDER OF 67.60 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
(EACH HAVING A 1/3 INTEREST  
IN 30% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 348  
D.R.T.C.T.  
(EACH HAVING A 1/3 INTEREST  
IN 70% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 352  
D.R.T.C.T.

GRAPHIC SCALE



MATCHLINE SHEET 11  
MATCHLINE SHEET 10

81.499 ACRES

N62°47'55"W 1025.85'

REMAINDER OF 67.60 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
(EACH HAVING A 1/3 INTEREST  
IN 30% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 348  
D.R.T.C.T.  
(EACH HAVING A 1/3 INTEREST  
IN 70% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 352  
D.R.T.C.T.

C3  
FUTURE  
WESTGATE BOULEVARD  
(90' R.O.W.)

89.95'  
[90.00']

3.047 ACRES  
AUSTIN INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 1999052826  
O.P.R.T.C.T.

(S 23°56'31" W 299.88')  
S 21°23'01" W 299.88'

89.99'  
[90.00']

C4  
C5

WE

BLOCK C

CHERRY CREEK,  
SECTION 17  
VOL. 94, PG. 341  
P.R.T.C.T.

16 17 18 19 20 21 22 23 24 25 26

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE HUSSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 6136, PG. 308; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 48.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.095 ACRES OUT OF A REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.459.4752

ron-baseline@austin.tx.com

File: Projects\Harris Ranch\Drawg\81.499 Ac. SF6-CO.dwg

Job No.

Snapshot:

Scale (Hor.):

1"=100'

Scale (Vert.):

Date: 07/07/04

Checked by: JSL

Drawn By: RLW

SHEET

10 OF 14



MATCHLINE SHEET 8  
MATCHLINE SHEET 11

979.30' (974.30')  
N27°24'58"E 1467.67' (N60°00'00"E)  
*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*



REMAINDER OF 67.60 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
(EACH HAVING A 1/3 INTEREST  
IN 30% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 348  
D.R.T.C.T.  
(EACH HAVING A 1/3 INTEREST  
IN 70% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 352  
D.R.T.C.T.

MATCHLINE SHEET 12  
MATCHLINE SHEET 11

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

81.499 ACRES

MATCHLINE SHEET 11  
MATCHLINE SHEET 10

N62°41'13"W  
379.11'

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

N62°47'55"W 1025.85'  
REMAINDER OF 67.60 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
(EACH HAVING A 1/3 INTEREST  
IN 30% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 348  
D.R.T.C.T.  
(EACH HAVING A 1/3 INTEREST  
IN 70% OF SAID 67.60 ACRES)  
VOL. 4365, PG. 352  
D.R.T.C.T.

BLOCK B

5

6

7

8

9

10' P.U.E.  
VOL. 8917, PG. 433

16

17

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.064 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4876, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 306; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 48.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.096 ACRES OUT OF A REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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non-baseline@austin.rr.com

File: Projects\Harris Ranch\Draw\81.499 Ac. SF6-CO.dwg

Job No.

Snapshot:

Scale (Hor.):

1"=100'

Scale (Vert.):

Date: 07/07/04

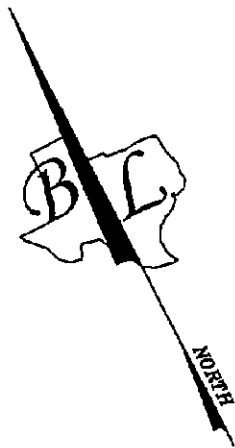
Checked By: JS

Drawn By: RLW

SHEET

11 OF 14

MATCHLINE SHEET 7  
MATCHLINE SHEET 12



GRAPHIC SCALE



REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

81.499 ACRES

MATCHLINE SHEET 13  
MATCHLINE SHEET 12

MATCHLINE SHEET 12  
MATCHLINE SHEET 11

N62°40'29"W 766.46'

N62°41'13"W  
379.11'

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

BLOCK B

CHERRY CREEK  
SECTION 11  
VOL. 91, PG. 74  
P.R.T.C.T.

BLOCK B

15

16

17

18

20

21

1

2

3

4

5

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.78 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5195, PG. 306; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.085 ACRES OUT OF A REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**BASELINE LAND SURVEYORS, INC.**

PROFESSIONAL LAND SURVEYING SERVICES

8000 ANDERSON SQUARE ROAD, SUITE 110

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.459.4752

ron-baseline@austin.tx.com

File: Projects\Harris Ranch\Draw\81.499 Ac. SF6-CO.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 07/07/04

Checked By: JSL

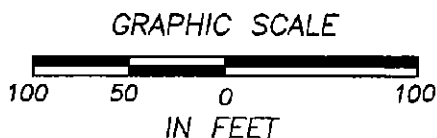
Drawn By: RLW

SHEET  
12 OF 14

MATCHLINE SHEET 6  
MATCHLINE SHEET 13



NORTH



Theodore Bissell League  
Survey Number 18  
Abstract Number 3

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

81.499 ACRES

N62°18'54"W 874.93'

N62°40'29"W 766.46'

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

15

LOT 14

LOT 13

1

1

14

15

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 136.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.767 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5186, PG. 308; BEING 33.120 ACRES OUT OF A REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.095 ACRES OUT OF A REMAINDER OF A CALLED 87.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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Job No

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1"=100'

Scale (Vert.):

Date: 07/07/04

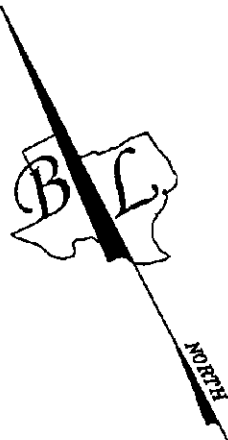
Checked By: JSL

Drawn By: RLW

SHEET

13 OF 14

Samuel W. Hamilton League  
Survey Number 16



GRAPHIC SCALE



R.O.W. LINE

BRODIE LANE (R.O.W. VARIES)

BEARING BASIS  
[S 27°34'26" W]  
S27°34'26" W

N 27°34'26" E 491.96'  
[N 27°34'26" E]  
BEARING BASIS

[S 27°34'26" W]  
S27°34'26" W

200.00'

MATCHLINE SHEET 5  
MATCHLINE SHEET 14

POINT OF  
BEGINNING

S62°25'34"E 440.00'

RANCHO GAS PIPELINE  
24" CRUDE OIL PIPELINE  
(EASEMENT WIDTH UNDEFINED)

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

81.499 ACRES

N62°18'54"W 874.93'

REMAINDER OF  
46.30 ACRES  
JOHN WELDON HARRIS,  
DARROW DEAN HARRIS,  
ROBERT BRENT HARRIS  
VOL. 5080, PG. 750  
D.R.T.C.T.

Theodore Bissell League  
Survey Number 18  
Abstract Number 3

MATCHLINE SHEET 14  
MATCHLINE SHEET 13

CHERRY CREEK SECTION TWELVE  
VOL. 91, PG. 20  
P.R.T.C.T.

LOT 20  
BLOCK A  
(2.778 ACRES)

LOT 15

LOT 14

SKETCH TO ACCOMPANY FIELD NOTES OF 81.499 ACRES OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 747; BEING 3.443 ACRES OUT OF A REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOL. 4975, PG. 1342; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5135, PG. 806; BEING 53.120 ACRES OUT OF A REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEED OF RECORD IN VOL. 5080, PG. 750 AND BEING 30.005 ACRES OUT OF A REMAINDER OF A CALLED 87.80 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOL. 4365, PG. 348 AND VOL. 4365, PG. 352; ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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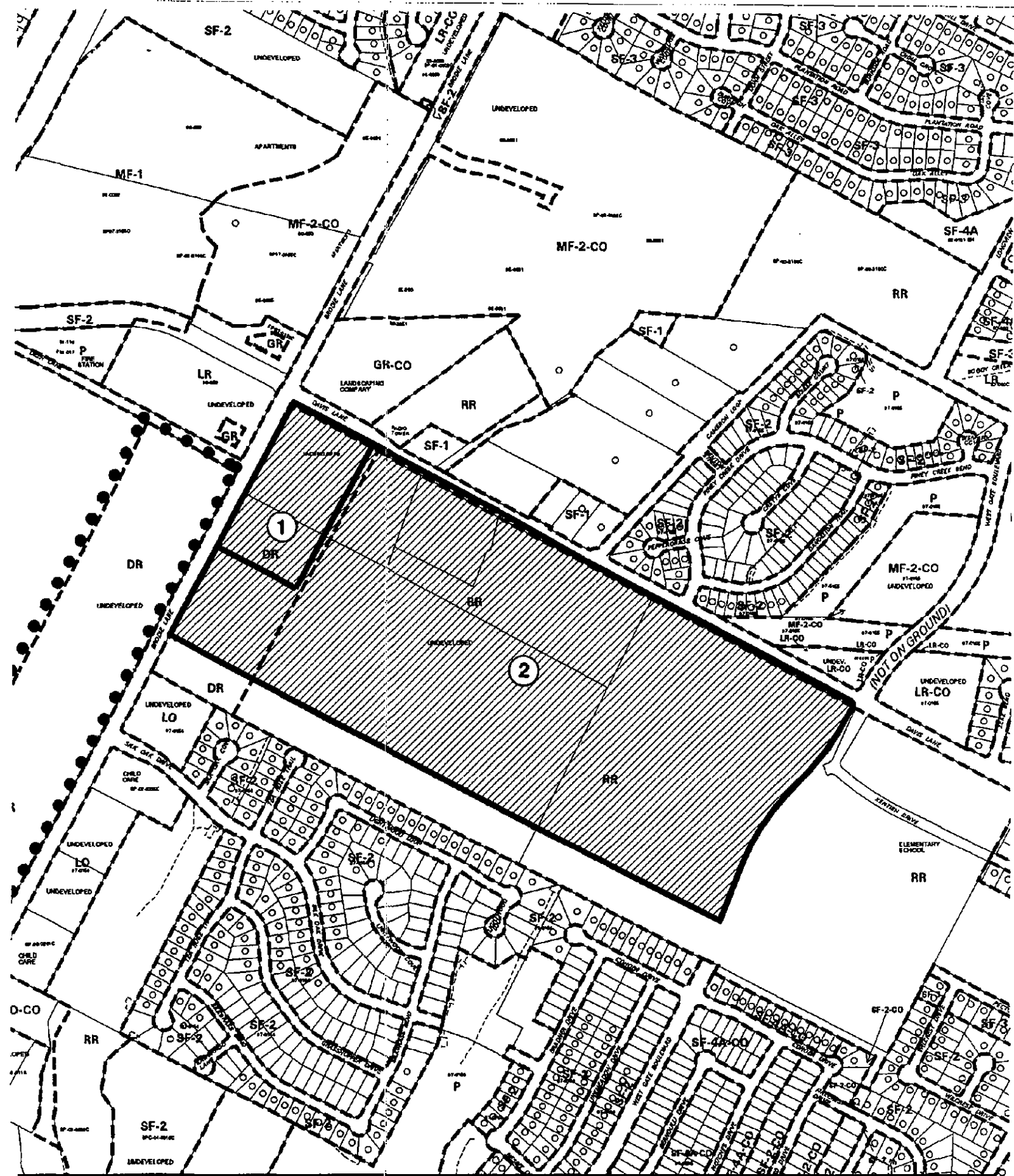
Date: 07/27/04

Checked By: JSL

Drawn By: RLW

SHEET

14 OF 14



 1" = 600'	SUBJECT TRACT		<b>ZONING EXHIBIT C</b>  CASE #: C14-03-0157 ADDRESS: DAVIS LN BETWEEN WEST GATE BLVD & BRODIE LN SUBJECT AREA (acres): 89.522	DATE: 04-07  INTLS: SM	CITY GRID REFERENCE NUMBER  D15-16
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				