

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Armbrust & Brown, L.L.P.  
100 Congress Ave., Suite 1300  
Austin, Texas 78701



76



AMEND 2007160069

76 PGS

**THIRD AMENDMENT TO  
DECLARATION OF CONDOMINIUM REGIME FOR  
BRODIE HEIGHTS CONDOMINIUMS**

*A Residential Condominium, Located in Travis County, Texas*

ADDING UNITS 601, 602, 603, 4901, 4902, 4903, 5001, 5002 AND 5003

**Cross Reference to Declaration of Condominium Regime for Brodie Heights Condominiums** recorded as Document No. 2007122559 in the Official Public Records of Travis County, Texas, amended by that certain **First Amendment to Declaration of Condominium Regime for Brodie Heights Condominiums** recorded as Document No. 2007139497 in the Official Public Records of Travis County and further amended by that certain **Second Amendment to Declaration of Condominium Regime for Brodie Heights Condominiums** recorded as Document No. 2007157992 in the Official Public Records of Travis County

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME  
FOR BRODIE HEIGHTS CONDOMINIUMS**

This Third Amendment to Declaration of Condominium Regime for Brodie Heights Condominiums (the "Amendment") is made CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership ("Declarant"), and is as follows:

**RECITALS:**

A. The Brodie Heights Condominiums, a condominium regime (the "Regime"), located in Travis County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Brodie Heights Condominiums recorded as Document No. 2007122559 in the Official Public Records of Travis County, Texas, amended by that certain First Amendment to Declaration of Condominium Regime for Brodie Heights Condominiums recorded as Document No. 2007139497 in the Official Public Records of Travis County and further amended by that certain Second Amendment to Declaration of Condominium Regime for Brodie Heights Condominiums recorded as Document No. 2007157992 in the Official Public Records of Travis County (collectively, the "Declaration").

B. Pursuant to *Provision A.3.10 of Appendix "A"* to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to create Units, General Common Elements and Limited Common Elements within the Property.

C. In accordance with *Provision A.3.8 of Appendix "A"* to the Declaration, Declarant has reserved the right, during the Development Period, to create Units, General Common Elements, and Limited Common Elements within the Property. The "Development Period" as such term is defined in the Declaration, is a seven (7) year period commencing on the date the Declaration was recorded in the Official Public Records of Travis County, Texas. The Declaration was recorded in the Official Public Records of Travis County, Texas, on July 3, 2007.

D. Declarant desires to amend the Declaration for the purpose of creating nine (9) additional Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to forty-eight (48), and the total number of Units which Declarant has reserved the right to create by amendment is equal to three hundred and two (302).

**NOW THEREFORE**, the Declaration is hereby amended as follows:

1. Creation of Units. In accordance with the rights reserved by the Declarant pursuant to *Section 5.1 of the Declaration and Provisions A.3.8 and A.3.10 of Appendix "A"* to the Declaration, Declarant hereby creates nine (9) Units, which are designated as Unit Nos. 601, 602,

603, 4901, 4902, 4903, 5001, 5002 and 5003 (collectively, the "New Units"). The New Units are hereby classified as Units which MUST BE BUILT.

2. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in their entirety and the Plats and Plans attached hereto as Exhibit "A" (the "New Plats and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Replacement of Attachment 2.** The Percentage Interests allocated to all Units within the Regime, after the addition of the New Units, is set forth on Exhibit "B", attached hereto. Exhibit "B", attached hereto, will supersede and replace Attachment 2 attached to the Declaration.

4. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

**[SIGNATURE PAGE FOLLOWS]**

EXECUTED to be effective as of the 27<sup>th</sup> day of August, 2007.

**DECLARANT:**

**CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership

By: CHTEX of Texas, Inc., a Delaware corporation, its General Partner

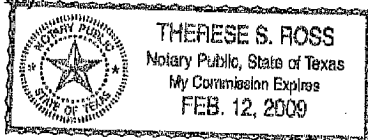
By: Jennifer S. Werchan  
Printed Name: Jennifer S. Werchan  
Title: Asst. Secretary

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 27<sup>th</sup> day of Aug., 2007 by Jennifer S. Werchan Asst. Sec. of CHTEX of Texas, Inc., a Delaware corporation, General Partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and partnership.

(SEAL)



T. S. Ross  
Notary Public Signature

EXHIBIT "A"

ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME FOR  
BRODIE HEIGHTS CONDOMINIUMS

SEE SHEET *i* OF 42 FOR ORIGINAL CERTIFICATION

**EXHIBIT "A"**

**ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME FOR  
BRODIE HEIGHTS CONDOMINIUMS**

<u>Unit No.</u>	<u>Building Type</u>	<u>Unit Plan Type</u>
401	4096L	1270 Riviera
402	4096L	1617 Lorraine
403	4096L	1208 Lyon
501	3875R	1366 Lille
502	3875R	1441 Provence
503	3875R	1068 Orleans
601	4096L	1270 Riviera
602	4096L	1617 Lorraine
603	4096L	1208 Lyon
801	3875R	1366 Lille
802	3875R	1441 Provence
803	3875R	1068 Orleans
901	3875R	1366 Lille
902	3875R	1441 Provence
903	3875R	1068 Orleans
1001	4096L	1270 Riviera
1002	4096L	1617 Lorraine
1003	4096L	1208 Lyon
1301	3875R	1366 Lille
1302	3875R	1441 Provence
1303	3875R	1068 Orleans
1401	3875L	1366 Lille
1402	3875L	1441 Provence
1403	3875L	1068 Orleans
1501	4096R	1208 Lyon
1502	4096R	1617 Lorraine
1503	4096R	1270 Riviera
1601	4096R	1208 Lyon
1602	4096R	1617 Lorraine
1603	4096R	1270 Riviera
4501	3875R	1366 Lille
4502	3875R	1441 Provence
4503	3875R	1068 Orleans
4701	4096L	1270 Riviera
4702	4096L	1617 Lorraine
4703	4096L	1208 Lyon
4901	4096L	1270 Riviera
4902	4096L	1617 Lorraine
4903	4096L	1208 Lyon
5001	4096L	1270 Riviera

306053-1 08/27/2007

BRODIE HEIGHTS CONDOMINIUMS  
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

5002  
5003  
5101  
5102  
5103  
5201  
5202  
5203

4096L  
4096L  
4096R  
4096R  
4096R  
3875R  
3875R  
3875R

1617 Lorraine  
1208 Lyon  
1208 Lyon  
1617 Lorraine  
1270 Riviera  
1366 Lille  
1441 Provence  
1068 Orleans

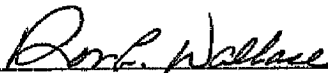
**EXHIBIT "A-1"**

**BRODIE HEIGHTS CONDOMINIUMS**

**[PLATS AND PLANS]**

**[Certification of Surveyor]**

The attached plats and plans, attached hereto as Exhibit "A-1", Exhibit "A-2" & Exhibit "A-3" contain the information required by Section 82.059 of the Texas Uniform Condominium Act, as applicable.

  
\_\_\_\_\_  
Ronnie Wallace  
R.P.L.S. No. 5222

Date: 24 August 2007

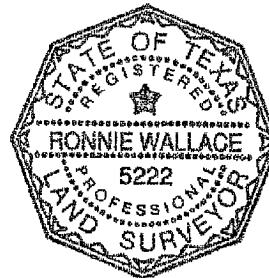


EXHIBIT "A-1"

**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS**

**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.8722 FAX: 512.873.8743  
ron-baselines@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
1 of 42



## GENERAL NOTES

- 1) PATIOS, BALCONIES, AND COVERED PORCHES ARE LIMITED COMMON ELEMENTS ("LCE") ALLOCATED EXCLUSIVELY TO AN INDIVIDUAL UNIT.
- 2) THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE FLOOR PLANS AND BUILDING ELEVATIONS IS BASED UPON THE CONSTRUCTION DOCUMENTS PREPARED BY DANZE & DAVIS ARCHITECTS, INC., AND ARE NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.
- 3.) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR "L.C.E." OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR BRODIE HEIGHTS CONDOMINIUMS; OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
- 4.) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM REGIME FOR BRODIE HEIGHTS CONDOMINIUMS.
- 5.) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN PROVISION A.4 OF EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM REGIME FOR BRODIE HEIGHTS CONDOMINIUMS. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED TO RIGHT TO: (i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, AS PROVIDED IN PROVISION A.4(i) OF EXHIBIT "A" TO THE DECLARATION; (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME DESCRIBED ON THIS PLAT AS "ADDITIONAL PROPERTY WHICH MAY BE ADDED TO THE REGIME," WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS, AS PROVIDED IN SECTION 2.2 OF THE DECLARATION AND PROVISION A.4(ii) OF EXHIBIT "A" TO THE DECLARATION; (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, AS PROVIDED IN PROVISION A.4(iii) OF EXHIBIT "A" TO THE DECLARATION; (iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AS PROVIDED IN PROVISION A.4(iv) OF EXHIBIT "A" TO THE DECLARATION; AND (v) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DESCRIBED IN THE DECLARATION) CONSISTENT WITH THE TEXAS UNIFORM CONDOMINIUM ACT, AS PROVIDED IN PROVISION A.4(vii) OF EXHIBIT "A" TO THE DECLARATION. AS PROVIDED IN PROVISION A.4(v) OF EXHIBIT "A" TO THE DECLARATION, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVES AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS AND RESIDENTS. DECLARANT RESERVES AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. AS PROVIDED IN PROVISION A.4(vi) OF EXHIBIT "A" TO THE DECLARATION, DECLARANT HAS AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION.
- 6.) A PORTION OF THE INTERIOR SPACE OF THE GARAGE SHOWN HEREON IS HEREBY ALLOCATED AS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE BENEFIT OF THE UNIT OWNER INDICATED HEREON, AND THE REMAINING PORTION OF THE INTERIOR SPACE OF SUCH GARAGE WILL BE ALLOCATED AS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE BENEFIT OF THE OTHER UNIT OWNER INDICATED HEREON (EACH SUCH PORTION OF A GARAGE, "INTERIOR GARAGE LCE"). THE BOUNDARIES OF SUCH INTERIOR GARAGE LCE ARE THE INTERIOR WALLS (EXCLUDING ANY WALL WHICH SEPARATES ONE OWNER'S INTERIOR GARAGE LCE FROM THE ADJACENT OWNER'S INTERIOR GARAGE LCE), THE FLOOR AND THE CEILING OF THAT PORTION OF THE INTERIOR GARAGE SPACE SO ALLOCATED FOR THE EXCLUSIVE BENEFIT OF ONE OWNER AS SHOWN HEREON. THE REMAINDER OF SUCH GARAGE IS HEREBY DESIGNATED AS "EXTERIOR GARAGE LCE", ALLOCATED TO BOTH UNIT OWNERS INDICATED HEREON SHARING SUCH GARAGE FOR THEIR MUTUAL BENEFIT. THE EXTERIOR GARAGE LCE CONSISTS OF ALL OTHER IMPROVEMENTS ON, UNDER OR WITHIN SUCH GARAGE WHICH HAVE NOT BEEN DESIGNATED AS INTERIOR GARAGE LCE AS INDICATED HEREON. INTERIOR GARAGE LCE SHALL BE MAINTAINED BY EACH OWNER TO WHOM IT HAS BEEN ASSIGNED IN ACCORDANCE WITH SECTION 8.1 OF THE DECLARATION. EXTERIOR GARAGE LCE SHALL CONSTITUTE A PARTY WALL, AS DEFINED IN AND SUBJECT TO SECTION 8.6 OF THE DECLARATION.

EXHIBIT "A-1"

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OFFICE: 512.374.8722 FAX: 512.873.9743  
ron-baseline@austin.r.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
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Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
ii of 42

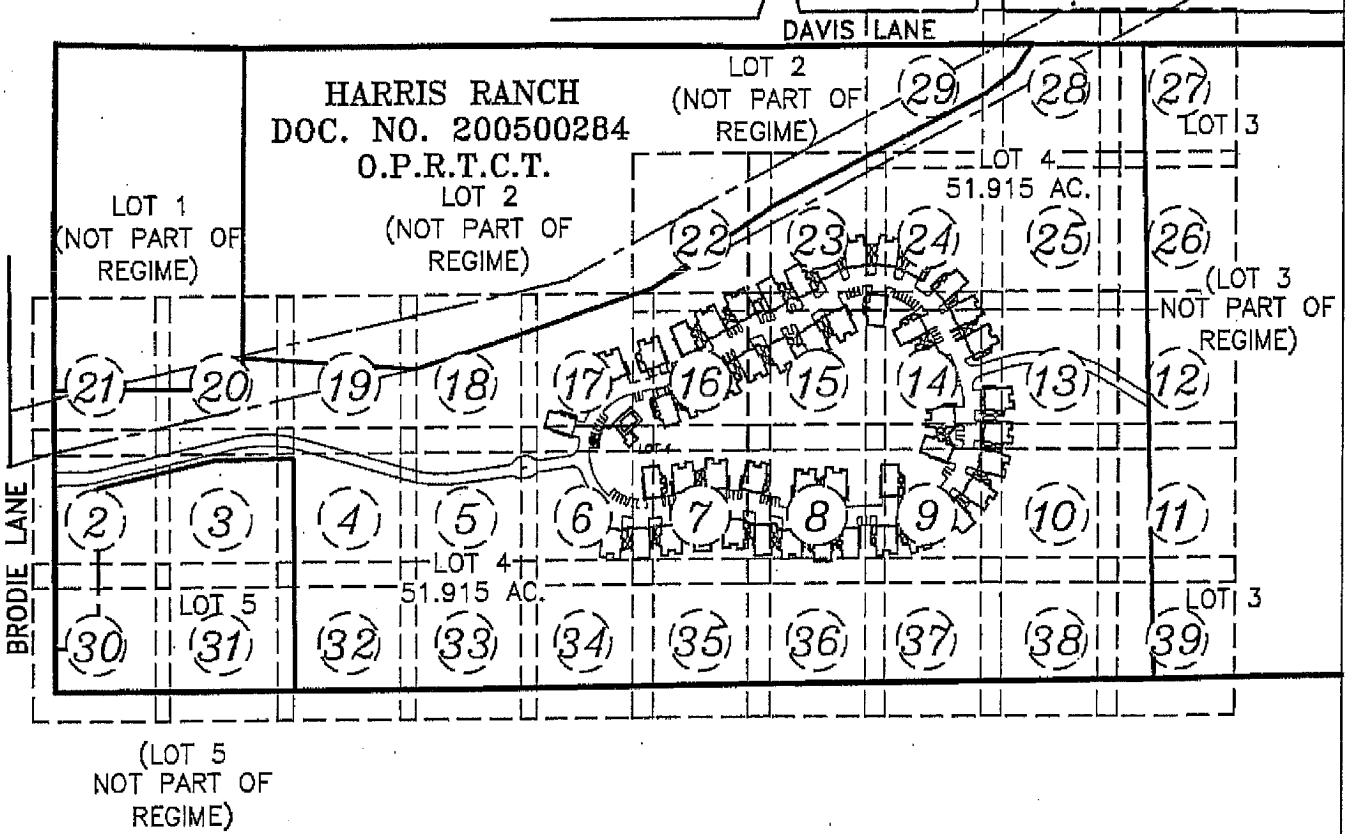
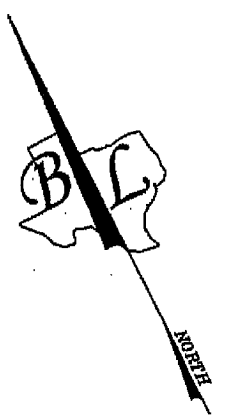


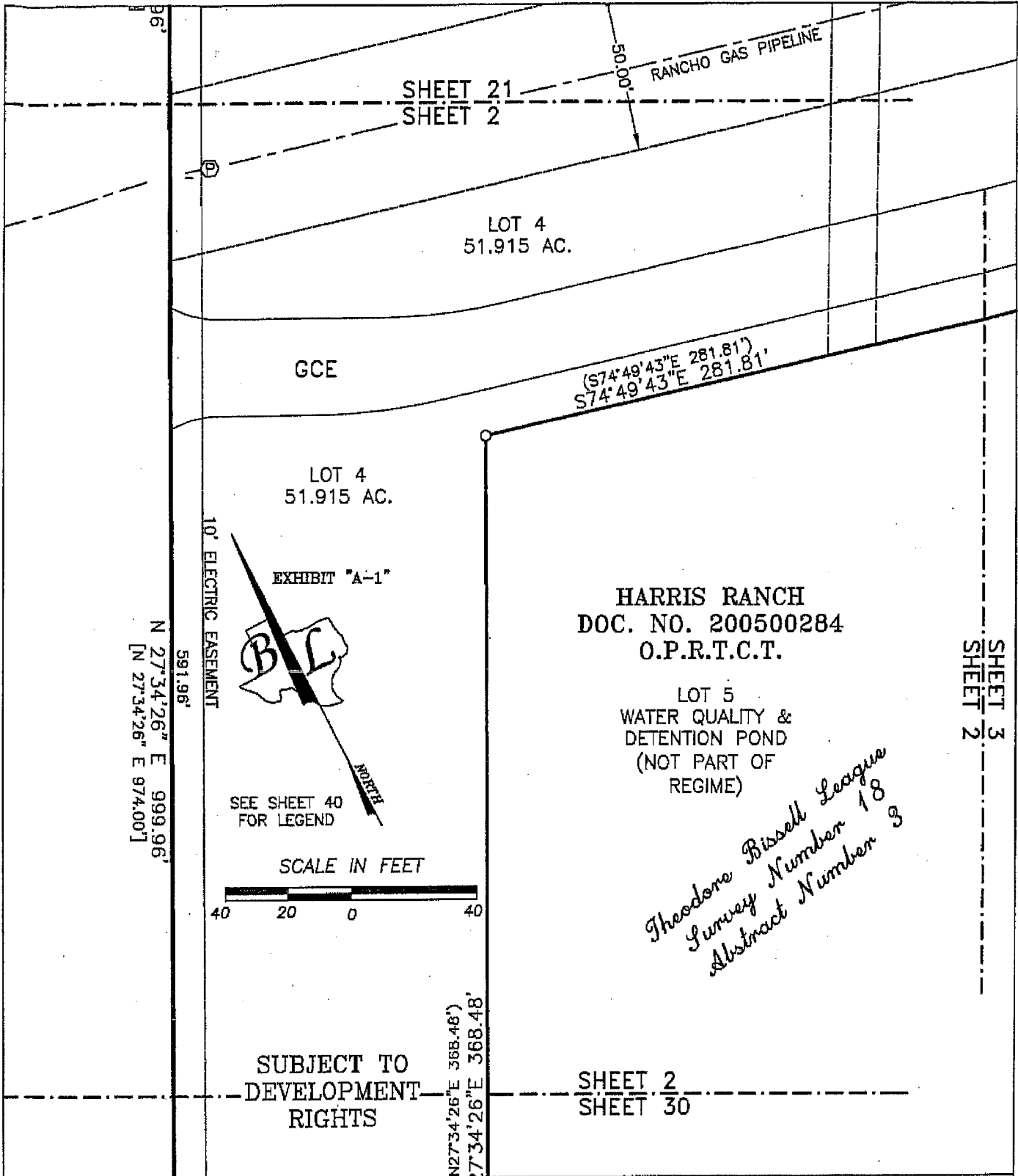
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1 of 42

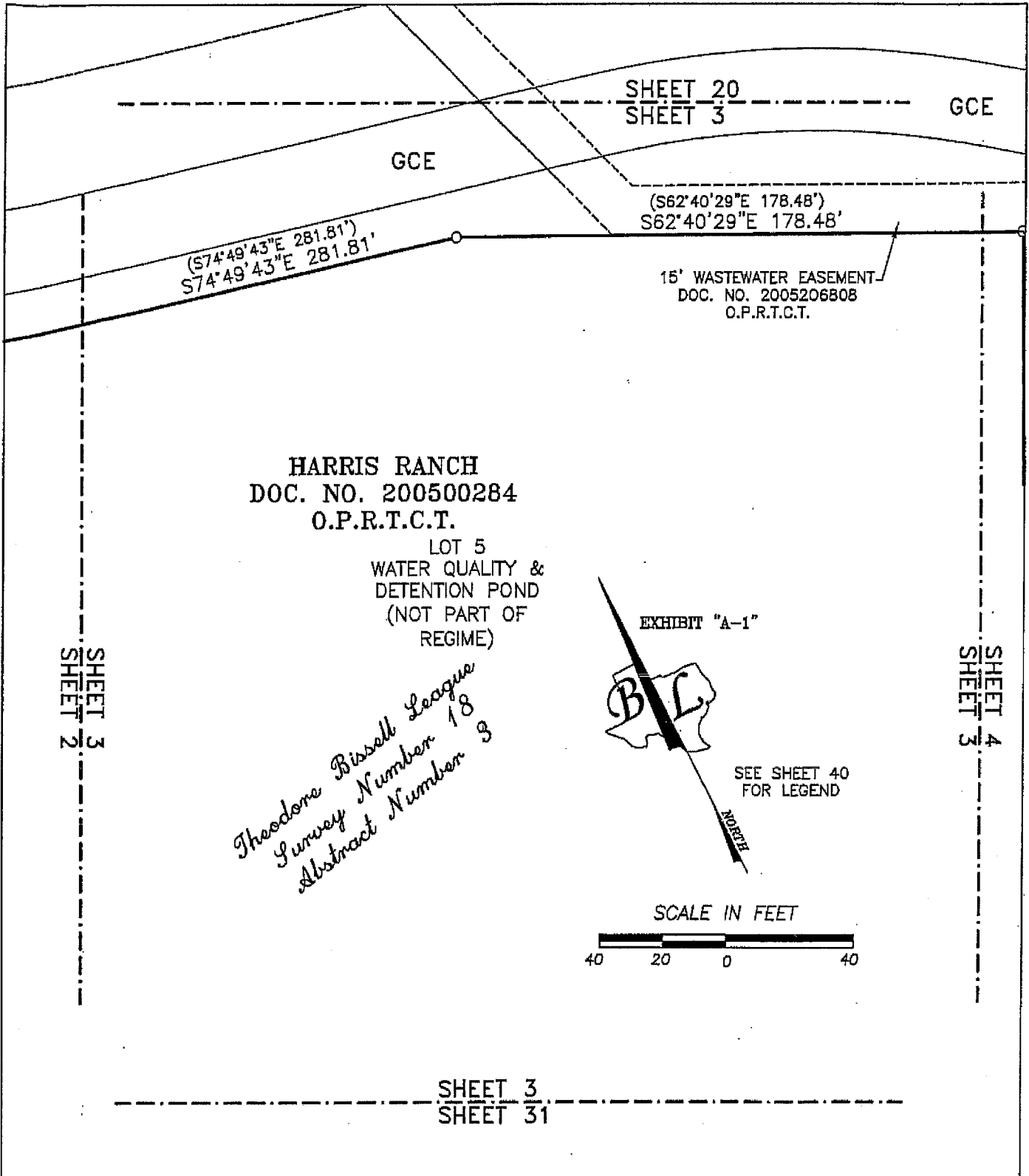


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Job No.	
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
2 of 42



*Theodora Bissell League  
Survey Number 18  
Abstract Number 3*



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Job No.	Scale (Hor.): 1"=40'
Date: 08/22/07	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET  
3 of 42

GCE

SHEET 19  
SHEET 4

LOT 4  
51.915 AC.

GCE

15' WASTEWATER EASEMENT  
DOC. NO. 2005206808  
O.P.R.T.C.T.

SUBJECT TO  
DEVELOPMENT RIGHTS

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

(S27°19'31" W 530.65')  
S27°19'31" W 530.65'

SHEET 4  
SHEET 3

SHEET 5  
SHEET 4

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

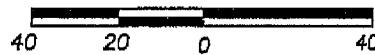
EXHIBIT "A-1"



SEE SHEET 40  
FOR LEGEND

NORTH

SCALE IN FEET



SHEET 4  
SHEET 32

BRODIE HEIGHTS CONDOMINIUMS  
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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No. Snapshot:

Scale (Hor.): 1"=40' Scale (Vert.):

Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
4 of 42

SHEET 18  
SHEET 5

SUBJECT TO  
DEVELOPMENT RIGHTS

GCE

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

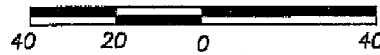
LOT 4  
51.915 AC.

EXHIBIT "A-1"



SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



SHEET 5  
SHEET 4

SHEET 6  
SHEET 5

SHEET 5  
SHEET 33

BRODIE HEIGHTS CONDOMINIUMS  
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ron-baseline@austin.l.s.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No.

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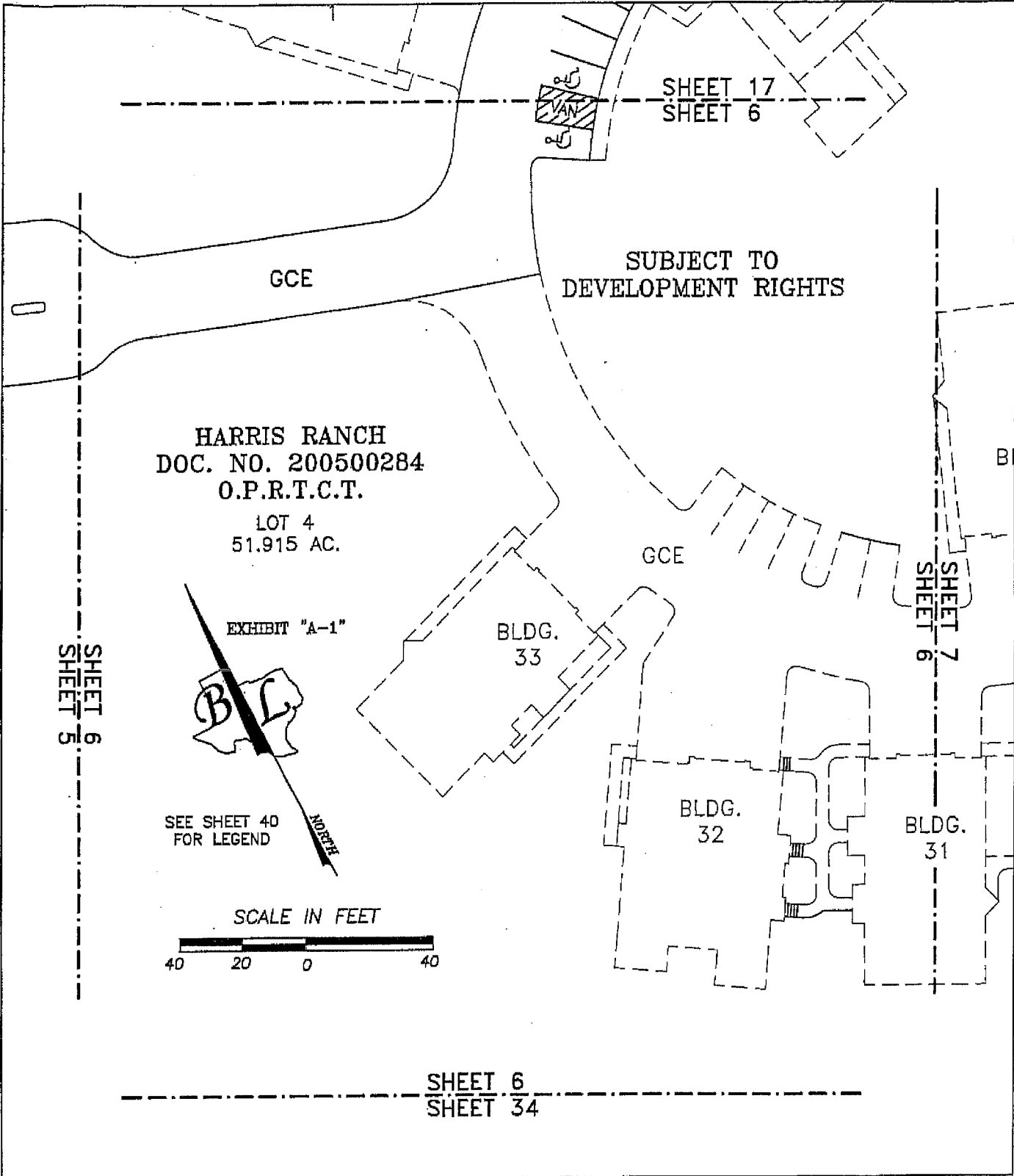
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SHEET  
5 of 42



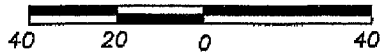
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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Date: 08/22/07	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET  
6 of 42

SCALE IN FEET

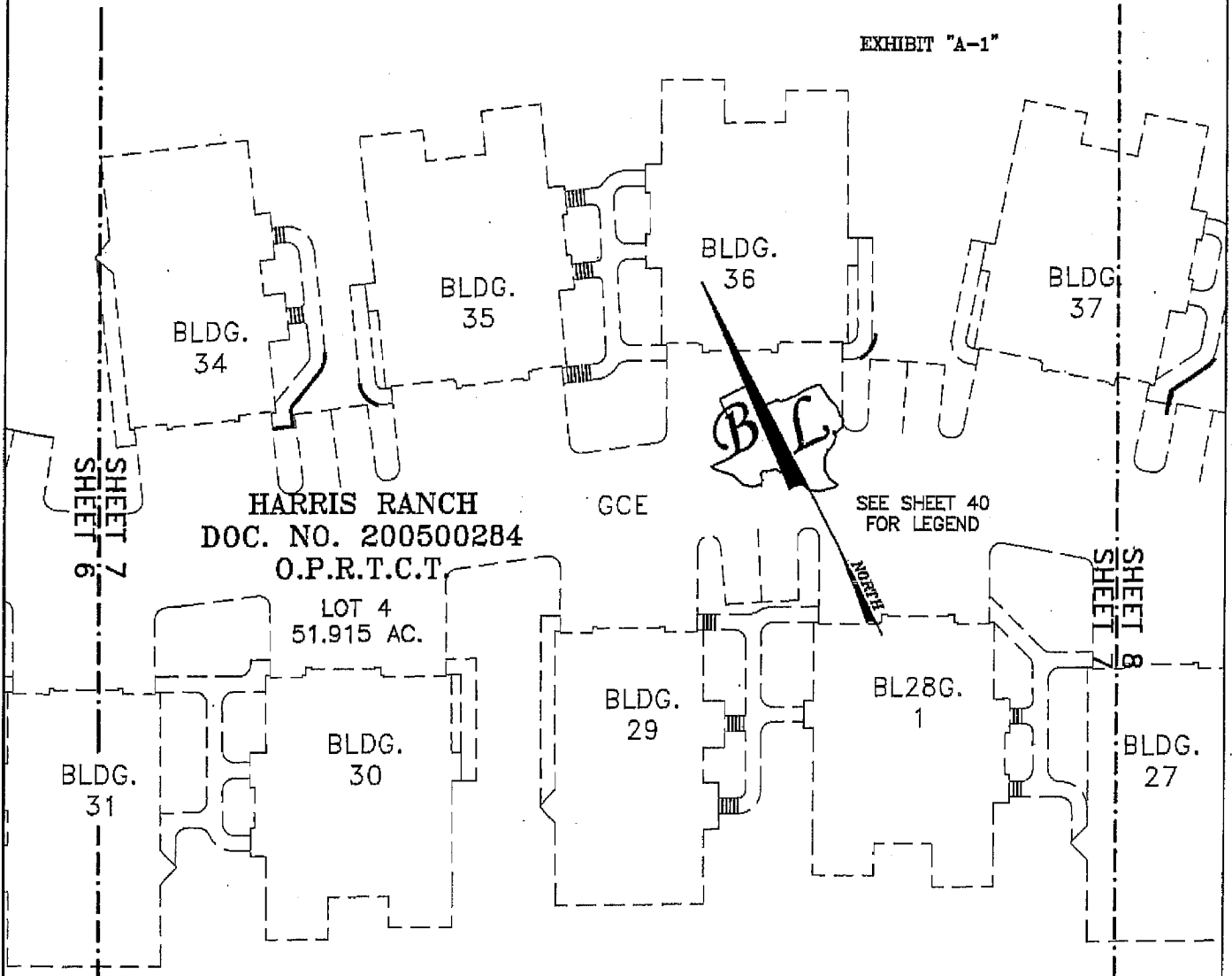


SHEET 16  
SHEET 7

SEE SHEET 40  
FOR LEGEND  
SEE SHEET 41 FOR LINE TABLE

SUBJECT TO  
DEVELOPMENT RIGHTS

EXHIBIT "A-1"



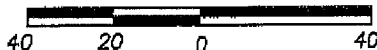
HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

SEE SHEET 40  
FOR LEGEND

SHEET 7  
SHEET 35

SCALE IN FEET



**BRODIE HEIGHTS CONDOMINIUMS  
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ron-baseline@austin.tx.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No.

Snapshot:

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

Drawn By: RLW

SHEET  
7 of 42



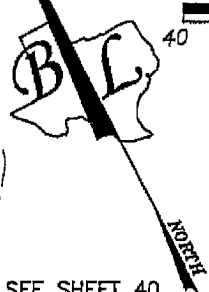
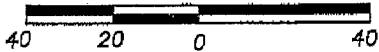
SHEET 15  
SHEET 8

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

EXHIBIT "A-1"

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

BLDG.  
37

BLDG.  
38

BLDG.  
39

SHEET 9  
SHEET 8

GCE

SHEET 8  
SHEET 7

BLDG.  
27

BLDG.  
26

BLDG.  
25

BLDG.  
24

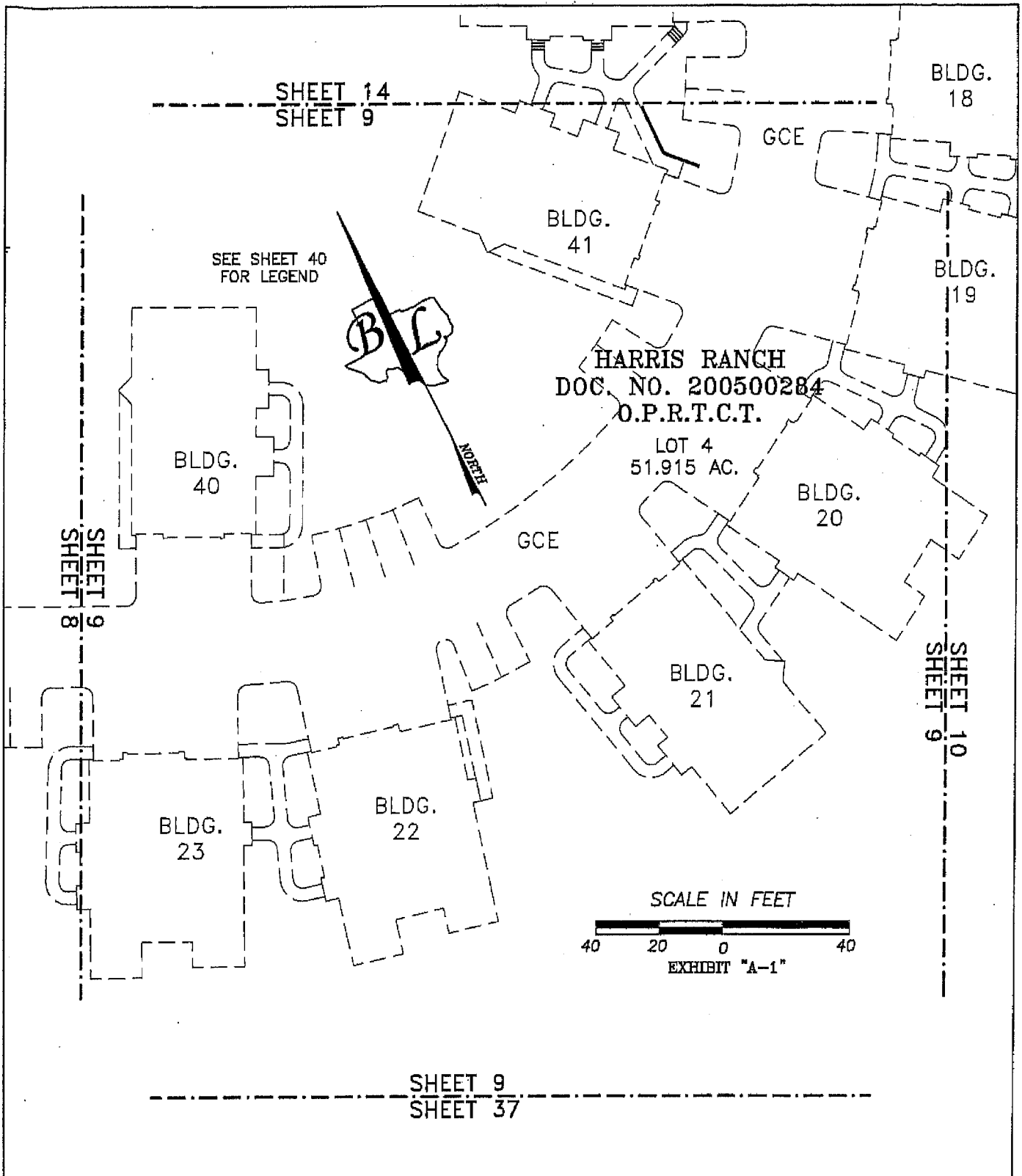
SHEET 8  
SHEET 36

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.lr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master  
Job No. Snapshot:  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
8 of 42



**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
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File: \\Harris Ranch\Condo\Dwg\Erodie Hts Condo Master	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Date: 08/22/07	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

BLDG.  
18

SHEET 13  
SHEET 10

BLDG.  
19

SUBJECT TO  
DEVELOPMENT RIGHTS

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SHEET 11  
SHEET 10

SHEET 10  
SHEET 9

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.  
LOT 4  
51.915 AC.

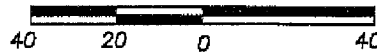
EXHIBIT "A-1"



SEE SHEET 40  
FOR LEGEND

*NORTH*

SCALE IN FEET



SHEET 10  
SHEET 38

**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
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ran-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master  
Job No. Snapshot  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
10 of 42

SHEET 12  
SHEET 11

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SHEET 11  
SHEET 10

HARRIS RANCH  
DOC. NO.  
200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 3

SUBJECT TO  
DEVELOPMENT RIGHTS

N 26°41'54" E 1062.39'

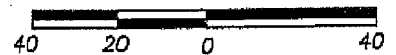
N 26°18'16" E 392.57'

EXHIBIT "A-1"



NORTH

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

SHEET 11  
SHEET 39

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
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ron-baseline@austin,tx.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
Job No.	Snapshot
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
11 of 42

SHEET 26  
SHEET 12

LOT 4 NORTHEAST CORNER  
L127  
TO BLDG. 16 TIE

L125  
TO BLDG. 16  
HARRIS RANCH  
DOC. NO.  
200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

SHEET 12  
SHEET 13

N 26°41'54" E 1062.39'

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 3  
SUBJECT TO  
DEVELOPMENT RIGHTS

GCE

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

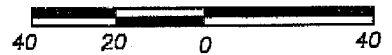
EXHIBIT "A-1"



SEE SHEET 40  
FOR LEGEND

NORTH

SCALE IN FEET



SHEET 12  
SHEET 11

**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master  
Job No. Snapshot  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
12 of 42

SHEET 25  
SHEET 13

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

EXHIBIT "A-1"



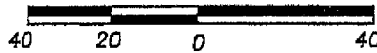
NOTE

L123

DG.  
16

L125  
TO PROPERTY LINE

SCALE IN FEET



SEE SHEET 48  
FOR LEGEND

GCE

SHEET 12  
SHEET 13

SHEET 13  
SHEET 14

SUBJECT TO  
DEVELOPMENT RIGHTS

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

BLDG.  
17

BLDG.  
18

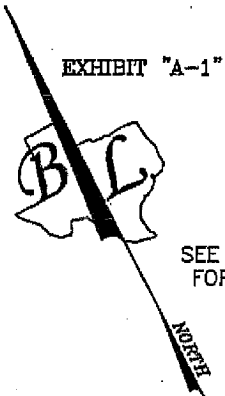
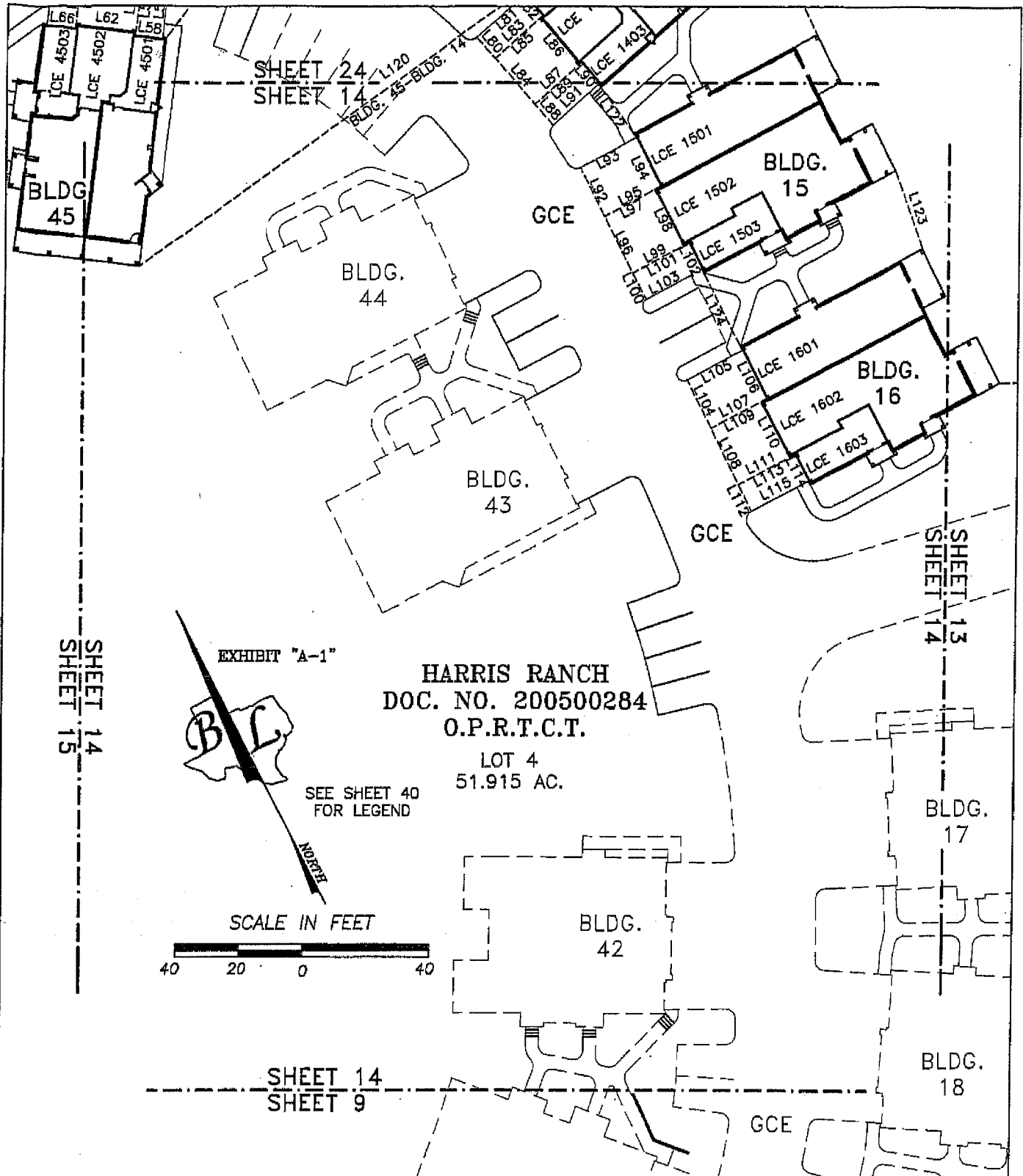
SHEET 13  
SHEET 10

**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
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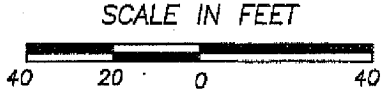
**BASELINE LAND SURVEYORS, INC.**  
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AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.rr.com

File: \\Harris Ranch\Caddo\Draw\Brodie Hts Condo Master  
Job No. Snapshot  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
13 of 42



SEE SHEET 40 FOR LEGEND

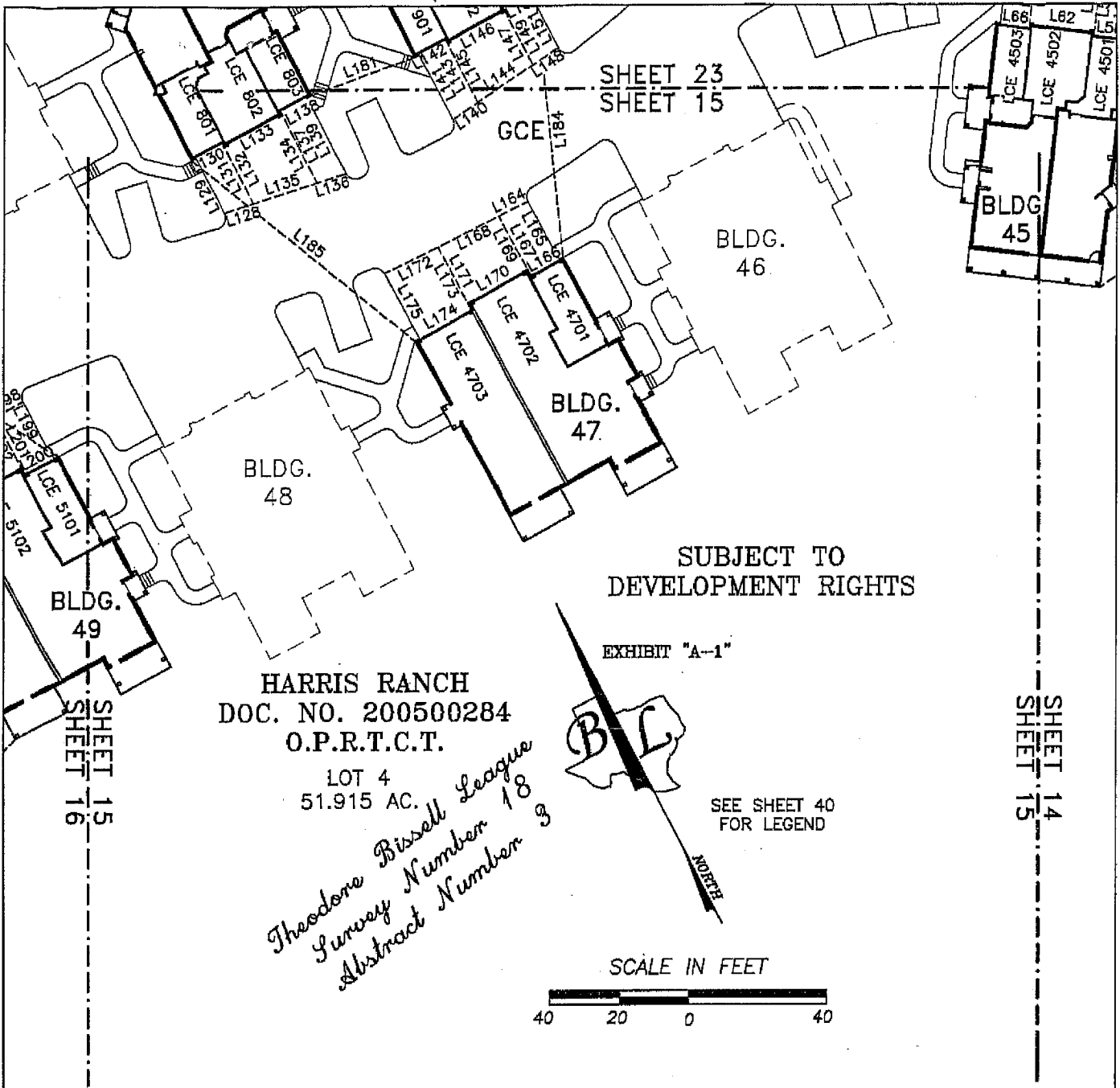


**BRODIE HEIGHTS CONDOMINIUMS**  
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 ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Scale (Vert.):	Date: 08/22/07
Checked By: JSL	Drawn By: RLW

**SHEET**  
 14 of 42



SHEET 23  
SHEET 15

SUBJECT TO  
DEVELOPMENT RIGHTS

EXHIBIT "A-1"

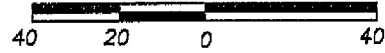
HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



SHEET 15  
SHEET 8

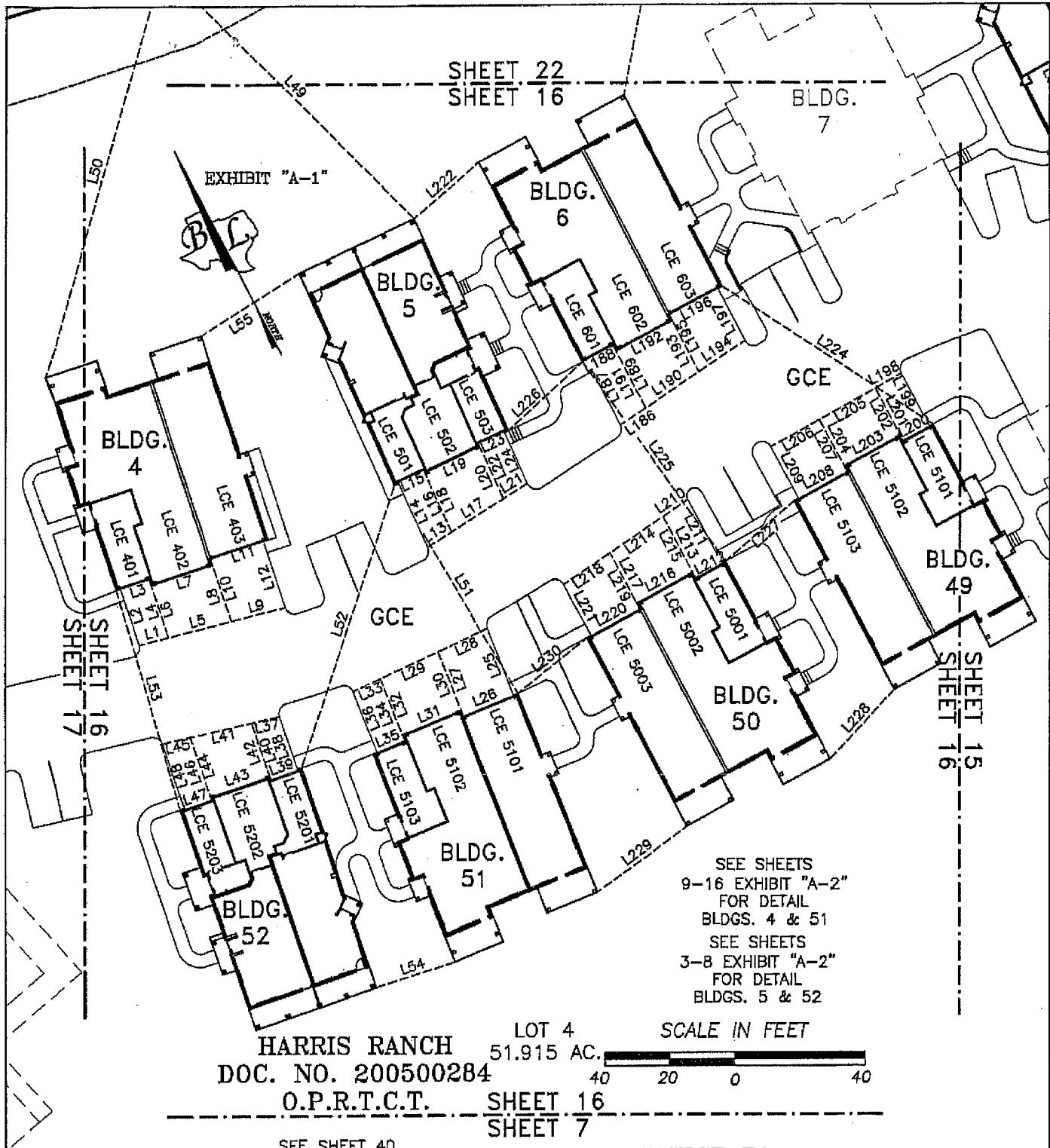
**BRODIE HEIGHTS CONDOMINIUMS  
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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
15 of 42





HARRIS RANCH  
 DOC. NO. 200500284  
 O.P.R.T.C.T. SHEET 16

LOT 4  
 51.915 AC.  
 SCALE IN FEET  
 40 20 0 40  
 SHEET 7

SEE SHEET 40  
 FOR LEGEND  
 SEE SHEET 41 FOR LINE TABLE

SUBJECT TO  
 DEVELOPMENT RIGHTS

**BRODIE HEIGHTS CONDOMINIUMS**  
 BEING ALL OF LOT 4, HARRIS RANCH,  
 A SUBDIVISION OF RECORD IN  
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 TRAVIS COUNTY, TEXAS

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 AUSTIN, TEXAS 78754  
 OFFICE: 512.374.8722 FAX: 512.873.9743  
 ron-baseline@austln.r.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Job No.:	Scale (Vert.):
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLV

HARRIS RANCH  
 DOC. NO. 200500284  
 O.P.R.T.C.T.

LOT 2  
 (NOT PART OF REGIME)

(N 79°59'14" W 592.59')  
 N 79°59'14" W 592.59'

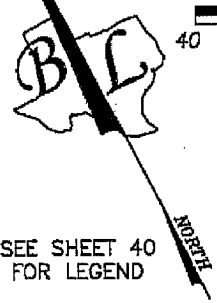
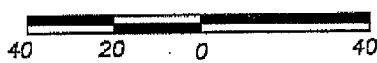
500.00'  
 RANCHO GAS PIPELINE

HARRIS RANCH  
 DOC. NO. 200500284  
 O.P.R.T.C.T.

LOT 4  
 51.915 AC.

EXHIBIT "A-1"

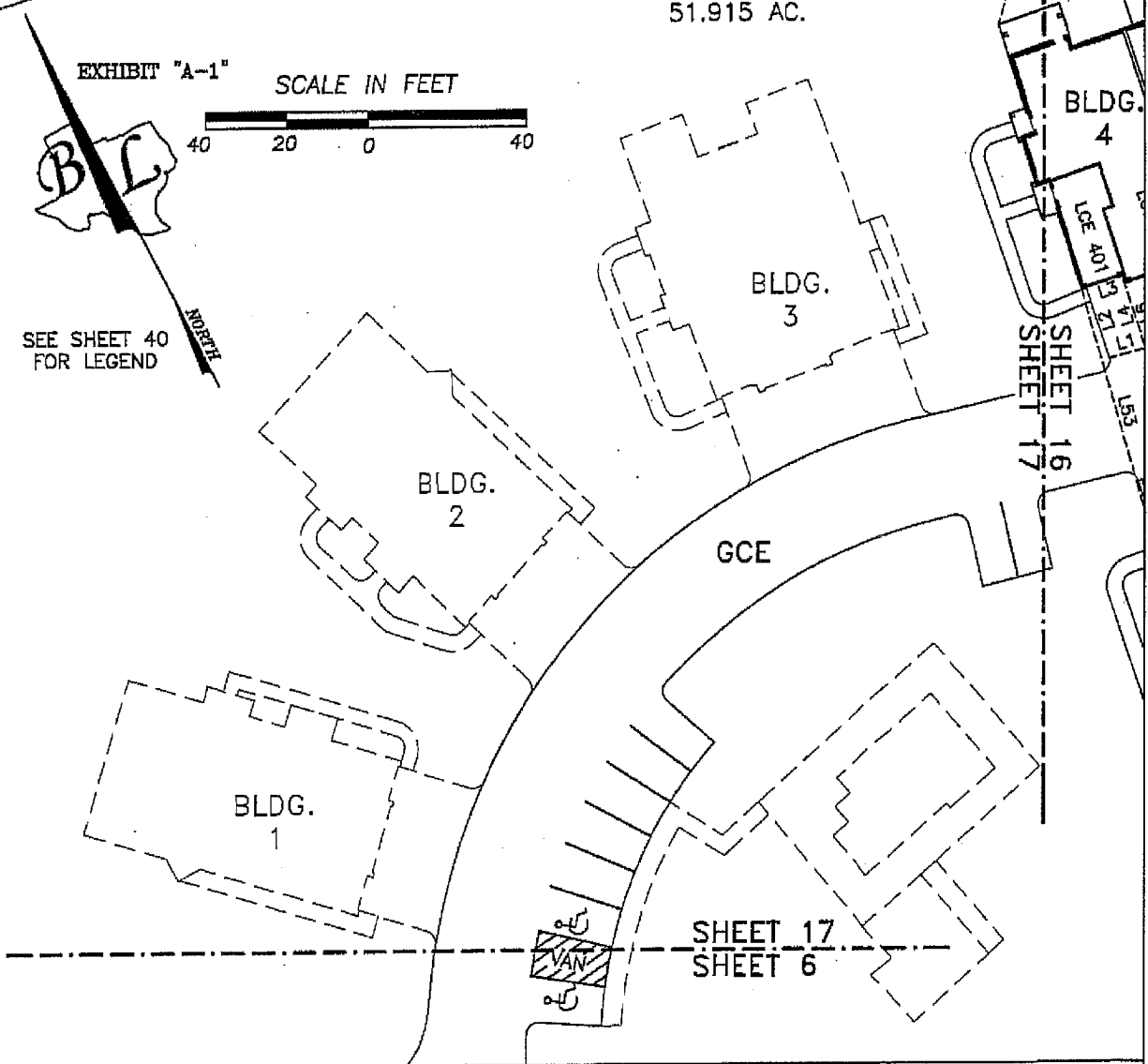
SCALE IN FEET



SEE SHEET 40  
 FOR LEGEND

SHEET 17  
 SHEET 18

SHEET 16  
 SHEET 17

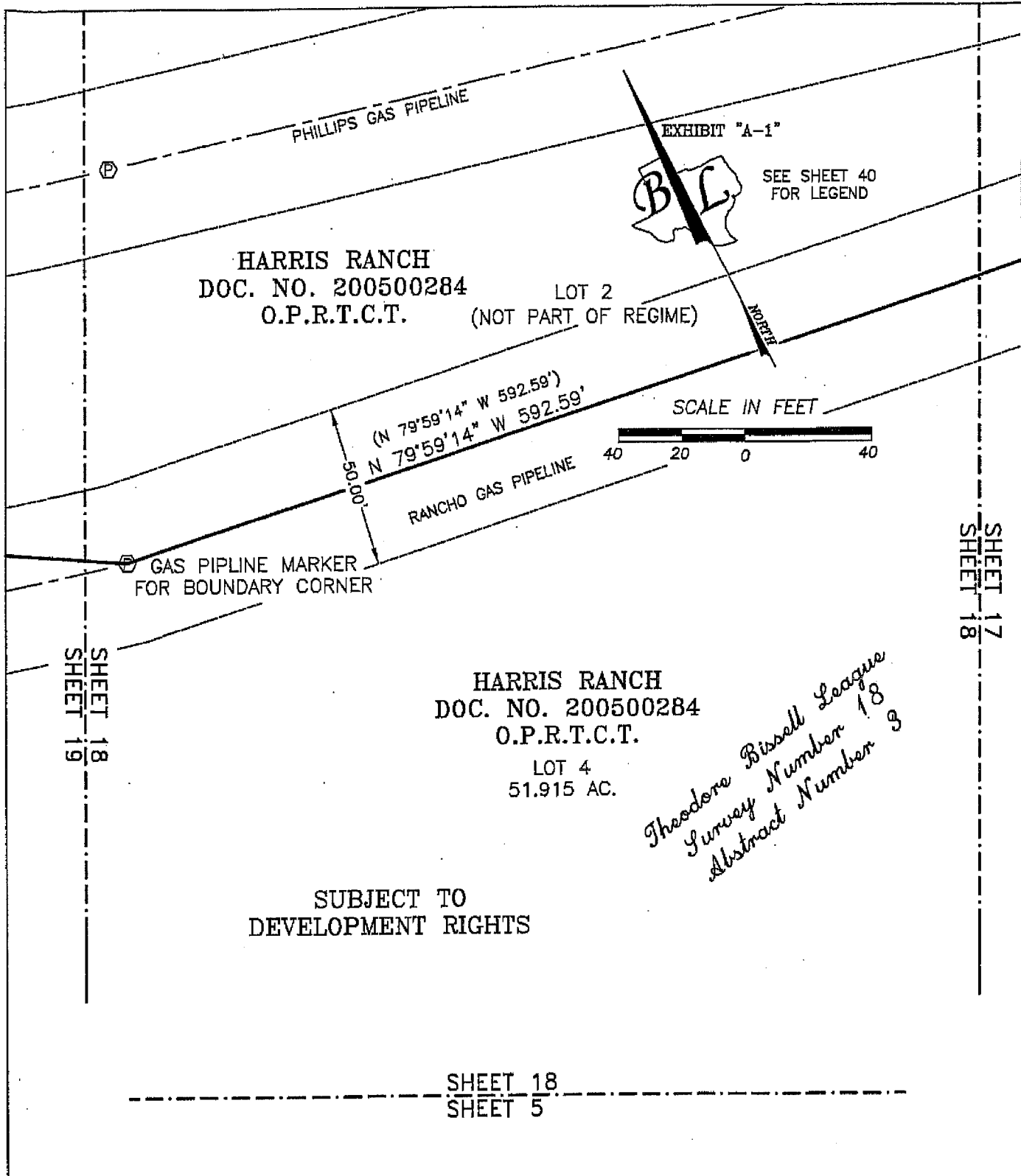


**BRODIE HEIGHTS CONDOMINIUMS**  
 BEING ALL OF LOT 4, HARRIS RANCH,  
 A SUBDIVISION OF RECORD IN  
 DOCUMENT NUMBER 200500284 OF THE  
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 TRAVIS COUNTY, TEXAS

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 ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Scale (Vert.):	Date: 08/22/07
Checked By: JSL	Drawn By: RLW

SHEET  
 17 of 42



HARRIS RANCH  
 DOC. NO. 200500284  
 O.P.R.T.C.T. LOT 2  
 (NOT PART OF REGIME)

HARRIS RANCH  
 DOC. NO. 200500284  
 O.P.R.T.C.T. LOT 4  
 51.915 AC.

*Theodore Bissell League  
 Survey Number 18  
 Abstract Number 3*

SUBJECT TO  
 DEVELOPMENT RIGHTS

SHEET 18  
 SHEET 19

SHEET 17  
 SHEET 18

SHEET 18  
 SHEET 5

BRODIE HEIGHTS CONDOMINIUMS  
 BEING ALL OF LOT 4, HARRIS RANCH,  
 A SUBDIVISION OF RECORD IN  
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 ron-baseline@austin.tl.com

File: \\Harris Ranch\Caddo\Draw\Brodie Hts Condo Master	
Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
 18 of 42

HARRIS RANCH  
 DOC. NO. 200500284  
 O.P.R.T.C.T.

LOT 2  
 (NOT PART OF REGIME)

PHILLIPS GAS PIPELINE

50.00'

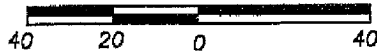
EXHIBIT "A-1"



SEE SHEET 40  
 FOR LEGEND

NORTH

SCALE IN FEET



(S 58°05'31" E 399.05')  
 S 58°05'31" E 399.05'

LOT 4  
 51.915 AC.

RANCHO GAS PIPELINE

50.00'

SHEET 19  
 SHEET 20

SHEET 18  
 SHEET 19

*Theodore Bissell Leary  
 Survey Number 18  
 Abstract Number 3*

SUBJECT TO  
 DEVELOPMENT RIGHTS

GCE

SHEET 19  
 SHEET 4

LOT 4  
 51.915 AC.

BRODIE HEIGHTS CONDOMINIUMS  
 BEING ALL OF LOT 4, HARRIS RANCH,  
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 ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
Job No.	Snapshot
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

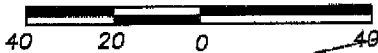
SHEET  
 19 of 42

EXHIBIT "A-1"



SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



HARRIS RANCH  
DOC. NO: 200500284  
O.P.R.T.C.T.

LOT 1  
(NOT PART OF REGIME)

LOT 2  
(NOT PART OF REGIME)

N 27°34'26" E 304.90'

(S 58°05'31" E 399.05')  
(S 58°05'31" E 399.05')

N 27°34'26" E 70.92'  
(N 27°34'26" E 70.92')

PHILLIPS GAS PIPELINE

(S 62°25'34" E 440.00')  
S 62°25'34" E 440.00'

SHEET 20  
SHEET 21

SHEET 19  
SHEET 20

15' WASTEWATER EASEMENT  
DOC. NO. 2005206808  
O.P.R.T.C.T.

RANCHO GAS PIPELINE

LOT 4  
51.915 AC.

50.00'

SHEET 20  
SHEET 3

GCE

GCE

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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TRAVIS COUNTY, TEXAS

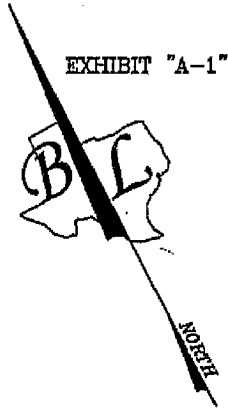
BASELINE LAND SURVEYORS, INC.  
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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
20 of 42

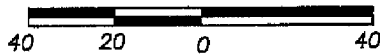
BRODIE LANE (R.O.W. VARIES)

10' ELECTRIC EASEMENT



HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

LOT 1  
(NOT PART OF REGIME)

PHILLIPS GAS PIPELINE

(S 62°25'34" E 440.00')  
S 62°25'34" E 440.00'

SHEET 20  
SHEET 21

N 27°34'26" E 999.96'  
[N 27°34'26" E 974.00']  
591.96'

15' DRAINAGE EASEMENT  
DOC. NO. 2005206807  
O.P.R.T.C.T.

SUBJECT TO  
DEVELOPMENT RIGHTS

50.00'  
RANCHO GAS PIPELINE

SHEET 21  
SHEET 2

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
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Job No. Snapshot  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

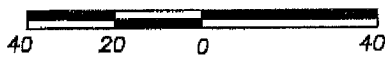
SHEET  
21 of 42



EXHIBIT "A-1"

Theodore Bissell League  
Survey Number 18  
Abstract Number 3

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

PHILLIPS GAS PIPELINE

50.00'

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 2  
(NOT PART OF REGIME)

(N 83°59'27" E)  
334.82'  
(334.82')

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

(N 83°59'27" E 334.82')  
N 83°59'27" E 334.82'

GAS PIPELINE MARKER  
FOR BOUNDARY CORNER

SHEET 22  
SHEET 16

SHEET 22  
SHEET 23

BLDG.  
7

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Job No.	Scale (Vert.):
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL
	Drawn By: RLW

SHEET  
22 of 42

PHILLIPS GAS PIPELINE

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

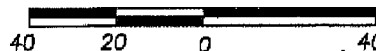


LOT 2  
(NOT PART OF REGIME)

(N 89°28'17" W 563.99')  
N 89°28'17" W 563.99'

EXHIBIT "A-1"

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

RANCHO GAS PIPELINE

SUBJECT TO  
DEVELOPMENT RIGHTS

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SHEET 23  
SHEET 22

SHEET 24  
SHEET 23

BLDG. 8

BLDG. 9

BLDG. 10

BLDG. 11

GCE

LCE 801

LCE 802

LCE 803

LCE 901

LCE 902

LCE 903

LCE 1001

LCE 1002

LCE 1003

LCE 1004

LCE 1005

LCE 1006

LCE 1007

LCE 1008

L135

L136

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L148

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L193

L179

L180

L181

L182

L183

L184

L185

L186

L187

L188

L189

L190

L191

L192

SHEET 23  
SHEET 15

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ran-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master	Snapshot:
Job No.:	Scale (Vert.):
Scale (Hor.): 1"=40'	Date: 08/22/07
Checked By: JSL	Drawn By: RLW

SHEET  
23 of 42



SHEET 29  
SHEET 24

EXHIBIT "A-1"

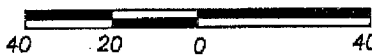


HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

SEE SHEET 40  
FOR LEGEND

SCALE IN FEET

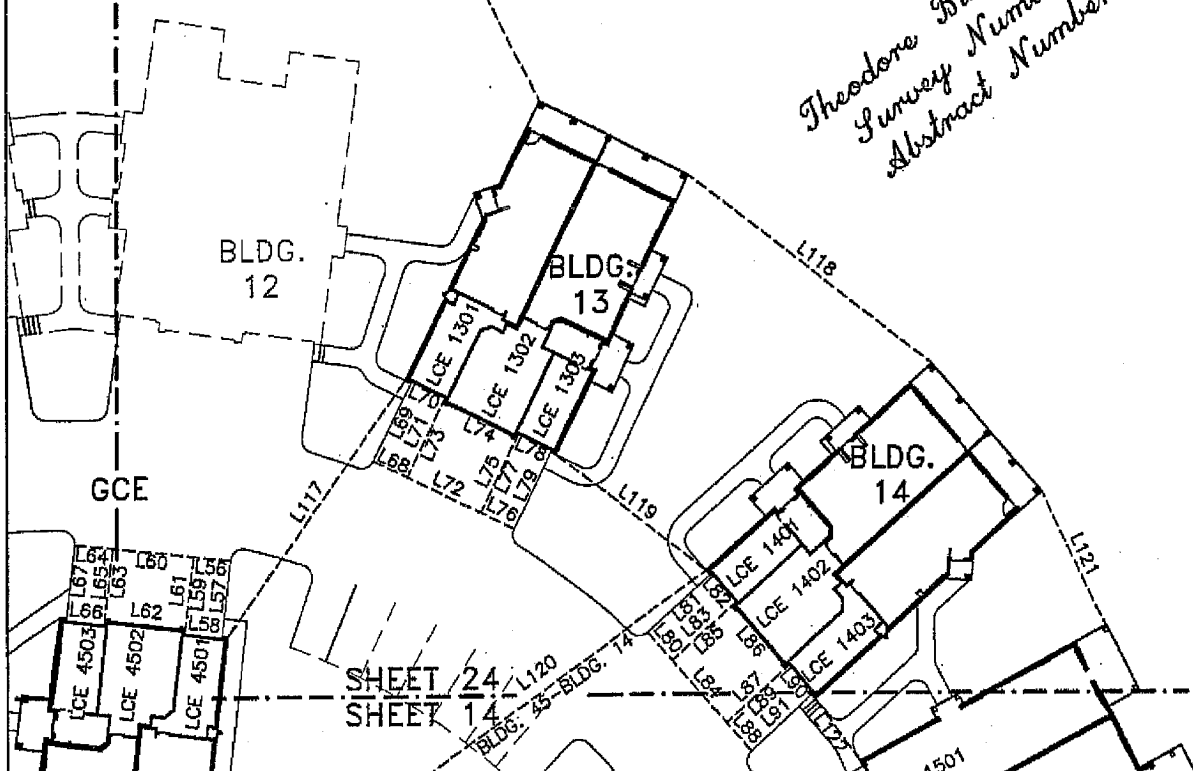


SUBJECT TO  
DEVELOPMENT RIGHTS

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SHEET 24  
SHEET 23

SHEET 25  
SHEET 24



BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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ron-baseline@austln.r.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Date: 08/22/07	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET  
24 of 42

SHEET 28  
SHEET 25

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

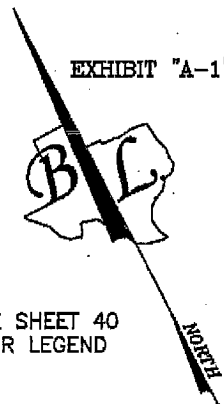
LOT 4  
51.915 AC.

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

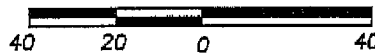
SUBJECT TO  
DEVELOPMENT RIGHTS

SHEET 25  
SHEET 24

SHEET 26  
SHEET 25



SCALE IN FEET



SHEET 25  
SHEET 13

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

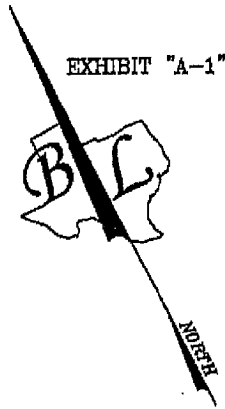
BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.r.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
25 of 42

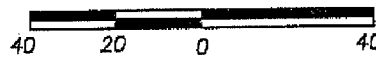
SHEET 27  
SHEET 26

LOT 4 NORTHEAST CORNER TO BLDG. 16 THE  
L127



*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

N 26°41'54" E 1062.39'

SHEET 26  
SHEET 25

HARRIS RANCH  
DOC. NO.  
200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 3  
SUBJECT TO  
DEVELOPMENT RIGHTS

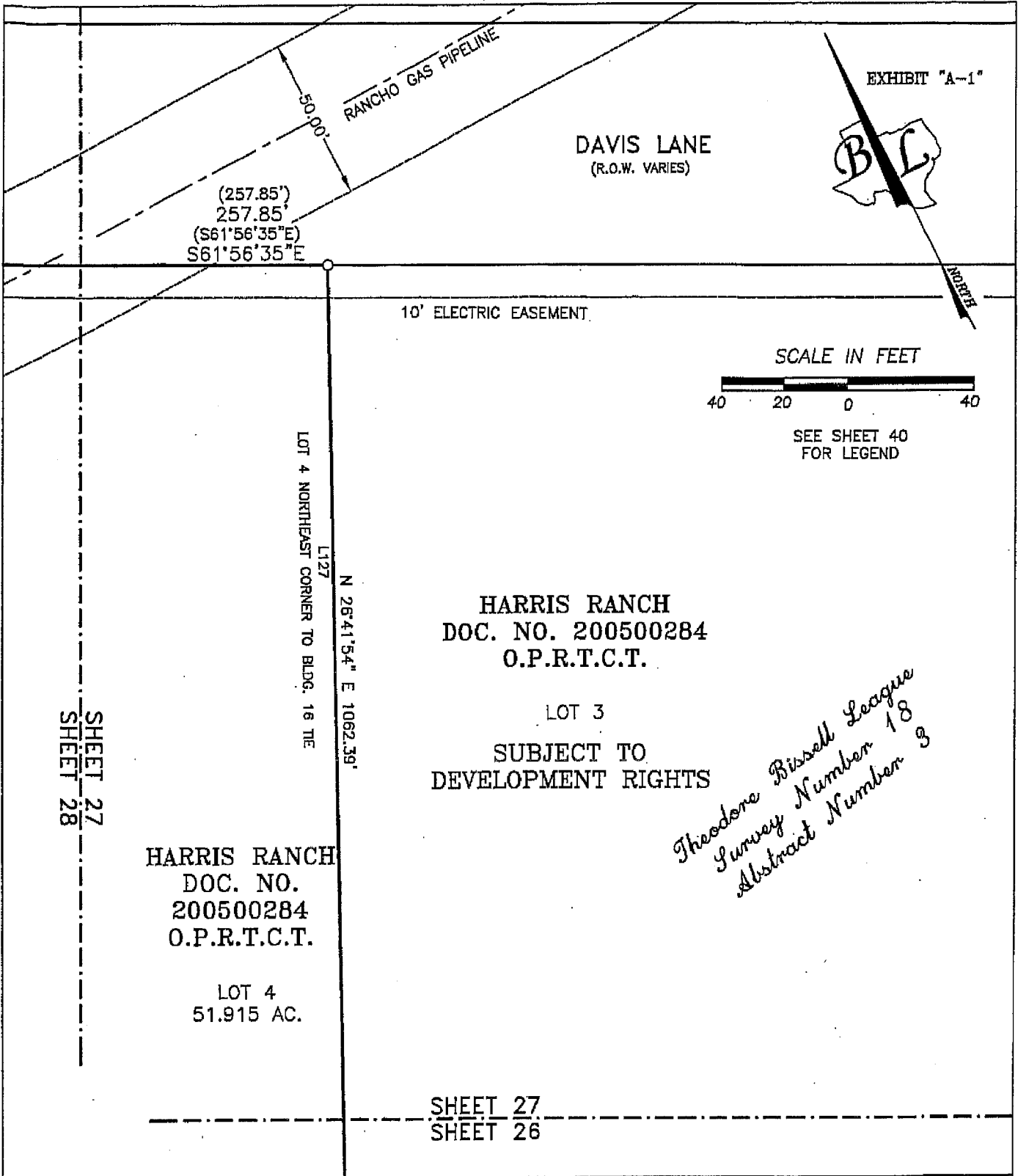
SHEET 26  
SHEET 12

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78764  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ran-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master		
Job No.	Snapshot:	
Scale (Hor.): 1"=40'	Scale (Vert.):	
Date: 08/22/07	Checked By: JSL	Drawn By: RLW

SHEET  
26 of 42



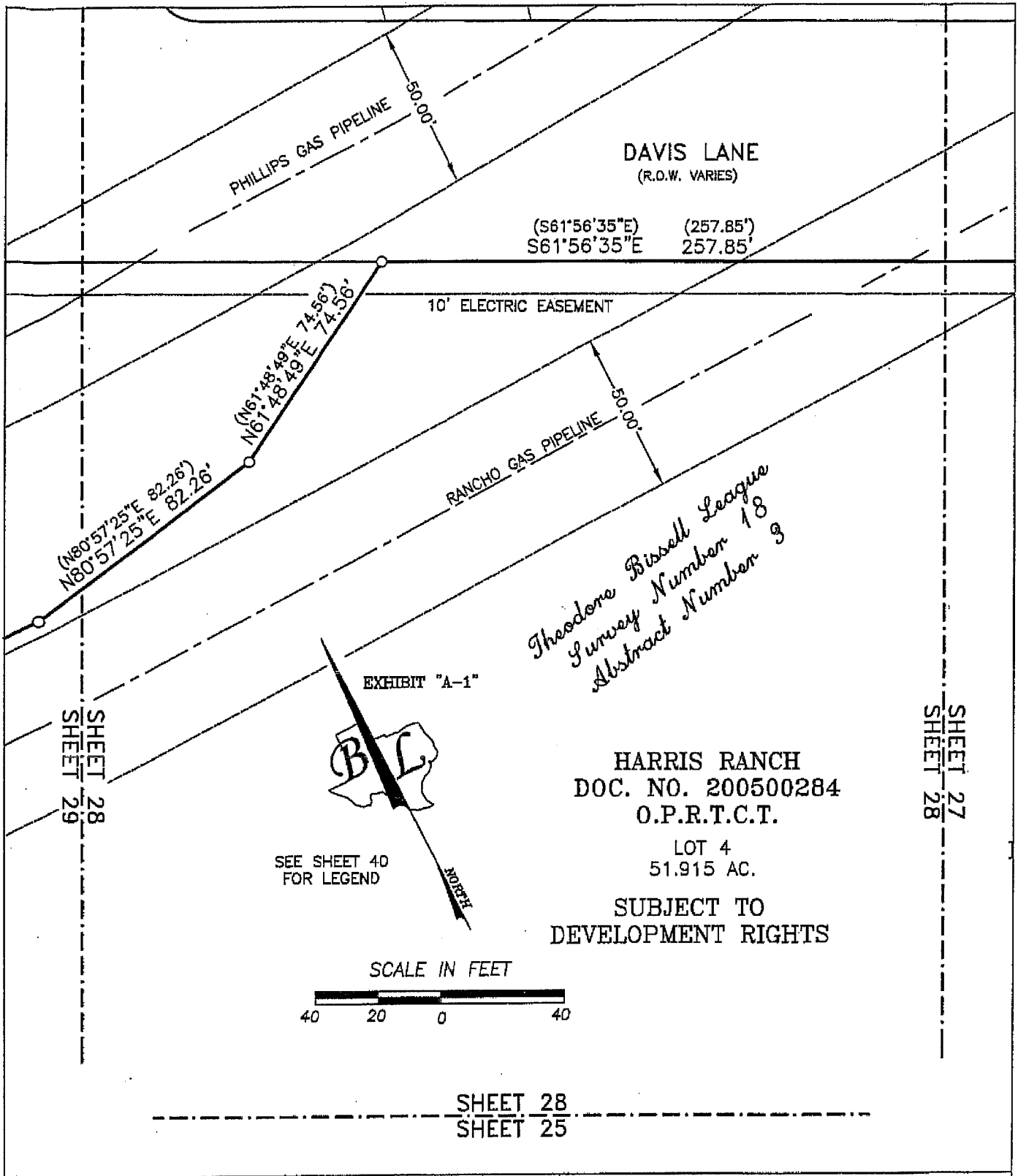
*Theodore Bissell League  
 Survey Number 18  
 Abstract Number 3*

BRODIE HEIGHTS CONDOMINIUMS  
 BEING ALL OF LOT 4, HARRIS RANCH,  
 A SUBDIVISION OF RECORD IN  
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 TRAVIS COUNTY, TEXAS

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 AUSTIN, TEXAS 78754  
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 ron-baseline@austin.blr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
 27 of 42



**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS**

**BASELINE LAND SURVEYORS, INC.**  
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ron-baseline@austin.tx.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot
Job No.	
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
28 of 42

EXHIBIT "A-1"

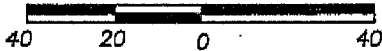


DAVIS LANE  
(R.O.W. VARIES)

NOTE

10' ELECTRIC EASEMENT

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

PHILLIPS GAS PIPELINE  
50.00'

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 2  
(NOT PART OF REGIME)

(N 89°28'17" W 563.99')  
N 89°28'17" W 563.99'

RANCHO GAS PIPELINE  
50.00'

SUBJECT TO  
DEVELOPMENT RIGHTS

(N80°57'25"E  
N80°57'25"E

SHEET 28  
SHEET 29

SHEET 29  
SHEET 24

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master  
Job No. Snapshot  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
29 of 42

SUBJECT TO  
DEVELOPMENT  
RIGHTS

SHEET 2  
SHEET 30

(N27°34'26"E 368.48')  
N27°34'26"E 368.48'

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

LOT 5  
WATER QUALITY &  
DETENTION POND  
(NOT PART OF  
REGIME)

SHEET 31  
SHEET 30

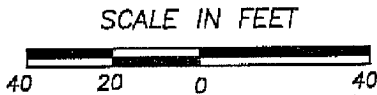
N 27°34'26" E 999.96'  
[N 27°34'26" E 974.00']

(S62°18'07"E  
100.00')  
S62°18'07"E  
100.00'

EXHIBIT "A-1"



100' POND SETBACK



SCALE IN FEET

SEE SHEET 40  
FOR LEGEND

100.00'

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

10' ELECTRIC EASEMENT

N 62°18'54" W 875.17'  
356.04' [360.51']

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

LOT 20  
BLOCK A  
(2.778 ACRES)

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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BASELINE LAND SURVEYORS, INC.

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8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ran-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No.

Snapshot:

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

Drawn By: RLW

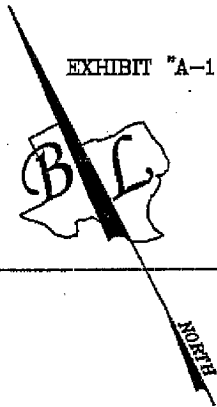
SHEET  
30 of 42

SHEET 3  
SHEET 31

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 5  
WATER QUALITY &  
DETENTION POND  
(NOT PART OF  
REGIME)

EXHIBIT "A-1"



*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

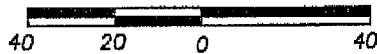
SHEET 31  
SHEET 30

SHEET 32  
SHEET 31

100' POND SETBACK

SUBJECT TO  
DEVELOPMENT RIGHTS

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

10' ELECTRIC EASEMENT

N 62°18'54" W 875.17'  
356.04' [360.51']

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

LOT 20  
BLOCK A  
(2.778 ACRES)

N 62°18'54" W 875.17'  
(N 60°00'00" W)

LOT 15

LOT 14

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master		
Job No.	Snapshot:	
Scale (Hor.): 1"=40'	Scale (Vert.):	
Date: 08/22/07	Checked By: JSL	Drawn By: RLW

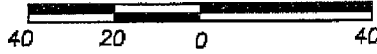
SHEET  
31 of 42



SHEET 4  
SHEET 32

EXHIBIT "A-1"

SCALE IN FEET



15' WASTEWATER EASEMENT  
DOC. NO. 2005206808  
O.P.R.T.C.T.

SEE SHEET 40  
FOR LEGEND

SUBJECT TO  
DEVELOPMENT RIGHTS

SHEET 32  
SHEET 31

SHEET 33  
SHEET 32

(S27°19'31" W 530.65')  
S27°19'31" W 530.65'

100' POND SETBACK

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

10' ELECTRIC EASEMENT

319.16'

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

LOT 13

N 62°18'54" W 875.17'  
[N 59°41'00" W]

BLOCK A

1

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

TEA ROSE  
TRAIL  
(50' R.O.W)

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
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OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No.

Snapshot

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

Drawn By: RLW

SHEET  
32 of 42

SHEET 5  
SHEET 33

SUBJECT TO  
DEVELOPMENT RIGHTS

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

SHEET 33  
SHEET 32

SHEET 34  
SHEET 33

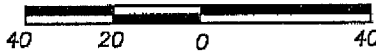
EXHIBIT "A-1"



100' POND SETBACK

SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



10' ELECTRIC EASEMENT

TEA ROSE  
TRAIL  
(50' R.O.W)

BLOCK B  
1

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

N 62°40'29" W 767.11'  
(N 60°00'00" W)  
[N 60°05'00" W 767.32']

13

BLOCK B

14

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
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ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master  
Job No. Snapshot:  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
33 of 42

SHEET 6  
SHEET 34

SUBJECT TO  
DEVELOPMENT RIGHTS

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SHEET 34  
SHEET 33

SHEET 35  
SHEET 34

EXHIBIT "A-1"



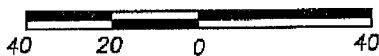
100' POND SETBACK

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



10' ELECTRIC EASEMENT

BLOCK B

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

N 62°40'29" W 767.11'  
(N 60°00'00" W)  
[N 60°05'00" W 767.32']

BLOCK B

14

15

16

17

18

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rl.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master

Job No.

Snapshot:

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

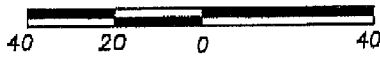
Checked By: JSL

Drawn By: RLW

SHEET  
34 of 42

SHEET 7  
SHEET 35

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

SUBJECT TO  
DEVELOPMENT RIGHTS

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SHEET 35  
SHEET 34

SHEET 36  
SHEET 35

100' POND SETBACK

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

EXHIBIT "A-1"



10' ELECTRIC EASEMENT

N 62°40'29" W 767.11'  
(N 60°00'00" W)  
[N 60°05'00" W 767.32']

CHERRY CREEK  
SECTION THIRTEEN  
VOL. 92, PG. 236  
P.R.T.C.T.

BLOCK B

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

18

19

20

21

1

2

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No.

Snapshot:

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

Drawn By: RLW

SHEET  
35 of 42

SHEET 8  
SHEET 36

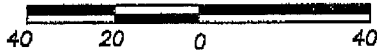
EXHIBIT "A-1"



SEE SHEET 40  
FOR LEGEND

SUBJECT TO  
DEVELOPMENT RIGHTS

SCALE IN FEET



SHEET 36  
SHEET 35

SHEET 37  
SHEET 36

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

100' POND SETBACK

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

10' ELECTRIC EASEMENT

N 62°41'13" W 379.33'  
(N 60°00'00" W)  
[N 60°05'45" W 379.33']

BLOCK B

CHERRY CREEK  
SECTION THIRTEEN  
VOL. 92, PG. 236  
P.R.T.C.T.

2

3

4

5

6

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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OFFICE: 512.374.0722 FAX: 512.873.9743  
ron-baseline@austin.rr.com

File: \\Harris Ranch\Gondo\Dwg\Brodie Hts Condo Master  
Job No. Snapshot  
Scale (Hor.): 1"=40' Scale (Vert.):  
Date: 08/22/07 Checked By: JSL Drawn By: RLW

SHEET  
36 of 42

SHEET 9  
SHEET 37

EXHIBIT "A-1"



SUBJECT TO  
DEVELOPMENT RIGHTS

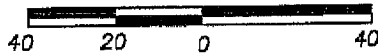
HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

SHEET 37  
SHEET 36

SHEET 38  
SHEET 37

SCALE IN FEET



SEE SHEET 40  
FOR LEGEND

100' POND SETBACK

*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

10' ELECTRIC EASEMENT

553.29'

N 62°41'13" W  
379.33'  
(N 60°00'00" W)  
[N 60°05'45" W 379.33']

N 62°47'55" W 1031.43'  
(N 60°10'00" W)

CHERRY CREEK  
SECTION THIRTEEN  
VOL. 92, PG. 236  
P.R.T.C.T.

BLOCK B

6

7

8

9

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ran-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master

Job No.

Snapshot:

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

Drawn By: RLW

SHEET  
37 of 42

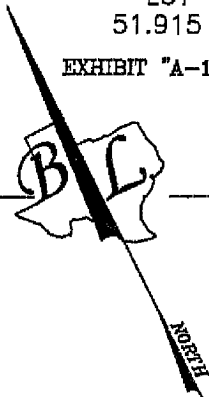
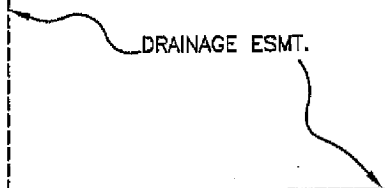
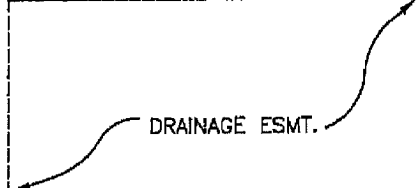
SHEET 10  
SHEET 38

SHEET 38  
SHEET 37

SHEET 39  
SHEET 38

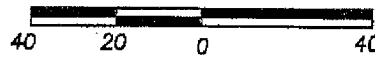
HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.  
LOT 4  
51,915 AC.  
EXHIBIT "A-1"

SUBJECT TO  
DEVELOPMENT RIGHTS



SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



100' POND SETBACK

10' ELECTRIC EASEMENT

553.29'

N 62°47'55" W 1031.43'  
(N 60°10'00" W)

9  
CHERRY CREEK  
SECTION THIRTEEN  
VOL. 92, PG. 236  
P.R.T.C.T.

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

BLOCK C  
15

BLOCK B  
10

16

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
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8333 CROSS PARK DRIVE

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File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master

Job No.

Snapshot:

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

Drawn By: RLW

SHEET  
38 of 42

SEE SHEET 40  
FOR LEGEND

SHEET 11  
SHEET 39

DRAINAGE ESMT.

HARRIS RANCH  
DOC. NO. 200500284  
O.P.R.T.C.T.

LOT 3  
SUBJECT TO  
DEVELOPMENT RIGHTS

EXHIBIT "A-1"

HARRIS RANCH  
DOC. NO.  
200500284  
O.P.R.T.C.T.

LOT 4  
51.915 AC.

N 26°18'16" E 392.57'

SHEET 39  
SHEET 38

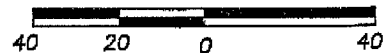
100' POND SETBACK



*Theodore Bissell League  
Survey Number 18  
Abstract Number 3*

SEE SHEET 40  
FOR LEGEND

SCALE IN FEET



10' ELECTRIC EASEMENT

DRAINAGE ESMT.

553.29'

N 62°47'55" W 1031.43'  
(N 60°10'00" W)

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

BLOCK C

16

17

18

19

20

21

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8533 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master

Job No.

Snapshot

Scale (Hor.): 1"=40'

Scale (Vert.):

Date: 08/22/07

Checked By: JSL

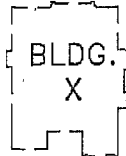
Drawn By: RLW

SHEET  
39 of 42



- 1/2" IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- 1/2" IRON REBAR SET W/PLASTIC CAP  
WHICH READS "BASELINE INC."
- △ CALCULATED POINT
- ⊞ PIPELINE MARKER

- L.C.E. LIMITED COMMON ELEMENT
- G.C.E. GENERAL COMMON ELEMENT
- (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



FUTURE PLANNED BUILDING (SUBJECT TO DEVELOPMENT RIGHTS)

EXHIBIT "A-1"

**BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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TRAVIS COUNTY, TEXAS**

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PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austln.r.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	
Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

SHEET  
40 of 42

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°25'57"W	9.23'
L2	N09°37'07"E	17.91'
L3	S80°22'53"E	9.21'
L4	S09°37'07"W	18.54'
L5	N76°25'57"W	19.63'
L6	N09°37'07"E	16.54'
L7	S80°22'53"E	19.58'
L8	S09°37'07"W	17.89'
L9	N76°25'57"W	16.92'
L10	N09°37'07"E	19.89'
L11	S80°22'53"E	16.87'
L12	S09°37'07"W	21.06'
L13	S86°13'11"W	8.69'
L14	N03°08'44"E	21.80'
L15	S86°51'16"E	8.63'
L16	S03°08'44"W	20.75'
L17	S86°13'11"W	19.06'
L18	N03°08'44"E	19.29'
L19	S86°51'16"E	18.92'
L20	S03°08'44"W	16.99'
L21	S86°13'11"W	8.69'
L22	N03°08'44"E	18.45'
L23	S86°51'16"E	8.62'
L24	S03°08'44"W	17.40'
L25	S05°58'17"W	21.82'
L26	N84°01'43"W	16.88'
L27	N05°58'17"E	21.10'
L28	S86°27'45"E	16.89'
L29	S86°27'45"E	19.60'
L30	S05°58'17"W	19.10'
L31	N84°01'43"W	19.58'
L32	N05°58'17"E	18.27'
L33	S86°27'45"E	9.22'
L34	S05°58'17"W	20.27'
L35	N84°01'43"W	9.21'
L36	N05°58'17"E	19.88'
L37	S75°00'45"E	8.67'
L38	S08°50'51"W	17.27'
L39	N81°09'09"W	8.62'
L40	N08°50'51"E	18.20'
L41	S75°00'45"E	19.03'
L42	S08°50'51"W	16.74'
L43	N81°09'09"W	18.92'
L44	N08°50'51"E	18.78'
L45	S75°00'45"E	8.67'
L46	S08°50'51"W	20.24'
L47	N81°09'09"W	8.62'
L48	N08°50'51"E	21.16'
L49	S17°39'53"E	107.65'
L50	S43°49'30"W	127.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	S03°22'49"E	73.91'
L52	S46°23'31"W	89.94'
L53	S11°36'34"W	69.24'
L54	N79°31'35"W	25.53'
L55	N85°38'25"E	35.03'
L56	S56°17'57"E	8.63'
L57	S34°28'32"W	17.64'
L58	N55°31'28"W	8.63'
L59	N34°28'32"E	17.52'
L60	S56°17'57"E	18.92'
L61	S34°28'32"W	16.07'
L62	N55°31'28"W	18.92'
L63	N34°28'32"E	15.81'
L64	S56°17'57"E	8.63'
L65	S34°28'32"W	17.27'
L66	N55°31'28"W	8.62'
L67	N34°28'32"E	17.15'
L68	N36°20'29"W	8.63'
L69	N53°55'04"E	20.06'
L70	S36°04'56"E	8.62'
L71	S53°55'04"W	20.02'
L72	N36°20'29"W	18.92'
L73	N53°55'04"E	18.56'
L74	S36°04'56"E	18.92'
L75	S53°55'04"W	18.48'
L76	N36°20'29"W	8.63'
L77	N53°55'04"E	19.93'
L78	S36°04'56"E	8.63'
L79	S53°55'04"W	19.89'
L80	N14°12'01"W	8.61'
L81	N76°22'06"E	19.89'
L82	S13°35'54"E	8.62'
L83	S76°24'06"W	19.80'
L84	N14°12'01"W	18.92'
L85	N76°24'06"E	18.34'
L86	S13°35'54"E	18.92'
L87	S76°24'06"W	18.15'
L88	N14°12'01"W	8.63'
L89	N76°24'06"E	19.60'
L90	S13°35'54"E	8.63'
L91	S76°24'06"W	19.51'
L92	N00°07'53"E	16.87'
L93	S89°58'44"E	19.85'
L94	S00°01'17"W	16.87'
L95	N89°58'43"W	19.89'
L96	N00°07'53"E	19.58'
L97	S89°58'43"E	17.89'
L98	S00°01'17"W	19.58'
L99	N89°58'43"W	17.92'
L100	N00°07'53"E	9.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	S89°58'43"E	19.92'
L102	S00°01'17"W	9.21'
L103	N89°58'43"W	19.94'
L104	N00°43'56"E	16.88'
L105	S89°58'44"E	19.64'
L106	S00°01'17"W	16.87'
L107	N89°58'43"W	19.85'
L108	N00°43'56"E	19.58'
L109	S89°58'43"E	17.85'
L110	S00°01'17"W	19.58'
L111	N89°58'43"W	18.10'
L112	N00°43'56"E	9.21'
L113	S89°58'43"E	20.10'
L114	S00°01'17"W	9.21'
L115	N89°58'43"W	20.21'
L116	N00°31'43"E	232.50'
L117	N63°31'51"E	71.17'
L118	S25°00'54"E	71.65'
L119	S25°07'25"E	44.18'
L120	S82°47'51"W	146.42'
L121	S01°16'04"W	33.88'
L122	S09°15'20"E	17.51'
L123	S06°59'20"W	25.56'
L124	S00°14'50"W	25.37'
L125	S63°18'06"E	348.54'
L126	S89°28'17"E	261.28'
L127	S26°41'54"W	675.46'
L128	N79°34'13"W	8.77'
L129	N00°01'16"E	17.88'
L130	S89°58'44"E	8.62'
L131	S00°01'16"W	19.46'
L132	N00°01'16"E	18.00'
L133	S89°58'44"E	18.92'
L134	S00°01'16"W	21.48'
L135	N79°34'13"W	19.23'
L136	N79°34'13"W	8.77'
L137	N00°01'16"E	22.93'
L138	S89°58'44"E	8.62'
L139	S00°01'16"W	24.52'
L140	S84°14'11"W	8.67'
L141	N00°01'16"E	21.04'
L142	S89°58'44"E	8.63'
L143	S00°01'16"W	20.16'
L144	S84°14'11"W	19.01'
L145	N00°01'16"E	18.71'
L146	S89°58'44"E	18.92'
L147	S00°01'16"W	16.79'
L148	S84°14'11"W	8.67'
L149	N00°01'16"E	18.25'
L150	S89°58'44"E	8.63'

EXHIBIT "A-1"

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
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TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ran-baseline@austin.tx.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master	SHEET
Job No.	41 of 42
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 08/22/07	Checked By: JSL Drawn By: RLW

LINE TABLE		
LINE	BEARING	DISTANCE
L151	S00°01'16"W	17.37'
L152	S86°15'45"W	9.23'
L153	N00°00'05"E	25.43'
L154	S89°59'55"E	9.21'
L155	S00°00'05"W	24.37'
L156	S86°15'45"W	19.63'
L157	N00°00'05"E	22.37'
L158	S89°59'55"E	19.58'
L159	S00°00'05"W	21.09'
L160	S86°15'45"W	16.91'
L161	N00°00'05"E	23.09'
L162	S89°59'55"E	16.88'
L163	S00°00'05"W	21.99'
L164	S88°11'44"E	9.22'
L165	S00°58'07"E	18.66'
L166	S89°01'53"W	9.21'
L167	N00°58'07"W	19.10'
L168	S88°11'44"E	19.61'
L169	S00°58'07"E	17.10'
L170	S89°01'53"W	19.58'
L171	N00°58'07"W	18.05'
L172	S88°11'44"E	16.89'
L173	S00°58'07"E	20.05'
L174	S89°01'53"W	16.87'
L175	N00°58'07"W	20.87'
L176	N83°59'27"E	204.84'
L177	N83°59'27"E	38.70'
L178	N08°00'33"W	128.26'
L179	N06°00'33"W	132.35'
L180	S81°44'45"E	31.54'
L181	S81°44'45"E	31.54'
L182	N68°51'40"E	28.63'
L183	N64°17'39"E	29.66'
L184	S21°35'06"W	75.03'
L185	N23°43'42"W	82.08'
L186	S84°16'23"W	9.25'
L187	N00°00'05"E	22.30'
L188	S89°59'55"E	9.21'
L189	S00°00'05"W	21.37'
L190	S84°16'23"W	19.68'
L191	N00°00'05"E	19.37'
L192	S89°59'55"E	19.58'
L193	S00°00'05"W	17.41'
L194	S84°16'23"W	16.96'
L195	N00°00'05"E	19.41'
L196	S89°59'55"E	16.88'
L197	S00°00'05"W	17.72'
L198	N88°48'07"E	9.21'
L199	S00°30'08"E	18.27'
L200	S89°29'52"W	9.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L201	N00°30'08"W	18.16'
L202	S00°30'08"E	16.16'
L203	S89°29'52"W	19.58'
L204	N00°30'08"W	15.92'
L205	N88°48'07"E	19.58'
L206	N88°48'07"E	16.88'
L207	S00°30'08"E	17.92'
L208	S89°29'52"W	16.87'
L209	N00°30'08"W	17.71'
L210	N83°51'23"E	9.25'
L211	S00°30'08"E	22.08'
L212	S89°29'52"W	9.21'
L213	N00°30'08"W	21.18'
L214	N83°51'23"E	19.68'
L215	S00°30'08"E	19.18'
L216	S89°29'52"W	19.58'
L217	N00°30'08"W	17.24'
L218	N83°51'23"E	16.96'
L219	S00°30'08"E	19.24'
L220	S89°29'52"W	16.87'
L221	N00°30'08"W	17.57'
L222	N78°12'18"E	26.26'
L223	S38°32'46"W	155.55'
L224	S29°20'21"E	77.09'
L225	S08°11'45"E	74.80'
L226	N75°13'02"E	30.58'
L227	S76°41'47"W	27.86'
L228	S70°50'26"W	28.67'
L229	S82°08'55"W	33.96'
L230	N79°16'02"E	26.79'
L231	S08°21'54"E	136.85'

EXHIBIT "A-1"

**BRODIE HEIGHTS CONDOMINIUMS  
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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Draw\Brodie Hts Condo Master	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Date: 08/22/07	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET  
42 of 42

# BUILDING TYPE 3875

BUILDING NO. (LAR)	UNIT PLAN		
	<i>Orleans</i>	<i>Provence</i>	<i>Lille</i>
5 R	503	502	501
8 R	803	802	801
9 R	903	902	901
13 R	1303	1302	1301
14 L	1401	1402	1403
45 R	4503	4502	4501
52 R	5203	5202	5201



"L\R" DENOTES LEFT OR RIGHT BUILDING CONFIGURATION

EXHIBIT "A-2"

BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
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8353 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.8722 FAX: 512.875.9743  
ran-baseline@austin.rr.com

File: \\Harris Ranch\Condo\Dwg\Brodie Hts Condo Master	Snapshot:
Job No.:	Scale (Vert.):
Scale (Hor.): 1"=40'	Checked By: JSL
Date: 07/25/07	Drawn By: RLW

SHEET  
1 of 16

# BUILDING TYPE 4096

BUILDING NO. (L/R)	UNIT PLAN		
	<i>Riviera</i>	<i>Lorraine</i>	<i>Lyon</i>
4 L	401	402	403
6 L	601	602	603
10 L	1001	1002	1003
15 R	1503	1502	1501
16 R	1603	1602	1601
47 L	4701	4702	4703
49 L	4901	4902	4903
50 L	5001	5002	5003
51 R	5103	5102	5101



"L\R" DENOTES LEFT OR RIGHT BUILDING CONFIGURATION

EXHIBIT "A-2"

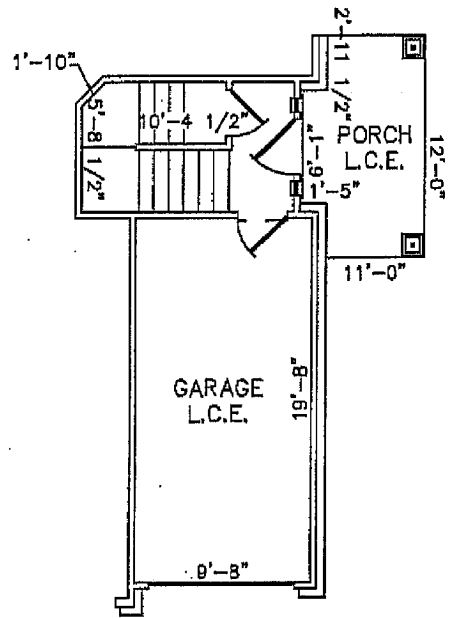
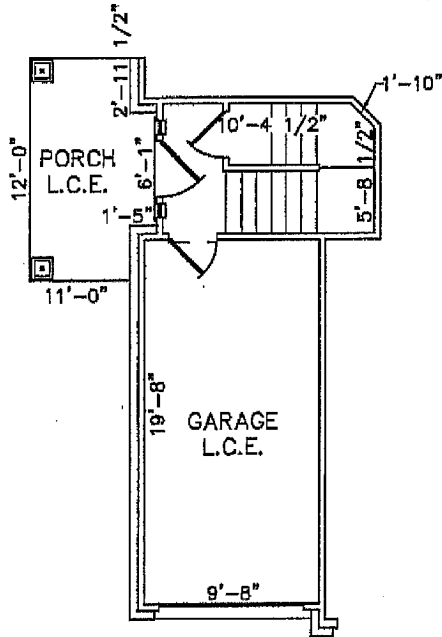
BRODIE HEIGHTS CONDOMINIUMS  
BEING ALL OF LOT 4, HARRIS RANCH,  
A SUBDIVISION OF RECORD IN  
DOCUMENT NUMBER 200500284 OF THE  
OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8353 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.8722 FAX: 512.873.9743  
ron-baseline@austin.rr.com

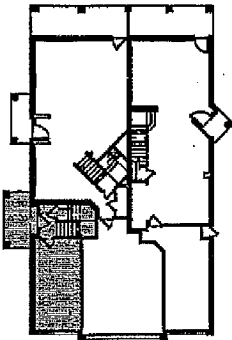
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Job No. Snapshot
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Date: 07/25/07 Checked By: JSL Drawn By: RLW

SHEET  
2 of 16

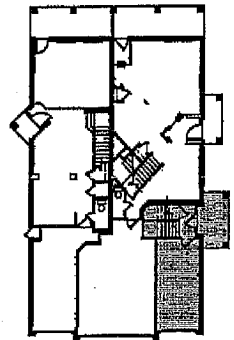
# BRODIE HEIGHTS CONDOMINIUMS



3875 LEFT



3875 RIGHT



## UNIT PLAN 1068 "THE ORLEANS" FIRST FLOOR BUILDING TYPE 3875

EXHIBIT "A-2"



**DANZE & DAVIS ARCHITECTS, INC.**  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

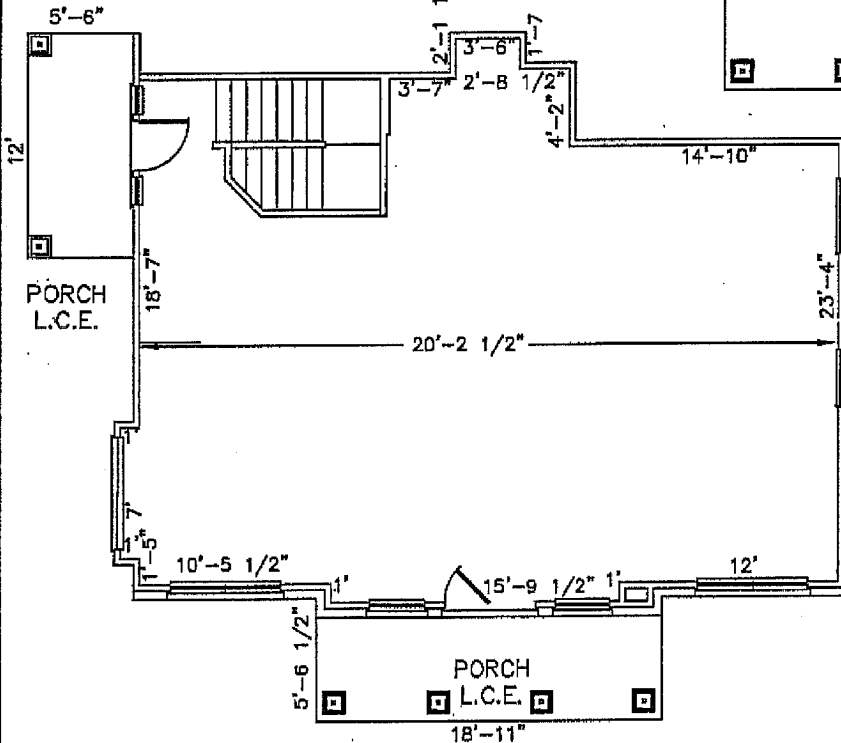
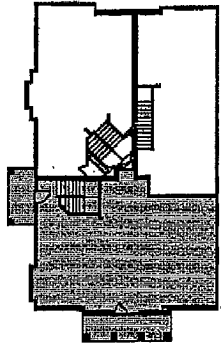
**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

File: S:\Proj\Harris Ranch\Condo\Draw\Brodie Hts. Condo Master	
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Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET**  
3 of 16

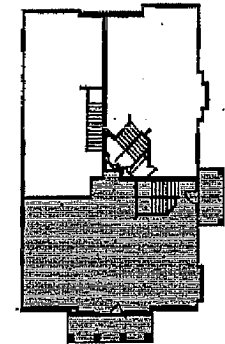
BRODIE HEIGHTS CONDOMINIUMS

3875 LEFT



PORCH L.C.E.

3875 RIGHT



PORCH L.C.E.  
18'-11"

UNIT TYPE 1068 "THE ORLEANS"  
SECOND FLOOR  
BUILDING PLAN 3875

EXHIBIT "A-2"

**d** DANZE & DAVIS ARCHITECTS, INC.  
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512/343-0714 512/343-0718 (Fax) www.danze-davis.com

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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

File: S:\Proj\Harris Ranch\Condo\Draw\Brodie Hts. Condo Master	<b>SHEET</b> 4 of 16
Job No. Snapshot:	
Scale (Hor.): Scale (Vert.):	
Date: 05/01/07 Checked By: JSL Drawn By: RLW	

BRODIE HEIGHTS CONDOMINIUMS

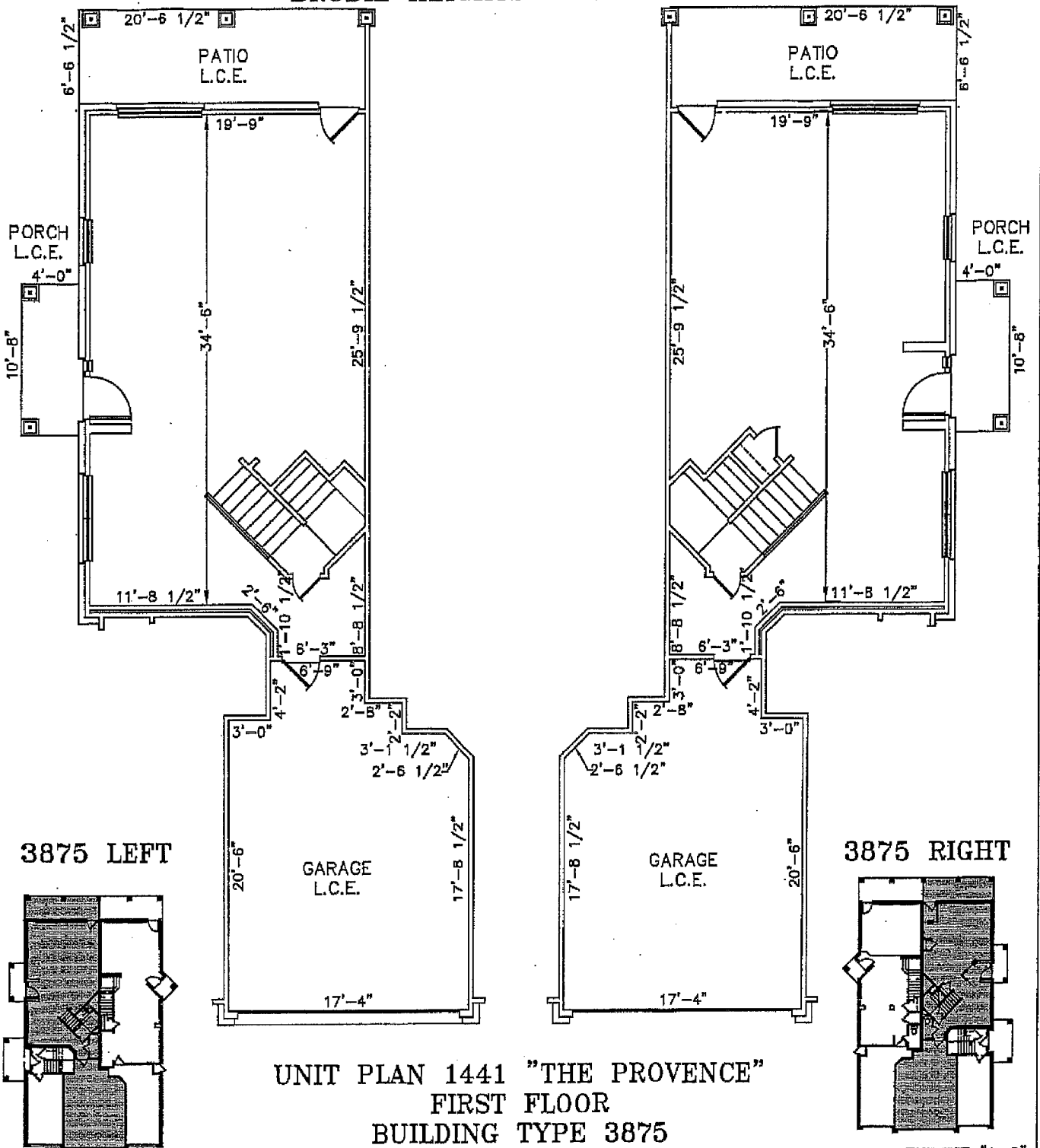


EXHIBIT "A-2"

**DANZE & DAVIS ARCHITECTS, INC.**  
 4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
 512/343-0714 512/343-0718 (Fax) www.danze-davis.com

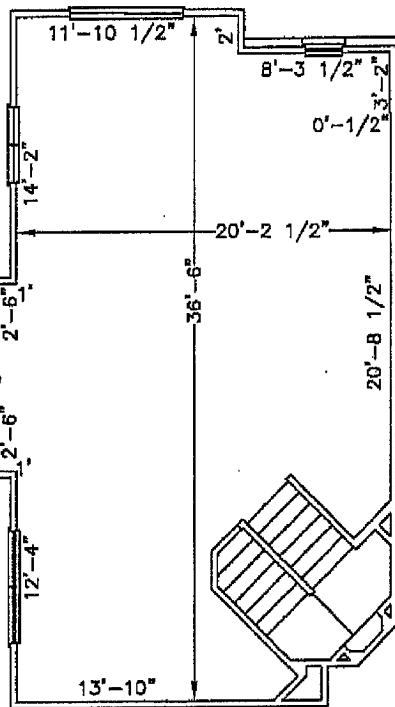
**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78757  
 OFFICE: 512.374.9722 FAX: 512.873.9743  
 ron-baseline@austin.tx.com

File: S:\Proj\Harris Ranch\Condo\DWG\Brodie Hts. Condo Master	
Job No.	Snapshot
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

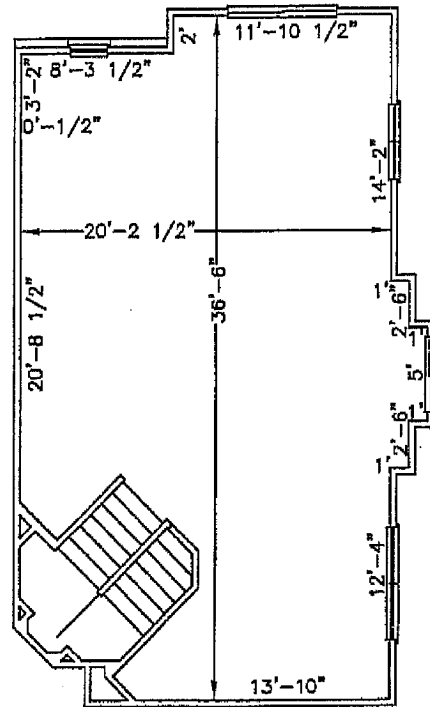
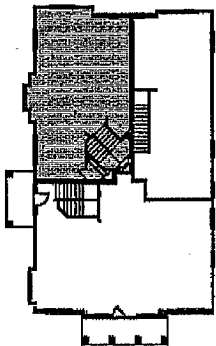
**SHEET**  
**5 of 16**



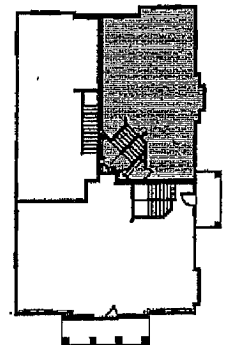
# BRODIE HEIGHTS CONDOMINIUMS



**3875 LEFT**



**3875 RIGHT**



## UNIT TYPE 1441 "THE PROVENCE" SECOND FLOOR BUILDING PLAN 3875

EXHIBIT "A-2"

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4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

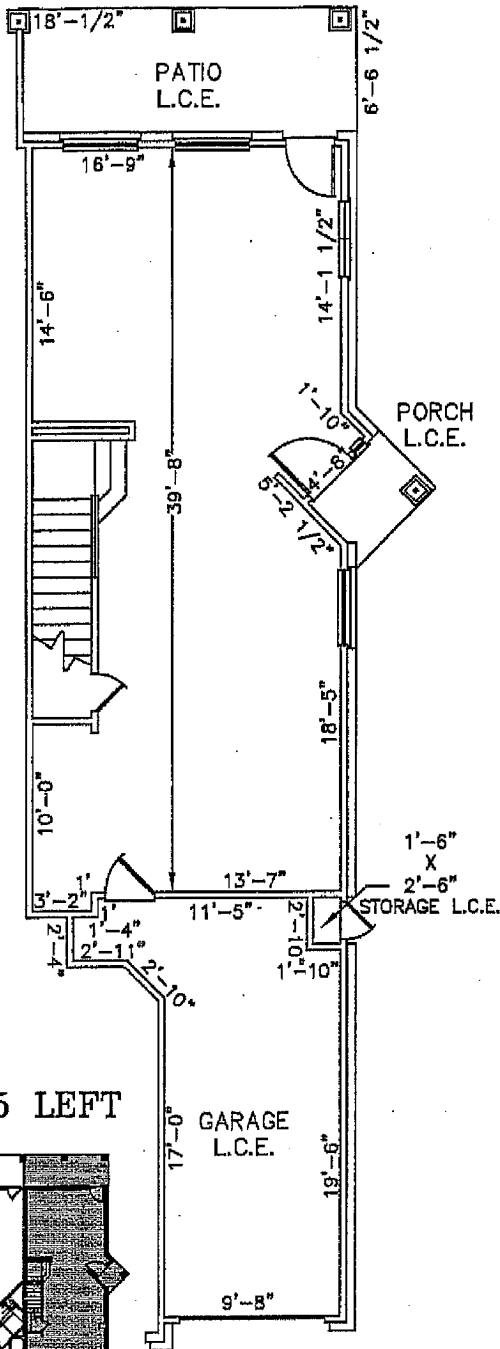
**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES

8535 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.8722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

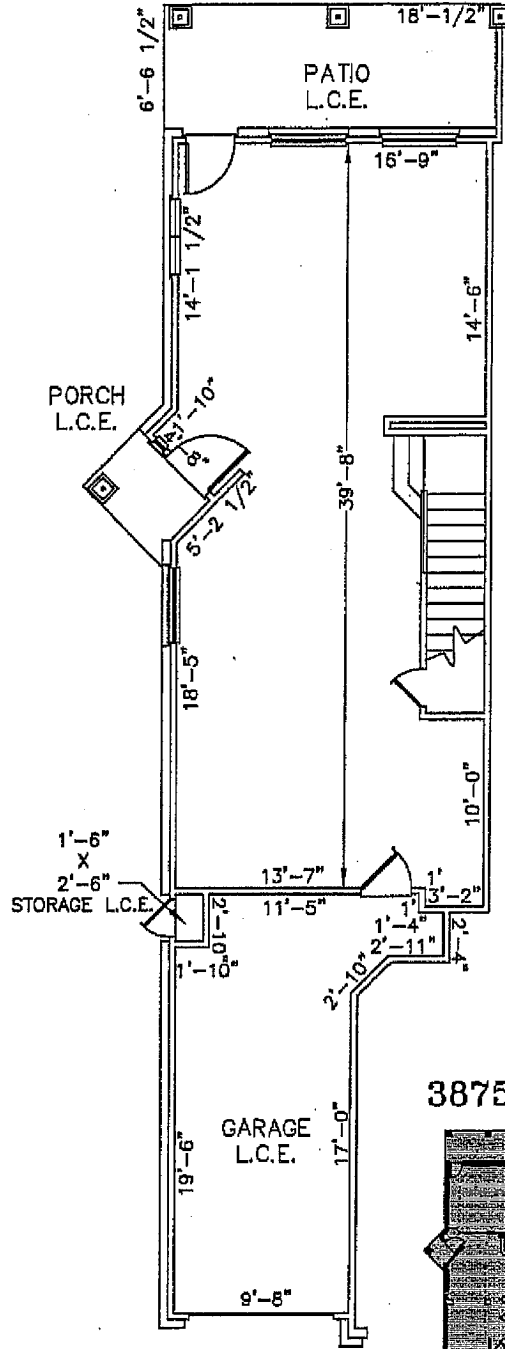
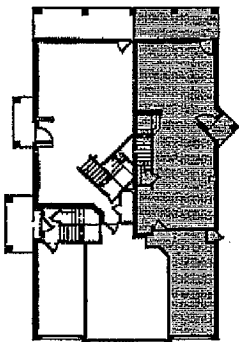
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Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET**  
5 of 16

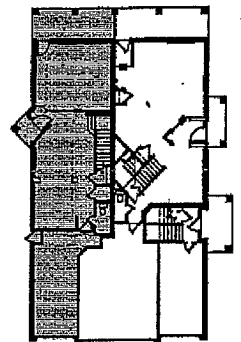
BRODIE HEIGHTS CONDOMINIUMS



3875 LEFT



3875 RIGHT



UNIT PLAN 1366 "THE LILLE"  
FIRST FLOOR  
BUILDING TYPE 3875

EXHIBIT "A-2"



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4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

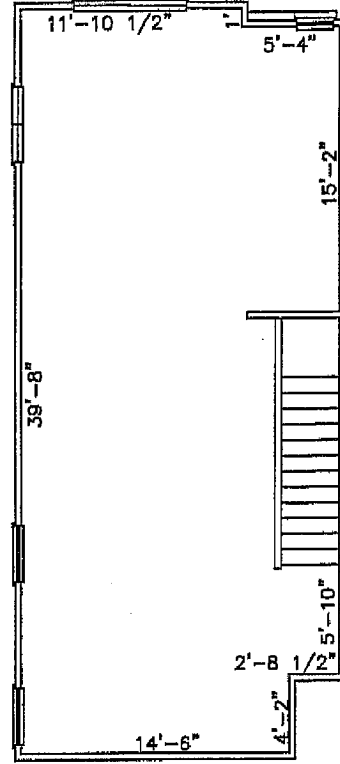
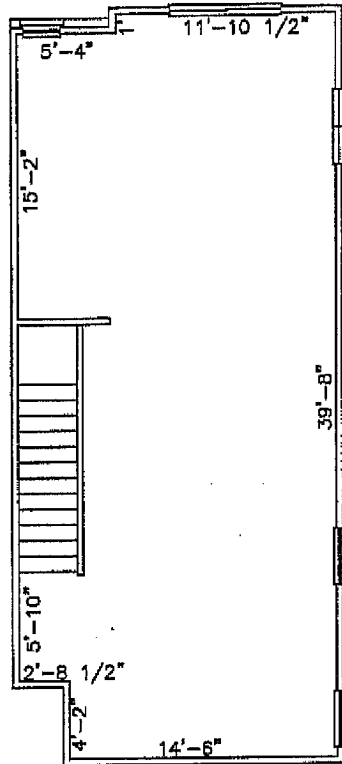
BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
rpn-baseline@austin.tx.com

File:	S:\Proj\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master
Job No.	Snapshot
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

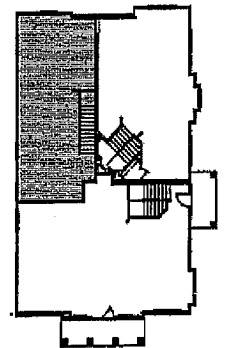
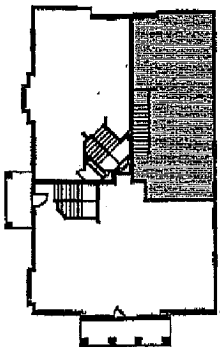
SHEET  
7 of 16

# BRODIE HEIGHTS CONDOMINIUMS



**3875 LEFT**

**3875 RIGHT**



**UNIT TYPE 1366 "THE LILLE"  
SECOND FLOOR  
BUILDING PLAN 3875**

EXHIBIT "A-2"



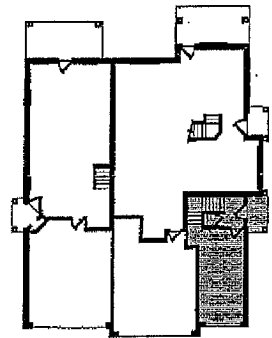
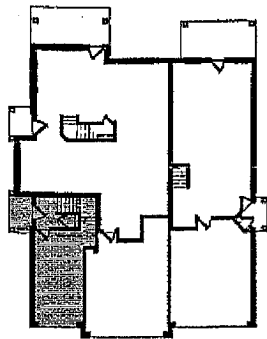
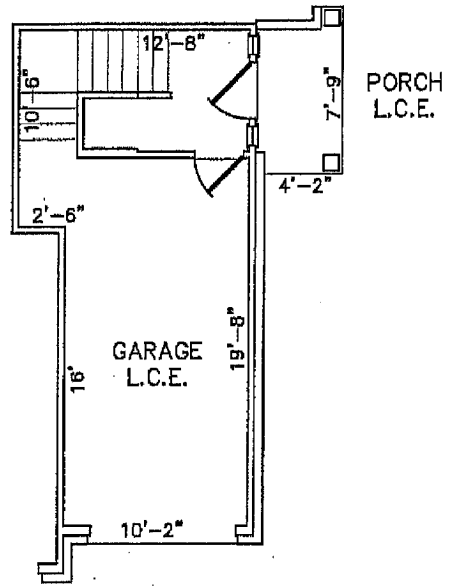
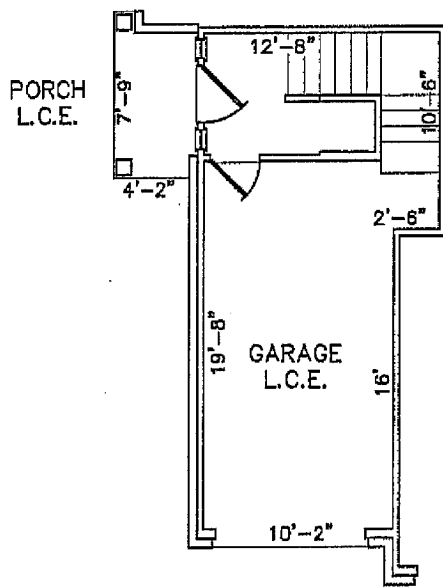
**DANZE & DAVIS ARCHITECTS, INC.**  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

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PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austln.sr.com

File: S:\Prof\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master	
Job No.	Snapshots
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET  
B of 16**

# BRODIE HEIGHTS CONDOMINIUMS



## UNIT PLAN 1270 "THE RIVIERA" FIRST FLOOR BUILDING TYPE 4096

EXHIBIT "A-2"

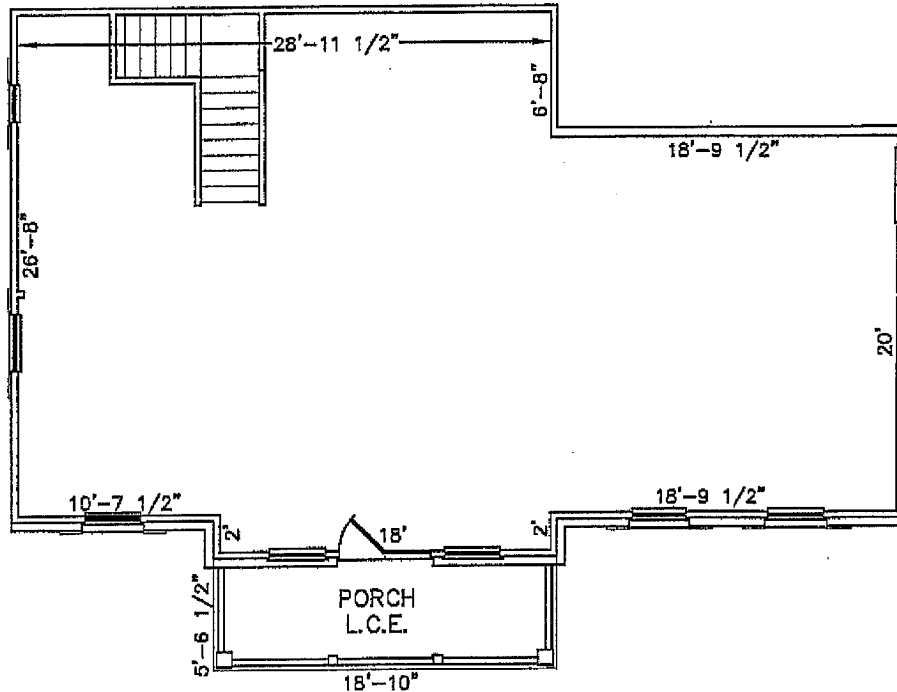
**D** DANZE & DAVIS ARCHITECTS, INC.  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.8722 FAX: 512.873.8743  
ron-baseline@austin.tx.com

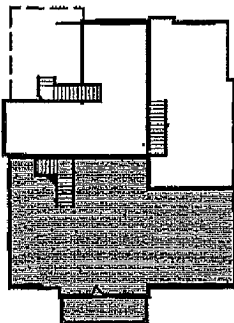
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Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET**  
9 of 16

# BRODIE HEIGHTS CONDOMINIUMS



4096 LEFT



UNIT PLAN 1270 "THE RIVIERA"  
SECOND FLOOR  
BUILDING TYPE 4096

EXHIBIT "A-2"



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8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rr.com

File: S:\Proj\Harris Ranch\Condo\Draw\Brodie Hts. Condo Master

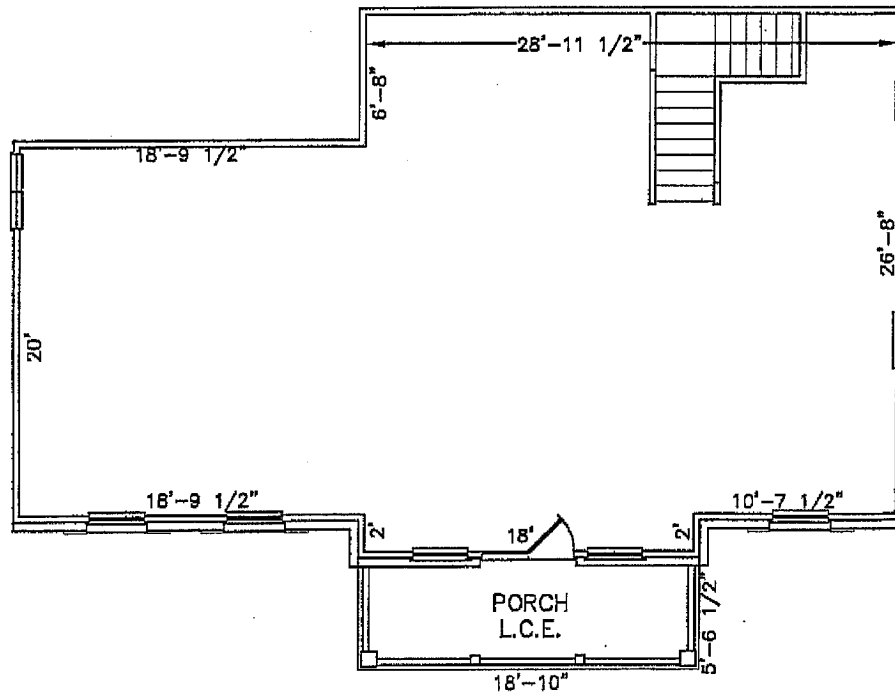
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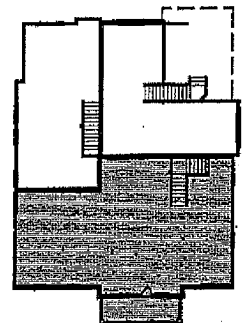
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SHEET  
10 of 16

# BRODIE HEIGHTS CONDOMINIUMS



4096 RIGHT



UNIT PLAN 1270 "THE RIVIERA"  
SECOND FLOOR  
BUILDING TYPE 4096

EXHIBIT "A-2"



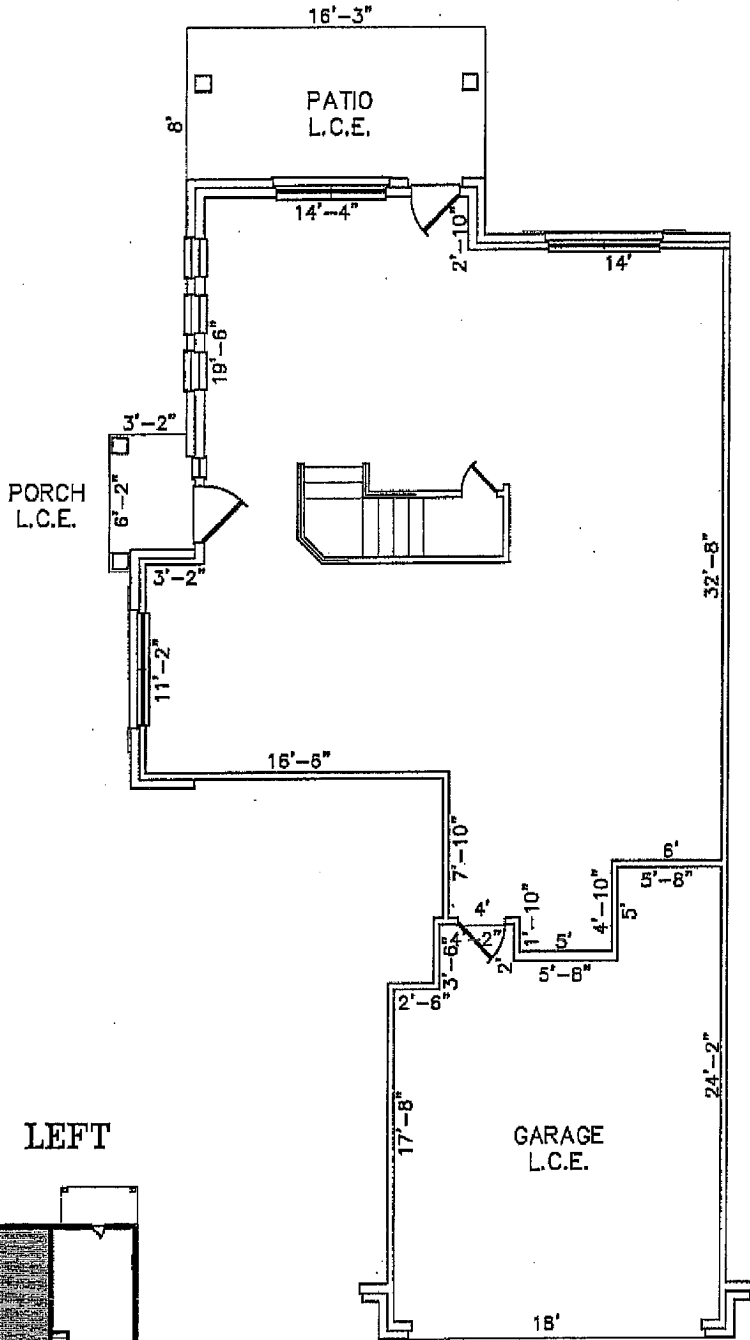
DANZE & DAVIS ARCHITECTS, INC.  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

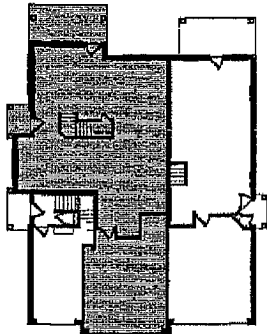
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Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

SHEET  
11 of 16

BRODIE HEIGHTS CONDOMINIUMS



4096 LEFT



UNIT PLAN 1617 "THE LORRAINE"  
FIRST FLOOR  
BUILDING TYPE 4096

EXHIBIT "A-2"

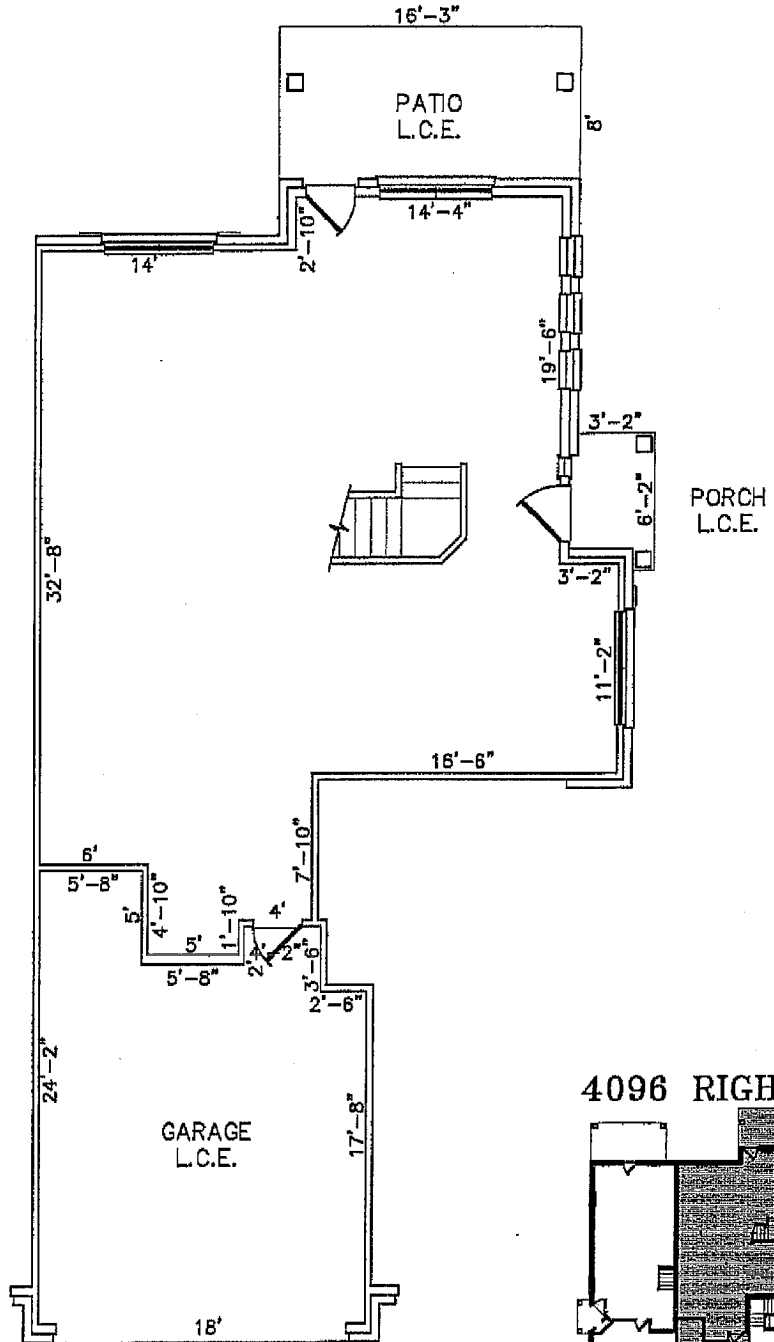
**D** DANZE & DAVIS ARCHITECTS, INC.  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

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8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austln.tx.com

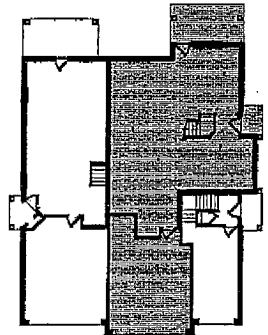
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Job No.	Snapshot
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL   Drawn By: RLW

**SHEET**  
12 of 16

# BRODIE HEIGHTS CONDOMINIUMS



4096 RIGHT



UNIT PLAN 1617 "THE LORRAINE"  
 FIRST FLOOR  
 BUILDING TYPE 4096

EXHIBIT "A-2"

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 512/343-0714 512/343-0718 (Fax) www.danze-davis.com

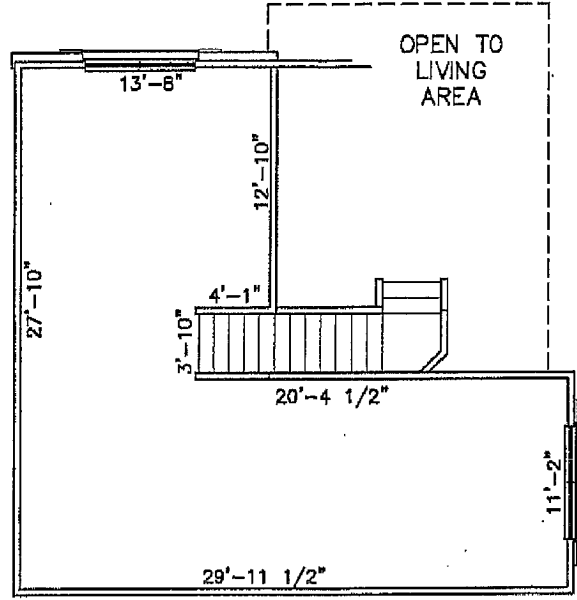
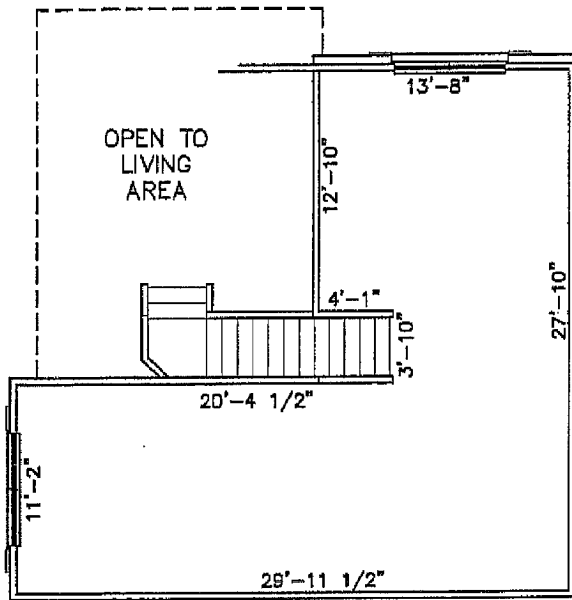
**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78757  
 OFFICE: 512.374.9722 FAX: 512.875.9743  
 ron-baseline@austin.tx.com

File:	S:\Prof\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master	
Job No.	Snapshot	
Scale (Hor.):	Scale (Vert.):	
Date: 05/01/07	Checked By: JSL	Drawn By: RLV

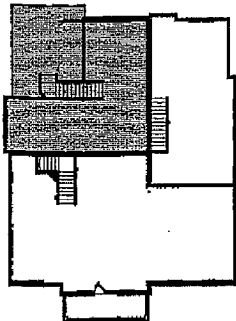
SHEET  
 13 of 16



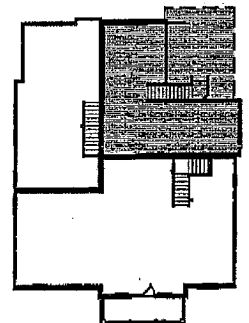
# BRODIE HEIGHTS CONDOMINIUMS



**4096 LEFT**



**4096 RIGHT**



## UNIT PLAN 1617 "THE LORRAINE" SECOND FLOOR BUILDING TYPE 4096

EXHIBIT "A-2"



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PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: S:\Pro\Horrie Ranch\Condo\Draw\Brodie Hts. Condo Master

Job No.

Snapshot

Scale (Hor.):

Scale (Vert.):

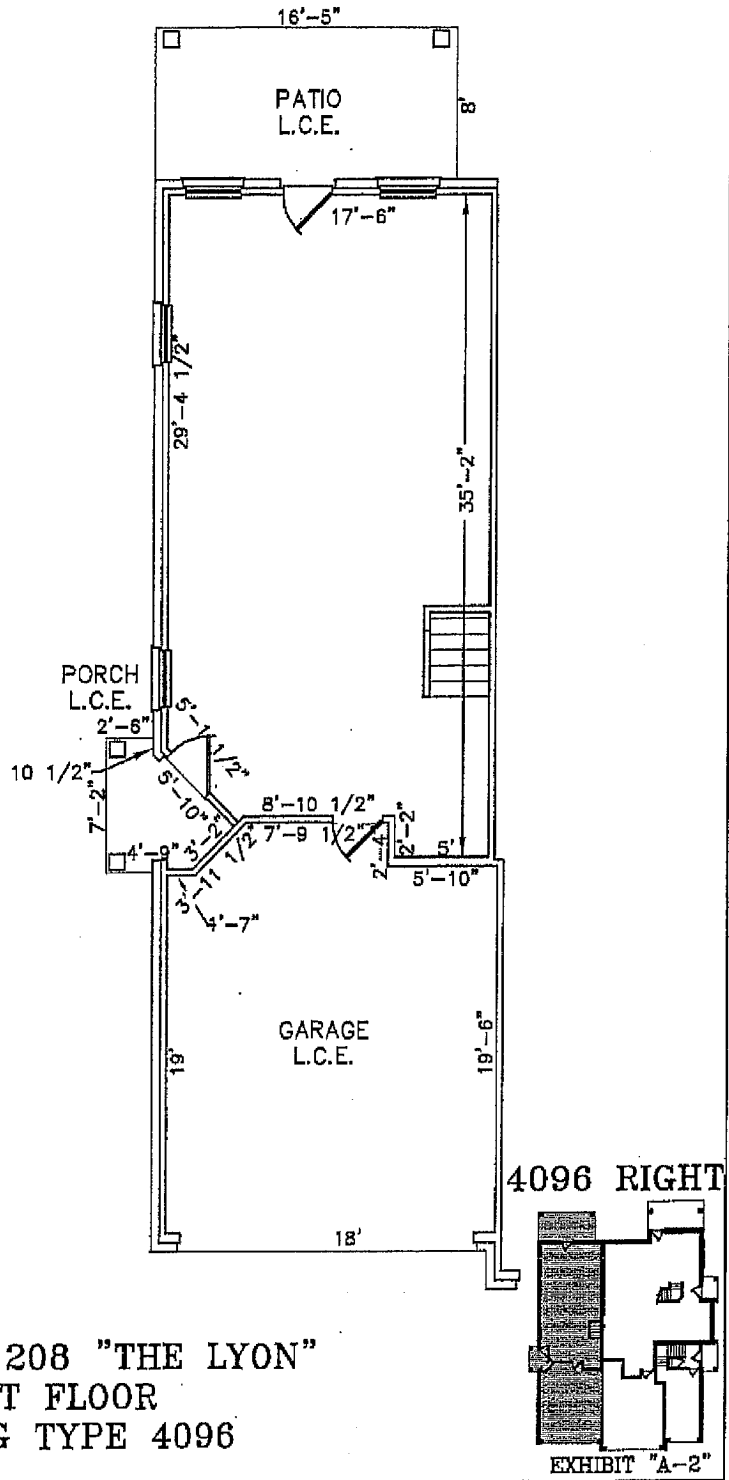
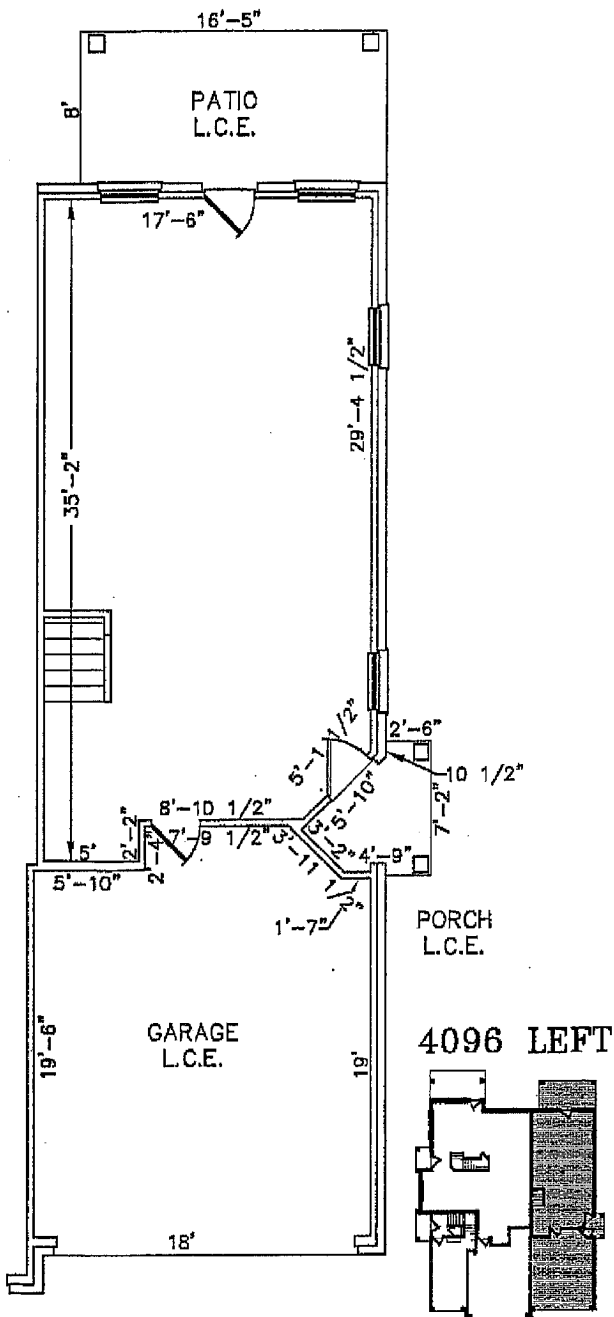
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Checked By: JSL

Drawn By: RLW

**SHEET**  
14 of 16

# BRODIE HEIGHTS CONDOMINIUMS



**UNIT PLAN 1208 "THE LYON"  
FIRST FLOOR  
BUILDING TYPE 4096**

EXHIBIT "A-2"

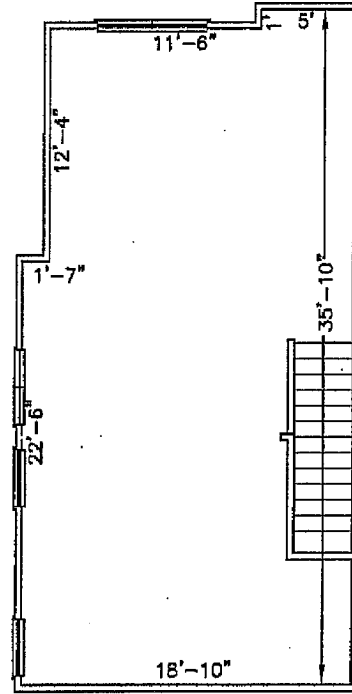
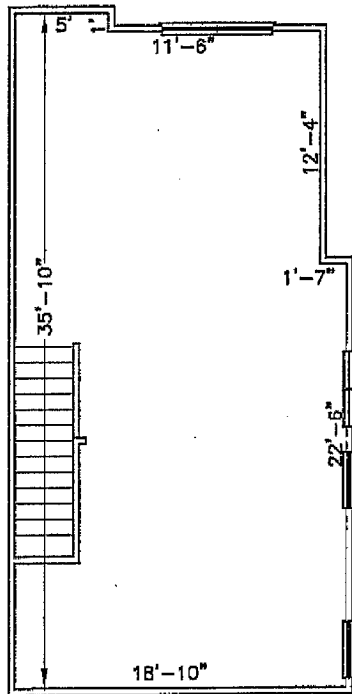
**DANZE & DAVIS ARCHITECTS, INC.**  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davls.com

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PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

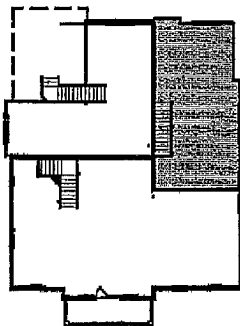
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Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET  
15 of 16**

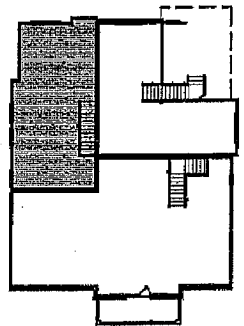
# BRODIE HEIGHTS CONDOMINIUMS



**4096 LEFT**



**4096 RIGHT**



## UNIT PLAN 1208 "THE LYON" SECOND FLOOR BUILDING TYPE 4096

EXHIBIT "A-2"



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4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
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**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rr.com

File: S:\Prof\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master	
Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET**  
16 of 16

BRODIE HEIGHTS CONDOMINIUMS



FRONT ELEVATION

FRONT ELEVATION

BUILDING TYPE 3875  
LEFT CONFIGURATION



REAR ELEVATION

BUILDING TYPE 3875  
LEFT CONFIGURATION

EXHIBIT "A-3"



DANZE & DAVIS ARCHITECTS, INC.  
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PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-basellna@austlnr.com

File: S:\Proj\Harris Ranch\Condo\Draw\Brodie Hts. Condo Master	Job No.	Snapshot
Scale (Hor.):	Scale (Ver.):	
Date: 07/25/07	Checked By: JSL	Drawn By: RLW

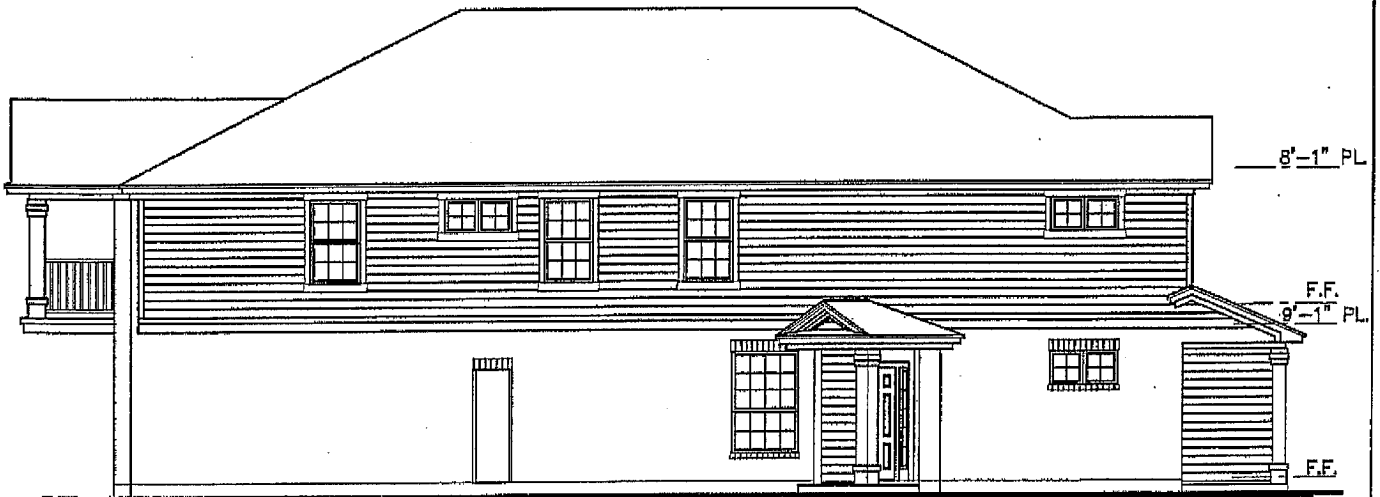
SHEET  
1 of 8

BRODIE HEIGHTS CONDOMINIUMS



LEFT ELEVATION

BUILDING TYPE 3875  
LEFT CONFIGURATION



RIGHT ELEVATION

BUILDING TYPE 3875  
LEFT CONFIGURATION

EXHIBIT "A-3"



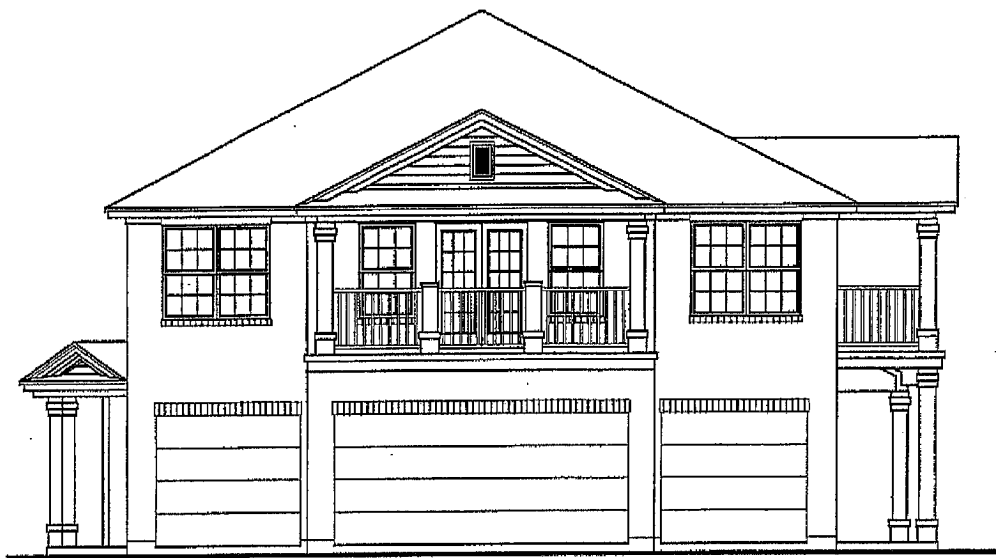
DANZE & DAVIS ARCHITECTS, INC.  
4701 Spicewood Springs Rd., Suite 200, Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722 FAX: 512.873.9743  
ron-baseline@austin.tx.com

File: S:\Prof\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master	
Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 07/25/07	Checked By: JSL Drawn By: RLW

SHEET  
2 of 8

BRODIE HEIGHTS CONDOMINIUMS



FRONT ELEVATION

BUILDING TYPE 3875  
RIGHT CONFIGURATION



REAR ELEVATION

BUILDING TYPE 3875  
RIGHT CONFIGURATION

EXHIBIT "A-3"

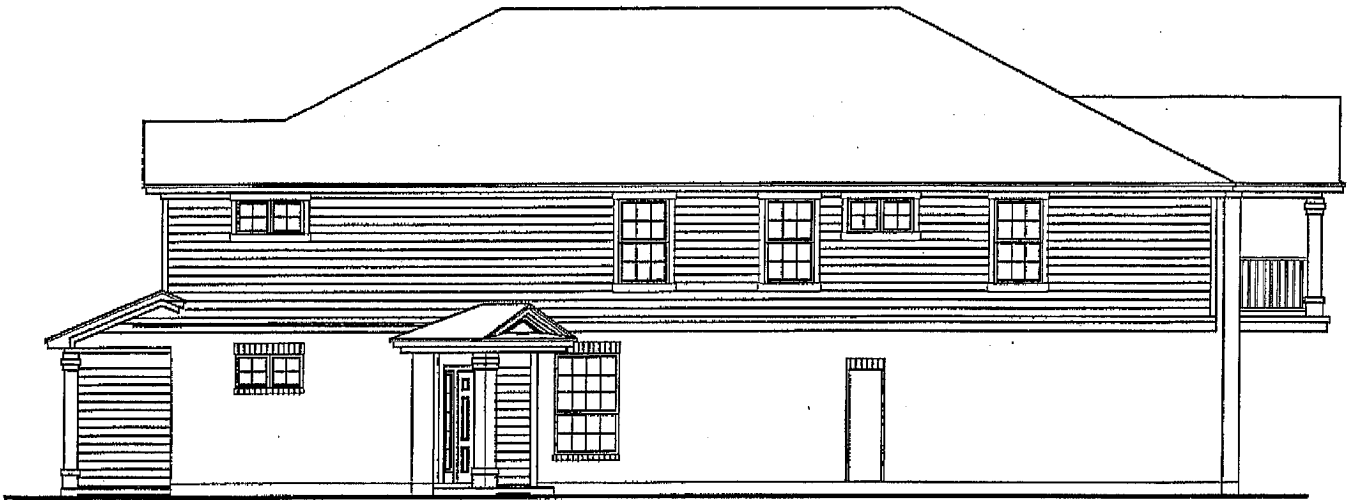
**d** DANZE & DAVIS ARCHITECTS, INC.  
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512/343-0714 512/343-0718 (Fax) www.danze-davis.com

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File: S:\Proj\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master
Job No. Snapshot
Scale (Hor.): Scale (Vert.):
Date: 05/01/07 Checked By: JSL Drawn By: RLW

SHEET  
3 of 8

BRODIE HEIGHTS CONDOMINIUMS



LEFT ELEVATION

BUILDING TYPE 3875  
RIGHT CONFIGURATION



RIGHT ELEVATION

BUILDING TYPE 3875  
RIGHT CONFIGURATION

EXHIBIT "A-3"

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File: S:\Proj\Harris Ranch\Condo\DWG\Brodie Hts. Condo Master

Job No. Snapshot

Scale (Hor.): Scale (Vert.)

Date: 05/01/07 Checked By: JSL Drawn By: RLW

SHEET  
4 of 8

BRODIE HEIGHTS CONDOMINIUMS



FRONT ELEVATION  
 BUILDING TYPE 4096  
 LEFT CONFIGURATION



REAR ELEVATION  
 BUILDING TYPE 4096  
 LEFT CONFIGURATION

EXHIBIT "A-3"



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 ron-baseline@austin.tx.com

File:	S:\Proj\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master
Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 07/25/07	Checked By: JSL Drawn By: RLW

SHEET  
 5 of 8



BRODIE HEIGHTS CONDOMINIUMS



LEFT ELEVATION

BUILDING TYPE 4096  
LEFT CONFIGURATION



RIGHT ELEVATION

BUILDING TYPE 4096  
LEFT CONFIGURATION

EXHIBIT "A-3"



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ran-baseline@austln.rtr.com

File: S:\Pro\Harris Ranch\Condo\Dwg\Brodie Hts. Condo Master	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 07/25/07	Checked By: JSL Drawn By: RLW

SHEET  
6 of 8

BRODIE HEIGHTS CONDOMINIUMS



FRONT ELEVATION  
 BUILDING TYPE 4096  
 RIGHT CONFIGURATION



REAR ELEVATION  
 BUILDING TYPE 4096  
 RIGHT CONFIGURATION

EXHIBIT "A-3"

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 ron--baseline@austin.tx.com

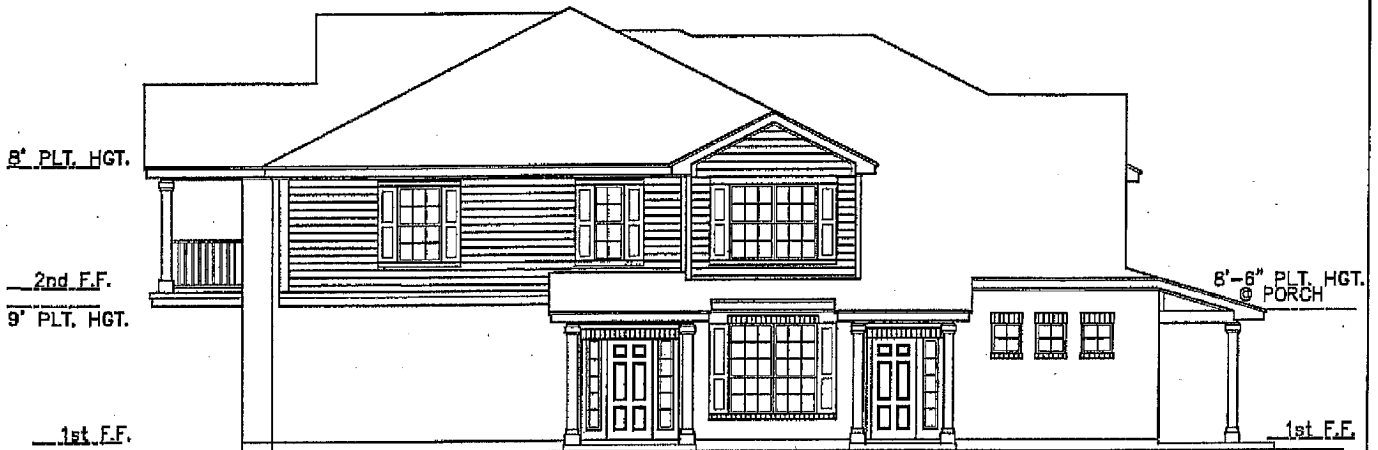
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Job No.	Snapshob
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

**SHEET**  
 7 of 8

BRODIE HEIGHTS CONDOMINIUMS



LEFT ELEVATION  
 BUILDING TYPE 4096  
 RIGHT CONFIGURATION



RIGHT ELEVATION  
 BUILDING TYPE 4096  
 RIGHT CONFIGURATION

EXHIBIT "A-3"

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 ron-baseline@austin.rr.com

File: S:\Proj\Harris Ranch\Condo\Draw\Brodie Hts. Condo Master	Snapshot:
Job No.	Scale (Vert.):
Scale (Hor.):	Scale (Vert.):
Date: 05/01/07	Checked By: JSL Drawn By: RLW

SHEET  
 8 of 8

EXHIBIT "B"

**ATTACHMENT 2 TO THE DECLARATION OF CONDOMINIUM REGIME FOR  
BRODIE HEIGHTS CONDOMINIUMS**

**ALLOCATED INTERESTS**

The Percentage of Common Element Ownership and Share of Common Expenses for each Unit is 1/48. Each Unit is allocated one (1) vote.

**THE ALLOCATED INTEREST ASSIGNED TO A PARTICULAR UNIT WILL DECREASE AS ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.**

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2007 Aug 27 03:19 PM 2007160069

BARTHOD \$316.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

306053-1 08/27/2007

BRODIE HEIGHTS CONDOMINIUMS  
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME